

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

On this the 1st day of April, 2008 the Aransas Pass Municipal Development District (APMDD) convened in a Special 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
ANNABEL SEALS	Treasurer
HARLAN ROBERTS	Director
JAMES COVINGTON	Director
VICKIE ABREGO	Director
KAREN GAYLE	Director
TERRY STANSBERRY	Director
TOM ANDREWS	Attorney

ABSENT

Hope Comingore	Vice-President
Randall Freeze	Secretary

CITY STAFF PRESENT:

Tom Ginter	City Manager
Bonney Maurer	Aquatics Director
Yvonne Stonebraker	Administrative Assistant

OTHERS PRESENT:

Alpha Covington, Orlando Ortiz/Urban Engineering, Steve Peters /VenuWorks

(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 6:35 p.m. President Head stated there was a quorum present.

ITEM 2.

APPROVAL OF MINUTES OF MARCH 17 AND MARCH 18, 2008 MEETINGS.

Harlan Roberts made a motion to approve the minutes of the March 17 and March 18, 2008 meetings. Director Stansberry seconded the motion and the motion carried unanimously.

ITEM 3.

CONSIDER AND ACT UPON INVOICES TO BE PAID.

The City Manager Tom Ginter presented invoices to be paid.

<u>Vendor</u>	<u>Fund</u>	<u>Inv. Date</u>	<u>Amount</u>
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Tom Andrews	Operating	03/27/08	\$ 650.00
Total			\$ 650.00

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

ITEM 4.

CONSIDER AND ACT ON THE PURCHASE OF MICHAEL RODRIQUEZ PROPERTY LISTED AS LOT 31 AND W ½ OF LOT 32, BLOCK 287.

Director Roberts stated the appraisals were received for the Michael Rodriguez property, listed as Lot 31 and W ½ Lot 32, Block 287. He stated Lot 31 was appraised at \$2,800.00 and W ½ of Lot 32 was appraised at \$40,500.00. Director Roberts stated the total price would be \$43,300.00.

Director Roberts made a motion to make a recommendation to the City Council to purchase Lot 31 and W ½ Lot 32, Block 287, for the sum of \$43,400.00. Director Covington seconded the motion and the motion carried unanimously.

ITEM 5.

CONSIDER AND ACT ON APPROVING PAY APPLICATION NO. 2 TO TEAL CONSTRUCTION.

City Manager Ginter stated there was a mathematical error on Pay Application No. 2. He stated in the packet was a copy of Pay Application No. 2, a letter from Mr. Orf, ArchitecTKO, explaining the mathematical error and a letter from Mr. Hogue confirming the mathematical error.

Director Roberts stated when the first Pay Application was received, there was a ten percent (10%) retainage fee, which was correct, but the calculations were off by five percent (5%). He stated Teal Construction believed the retainage fee was five percent (5%) and at the time it was questioned, Mr. Orf didn't have a copy of the contract.

President Head asked Director Roberts was the matter taken care of and were all figures current?

Director Roberts stated yes.

President Head stated the contract with Teal Construction, the contract with ArchitecTKO, and the bonding was between the companies and the City.

The City Manager stated correct.

President Head asked why did the APMDD budget reflected the funds and why does the APMDD write the checks for these companies?

City Manager Ginter stated the APMDD is paying the bill.

President Head asked should the APMDD pay the bill direct or reimburse the City after they have paid the bill?

City Manager Ginter stated the APMDD would still make a recommendation to the City Council for payment. He stated once the recommendation is approved, the APMDD would write the check and pay Teal Construction directly. He stated it had already been discussed with the City's Finance Director, Sandy Roddell.

After further discussion, Director Roberts made a motion to approve Teal Constructions Pay Application No. 2 for the amended amount of \$334,675.71 for payment. Director Stansberry seconded the motion and the motion carried unanimously.

ITEM 6.

CONSIDER AND ACT ON REIMBURSING THE CITY OF ARANSAS PASS PERTAINING TO TEAL CONSTRUCTION.

President Head stated the APMDD would pay Teal Construction directly by action taken in Item No. 5.

ITEM 7.

MEET VENUWORKS PRESIDENT, MR. STEVE PETERS.

VenuWorks President, Steve Peters stated the first few months of business was to work on the analysis of the market, creation of a business plan for the first 60 days, determining the market demand, and appropriate pricing for the attractions desired. He stated VenuWorks will go through the community and the surrounding communities and retrieve information from services, schools, businesses, churches, medical community and military and any one else who would be a potential user of the Civic Center. Mr. Peters briefly discussed staffing the Civic Center, marketing, events, financing the events, ticketing, insurance staffing, signage and sponsorship.

ITEM 8.

REVIEW AND DISCUSS SAMPLE MANAGEMENT AGREEMENT FROM VENUWORKS.

VenuWorks President Mr. Peters stated if the APMDD would like to hire VenuWorks, he would like to have a contract in place by middle to late May. Mr. Peters stated the management agreement could be re-written to state a one year contract between the APMDD and VenuWorks. He stated nine months into the contract, the APMDD and VenuWorks could sit down and discuss how it was going. Mr. Peter's stated if everything is going well, the APMDD could sign another contract. He stated if it wasn't going well, the APMDD could walk away. Mr. Peters stated VenuWorks uses a one hundred twenty (120) to one hundred eighty (180) day outclause in their contracts.

Director Roberts stated the APMDD Attorney, Tom Andrews, should go through VenuWorks management agreement and make revisions discussed from prior meetings.

ITEM 9.

UPDATE ON AQUATIC CENTER RENOVATIONS.

Orlando Ortiz with Urban Engineering stated his final walk through at the Aquatic Center was Thursday, March 27. Mr. Ortiz stated everything was in order except the lifeguard structures. He stated Gary's Pools had only budgeted four thousand dollars (\$4,000) for the lifeguard structures

and that the structures in mind would cost much more. Mr. Ortiz stated with Gary's Pools mistake on the lifeguard structure cost, Gary's Pools have given the Aquatic Center an eighty-five hundred dollar (\$8,500) credit. He stated the amount of the credit is half the cost of the lifeguard structures.

Mr. Ortiz stated he received a quote on lifeguard structures from a company called Sun Ports. He stated the quote was fourteen thousand nine hundred dollars (\$14,900) for six structures and installation. Mr. Ortiz stated the price from Sun Ports for the lifeguard structure did not include the shades.

ITEM 11.

DISCUSSION ON MISCELLANEOUS ITEMS FOR THE AQUATIC CENTER.

The APMDD and Aquatics Director Maurer discussed miscellaneous items needed for the pool. Among the items discussed were bike racks, tv and dvd player, office chairs, counters, pool chairs, lockers and a vacuum cleaner.

President Head stated he would like to take care of the needed items first, which are chairs and the vacuum cleaner.

Director Abrego stated there were a lot of complaints about the lockers not working.

City Manager Ginter stated if the APMDD would take care of the vacuum and chairs, the City would pay for lockers.

ITEM 12.

CONSIDER AND ACT ON BID FROM GARY'S POOLS FOR OFFICE FLOOR AT AQUATIC CENTER.

Aquatics Director Maurer stated the entryway into the pool needed to be replaced as well as the office floor. She stated the quote from Gary's Pools included the entryway along with the office floor.

Director Abrego made a motion to accept Gary's Pools bid for the office floor and entryway floor for the Aquatic Center. Director Gayle seconded the motion and the motion carried unanimously.

ITEM 10.

CONSIDER AND ACT ON APPROVING PROPERTY NOTIFICATION INFORMATION TO LAND OWNERS.

City Manager Ginter stated the property notification information was educational material for land owners.

ITEM 13.

GENERAL DISCUSSION.

The APMDD discussed various methods to promote the Aquatic Center and agenda items for the next scheduled meeting.

ITEM 14.

ADJOURNMENT OF MEETING.

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

President Head adjourned the meeting at 8:31 p.m.

Richard Head, President

ATTEST:

Randall Freeze, Secretary