

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

On this the 19<sup>th</sup> day of June, 2007 the Aransas Pass Municipal Development APMDD convened in a Regular Meeting being open to the Public in the Aransas Pass Library 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
HARLAN ROBERTS	Director
JIM COVINGTON	Director
HAROLD HEES	Director
VICKIE ABREGO	Director
KAREN GAYLE	Director
ANNABEL SEALS	Director

ABSENT: MIKE SULLINGER Treasurer

CITY STAFF PRESENT: Yvonne Stonebraker Administrative Assistant

OTHERS PRESENT:

(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 6:27 P.M. on June 19, 2007. President Head stated there was a quorum present.

**ITEM 2.**

**APPROVAL OF MINUTES OF MAY 15, 2007 MEETING.**

Director Gayle made the motion to approve the minutes of May 15, 2007 meeting as corrected. Secretary Freeze seconded the motion and the motion carried unanimously.

**ITEM 3.**

**CONSIDER AND ACT UPON RECOMMENDATION TO CITY MANAGER TO ESTABLISH A \$1.00 FEE FOR NON-SWIMMER ENTRY TO ARANSAS PASS AQUATIC CENTER.**

President Head stated there was an entry fee for non-swimmers when the pool first opened and Council removed it because of complaints.

President Head stated non-swimmers are still in the head count and are still an expense.

Secretary Freeze stated two Sundays ago he and his family were turned away because the pool was filled to capacity. He asked how many were not swimming? You have to pay to enter any other water park.

Vice President Comingore stated non-swimmers contribute to the liability terms of the pool.

Director Roberts stated at the moment non-swimmers are working on the honor system.

President Head stated non-swimmers should pay 50% of the cost of admission.

Secretary Freeze stated that sounded fair, \$5.00 customers (non-resident) would pay \$2.50 and \$4.00 customers (resident) would pay \$2.00. This was a reinstatement of something that was already in effect.

President Head stated it was necessary to maintain the pool facility.

Director Stone asked if there was any kind of concessions?

President Head stated some.

Secretary Freeze stated it seemed to him they made around \$2,000.00 profit a month on concessions.

Director Gayle made a motion to assess a 50% non-swimmer fee.

President Head asked if Director Gayle would amend the motion to take effect July 1.

Secretary Freeze recommended posting the charge in the newspaper.

Director Gayle amended the motion to assess a 50% non-swimmer fee effective July 1, 2007. Secretary Freeze seconded the motion and the motion carried unanimously.

**ITEM 4.**

**CONSIDER AND ACT UPON ANY INVOICES TO BE PAID.**

Due to Treasurer Sullinger being engaged in a City Council Meeting, Director Roberts presented invoices.

Director Roberts stated there were only two invoices. The first was a transfer of funds. Finance Director Sandy Roddel wanted to move the balance of the restricted building funds out of the "all expense account" and into a separate account. The balance remaining was \$1,047,311.00.

Director Roberts stated the second invoice was to the Bank of New York Trust Company for agent fees from the financial institution that

administers the bonds. The amount is \$491.83 from 01-Jun-07 to 31-May-08.

<u>Flat</u>	
Paying Agent/Registrar Fee	\$385.00
Audit Confirmation Fee	\$25.00

Expenses

Out of Pocket	\$60.00
Courier Expense	<u>\$21.83</u>
Balance Due	\$491.83

Director Gayle made the motion to pay the Bank of New York bond fees. Director Freeze seconded the motion and the motion carried unanimously.

**ITEM 5.**

**TKO ARCHITECT UPDATE REPORT ON CIVIC CENTER CONSTRUCTION PLANS.**

Mr. Terry Orf and Mr. Chris Forrest were present to speak on the revised civic center plans.

Mr. Forrest stated the construction plans were approximately 50% completed. He also stated they have contacted their engineers and have met with Civil Engineers on the street closures and metes & bounds.

Mr. Forrest stated they were still looking at July 10 as their deadline and did not anticipate any delays.

Mr. Orf stated the item that might affect that date was the property metes & bounds.

Director Roberts asked if the board was going to create a new block for the Civic Center?

Director Roberts stated lot descriptions may be needed for the bond construction.

Mr. Orf stated the property the civic center will be built on was actually part of City Hall and is all one piece of property. Mr. Orf's opinion was the property should be subdivided.

Director Roberts stated the whole lot had no legal description now. He stated the City might want City Hall to be Lot 1 and the civic center to be Lot 2.

President Head stated the engineering firm on the plans was Naismith Engineering.

Mr. Orf stated he had asked Mr. Forrest to take all Engineers off the plans and maybe put the board members names on it.

Mr. Orf stated the biggest issue at this point was the stage. He stated UIL requirements are 4'. He stated the stage would require a lot of space. A stage at 4' height is for a sloping floor seating area.

Mr. Orf suggested creating a stage 2' in height and removable. Mr. Orf suggested a soft carpeted floor and if there was a dance they could bring in a removable dance floor.

Director Roberts asked was the stage height the only thing left out for UIL requirements?

Mr. Orf stated there were other items. He stated the size of the storage area or preparation area required on both sides of the stage.

Director Roberts stated the board needs guidance on the stage because the board is trying to accommodate the School District so the School District won't have to build another building for at least 10 years.

Director Gayle stated UIL plays are once a year for maybe 2 or 3 weeks and she would like for it to go on record that she doesn't want the school to have to build anything more. She stated why try to build something for the school to use for a very short period of time for a nominal fee when we can do something like Mr. Orf is suggesting.

President Head stated by UIL's own admission, they have competitions in schools and facilities right now that do not meet UIL requirements.

President Head stated that he agreed with Director Gayle if they built the stage to meet all requirements they were going to limit their flexibility. The board is striving to build a multi-use facility.

Mr. Orf stated the board needs to set down with the school and have a discussion and find a ground that works for all of us.

Mr. Orf stated he had to change the 12' X 12' overhead door to 16' X 16' to accommodate the boards needs.

Director Head stated he would rather see an oversize door in back of the stage area.

Mr. Orf stated that was a loading dock and if they put the door there people could come right in off the street and back into it.

Director Stone suggested constructing the stage with hydraulics. He stated it wouldn't cost that much and it could be a dance floor plus it could be raised and lowered in portions.

Mr. Orf stated he still doesn't see a 4' stage being achievable.

Vice-President Comingore stated the need to talk with the school district again.

Director Roberts stated the presentation the board made to the school district included a stage that would qualify for UIL.

President Head asked what would they use this facility for? He stated graduation and competition.

Secretary Freeze stated NJROTC ceremonies and programs.

President Head asked what were the school's requirements?

Secretary Freeze stated Dr. Montoya gave them a list of different functions and guaranteed they were going to be our best customer for 10 years.

President Head stated the need for talking with the school but the civic center would not meet the timeline if they waited.

President Head stated if the board went by UIL they would need to change the size of the stage and dressing areas.

Mr. Forrest stated that's correct.

Director Gayle stated possibly the storage areas.

Mr. Forrest stated possibly.

Director Roberts stated he was still concerned about the dressing area behind the stage.

Mr. Orf stated there were other rooms in the building they could lease out.

Mr. Orf stated once they were clear on the stage they could wrap everything up.

Director Roberts asked Mr. Forrest could he move the boundaries back to the inner edge of 7<sup>th</sup> St without destroying the layout?

Mr. Forrest stated he could design the parking lot so adjacent property owners could not drive across it.

Director Roberts stated we needed to do that until we make sure we have those lots.

Mr. Forrest stated at the time we did this we didn't have the metes and bounds and now we do.

**ITEM 6.**

**ARCHITECTURAL AND CONSTRUCTION SUB-COMMITTEE REPORT.**

President Head stated there was power at the 802 W Wheeler address. He stated he was not been able to do any work on the building. He stated once the building is finished the front half will be used as APMDD temporary offices and the back half will be used as a command center for the construction company.

**ITEM 7.**

**DECORATOR SUB-COMMITTEE REPORT.**

President Head stated he would like to schedule a trip to the Robstown facility for June 30 and they would meet in the City Hall parking lot around 9:00 am.

**ITEM 8.**

**AQUATIC CENTER OPERATIONS SUB-COMMITTEE REPORT.**

President Head stated the board approved a recommendation to Treasurer Sullinger to charge a 50% non-swimmer fee on the cost of admission into the pool.

Members discussed a list of items for repair of the pool.

**ITEM 9.**

**CIVIC CENTER OPERATIONS AND MANAGEMENT SUB-COMMITTEE REPORT.**

Secretary Freeze stated he had only contacted one company and it was located in Connecticut, called the Norris Co. He stated this was a facilities management company and they could do everything. They could manage and oversee construction, handle the administration part, sales, marketing and maintenance. He stated the company has been in business since 1997. Secretary Freeze also stated that every time he called he was directed to Mr. Keach who never seemed to be available.

**ITEM 10.**

**MONTHLY FINANCIAL REPORT**

Mr. Roberts stated that he would be filling in for Finance Director Sandy Roddel. He also stated he could present the budget but probably not answer any questions.

**ITEM 11.**

**GENERAL DISCUSSION.**

Director Roberts stated the sign announcing the center should be in place by Thursday and Finance Director Roddel bought a new filing cabinet for the District.

**ITEM 12.**

**ADJOURNMENT OF MEETING.**

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

President Head adjourned the meeting at 8:20pm.

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Richard Head, President

ATTEST:

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Randall Freeze, Secretary