

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

On this the 30th day of August, 2007 the Aransas Pass Municipal Development District (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
TOM GINTER	Treasurer
HARLAN ROBERTS	Director
JIM COVINGTON	Director
TERRY STANSBERRY	Director
VICKIE ABREGO	Director
KAREN GAYLE	Director
ANNABEL SEALS	Director
RAYMOND STONE	Director
TOM ANDREWS	Attorney

ABSENT Randall Freeze Secretary

CITY STAFF PRESENT: Yvonne Stonebraker Administrative Assistant
Bonney Maurer Aquatics Director

OTHERS PRESENT: Alpha Covington

(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 August 30, 2007. President Head stated there was a quorum present.

ITEM 6.

DISCUSSION OF LEGAL PROCEDURES TO ENSURE LEGAL RIGHTS TO THE PROPERTY TO BE USED FOR CONSTRUCTION OF CIVIC CENTER.

APMDD Attorney, Mr. Tom Andrews was present to discuss the property that the Civic Center would be built on. Mr. Andrews presented a map by Mr. Burton and Mr. Danforth (who were the surveyors for Aransas Pass) showing the property in question. Mr. Andrews stated that the mentioned property was a blank space on the map. Mr. Andrews stated that he had called the title company to do a title search. Mr. Andrews also stated that there was not a title, a deed or any other record of this property.

Mr. Andrews stated that with help from school records dated 1929, the Aransas Pass Independent School District (APISD) had leased the

property in question from the City for 20 years. Mr. Andrews stated in 1949 the APISD had renewed their lease for another 20 years. Mr. Andrews stated that the lease had expired because the grounds had been turned into a football field.

Mr. Andrews stated that he had not found any document showing that the property had been vested in the City of Aransas Pass.

Mr. Andrews stated that in the 1960's, Mr. Richard Hatch took a deed from Mr. Burton and Mr. Danforth. Mr. Andrews stated that all property these two surveyors owned went to Mr. Richard Hatch. Mr. Andrews stated that Mr. Hatch might have presumed he had owned the reversionary rights to this property.

After further discussion, Mr. Andrews stated that he sees no problem in going ahead with the Civic Center project.

ITEM 2

APPROVAL OF MINUTES OF JULY 17, 2007 MEETING.

Director Roberts made the motion to approve the minutes of the July 17, 2007 meeting as corrected. Vice President Comingore seconded the motion and the motion carried unanimously.

ITEM 3.

CONSIDER AND ACT ON INVOICES TO BE PAID.

President Head presented the invoices to be paid.

<u>Vendor</u>	<u>Description</u>	<u>Amount Due</u>
Irving Electric	Wiring Services	\$ 272.00
Irving Electric	Walk Through 7 th St. Bldg.	\$ 70.00
Allied Waste	July Disposal	\$ 408.97
ArchitectTKO	Architectural	\$11,312.50
ArchitectTKO	Structural	\$ 4,347.00
ArchitectTKO	Mileage and Printing	\$ 250.00
Constellation	Electrical Services	\$ 121.10
Aquatics Fund	2 Pumps	\$ 1,332.82
Aquatics Fund	Bushings & Seals	\$ 370.00
	Total Due	\$18,484.39

Director Roberts stated that the amount of \$1,702.82 for the Aquatic Center is the total amount due for repairs done on June 29, 2007. Director Roberts stated that the APMDD would pay for total cost of repairs to the Aquatic Center and one half of the yearly deficit.

Director Roberts asked President Head about the \$250.00 charged by ArchitectTKO for mileage and printing. Director Roberts stated in the contract the APMDD would not be obligated to pay for reimbursements.

Director Roberts made the motion to approve all invoices for payment except ArchitectTKO for \$250.00 for mileage and printing. Director Roberts would like to have a better explanation on that invoice. Director Stone seconded the motion and the motion carried unanimously.

ITEM 4.

CONSIDER AND ACT ON APPLICABLE 2007 BUDGET AMENDMENTS.

Treasurer Ginter presented the budget amendments.

<u>General Fund/Operating Budget</u>	<u>Amount</u>
Revenue-Interest Income	\$28,638.09
Expenses-Utilities & Solid Waste	\$ 600.00
Expenses-Paying Agent	\$ 741.83
<u>Capital Fund Budget</u>	<u>Amount</u>
Revenue-Interest Income	\$26,939.06
Printing(Blue Prints)	\$ 1,144.56

Treasurer Ginter stated there would be one more budget amendment to close out the FYE 2007.

President Head stated that since the MDD had two budgets, the Board should form a budget committee. President Head stated Director Seals, Director Abrego and Secretary Freeze would make a good committee because they were number people.

Vice President Comingore made the motion to accept the proposed budget amendment No. 3. Director Gayle seconded the motion and the motion carried unanimously.

ITEM 5.

REVIEW CURRENT FINANCIAL STATEMENTS.

Treasurer Ginter presented the current financial statement.

<u>Assets</u>	
Cash Prosperity Bank	\$ 1,877.00
TexPool-General Fund	\$2,735,169.55
TexPool-Capital Fund	\$1,014,224.51
Accounts Receivable	\$ 60,634.09
	\$3,811,905.15
<u>Fund Balance</u>	
General Fund	\$2,624,217.03
Capital Fund	<u>\$1,047,310.54</u>
	\$3,671,527.57
Total Revenues	\$713,046.52
Total Expenses	<u>\$572,664.94</u>
Excess Revenues Over Expenses	\$140,381.58
Total Liabilities & Fund Balance Equity	\$3,811,909.15

ITEM 8.

DISCUSSION OF AQUATIC CENTER OPERATIONS.

President Head asked Aquatics Director Maurer if it would be possible to leave the pool open while repairs were being done.

Aquatics Director Maurer stated that the pool could not remain open while repairs were being done because of liability issues. Aquatics Director Maurer also stated that the lap swim pool and the diving pool were linked together.

ITEM 11

SUB-COMMITTEE REPORTS.

President Head questioned Aquatics Director Bonney Maurer on the change of the pool's hours of operation. Aquatics Director Maurer stated that this year her guards were a much younger group and when school started she lost most of her staff to High School Sports. Aquatics Director Maurer stated that several stayed on and are working the weekend shift.

President Head stated that he would like Aquatics Director Maurer to receive at least three proposals on each item for repair.

Treasurer Ginter stated that Aquatics Director Maurer was having a public Halloween Party at the pool on October 31, 2007. Treasurer Ginter also stated that the pool would close that night and remain closed until all repairs were done.

Director Stone asked what the projected opening date was?

Aquatics Director Maurer stated March 1, 2008.

ITEM 7.

UPDATE ADDITIONAL 7TH STREET LOTS PURCHASE.

Director Roberts stated that the contracts that were presented to Mr. Sims (Blk 287, Lots 23,24 & 26) and Mr. Weed (Blk 287, Lots 29 and 30) were reviewed and should be sent to Northshore Title Company in approximately one to two weeks. Director Roberts stated that he had not heard back from Ms. Kivlin (Blk 287, Lot 25). Director Roberts stated that the certified letter that was sent to her was signed by Mr. Cole Kivlin. Director Roberts stated that Director Abrego is helping with the gentleman from Ingleside who owns Blk 287, Lots 27 and 28. Director Roberts stated that the property that was being foreclosed on for taxes (Blk 287, Lot 22) was being handled by the San Patricio County Attorney.

ITEM 9.

DISCUSSION OF CIVIC CENTER MANAGEMENT OPTION.

Treasurer Ginter stated that it would be best to hire a management company. Treasurer Ginter stated that a management company would have the knowledge to run the Civic Center and would already have a clientele list.

After further discussion, all APMDD members agreed to let Treasurer Ginter research management companies to manage the Civic Center.

ITEM 10.

DISCUSSION OF COMPLIANCE WITH OPEN MEETINGS ACT.

President Head stated that all members of the APMDD should have this training.

Treasurer Ginter stated that he agreed with President Head. He stated that the training is discussed in the "Open Meetings Handbook" under chapter 551.005.

ITEM 12

GENERAL DISCUSSION.

President Head stated that Robstown had waived the permit fees for their Civic Center.

Treasurer Ginter stated that he could put a request to waive the permit fees on the agenda for the next Council Meeting.

Treasurer Ginter asked if the APMDD had decided on how they were going to pay for the Civic Center. Treasurer Ginter stated that he could have the City's financial advisor, Mr. Mark McLiney, present some financing ideas for the Civic Center at the next meeting.

After further discussion, the APMDD decided to call another APMDD meeting for Wednesday, September 12, 2007.

ITEM 13

ADJOURNMENT OF MEETING.

President Head adjourned the meeting at 8:43 pm.

Richard Head, President

ATTEST:

Randall Freeze, Secretary