

**CITY OF INGLESIDE  
MINUTES  
REGULAR CITY COUNCIL MEETING  
MAY 22, 2018**

**1. Call meeting to order**

The meeting was called to order at 6:30 p.m. with Mayor Ronnie Parker presiding. Council Members present: Mayor Ronnie Parker and Council Members Ben Tucker, Kody Fahrenthold, Dennis Knippa, Pete Perkins, and John Schack. Council Members absent: Council Member Oscar Adame. Staff present: Interim Finance Director Linnette Barker, and City Secretary Kimberly Sampson. There were approximately 30 guests.

**2. Roll Call**

Council Member Adame was absent due to work obligations.

**3. Invocation**

**4. Pledge of Allegiance**

**5. Citizen Comments**

Mr. Jason Hayesthe President of Saltwater-fisheries Enhancement Association (SEA) stated he has a company that wants to help build benches and lean-tos and they just need the City to complete the work on the fish cleaning station.

A gentleman who didn't specify his name came forward and stated he thought the choice of an in-house staff member as the Interim Chief of Police was good and he hoped the City picks him for the next permanent Chief of Police position.

**Presentations:**

N/A

**Public Hearings:**

N/A

**Action Items:**

- 6. Discussion, consideration, and action of an Ordinance changing the Zoning for the following property from its present zoning of R-1 (Single Family Residential) and R-3 (Three and Four Family Residential) to M (Multi-Family) and further providing for effective date, reading, severance, and publication: Lt 11 Blk F Burton & Danforth Subdivision. (Final Reading) (Tabled from 4/24/18 and 5/08/18)**

Mayor Parker read the note from Public Works Director Donald Paty stating that the wastewater connection was big enough and therefore TCEQ was not contacted for clarification.

Council Member Knippa questioned if the developer had a plan yet, because when he met with the Planning and Zoning Commission he stated he had not intension yet. Mr. Tom Mannering stated his staff are still doing the feasibility study but he feels this community needs more single story, small complexes for the older adults. Mr. Mannering has built four-plexes in this community and they are not profitably. He feels the elderly needs an area that is catered to them and that is what he is focusing on right now.

Council Member Fahrenthold questioned if the residents along Hackberry that are currently zoned T-1C (Manufactured Homes) has attempted to be rezoned to R-1 (Single Family Residential)? Building Official Carey Dietrich stated there has only been a request for rezone to R-2 (Two-Family Residential), but not R-1.

Council Member Schack stated this area of town is scattered with Manufactured Home, Trailer Park and Multi Family; if there was ever an area that was good for this zoning, this is the area.

Mr. Dennis Keeton stated that on Hackberry there are 13 Manufactured homes, 12 Single Family Residential homes, and some not developed at all. Just like when he purchased his land years ago, he didn't realize the zoning regulations. These people don't either. Individuals purchased the land they could afford and built their single family homes. His other concern is the wastewater capacity and water pressure. Mr. Keeton understands the need for growth; however this same developer has stated he forced the City to build a larger than needed water line to the VFW and doesn't use it.

Mr. Reynaldo Tamez agreed he was never aware of zoning issues until now; however he is also concerned with the building of this property causing drainage issues on other property owners as well as the increase in taxes to support the need for more police and school teachers.

Mr. Jason Hayes reminded the Council that if any of them have an interest in this development that they shouldn't vote at all or he will make sure the media is aware of it.

Mr. Willie Vaden reminded the Council that neighbors have denied developers of Trailer Parks and now Multi-Family. If this town doesn't grow, it will die.

Mr. Edward Stewart explained that the few homes Mr. Mannering is planning to build for an older clientele is less stress on the utility systems than the R-1 families with multiple kids and wear and tear on the streets with two to four cars per family.

Ms. Janice Tamez stated there are young families on Hackberry that the Council needs to think about how this will affect the children. The rent is already too high that multiple families live in a single house to be about to afford rent. The City needs to enlarge 12<sup>th</sup> Street for better traffic flow.

Mayor Parker reminded everyone that this is a zoning issue and the not an infrastructure issue. If the zoning is approved, the developer has to meet the City, State, and Federal guidelines for water, wastewater, drainage, streets, and sidewalks. He also noted that if a Council Member is part owner of this development they have to abstain, but just because they may be a bidder of a piece of the development does not exclude them from bidding or voting.

Mr. Tom Mannering stated that his project will not touch 12 Street. His project will be entering and exiting onto Indian Trail only.

Council Member Knippa made a motion to deny the rezone request and was seconded by Council Member Tucker. The motion was not passed with Council Member Tucker, Fahrenthold, and Knippa voting aye; and Mayor Parker and Council Members Perkins and Schack voting no.

No other motion was made.

## **7. Hurricane Harvey Recovery updates**

- a) **Insurance**
- b) **Buildings and Facilities**
- c) **Business Disruption Insurance Reimbursement**
- d) **FEMA Debris Removal**
  - i. **Debris Removal**
  - ii. **Personal Property Debris Removal**
  - iii. **Personal Property Demolition & Debris Removal**
- e) **Fund 19 Fund Report**

City Secretary Kimberly Sampson stated that as of last Friday, May 18, 2018, Interim City Manager Florencio Pena has reassigned the Hurricane Harvey insurance claims over to Dee Redford and Ms. Sampson. They will begin working with the adjuster this week.

The new Windstorm policy with both Axis and Velocity has been signed and will be in effect as of May 26, 2018.

Project Manager Shane Torno with Freeze and Nichols provided updates of the larger projects: City Hall final mold cleaning is finishing this week, the RFP's for the Library are due this Thursday, a Task Order for the 8<sup>th</sup> Street Water Tower viability study has been provided to Hanson Services, and the materials for Cove Park haven't been delivered yet; however, they are expected to be here for the rescheduled work of June 9, 2018.

Council Member Schack requested a column on the Harvey Spreadsheet that includes what has been submitted to Insurance.

Council Tucker questioned the restrooms at Cove Park and Mr. Torno explained there is a need for a structural engineer to review the structure for safety purposes. A separate task order will be required by the City Manager.

Interim Finance Director Linnette Barker stated she is still working with the staff to complete the interaction of the 214's with the pay periods and personal property loss.

EMC Shanna Owens stated that the \$3.9M check for Category A debris is expected within the next month. Mayor Parker questioned when we could expect the other portion of the 10% from TDEM. Ms. Owens explained once the \$3.9M was received by the City, H2O can submit the additional paperwork to TDEM.

Building Official Carey Dietrich explained the staff is still working on the paperwork for the PPDR process. Once everything is approved, she plans to run the program like the City of Rockport does in which the citizens with either PPDR and/or PPDDR needs comes to the City staff instead of the staff trying to reach out to the citizens.

Mrs. Owen also presented a handout to the Council of an upcoming G-200 Emergency Preparedness class being offered in Ingleside this Thursday.

Mrs. Barker presented the current Fund 19 checks for review which includes Crowder Gulf, but does not include the True North invoice that was received this week.

**Mayor Perkins moved agenda items 17 and 18 forward.**

**Executive Session:**

**17. Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.071 (Consultations with Attorney), 551.074 (Personnel Matters), and 551.087 (Deliberation Regarding Economic Development Negotiations) regarding the following items:**

- a) Discussion regarding the hiring of Attorneys the Corpus Christi Boundary Dispute
- b) Discussion regarding the hiring of Attorneys for the Hurricane Harvey Recovery Process
- c) Application of 380 Agreement with a potential 50 Unit Motel

Mayor Parker recessed the Regular Meeting to enter into Closed Executives Session at 7:22 p.m.

Mayor Parker re-opened the Regular Meeting at 8:31 p.m.

**18. Possible Action regarding any of the Executive Session Items listed above.**

Council Member Schack made a motion to hire Attorney Doug Mann to assist the existing City Attorney with the Corpus Christi Boundary Dispute; and was seconded by Council Member Tucker. The motion was approved unanimously.

**8. Discussion, consideration, and action in accordance with Section 3.05 of the City Charter regarding the appointment of a Mayor Pro-Tem.**

Council Member Schack made a motion to appoint Council Member Pete Perkins as the Mayor Pro-Tem and was seconded by Council Member Knippa. The motion was

approved with Mayor Parker and Council Members Tucker, Fahrenthold, Knippa, and Schack voting aye; and Council Member Perkins abstaining.

**9. Discussion, consideration and action to appoint/reappoint individual(s) to serve as the City of Ingleside's Representative(s) to the San Patricio Economic Development Corporation (SPEDC) Board of Directors.**

Council Member Schack made a motion to appoint Council Member Pete Perkins to serve as the City of Ingleside's Representative(s) to the San Patricio Economic Development Corporation (SPEDC) Board of Directors; and was seconded by Council Member Tucker. The motion was approved with Mayor Parker and Council Members Tucker, Fahrenthold, Knippa, and Schack voting aye; and Council Member Perkins abstaining.

**10. Discussion, consideration and action to appoint/reappoint members to serve on the Ingleside Development Corporation (4-B Sales Tax) Board of Directors.**

Council Member Schack made a motion to appoint Council Member Kody Fahrenthold and reappoint Mrs. Teresa Flores, Mr. Rene Contreras, and Mr. Steve Diehl to serve on the Ingleside Development Corporation (4-B Sales Tax) Board of Directors to expire May 2020; and was seconded by Council Member Perkins. The motion was approved with Mayor Parker and Council Members Tucker, Knippa, Perkins, and Schack voting aye; and Council Member Fahrenthold abstaining.

**11. A Resolution amending the Authorized Representatives with TexPool.**

Council Member Schack made a motion approving Resolution # 2018-10 amending the Authorized Representatives with TexPool to be Mayor Ronnie Parker and staff members Kimberly Sampson and Linnette Barker; and the motion was seconded by Council Member Knippa. The motion was approved with Council Members Tucker, Fahrenthold, Knippa, Perkins, and Schack voting aye; and Mayor Parker abstaining.

**12. City's preliminary Financial Reports as of April 30, 2018.**

Interim Finance Director Linnette Barker stated the audit should be finished this week and will be presented at the Special Meeting of May 29, 2018. Currently the audit indicates an ending balance of \$1.4M in the General Fund; which is better than originally anticipated. Following the May 29, 2018 presentation of the budget, the staff is preparing to provide a mid-year review at the June 12, 2018 meeting.

Mayor Parker questioned if the Bond Funds and the taxes received from the entities involved in the Corpus Christi Boundary issue are kept separate and Mrs. Barker showed on the attachments where those balances are tracked separately.

**13. Discussion and possible action regarding the engineering contracts with Freese and Nichols, Hanson, and Krull Engineering.**

Mayor Parker explained he requested this agenda item because he was absent from a previous meeting and wanted to make sure he understood which Engineering Firm was working on which projects. He originally understood that Freese and Nichols was only the Project Manager for the Hurricane Harvey project; however, he has recently understood that the Project Manager has been asked to assist with the 380 Agreement and the Drought Contingency Issue. Mayor Parker is seeking direction from Council in order to better direct the Interim City Manager.

Mr. John Michael of Hanson Services stated that last few weeks have been rather tenuous in that items we have previously worked with staff regarding are now being shifted to other engineers. If that's the Council direction, that is fine, but that was not what he understood from previous Council Meetings.

Council Member John Schack stated the current intent was for the Freese and Nichols staff to focus on the Hurricane Harvey Project Management three mornings a week and

the other engineering tasks to continue with Hanson Services. The City's current focus is recovery mode; however, we do have other ongoing engineering needs. There was no objection from the rest of the Council.

### **Consent Agenda:**

14. Ratification of City of Ingleside expenditures to be paid.
15. Approval of Ordinance # 2018-06 adopting Unanimous Settlement Agreement, setting rates and establishing Tariff's for the provision of Natural Gas Service by CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas Company within the City of Ingleside; declaring this Ordinance to be a final determination of rates; requiring acceptance by CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas Company of the Rates prescribed herein; and establishing an effective date. (Final Reading)
16. Approval of the minutes of the regular City Council meeting of April 24 and May 8, 2018

Council Member Schack made a motion to approve the Consent Agenda as presented and was seconded by Council Member Tucker. The motion was approved with Council Members Tucker, Fahrenthold, Knippa, and Schack voting aye; and Mayor Parker and Council Member Perkins voting aye for the May 8 and to abstain from the April 24<sup>th</sup> minutes.

### **Work Sessions:**

N/A

### **19. Reports from Staff**

City Secretary Kimberly Sampson stated that the staff are waiting on some additional data from the CCREDC to complete the latest draft of the EDA Grant. It should be ready for draft submission by Friday, May 25, 2018.

Ms. Sampson also requested any Council Member planning to attend TML Annual Conference October 10-12 in Fort Worth to let her know so we can begin planning that event.

### **20. Requests from Council Members**

Council Member Schack questioned when SH-200 would be proceeding and Ms. Sampson stated that TxDOT has is scheduled to let in December 2019.

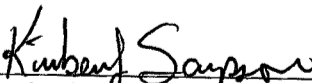
Mayor Parker requested that Ms. Sampson attend a meeting on Wednesday, May 23, 2018 with Council Member Perkins regarding the need for attorneys to assist the Hurricane Harvey Recovery.

Council Member Knippa requested a future agenda item regarding getting bids for the cleaning of the wastewater plant.


### **21. Adjourn**

There being no further business, the meeting was adjourned at 8:56 p.m.

**ATTEST:**

  
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 Kimberly Sampson, City Secretary

**APPROVED:**

  
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 Mayor Ronnie Parker