

**CITY OF INGLESIDE  
MINUTES  
REGULAR CITY COUNCIL MEETING  
NOVEMBER 28, 2017**

**1. Call meeting to order**

The meeting was called to order at 6:30 p.m. with Mayor Luis Lamas presiding. Council Members present: Mayor Luis Lamas and Council Members Ben Tucker, Bill Underbrink, Oscar Adame, Dennis Knippa, Ronnie Parker, and John Schack. Staff present: City Manager Melissa Byrne Vossmer, Finance Director Paul Baen, and City Secretary Kimberly Sampson. There were approximately 30 guests.

**2. Roll Call**

**3. Invocation**

**4. Pledge of Allegiance**

**5. Citizen Comments**

Mrs. Rosie Otorora requested that something be done about the alleyway of Alana Lane that continues to cause flooding issues for at least five homes on this block. Ms. Debbie Johnston stated this is the fourth time that they have come to this Council and something needs to be done.

Ms. Fay Delani of the Small Business Administration (SBA) provided updated numbers regarding the number of citizens they have assisted in San Patricio County and Ingleside.

**Presentations:**

**6. Presentation by Subsea 7 LLC regarding the project to be located at 2269 Avenue B and to include Subsea 7 LLC interest and involvement in the community of Ingleside.**

Subsea 7 LLC Project Manager, Thomas Borresen explained they are moving from Port Isabel to this facility. They have always been and will continue to be safety conscious and supportive of the community around them. They are planning to build a new 1,200 sq ft building at the entrance along with a parking area that would keep most of the vehicles at that area rather than down by the docks. When at full capacity they will run 120 people per shift. Most jobs are single shift, but when needed they will run two shifts for a total of 240 people. He provided an overview of what their company's products are used for.

**Public Hearings:**

**7. Public Hearing regarding an application for a Special Permit filed by Subsea 7 LLC to place a substituting SS-1 dilute material in place of concrete or asphalt paving for the following property: PT ABST 292 TT Williamson, 69.26 acres and PT ABST 387 Dayland and Cattle Co. 49.74 acres located at 2269 Avenue B.**

Mayor Lamas opened the Public Hearing at 6:49 p.m.

There were no speakers for or against this project.

Mayor Lamas closed the Public Hearing at 6:49 p.m.

**Action Items:**

- 8. Discussion, consideration, and action allowing Ingleside Chamber of Commerce to host Renaissance Faire at Live Oak Park to include beer and wine concession and allow overnight camping by vendors and entertainers.**

Ingleside Chamber of Commerce President Jane Gimler stated they no longer need the use of Live Oak Park for the Renaissance Faire this year due to failed negotiations with the Texas Renaissance Faire Board.

- 9. Discussion, consideration, and action concerning an Ordinance granting Subsea 7 LLC a Special Permit to be allowed to place a substituting SS-1 dilute material in place of concrete or asphalt paving on the property located at PT ABST 292 TT Williamson, 69.26 acres and PT ABST 387 Dayland and Cattle Co. 49.74 acres located at 2269 Avenue B., and further providing for effective date, reading, severance, and publication. (First Reading)**

Council Member Schack stated that the previous two owners did this and it appears to be a good substitute.

Mrs. Cindy Wilson suggested that if the Council keeps doing these special permits, why don't they amend the Ordinance to allow. Council Member Underbrink agreed.

Council Member Schack made a motion to pass to a second reading the Ordinance granting Subsea 7 LLC a Special Permit to be allowed to place a substituting SS-1 dilute material in place of concrete or asphalt paving on the property located at PT ABST 292 TT Williamson, 69.26 acres and PT ABST 387 Dayland and Cattle Co. 49.74 acres located at 2269 Avenue B., and further providing for effective date, reading, severance, and publication; and was seconded by Mayor Lamas. The motion was approved unanimously.

- 10. Discussion, consideration, and action of appointment/re-appointment to the Planning and Zoning Commission for the 2018/2019 term.**

Mayor Lamas made a motion to re-appoint Brenda Richardson and Rosie Otalora for terms to expire December 2019; and was seconded by Council Member Schack. The motion was approved unanimously.

Council Member Knippa made a motion to appoint Gayle Goble for a term to expire December 2019 and was seconded by Council Member Tucker. The motion was approved unanimously.

- 11. Discussion, consideration, and action of appointment/re-appointment to the Board of Adjustments members for the 2018/2019 term.**

Council member Schack made a motion to appoint Johnny Shouse and Eli Garcia in Place #'s 4 and 5 and was seconded by Council Member Knippa. The motion was approved unanimously.

- 12. Discussion, consideration, and approval of an Addendum to the Memorandum of Understanding between the City of Ingleside and the City of Aransas Pass for selected Animal Control Services.**

Interim Police Chief Brent Stroman explained that due to Aransas Pass having a staffing shortage within their Animal Control Department, they have proposed a waiver of our \$500/month fee in exchange for our staff to assist on weekends for cleaning and taking calls. This is still a great agreement with the City of Aransas Pass and staff recommends approval.

Council Member Adame made a motion authorizing the Addendum to the Memorandum of Understanding between the City of Ingleside and the City of Aransas Pass for selected Animal Control Services; and was seconded by Council Member Knippa. The motion was approved unanimously.

**13. Discussion, consideration, and action of an application to amend a Certificate of Convenience and Necessity (CCN) to provide water utility service in San Patricio County by Rincon Waters Supply Corporation.**

City Manager Melissa Byrne Vossmer stated this is informational only unless the Council chooses to argue something. This does not encroach upon our CCN boundaries. Staff recommends no action.

**14. Discussion, consideration, and approval authorizing the advertising for the construction of the Avenue B Drainage Project and Execution of the Temporary Construction Easements by Mayor Lamas.**

City Manager Melissa Byrne Vossmer stated this will approve all of necessary construction and drainage easement and allow the staff to move forward to solicit bids for construction.

Council Member Adame made a motion authorizing the advertising for the construction of the Avenue B Drainage Project and Execution of the Temporary Construction Easements by Mayor Lamas; and was seconded by Council Member Parker. The motion was approved unanimously.

**15. Presentation, discussion, consideration and action regarding the city's preliminary results of operations as of the twelve months ended September 30, 2017.**

Finance Director Paul Baen stated this is the preliminary numbers for the year ending 9/30/17. He explained the Harvey Fund 19 carry over into the current budget year, SH-200 funds, the Utility Fund having a deficit due to the estimated depreciation, Capital Projects outgoing numbers, and the Franchise Fees. He also noted that the CIP funds may have a future agenda item for the Fire Department to redirect some of their unused CIP funds.

**16. Discussion, consideration, and action of Hurricane Harvey Recovery Efforts and Programs it include, but not limited to a) Housing, b) Debris Collection, c) Staffing, d) Distribution of Donations, and e) Harvey Strategic Planning.**

Finance Director Paul Baen stated that since the rest of the County has already concluded their debris pickup, it is suggested that the City of Ingleside do the same. Council Member Parker stated that even those some was put out over the holiday, it appears that most of it has been put on the street.

Council Member Parker made a motion to set the date for final curbside free debris pick to be Monday, December 18, 2017 and was seconded by Council Member Knippa. The motion was approved unanimously.

Following that date, public can resume the use of Republic Services for bulk pickup or take to the County for their fee and Public Works Director Donald Paty is working with TCEQ to get the 8<sup>th</sup> Street sight permitted for brush. This will require more frequent removal from the yards, but it is possible.

EMC Shanna Owens updated the Council on the January 8-9, 2018 FEMA meetings. FEMA will be here to being the site visits regarding the damage inventory. This list is still being added to at this time.

We are expecting the Category A expedited funds in the amount of \$855,000 within the next few weeks, but we have yet to receive the invoice from the provider.

**17. Discussion, consideration, and action for the purchase of radios and equipment damaged or rendered inoperable by Hurricane Harvey.**

Recovery Specialist Chris Kehl stated that communications was a huge issue during the disaster event. The VHF antenna and repeater located at the Fire Department were damaged during the event. Additionally, several of the 800 radios failed. The staff is

attempting to file with the insurance company and then with FEMA for reimbursement of this expense. The cost of 12 radios is \$39,444 and the repeater is \$11,420.55.

Council Member Adame asked Fire Fighter David Daughtry if this will work and he said it should work.

Council Member Schack made a motion to use Harvey Fund 19 to purchase radios and repeaters totaling no more than \$51,000 and was seconded by Council Member Adame. The motion was approved unanimously.

**18. Discussion, consideration, and action of services related to the remediation of mold in the Ingleside Public Library.**

Recovery Specialist Chris Kehl stated following the mold testing, the staff request quotes from six different vendors to clean the mold. We received two responses and your city requires three quotes as does FEMA.

Council Member Adame stated he has been in the Library and there is no smell of mold and there is no roof damage. The staff have already been spraying a water/vinegar solution in the building to assist with the mold removal. He suggested to retest for mold to confirm there is none, make the few repairs that need to be made and open the Library for the public. Council Member Parker agreed the Library and City Hall needs to be retested, but suggested the carpets not be cleaned until after the repairs are complete.

City Manager Melissa Byrne Vossmer stated if the testing is completed Thursday of this week, we should have the results back by the end of next week. Mr. Kehl stated if there is any change in the mold counts, the contractor would need to be allowed to review in case there is a need to change their bid.

IISD Superintendent Troy Mircovich stated they had a similar situation at GJM that caused them a delay in opening that campus. He suggested if there is any sheetrock or carpet, that it be removed because the mold does hide in those areas. Mr. Mircovich stated it only takes one employee or one child's parent to file a lawsuit and you are liable. He suggested the Council take the prudent route to keep from a future lawsuit.

Council Member Underbrink made a motion to contract with Servpro of Corpus Christi for a cost not to exceed \$103,000 following the retest of the mold within the Library; and was seconded by Council Member Adame. The motion was approved unanimously.

The mold re-test results will be forwarded to Mayor Lamas and Council Members Parker and Adame.

**19. Discussion, consideration, and action for the repair of the Emergency Generator located at the Public Safety Building.**

Recovery Specialist Chris Kehl explained that the Emergency Generator located at the Public Safety Building didn't work properly and when it was fixed it didn't operate the EOC area. The repairs are eligible for FEMA reimbursement; however, the service agreement attached to the purchase is not and therefore can be paid from the EMC budget.

Council Member Adame made a motion authorizing the purchase of the Holt generator for \$8,050 and the matching support agreement for \$2,855 and was seconded by Council Member Underbrink. The motion was approved unanimously.

**20. Presentation of the Ingleside City Hall Assessment Report performed by Hanson.**

Architect Eric Rivera of Hanson Services explained that he has reviewed all of the City Facilities and gave an overview of the visible damages to City Hall. To keep in line with FEMA guidelines, a Comprehensive Assessment of all the city facilities would be required and you would have to bring the building up to ADA compliance and those

could take up to \$90,000 for repairs only. Even if you built a new city hall, it would take a few years.

Council Member Underbrink stated he didn't want to spend that much money on a building that needs to be replaced anyways.

Council Member Schack suggested that we not use FEMA funds, but repair the minimum required and then take our time to do the bonds and grants for a new facility. IISD Superintendent stated that FEMA funds can be used for a new "area" EOC.

Finance Director Paul Baen stated we still don't have a response from the windstorm insurance provider. Recovery Specialist Chris Kehl also noted that the fine print of the windstorm removed items such as mold remediation and continued operation for named storms. He suggested that the City also look to industry to help pay for a Regional EOC.

**21. Discussion, consideration, and action of a contract for Comprehensive Disaster Recovery FEMA Grant Management Consultant Services with H2O Partners and Authorize the City Manager to execute.**

City Manager Melissa Byrne Vossmer reminded the Council that in mid-October she was instructed to seek proposals for a FEMA grant management consultant. We have received two proposals and majority of the staff have recommended H2O Partners.

Council Member Parker made a motion authorizing the contract for Comprehensive Disaster Recovery FEMA Grant Management Consultant Services with H2O Partners and Authorize the City Manager to execute and was seconded by Council Member Adame. The motion was approved unanimously.

**Work Sessions:**

**22. Overview by Ingleside ISD Superintendent Troy Mircovich on IISD's Bond Program.**

IISD Superintendent Troy Mircovich explained that several years ago the School Board took a \$19M bond to the public and it failed. This time they hired an outside company to meet with the citizen committee, they toured the facilities, they asked questions and staff responded, they set the prioritization and gave feedback to the contractor who developed what the committee asked them to. The Board of Directors did not participate at all. This time the \$44M bond was approved. This was led by an outside group and public committee addressed the public needs/wants. But the Council has to support the contractor 100% and live with the choices made.

**23. Discussion of Water System Improvements in and around the New ISD High School.**

City Manager Melissa Byrne Vossmer stated she and the staff have had meetings with the Engineers and IISD regarding this concern. Engineer John Michael of Hanson Services explained this is an old area of town with no major loop. Engineer Melanie Gavlik of Hanson Services stated that tests were done on June 2016 that indicated that the static pressure wasn't an issue, but that residual pressure was an issue. In August 2017 we were asked to test the area again and we mocked up some models to test for increased pressure. At this point there is an option that will work to loop the area and provide better pressure to the whole area and the new high school. If this is not done, the school will be required to spend an additional \$200,000 for a water tank and pump and then continued maintenance.

Council Member Adame questioned the cost of the project and where the city might have funds to pay for the project. Mrs. Gavlick stated the total project is estimated to cost about \$500,000. Finance Director Paul Baen stated the Water Impact Fees has a current balance of \$ 331,000. Mr. Mircovich stated he has not asked his Board yet, but if this were a joint project, the \$200,000 the school would have to spend on the other could be used towards this loop. His only concern is the timing since they are hoping to open the doors to the new campus in January 2019.

Council Member Parker made a motion authorizing the staff to perform the study necessary to see if this is feasible and was seconded by Council Member Schack. The motion was approved unanimously.

**Executive Session:**

N/A

**22. Reports from Staff**

There were no reports from staff.

**23. Requests from Council Members**

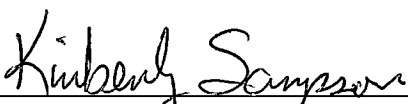
Council Member Adame requested information regarding the Alana Lane drainage issues and the Code Enforcement issues at the corner house of Timberleaf Circle and Parkview.

Council Member Knippa requested a future agenda item for the 75/25 ratio of R-1/Multi-family and for the future land use on SH-361 like is on FM 1069

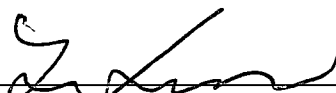
**24. Adjourn**

There being no further business, the meeting was adjourned at 9:58 p.m.

**ATTEST:**

  
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Kimberly Sampson, City Secretary

**APPROVED:**

  
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Mayor Luis Lamas