

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

On this the 23<sup>rd</sup> day of February, 2006 the Aransas Pass Municipal Development District 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.

ARANSAS PASS MUNICIPAL  
DEVELOPMENT DISTRICT  
PRESENT:

HOPE COMINGORE	Vice President
SHERRI TRINGALI	Secretary
JESSE GALVAN	Member
NAOMI HANSEN	Member
DON MCTEE	Member
LAURA WELBORN	Member
DON WILLIAMS	Member

ABSENT:

ROBERT JAYNE	President
RANDY BOATMAN	Member
JIMMY TURNER	Member

STAFF PRESENT:

DEBRA KELLER	Executive Director/Treasurer
SCOTT THOMPSON	City Manager
GRETCHEN BLACK	Assistant City Manager
ADA OWENS	Recording Secretary
DARREN GURLEY	Public Works Director

STAFF ABSENT:

NONE

OTHERS PRESENT:

Robert Conelly and Emily Rozypal with WKMC Architects, Karl Lovette, Nancy Allen, M. A. Combs, Elizabeth Roberts, Harlan Roberts, Tom Brown, Juan Villanueva

There may have been others that did not sign in.

**ITEM 1.**

**CALL MEETING TO ORDER.**

Vice President Comingore called the Meeting to order at 7:00 P.M. on February 23, 2006. Vice President Comingore stated there was a quorum present.

**ITEM 2.**

**APPROVAL OF MINUTES OF REGULAR MEETING OF FEBRUARY 7, 2006.**

Member Tringali made the motion the minutes of the regular meeting of February 7, 2006, 2005 be approved. Member Galvan seconded the motion. Motion carried.

**ITEM 7.**

**CITIZEN'S COMMENTS**

Nancy Allen with Aransas Pass Development Group (APDG) handed out presentations and introduced Mr. Juan Villanueva of APDG, the developer chosen by the City Council to develop Conn Brown Harbor (Harbor).

Mr. Villanueva stated there had been confusion about the convention center that would be built on the Harbor. The convention center would be geared to hotels and major conventions, where a community center was geared to serve the people of the City. The community center and the convention center can work together and compliment each other. Both centers were a good way to address community needs. Their company's convention center would be constructed in five to seven years.

Mr. Villanueva commended the Board for their work for the community and was sure the Board and APDG could work together to make the Harbor project a success.

Member Tringali asked what size of facility does APDG plan?

Mr. Harlan Roberts stated they were looking at the convention center on South Padre Island, which is 53,000 square feet.

Member Williams stated that was not much larger than the Board was planning.

Mr. Villanueva stated the Board was doing well; the planned community center would fit the community. There was discussion on uses of different sizes of centers.

A member of the audience asked the Board had they heard from the appraiser?

City Manager stated there were figures in from the appraiser and there would be negotiations soon. City Manager stated he could not release the appraisal information yet.

Mr. Mark Combs discussed the initial letter he received from the appraiser that mentioned eminent domain. Mr. Combs stated he had found a house to buy, but the purchase was held up because he could not sell his house to the City since the appraisals were not public. Mr. Combs stated Member Galvan could see his appraisal (because Mr. Galvan is the Mayor), why couldn't he see his?

Member Galvan stated he was not voting on this issue as a member of the Council (because his property is involved) and Mr. Combs should hire his own appraiser as he had done. Member Galvan stated every appraisal would be confidential.

City Manager stated he did not know if and when the appraisals could be released.

Executive Director stated the Board only recommends and the City Council makes the decisions.

Mr. Karl Lovette stated he was a property owner; he has income from his property and he needs to see the appraisals as soon as possible.

City Manager stated there was not a time frame on the appraisal/negotiation process. He stated things could change, the Board may not purchase some of the properties. Once the decision on which properties to buy is made the process can go forward.

Member Galvan stated the Board would prefer the negotiations be done in three weeks. He stated the City Council would have an Executive Session with the District at the Council meeting March 6, 2006.

Assistant City Manager stated the City has not received five business appraisals yet.

City Manager stated as soon as the District and City Council decide what property to buy the negotiations will begin.

Mr. Combs stated the appraiser did not appraise his landscaping and asked could he sell/take his palm trees?

City Manager stated yes, if the appraiser did not take them into account.

**ITEM 3.**

**CONSIDER AND ACT ON EXCUSED ABSENCES.**

Member Welborn made the motion to excuse the absence of President Jayne, Member Boatman and Member Turner. Member Tringali seconded the motion. Motion carried.

**ITEM 4.**

**PRESENTATION OF CONCEPT DESIGN FROM WKMC ARCHITECTS ON COMMUNITY CENTER PROJECT.**

Mr. Robert Conelly, WKMC Architects, presented the concepts discussed by the Board including moving meeting rooms, dividing the restrooms, and meeting rooms opening into a courtyard.

Discussion was held on the uses of meeting rooms, closing off sections of the community center, making the entrance a focal point, the exterior design and the fact that the community center was 800 to 900 square feet larger with the new plan.

Mr. Conelly stated the Board needs to decide on the footprint and budget for the community center.

City Manager stated the maintenance and operation costs would be an issue. He asked is the City going to support the community center?

Mr. Conelly stated Option 1 of the plans was 26,000 square feet with storage with a cost of \$6M. The building ratio was 76% community center and 24% City Hall.

Executive Director stated it would cost \$250,000.00 for tables, equipment, and phone system.

Member Welborn asked how long would it take to build the community center?

Mr. Conelly stated bids would take four to six months and construction one and one-half years.

Discussion was held on the size of the community center, the amount of seating with and without tables, downsizing and expanding later.

Mr. Conelly stated he could redesign the building if he knew how many square feet the Board wanted the building.

Discussion was held on how to downsize the building, the support of the community center, utilization, cost of project and cost of operation.

City Manager stated he would suggest the Board make the community center smaller and unique.

Executive Director stated she agreed that would get people into the community center.

Executive Director stated the Board would have to discuss what spaces to cut and/or downsize.

Member Welborn asked how would making the building smaller affect parking?

Mr. Conelly stated the smaller the building, the less parking spaces required. Mr. Conelly then discussed the redesign of the community center.

Discussion was held on size of meeting rooms to accommodate different numbers of people for different events, reconfiguring smaller rooms and reducing the building size by 3,000 to 4,000 square feet.

Mr. Gurley stated the larger the building and rooms the more the rent would have to be.

Discussion was held on renting the different meeting rooms and banquet room.

Executive Director stated the City Manager would work on the maintenance and operation costs.

Member Galvan stated the cost for a large banquet room was \$500.00 to \$600.00. He suggested the Board centralize the restrooms.

Vice President Comingore suggested sectioning off the building to save on electric and air conditioning costs when the rooms were vacant.

Member Galvan suggested cutting the size down by 4,000 square feet.

Member McTee stated the community center needed a niche in the market and they could compete in the market with a utility type building and smaller meeting rooms.

Executive Director stated the Board should build the community center smaller and it wouldn't cost as much to build and operate. If it is built too large the building will stand vacant.

Member Galvan stated if the community center were too large the City would have to raise taxes to support it.

Discussion was held on how to downsize the meeting rooms and/or the banquet room.

Mr. Conelly stated as he understands it, the goal is to cut the square footage by 3,500 to 5,000 square feet. Mr. Conelly stated he would email the revised community center plan to the Executive Director to distribute to the Board.

City Manger stated he would figure the maintenance and operating costs and the Board will meet with the City Council.

Member Galvan asked would the architects keep room for expansion on the back of the building?

Mr. Conelly stated yes.

**ITEM 5.**

**CONSIDER AND ACT ON RESOLUTION NO. 2006-013 REVIEWING AND ADOPTING AN ARANSAS PASS MUNICIPAL DEVELOPMENT DISTRICT (APMDD) INVESTMENT POLICY.**

Executive Director distributed the proposed Investment Policy and discussed revenues for the District.

Member Welborn made the motion to table action on the Investment Policy until all Members could read it. Member Hansen seconded the motion. Motion carried.

**ITEM 6.**

**DIRECTOR'S REPORT.**

Executive Director stated she received a resignation letter from President Jayne. She stated action to appoint a new President would be on the next District agenda. President Jayne had told her that he would speak to Member Turner about his place on the Board before this weekend, so the Board may have to fill two vacancies.

Executive Director stated she received the draft agreement to reimburse the City for expenses for the appraiser and she will put that on the next agenda.

Executive Director stated she had received an Open Records request from Mr. Ralph Arcemont for the District's financials and filled that request.

City Manager stated he would get projected building cost and the maintenance and operation cost of the community center. The City Council would tell him if the District would support the community center.

Discussion was held on cost and revenue issues with the community center and use of hotel/motel tax.

Member Galvan stated the District and City Council need to meet. It was decided to have a joint meeting with the City Council March 14, 2006. The Board will meet March 9, 2006 at 6:30 p.m.

**ITEM 8.**

**GENERAL DISCUSSION.**

Member Galvan stated he had reviewed the appraisals and the total of the appraisals was \$666,000.00 less five commercial property appraisals that would be delivered later. The Board would need the plat map for their next meeting.

**ITEM 9.**

**ADJOURNMENT OF MEETING.**

Member Welborn moved to adjourn the meeting. There was a second by Member Tringali. Motion carried.

Meeting was adjourned at 9:20 p.m.

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Hope Comingore

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Vice President

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Debra Keller

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Executive Director

ATTEST:

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Ada Owens

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Recording Secretary