

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

On this the 5th day of February, 2008 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
RANDALL FREEZE	Secretary
HARLAN ROBERTS	Director
JAMES COVINGTON	Director
KAREN GAYLE	Director
ANNABEL SEALS	Director
TOM ANDREWS	Attorney

ABSENT

Hope Comingore	Vice-President
Vickie Abrego	Director
Terry Stansberry	Director

CITY STAFF PRESENT:

Tom Ginter	Treasurer
Yvonne Stonebraker	Administrative Assistant

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 6:34 p.m. President Head stated there was a quorum present.

ITEM 2.

APPROVAL OF MINUTES OF THE JANUARY 3 AND JANUARY 15, 2008 MEETING.

Director Roberts made a motion to accept the minutes of January 3, 2008. Secretary Freeze seconded the motion and the motion carried with Director Gayle abstaining due to her absence at that meeting.

Director Roberts made a motion to accept the minutes of January 15, 2008. Director Gayle 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>
Thomas Andrews	Operating	1/04/08	\$ 750.00
Thomas Andrews	Operating	1/17/08	\$ 904.50

Gary Middlebrook	Operating	1/28/08	\$ 128.08
Harlan Roberts	Operating	1/21/08	\$ 79.55
Rich Head	Operating	1/27/08	\$ 37.69
Y. Stonebraker	Operating	1/15/08	\$ 6.00
City of A.P.	Operating	1/28/08	\$72,890.63
Aquatic	Operating	1/31/08	\$ 7,720.00
Total			\$82,483.87

After a brief discussion, Director Roberts made a motion to approve invoices for payment. Director Seals seconded the motion and the motion carried unanimously.

ITEM 4.

CONSIDER AND ACT ON THIRD-PARTY INSPECTION OPTIONS FOR THE CIVIC CENTER.

President Head stated if the Board decided to hire a third-party inspector, **he** would like to present a proposed scope of services he had provided Nueces County (as their third-party inspector) during the construction of several buildings. President Head stated he would like to use the proposed scope of services as a guideline for the third-party inspector for the Civic Center. President Head stated if a third-party inspector was hired, the proposed scope of services would become an addendum to the third-party inspector's contract.

Proposed Scope of Services:

1. Attend construction meetings and design meetings for projects.
2. Attend contractors weekly safety meetings.
3. Provide progress reports.
4. Inform Board of any change/replacement of materials or change in construction method.
5. Perform daily site inspections.
6. Inspect all incoming material.
7. Review work procedures before work commences with contractors.
8. Perform daily safety inspections.

Director Gayle asked Mr. St. Clair if the APMDD Board hired a third-party inspector and if the APMDD Board considered him for the job, would he be able to perform every item listed on the proposed scope of services?

Mr. St Clair stated yes.

Director Gayle asked Mr. St. Clair if he would be committed one-hundred percent to the Civic Center construction project, and would he be there from start to finish?

Mr. St Clair stated yes.

President Head stated that Teal Construction has a contractors weekly safety meeting every Monday morning at 10:00 a.m. and a construction and design meeting every Monday at 1:30 p.m.

Director Gayle asked Mr. St. Clair if he was able to attend the safety meeting and the construction and design meeting on every Monday at those specified times.

Mr. St. Clair stated yes.

Director Roberts stated he would like coordinate and interact with all parties included in the proposed scope of services.

Secretary Freeze stated in Mr. St. Clair's proposal, his fee for third-party inspection is \$25,000. Secretary Freeze asked if the \$25,000 was paid in monthly payments or one lump sum at the end of nine months?

President Head stated Mr. St. Clair would be paid in monthly installments (divide \$25,000 by 9 months).

Mr. St Clair stated the construction of the Civic Center would be six months.

President Head stated at the groundbreaking Saturday, February 2, 2008 Teal Construction stated construction would take nine months (270 days).

Director Freeze stated when Mr. St. Clair submitted his proposal of \$25,000 for third-party inspection services, he assumed construction would last six months, now Mr. St. Clair knows that construction will last nine months (270 days). Secretary Freeze asked Mr. St. Clair was the \$25,000 proposal of third-party inspection still valid?

Mr. St. Clair stated yes, the \$25,000 is his contract price.

Director Gayle asked, on Director Abrego's behalf, where the \$25,000 would come from to pay for third-party inspection?

Treasurer Ginter stated the APMDD Board would have to go through the budget and perform a budget amendment.

Director Roberts made a motion to retain a third-party inspector as an independent contractor for the construction of the Civic Center and to retain Mr. Bill St Clair as the third-party inspector commencing

ITEM 5.

CONSIDER AND ACT ON PURCHASING FURNITURE, FIXTURES AND EQUIPMENT FOR 820 W. WHEELER.

Treasurer Ginter stated, before discussion on item number 5, Treasurer Ginter was informed by the APMDD Attorney Mr. Andrews that before repairing 820 W.Wheeler, the Board needs to acquire a lease from the City for this building. Treasurer Ginter stated the APMDD Board will need to purchase liability insurance.

After discussion, Director Roberts made a motion for the APMDD decorating committee to purchase furniture, fixtures and equipment for 820 W. Wheeler. Director Covington seconded the motion and the motion carried unanimously.

ITEM 6.

GENERAL DISCUSSION.

Treasurer Ginter stated renovations for the Aransas Pass Aquatic Center are underway. Treasurer Ginter stated Aquatics Director Maurer would keep records of the progress on the renovations of the Aquatic Center. Treasurer Ginter stated Aquatics Director Maurer will be at the February 19, 2008 APMDD meeting to present updates on the renovations.

Treasurer Ginter stated the City of Ingleside asked if the Aransas Pass Aquatic Center could charge Ingleside residents Aransas Pass rates for entry into the Aquatic Center and in return, Ingleside would charge their rates for Aransas Pass residents for entry into their skate park.

The APMDD discussed next meetings agenda items.

ITEM 7.

ADJOURNMENT OF MEETING.

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

President Head adjourned the meeting at 8:02 p.m.

Richard Head, President

ATTEST:

Randall Freeze, Secretary