

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

On this the 19th 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
HOPE COMINGORE	Vice President
RANDALL FREEZE	Secretary
HARLAN ROBERTS	Director
JAMES COVINGTON	Director
VICKIE ABREGO	Director
KAREN GAYLE	Director
ANNABEL SEALS	Director
TOM ANDREWS	Attorney

ABSENT Terry Stansberry Director

CITY STAFF PRESENT: Tom Ginter Treasurer
Yvonne Stonebraker Administrative Assistant

OTHERS PRESENT: Andy Long/VenuWorks, Alpha Covington, Glen Curfman/Urban Engineering

(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. President Head stated there was a quorum present.

ITEM 2. APPROVAL OF MINUTES OF FEBRUARY 5, 2008 MEETING.

Director Roberts made a motion to approve the minutes of the February 5, 2008 meeting. Secretary Freeze seconded the motion and the motion carried unanimously.

ITEM 3. CONSIDER AND ACT UPON INVOICES FOR PAYMENT.

Treasurer Ginter presented invoices to be paid.

<u>Vendor</u>	<u>Fund</u>	<u>Inv. Date</u>	<u>Amount</u>
Constellation	Operating	02/04/08	\$ 141.16
City Plumbing	Operating	02/11/08	\$ 375.00

Irving Electric	Operating	12/05/07	\$	102.50
Harlan Roberts	Operating	11/30/07	\$	325.00
			Total	\$ 943.66

After a brief discussion, Vice-President Comingore made a motion to approve invoices for payment. Director Abrego 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	\$	7,315.67
TexPool-General Fund	\$	3,118,062.55
TexPool-Capital Fund	\$	4,789,685.55
		<u>\$ 7,915,063.77</u>

Fund Balance

General Fund	\$2,929,204.63
Capital Fund	<u>\$ 998,810.54</u>
	\$3,928,015.17

Total Revenues	\$4,241,357.68
Total Expenses	\$ <u>254,309.08</u>
Excess Revenues Over Expenses	\$ 3,987,048.60

Total Liabilities & Fund Balance Equity	\$7,915,063.77
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ITEM 6.

UPDATE ON AQUATIC CENTER RENOVATIONS.

Treasurer Ginter introduced Mr. Glen Curfman, third-party inspector from Urban Engineering, for the Aquatic Center Renovations.

Mr. Curfman stated that the all three pools have been drained and sand blasted, tile lane markers in competition pool were almost complete, tile depth markers for the leisure pool have begun, pad walk anchors in competition pool have been replaced and Sun Deck company had refinished a large area of deck around the office and leisure pool. Mr. Curfman stated that the renovations were on track by the time schedule. Mr. Curfman also stated that the Aquatics Director, Bonney Maurer, is doing a wonderful job and and is very knowledgeable of her job.

ITEM 5.

REVIEW AND DISCUSS A PROPOSAL FROM ANDY LONG, NATIONAL DIRECTOR OF BUSINESS DEVELOPMENT WITH VENUWORKS.

President Head welcomed back Mr. Andy Long, National Director of Business Development with VenuWorks.

Mr. Long stated that he brought a sample budget from an unnamed VenuWorks facility, requested by director Roberts, so the APMDD could get an idea of VenuWorks operating income and expenses. Mr. Long stated that the sample budget was from a facility that was almost the same size as the Aransas Pass Civic Center will be. Mr. Long also stated that the unnamed facility has a full working kitchen, and is in a town of fifteen thousand, which Aransas Pass Civic Center will have a catered kitchen and is in a town of eight thousand.

Mr. Long stated that he mailed the VenuWorks proposals to the City of Aransas Pass last week so the APMDD members could have a chance to read through it and ask questions.

After discussion, President Head stated that before a contract is signed, he would like to see a sample budget with local cost of living figures or something close to them.

ITEM 7.

CONSIDER AND ACT ON APPROVING THE PERSONAL SERVICES AGREEMENT WITH BILL ST. CLAIR.

Treasurer Ginter stated that Mr. Bill St. Clair declined the third-party inspector position. Treasurer Ginter stated that Mr. St. Clair did not approve the personal service agreement.

Director Roberts stated that he had talked to Mr. St. Clair and Mr. St. Clair thought the contract the APMDD would present to him would be very simple, non-liability, non-committal type.

After further discussion, Director Gayle made a motion to rescind the personal services agreement with Mr. Bill St. Clair. Director Abrego seconded the motion and the motion carried unanimously.

ITEM 8.

CONSIDER AND ACT ON BUDGET AMENDMENTS OF \$25,000.00 FOR A THIRD-PARTY INSPECTOR.

Director Gayle made a motion not to approve budget amendments of \$25,000.00 for a third-party inspector due to Mr. Bill St. Clair's refusal to accept the personal services agreement. Director Abrego seconded the motion and the motion carried unanimously.

ITEM 9.

CONSIDER AND ACT ON A CONTRACT FOR EDGAR BENTLEY PROPERTY DESCRIBED AS E/2 LT 32, BLOCK 287.

Director Roberts stated that the Edgar Bentley property (E/2 Lot 32, Block 287) was appraised in 2007 for \$38,000.00. Mr. Roberts stated that it would cost the APMDD the \$38,000.00 plus the three percent (3%) real estate fee to close. Mr. Roberts stated that Sharon Hutchins (heir of Bentley property) agreed to pay the pro-rated taxes up to the close of the sale of this property.

Director Roberts made a motion to accept the contract for the Edgar Bentley property described as E/2 Lot 32, Block 287 for the appraised value of \$38,000.00 plus real estate fees. Vice-President Comingore seconded the motion and the motion carried unanimously.

ITEM 10.

GENERAL DISCUSSION.

Treasurer Ginter stated that he had a schedule of meetings for the APMDD. Treasurer Ginter stated that while the Civic Center is under construction it would be a good idea for the APMDD to meet twice a month.

Treasurer Ginter stated that at the last City Council meeting, the City Council approved a lease between the City of Aransas Pass and the APMDD on the building located at 820 W. Wheeler. Treasurer Ginter stated that he would have the lease for 820 W. Wheeler ready for signatures at the next APMDD meeting.

Vice President Comingore stated that she would like to see the APMDD Bylaws on the upcoming Agendas for review and action.

President Head asked Treasurer Ginter if he could ask Mr. Andy Long, VenuWorks, if Mr. Long could get the APMDD a copy of a sample contract. President Head also asked Treasurer Ginter to set up a meeting with the owner of VenuWorks, Mr. Steve Peters.

ITEM 11.

ADJOURNMENT OF MEETING.

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

President Head adjourned meeting at 9:18p.m.

Richard Head, President

ATTEST:

Randall Freeze, Secretary