

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

On this the 17th day of July, 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
VICKIE ABREGO	Director
KAREN GAYLE	Director
ANNABEL SEALS	Director

ABSENT: RAYMOND STONE Director

CITY STAFF PRESENT

OTHERS PRESENT: Tom Ginter

(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 6:32 P.M. on July 17, 2007. President Head stated there was a quorum present.

ITEM 2. APPROVAL OF MINUTES OF JUNE 19, 2007 MEETING.

Vice President Comingore made the motion to approve the minutes of the June 19, 2007 meeting. Director Roberts seconded the motion and the motion carried unanimously.

ITEM 3. UPDATE STATUS OF CIVIC CENTER CONSTRUCTION PLANS.

ArchitectTKO Terry Orf stated the plans for the new Civic Center would be 95% completed by Monday, July 23, 2007. He stated he would wait about a week, then go out for bids. He also stated the bidding would be out for four weeks and ground breaking should be in six to eight weeks.

President Head stated before going out for RFP's (request for proposal), the MDD should go out for RFQ's (request for qualifications.)

After further discussion, all members of the MDD decided on pre-qualified bids for the construction of the Civic Center.

ITEM 4.

CONSIDER AND ACT ON 2007 BUDGET AMENDMENTS.

After discussion, Director Roberts made the motion to approve the 2007 budget amendments. Director Abrego seconded the motion and the motion carried unanimously.

ITEM 5.

CONSIDER AND ACT ON INVOICES TO BE PAID.

President Head stated the first invoice was from ArchitectTKO for \$18,100.00 for 65% completion of the Civic Center contract documents and the second was from Par-Mel for \$277.00 for the sign announcing the Civic Center.

Vice President Comingore made the motion to approve payment of both invoices. Director Roberts seconded the motion and the motion carried unanimously.

ITEM 6.

CONSIDER AND ACT ON APPOINTMENT OF AN ATTORNEY TO REPLACE JOHN BELL.

Director Roberts recommended replacing Attorney John Bell with Attorney Tom Andrews. Director Roberts stated Mr Andrews charges \$150.00 an hour and he is local.

After discussion, Director Roberts made the motion to hire Attorney Tom Andrews as the APMDD consulting attorney. Director Covington seconded the motion and the motion carried unanimously.

ITEM 7.

DISCUSSION AND RECOMMENDATION TO CITY MANAGER ON PURCHASE OF 7TH STREET LOTS.

Director Roberts stated he had been working with Sue Martin to find the owners of lots 17-30, Blk 287. He stated the building on the property has five lots which were lots 17-21 and the APMDD owned that property. Director Roberts stated lot 22 had been foreclosed on and San Patricio County would let the APMDD purchase lot 22 for the tax lien which is approximately \$3,800. Director Roberts stated lots 23, 24 and 26 were owned by Mr. Roy Sims, who is an Attorney in Houston, Texas. Director Roberts also stated Mr. Sims would sell the property to the APMDD for \$8,300. Director Roberts stated that lot 25 was owned by a lady in Fort Worth, Texas. Director Roberts stated that Sue Martin had sent the owner a letter but had not received a response. Director Roberts stated lots 27 and 28 were owned by a gentleman in Ingleside, Texas who doesn't have a phone. Director Roberts stated again Sue Martin sent the owner a letter with no response yet. Director Roberts stated lots 29 and 30 are owned by Mr. Tom Weed. Director Roberts also stated Mr. Weed has agreed to sell lots 29 and 30 for \$5,500. Director Roberts stated lots 31 and 32 were a mess and the APMDD did not need them.

Director Roberts stated Sue Martin would track down the owners and follow through with the sales for a fee of 5% of the sale price. Director Roberts stated that the total of the sales would be less than \$30,000. Director Roberts also stated Sue Martin would be handling the sales for approximately \$1,500.

Director Gayle made the motion to recommend to the City Manager to purchase the 7th Street lots. Vice-President Comingore seconded the motion and the motion carried unanimously.

ITEM 8.

SUB-COMMITTEE REPORTS.

President Head stated that the Civic Center plans would be made available by next week. He stated the APMDD would have a workshop meeting the week after that.

Director Abrego stated that she didn't have anything to report on the pool yet.

Treasurer Sullinger stated that there had not been any complaints on the raised entry fees into the pool yet.

ITEM 9.

GENERAL DISCUSSION.

Director Gayle stated at one time the Aransas Pass Independent School District owned the property that the Civic Center is going to be built on and the City, at one time, had the right to use it. Director Gayle asked if the City now owned this property?

Treasurer Sullinger stated that he would have Attorney Tom Andrews give the APMDD more information on that subject.

Director Roberts stated the University Interscholastic League office in Austin had told him the new Civic Center would meet all requirements for competitions.

Director Roberts stated once plans were ready the APMDD would show them to the APISD so both groups can work on the 10 year agreement contract.

Director Roberts stated that the Aquatic Center has a deficit of \$69,000 and that the APMDD is obligated to pay half.

Treasurer Sullinger stated that the pool should close for repair. He also stated once repairs were done the APMDD should consider staying open year around as before.

Vice-President Comingore stated that the APMDD should consider keeping the pool open this winter and just shut down the pool that is being repaired at the time.

President Head stated that whoever takes care of the City's website needs to update it.

Treasurer Sullinger stated that he wanted to take the opportunity to thank everybody for allowing him to serve on the APMDD board.

ITEM 10.

ADJOURNMENT OF MEETING

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

President Head adjourned the meeting at 8:12 pm

Richard Head, President

ATTEST:

Randall Freeze, Secretary