

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

On this the 16th day of October, 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 |
| TOM GINTER | Treasurer |
| HARLAN ROBERTS | Director |
| JAMES COVINGTON | Director |
| RAYMOND STONE | Director |
| ANNABEL SEALS | Director |
| TERRY STANSBERRY | Director |
| KAREN GAYLE | Director |
| TOM ANDREWS | Attorney |

ABSENT

| | |
|---------------|----------|
| Vickie Abrego | Director |
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CITY STAFF PRESENT:

| | |
|--------------------|--------------------------|
| Yvonne Stonebraker | Administrative Assistant |
| Bonney Maurer | Aquatics Director |

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 6:30 P.M. on October 16, 2007. President Head stated there was a quorum present.

ITEM 2.

APPROVAL OF MINUTES OF OCTOBER 2 AND OCTOBER 11, 2007 MEETINGS.

The October 11, 2007 minutes were not finished for approval.

Director Stansberry made the motion to approve the October 2, 2007 minutes. Director Roberts seconded the motion and the motion carried unanimously.

ITEM 3.

CONSIDER AND ACT UPON INVOICES TO BE PAID.

Treasurer Ginter presented invoices to be paid.

| <u>Vendor</u> | <u>Fund</u> | <u>Inv. Date</u> | <u>Amount</u> |
|---------------|-------------|------------------|--------------------|
| Constellation | Operating | 10/2/07 | \$ 162.98 |
| ArchitectKO | Capital | 10/3/07 | <u>\$35,340.00</u> |
| Total | | | \$35,502.98 |

Secretary Freeze made the motion to approve invoices for payment. Director Gayle seconded the motion and the motion carried unanimously.

ITEM 4.

REVIEW CURRENT FINANCIAL STATEMENTS.

Treasurer Ginter presented the current financial statement.

Assets

| | |
|----------------------|-----------------------|
| Cash Prosperity Bank | \$ 11,092.46 |
| TexPool-General Fund | \$ 2,890,075.71 |
| TexPool-Capital Fund | \$ 989,696.10 |
| Accounts Receivable | \$ 53,162.14 |
| | <u>\$3,944,026.41</u> |

Fund Balance

| | |
|--------------|-----------------------|
| General Fund | \$2,624,217.03 |
| Capital Fund | <u>\$1,047,310.54</u> |
| | \$3,671,527.57 |

| | |
|-------------------------------|----------------------|
| Total Revenues | \$ 867,034.40 |
| Total Expenses | \$ <u>594,535.56</u> |
| Excess Revenues Over Expenses | \$ 272,498.84 |

| | |
|--|-----------------------|
| Total Liabilities & Fund Balance Equity | <u>\$3,944,026.41</u> |
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ITEM 5.

REVIEW AQUATIC CENTER BID PACKET FROM GALLOWAY POOLS.

Aquatics Director Bonnie Maurer read the maintenance list from Galloway Pools bid packet.

Pump System Equipment

- 1) Currently no flow meters on the pumps and filters for the warm-up pool.
- 2) Present CAT controllers not working.
- 3) Provide and install backwash site glasses on each filter.
- 4) Replace pressure gauges and tools.
- 5) Replace sand laterals in both of the leisure pool filters.
- 6) Remove ozone equipment including plumbing and electrical.
- 7) Remove tri-chlor feeders, turn off valves and cap pipes.

President Head asked Director Maurer if the sand laterals had ever been replaced before?

Director Maurer stated that the sand laterals had never been replaced.

President Head stated that the sand laterals should be replaced every 18 to 24 months.

President Head asked if there was a salvage value on the ozone equipment and tri-chlor feeders since the equipment was so expensive when purchased.

Director Maurer stated that the ozone equipment could probably be sold to a company that deals with that kind of equipment. Director Maurer stated that the tri-chlor feeder is very expensive and not user friendly.

Safety and Health Codes

- 1) Depth markers on the deck around the leisure pool are more than 25' apart.
- 2) There are no depth markers on the waterline tile in the leisure pool.
- 3) There are "No Dive" symbols on the leisure pool. Install 8.

Pool Accessories

- 1) Four lifeguard stands around competition pool are not permanently mounted. Two need platforms. Need to install more stands around all three pools. Seven in all.
- 2) Leisure pool slide needs new pump.
- 3) High diving board needs to be aligned with shims and new hinges.
- 4) Low diving board needs to be aligned with shims and new hinges.

Anchors in Competition Pool

- 1) Replace 11 anchors in the bottom of the pool for pad walk.

Pool Expansion Joints in the Competition Pool

- 1) Remove existing joint filler and replace.

Director Gayle asked Mr. Galloway what the time frame was on removing joint filler and replacing it.

Mr. Galloway stated that removing and replacing joint filler could be put on a scheduled maintenance for every five years.

Re-Plastering the Pools

- 1) All 3 pools need re-plastering.

Deck Grab Rails on Ladders

- 1) Grab rails on 10 ladders are loose.
- 2) Grab rail on one ladder in competition pool will need new anchors.
- 3) Secure the anchors on the high dive board ladder and supply wedge anchors. Secure anchors and the handrails on the low diving board.

Water Features

- 1) Mounting bolts on the blue mushroom are showing.
- 2) Repair all leaks on tube slides.

3) The lemon drops don't operate correctly and are a trip hazard

Solar Heat System

1) Provide plans and specs for a complete system including panels, rack, controls, valves and piping and recommendations on location and space necessary.

President Head stated that a solar heat system does not work as well as a main source of heat for a pool.

Aquatics Director Maurer stated that she considered it as a back up for the pool and as a gas saver.

President Head stated that a back up solar heat system could be considered.

Deck Resurface and Coping

- 1) Chip out and remove rusted rebar. Remove and repair cracked edges and holes in deck. Color will be determined at a later date.
- 2) Remove all deck and coping caulking and fill with self leveling rubberized caulk.

President Head stated that he did not see anything on the bid packet addressing the chemical storage problem.

Aquatics Director Maurer stated that once the tri-chlor system was removed from the Aquatic Center, there would be a lot of space to store chemicals.

President Head stated that when the APMDD made there initial walk through at the Aquatic Center, there was a gas weed eater stored with pool chemicals. President Head stated that it was a real explosive combination. President Head stated that he would like to see a safe chemical storage unit.

President Head asked Mr. Galloway that if the items that are mechanical, electrical or plumbing (MEP) on the list were repaired, instead of replaced, would it be possible to get a warranty on that repair?

Mr. Galloway stated that MEP's do not have warranties.

President Head stated that any MEP item should be replaced instead of repaired.

ITEM 6.

CONSIDER AND ACT ON APPROVING BID PACKET FROM GALLOWAY POOLS AND AUTHORIZING STAFF TO SOLICIT BIDS.

Vice-President Comingore made the motion to accept the bid packet, with corrections, from Galloway Pools and authorized the staff to solicit bids. Director Stansberry seconded the motion and the motion carried unanimously.

ITEM 7.

CONSIDER AND ACT ON APPROVING THE "PROJECT MANAGEMENT AGREEMENT" BETWEEN THE CITY OF ARANSAS PASS AND THE APMDD.

Treasurer Ginter stated that the "Project Management Agreement" between the City of Aransas Pass and the APMDD was approved at the October 15, 2007 City Council Meeting.

Director Gayle made the motion to approve the "Project Management Agreement" between the City of Aransas Pass and the APMDD. Director Roberts seconded the motion and the motion carried unanimously.

ITEM 8.

GENERAL DISCUSSION.

Director Roberts stated that Coldwell Banker had delivered the title policy and closing instructions to Attorney Tom Andrews for Mr. Weeds property, Block 287, Lots 29 & 30 and Mr. Sims' property, Block 287, Lots 23, 24 & 26. Director Roberts stated that on the next APMDD Agenda there would need to be an item concerning the closing date on Mr. Weed and Mr. Sims' property.

Director Roberts stated that Ms. Diodado would like to sell her property, Block 287, Lots 27 & 28, for \$15,000.00. Director Roberts stated that the APMDD offered the other landowners (Mr. Sims' and Mr. Weed) an average of \$3,000.00 per lot.

ITEM 9.

ADJOURNMENT OF MEETING.

Director Stansberry made the motion to adjourn meeting. Secretary Freeze seconded the motion and the motion carried unanimously.

President Head adjourned the meeting at 8:22 P.M.

Richard Head, President

ATTEST:

Randall Freeze, Secretary