

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

On this the 18<sup>th</sup> day of September, 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
TOM GINTER	Treasurer
RANDALL FREEZE	Secretary
HARLAN ROBERTS	Director
JIM COVINGTON	Director
TERRY STANSBERRY	Director
VICKIE ABREGO	Director
KAREN GAYLE	Director
ANNABEL SEALS	Director
TOM ANDREWS	Attorney

**ABSENT** Raymond Stone

**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 September 18, 2007. President Head stated there was a quorum present.

**ITEM 2. CONSIDER AND ACT UPON INVOICES TO BE PAID**

Treasurer Ginter presented invoices to be paid.

<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Constellation	Electricity	\$ 207.60
Tom Andrews	Attorneys Fees	\$1,150.00
Aransas Glass	Glass Replacement	\$ 576.20
		<u>\$1,933.80</u>
Transfer to Prosperity	TexPool No. 1	\$ 202.89
TexPool Before Transfer		\$2,808,184.20
Less Transfer		<u>\$ (2,136.69)</u>
Balance After Transfer		\$2,806,047.51

Bank Account	\$ (202.89)
Checks to be Written	\$(1,933.80)
Deposit Required	<u>\$ 2,136.69</u>
Balance	-----

Secretary Freeze made the motion to pay all invoices and approved transfer of funds. Vice President Comingore seconded the motion and the motion carried unanimously.

**ITEM 3**

**CONSIDER AND ACT ON THE SUBMITTED RFQ'S FOR THE BIDDING OF THE CIVIC CENTER.**

Treasurer Ginter stated that four companies submitted RFQ's. Treasurer Ginter stated that the four companies were Ewing Construction, St. Clair Steel Structures, Teal Construction and BLS Construction.

Mr. Terry Orf with ArchitectKO stated that he had looked over the submitted RFQ's. Mr. Orf stated that he had worked with Ewing Construction and Teal Construction in the past. Mr. Orf also stated that he had not had any problems with either Ewing or Teal Construction Companies. Mr. Orf stated that he had not worked with BLS Construction but the company had constructed similar buildings of the same caliber. Mr. Orf stated that BLS Construction looked qualified by their RFQ. Mr. Orf stated that the only problem he had seen with St. Clair Steel Structures would be the particular structure of the Civic Center. Mr. Orf stated that the APMDD should review St. Clair Steel Buildings RFQ closer.

Director Roberts asked Mr. Orf if had seen any evidence of bonding companies in the RFQ's.

Mr. Orf stated that Teal Construction, Ewing Construction and BLS Construction had more than the capacity to bond. Mr. Orf stated that he couldn't recall if St. Claire Steel Structures had bond information in their RFQ but knew that St. Claire Steel Structures had constructed buildings for 4M plus. Mr. Orf also stated that St. Claire Steel Structures had constructed buildings for organizations that require bonding.

Director Gayle stated that the construction company that constructed the Aquatic Center used a bonding company that did not come through with their bond. Director Gayle asked would it be possible to check Teal Construction, Ewing Construction, BLS Construction and St. Claire Steel Structures Companies to see which bonding companies are credible.

Attorney Tom Andrews stated that the APMDD could not refuse a bidder because of their chosen bond company. Attorney Andrews stated that the only way the APMDD could refuse a bonding company was if the APMDD had direct knowledge of default or bankruptcy.

Director Roberts asked Mr. Orf what the time frame was for bid submission.

Mr. Orf stated normal bid submission was four weeks. Mr Orf stated that each construction company would want to get three to four different costs for electricians, plumbers and other sub-contractors.

Secretary Freeze made the motion to accept all submitted RFQ's for the bidding of the Civic Center. Director Roberts seconded the motion and the motion carried unanimously.

**ITEM 4.**

**CONSIDER AND ACT ON APPROVING THE ARCHITECTKO PLANS AND SPECS FOR THE CIVIC CENTER AND AUTHORIZING STAFF TO DISTRIBUTE PLANS AND SPECS TO APPROVED COMPANIES.**

Mr. Terry Orf stated that he had the plans for the Civic Center but the specs were still in his office.

After further discussion, Director Roberts made the motion to authorize staff to distribute plans and specs to approved companies. Vice-President Comingore seconded the motion and the motion carried unanimously.

**ITEM 6.**

**CONSIDER AND ACT ON A BID PROPOSAL BY GALLOWAY POOLS FOR THE AQUATIC CENTER.**

Treasurer Ginter requested item 6 be presented next for the gentleman present from out-of-town.

Treasurer Ginter stated that Mr. Charles Nau with Galloway Pools had presented a proposal to Aquatics Director Bonney Maurer to generate the specifications for the bid process. As Follows:

Galloway Pools  
Master Pool Builder of South Texas  
7445 Ayers  
Corpus Christi, Tx 78415  
Ph: (361)855-5557  
Fax: (361)853-5100

September 11, 2007

Dear Ms. Maurer:

As we discussed, the City will be taking bids for repairs, maintenance, and other work to be performed this fall at the Aquatic Center. Before sending out bid requests, it will be necessary to inspect the condition of the equipment and make the necessary recommendations including writing the specifications for the bids.

Galloway Pools could do the inspections, testing, and the research, necessary to evaluate the pool equipment and the deck. We will prepare an outline of your options and generate the specifications for the bid process.

We will address the following items but not limited to:

- Re-surfacing the pools
- Repairs to the anchors in the Competition pool for the Pad Walk
- Installation of "NO DIVING" signs and depth markers
- Adding Flow Meters to pumps and filters
- New chemical controllers
- Replacing sand and broken laterals
- Permanent shade structures for lifeguards
- Solar heat

Removable and possible sale of ozone equipment  
Tri-Chlor feeder removal  
Deck repairs and additions  
Deck caulking  
All state requirements necessary to bring the pool up to current codes

The fee for performing the above listed services will be \$5,850.00.

Sincerely,  
Charles Nau  
Galloway Pools

Treasurer Ginter stated that because of the specialties and expertise of this kind of work, it was hard to find companies with the knowledge of the type of repairs that are needed.

Treasurer Ginter stated that Galloway Pools not only wanted to put the bid packet together, Galloway Pools would also like to bid on the project. Treasurer Ginter stated that some people would consider that a conflict of interest.

Treasurer Ginter stated that between him and Aquatics Director Bonney Maurer, there was not a lot of experience in putting together bid packets.

Aquatics Director Maurer stated that she would be afraid to put together a bid packet and leave out an important item for repair.

President Head stated that Galloway Pools had submitted a proposal for a consulting agreement to write the specifications for bid requests on the Aquatic Center repairs. President Head stated that once the proposal was completed to the APMDD's satisfaction, it would release Galloway Pools from any obligations with the APMDD. President Head also stated once Galloway Pools was released by APMDD, Galloway Pools would be eligible to bid on the Aquatic Center repairs.

David Galloway from Galloway Pools stated that he could have the bid packet finished by October 1, 2007.

Secretary Freeze made the motion to accept Galloway Pool's proposal to write the APMDD's bid packet. Director Roberts seconded the motion and the motion carried unanimously.

**ITEM 5.**

**CONSIDER AND ACT ON AUTHORIZING STAFF TO REQUEST RFQ'S FROM MANAGEMENT COMPANIES FOR THE CIVIC CENTER.**

Secretary Freeze made the motion to authorize staff to request RFQ's for management companies for the Civic Center. Director Roberts seconded the motion and the motion carried unanimously.

**ITEM 7.**

**GENERAL DISCUSSION.**

Director Roberts stated that he had received a proposal for \$1,500.00 to paint the exterior of 820 W Wheeler with two coats of paint. Director Roberts also stated that if any of the Board Members knew of any

painters, to please have them put in a bid for the painting of 820 W Wheeler.

Treasurer Ginter stated that if Director Roberts could have bids together by the next APMDD meeting, Treasurer Ginter would put the item on the agenda.

President Head stated that the City of Aransas Pass City Secretary Ada Owens has a set of keys for 820 W Wheeler. President Head also stated that he would like for the APMDD Decorating Committee take a look at the front half of the building, which the APMDD would occupy during the construction of the Civic Center, to see what could be done to make it look nice inside.

Director Abrego stated that she had talked with the president of the Garden Club, Ms. Ella Andrews, about landscaping the Aquatic Center and possibly the Civic Center.

Director Roberts stated Mr. Sims (Blk 287, Lots 23, 24 & 26) and Mr. Weeds (Blk 287, Lots 29 and 30) titles were being searched by Northshore Title Company. Director Roberts stated that he had not heard back from Ms. Kivlin (Blk 287, Lot 25). Director Roberts stated that the property being foreclosed on for taxes (Blk 287, Lot 22) would be picked up from San Patricio County by the APMDD. Director Roberts stated that the gentleman from Ingleside who owns (Blk 287, Lots 27 and 28) would meet with Director Abrego to discuss his property.

Director Abrego stated that the gentleman who owns Blk 287, Lot 25 did not keep his appointment.

**ITEM 8.**

**ADJOURNMENT OF MEETING.**

Treasurer Ginter made the motion to adjourn meeting. Director Roberts seconded the motion and the motion carried unanimously.

President Head adjourned the meeting at 7:41 pm.

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Richard Head, President

ATTEST:

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Randall Freeze, Secretary