

**CITY OF INGLESIDE  
MINUTES  
REGULAR CITY COUNCIL MEETING  
AUGUST 14, 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, Oscar Adame, Dennis Knippa, Pete Perkins, and John Schack. Staff present: Interim City Manager Florencio Pena, Interim Finance Director Linnette Barker, and City Secretary Kimberly Sampson. There were approximately 60 guests.

**2. Roll Call**

All Council Members were present.

**3. Invocation**

**4. Pledge of Allegiance**

**5. Citizen Comments**

There were no comments from the public.

**Presentations:**

N/A

**Zoning Public Hearings:**

N/A

**Action Items:**

Mayor Parker moved agenda items #7 and 13 forward.

- 7. Approval of a contract with San Patricio County authorizing the County to construct approximately 1,012 linear feet of 4" PVC waterline, 7,600 lf of 6" PVC waterline, 2,351 lf of 10" PVC waterline, pump station, and pond with associated appurtenances from Hwy 1069 to the McCampbell-Porter Airport. Approval requires the City to grant two divergence from city requirements including a loop system and fire hydrants leading to the Airport and a waiver of permit fees in consideration of the public improvements.**

San Patricio County Commissioner Precinct # 4, Howard Gillespie, explained the Airport has been using a "temporary" water line directly from San Patricio Municipal Water District (SPMWD) since the 1980's and what is being proposed will meet both TCEQ and City of Ingleside regulations. Mayor Parker questioned fees being waived with agreement and Building Official, Carey Dietrich stated all building permit fees would be waived for this project. She further reported the City has not calculated the Impact Fees for this project at this time. Mr. Gillespie specified two engineers (James Schwartz for the County and Carl Krul for the City) and City staff have reviewed the data and there will be one fire hydrant installed along this line. This line will be within the State ROW up to the meter and a backflow preventer will be installed.

Council Member Tucker made a motion to table this item until the new City Manager could review for any concerns. The motion died for a lack of a second.

Council Member Adame made a motion to approve the contract with San Patricio County authorizing the County to construct approximately 1,012 linear feet of 4" PVC waterline, 7,600 lf of 6" PVC waterline, 2,351 lf of 10" PVC waterline, pump station, and pond with associated appurtenances from Hwy 1069 to the McCampbell-Porter Airport; and was seconded by Council Member Knippa. The motion was approved with Mayor Parker

and Council Members Fahrenthold, Adame, Knippa, Perkins and Schack voting aye; and Council Member Tucker voting no.

**13. Consideration and possible action regarding an update of the City's Land Use Assumptions and Capital Improvements Plan associated with the City's Impact Fee Program.**

John Michael, of Hanson Professional Services explained that Melanie Gavlik could not be here tonight, so he is here to assist. At this point the Council needs to take some type of action no later than August 22, 2018 or start the process over. They can adjust the rate lower, require it to be reviewed sooner than the five year requirement set by the State, and they must adopt the Land Use Assumptions and Capital Improvements Plan associated with the Impact Fee Program.

Mayor Parker stated that he feels the rates are too high. Mr. Michael reminded the Council that in 2007 the developers stated if the Impact Fees were approved there would be no expansion; however, the city has continued to grow. Council Member Adame requested that there be some type of comparison of the City of Ingleside's fees to area Cities to see how we compare. Each City has different types of fees, but they typically work out to be about the same. Council Member Fahrenthold reported that he is concerned that the average young person cannot afford to build in Ingleside due to the current rates, much less an increase. It was noted that the total increase in rates was from approximately \$2,000 to \$4,300.

Council Member Schack made a motion to approve the new rates presented (water at \$652.91 and wastewater at \$3,836.85 per unit) and update the City's Land Use Assumptions and Capital Improvements Plan associated with the City's Impact Fee Program; and was seconded by Council member Tucker. The motion was approved with Council Members Tucker, Adame, Perkins, and Schack voting aye; and Mayor Parker and Council Members Fahrenthold and Knippa voting no.

**6. Consideration and action of an Ordinance change the zoning for the following property from its present zoning R-1 (Single Family Residential) and R-3 (Three & 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)**

Council Member Tucker made a motion to approve Ordinance # 2018-09 changing the zoning for the following property from its present zoning R-1 (Single Family Residential) and R-3 (Three & Four Family Residential) to M (Multi-Family) and further providing for effective date, reading, severance, and publication: Lt 11 Blk F Burton & Danforth Subdivision; and was seconded by Council Member Schack. The motion was approved with Council Members Tucker, Fahrenthold, Adame, Perkins, and Schack voting aye; Mayor Parker abstaining; and Council Member Knippa voting no.

**8. Consideration of request to approve a Letter of Agreement with San Patricio Municipal Water District (SPMWD) to contribute \$10,000 for an engineering feasibility study to build a regional wastewater treatment plant in cooperation with SPMWD, City of Portland, City of Aransas Pass, and City of Gregory.**

Interim City Manager, Florencio Pena, reported that SPMWD Plant Manager, Brian Williams, could not be here tonight. The City of Ingleside has been approved to move forward with a \$22M loan from the Texas Water Development Board (TWDB) for a new wastewater treatment plant. If the City decides to move forward with a regional facility this same \$22M can be used for Ingleside's buy in. The City can ask for an extension of up to six months if we do not have a completed loan application within the next 12 months.

Mayor Parker requested the Council to table this agenda item until Mr. Williams can bring additional information from his previous experiences with regional wastewater systems.

Mr. Pena explained the total amount expected for this feasibility study is about \$50,000 and Ingleside is being asked to support \$10,000. Council Member Schack interjected that he feels the set dollar figure should be based on either population or flow rate and that IOB should be considered their own entity and thereby contribute accordingly.

Council Member Adame made a motion to table this agenda item until Mr. Williams could be present and was seconded by Council Member Fahrenthold. The motion was approved unanimously.

**9. Presentation by the Industrial Development Corporation (IDC) President, Steve Diehl of the IDC's current projects and the FY 2018-2019 proposed budget of the 4-B tax funds.**

Industrial Development Corporation (IDC) President, Steve Diehl, provided an overview of the Façade Grant Improvement Program. IDC has awarded three grants and have three more pending. The IDC Board has expressed an interest in helping with the rebuilding of Faith Park and then explained their proposed FY 18/19 budget.

Council Member Schack questioned what the IDC Board might be interested in assisting with Faith Park. Mr. Diehl mentioned maybe a feasibility study. Council Member Schack inquired if they could amend the draft IDC FY 18/19 budget to include this feasibility study. Mr. Diehl stated that would require the IDC Board to revisit.

Council Member Schack made a motion to approve the IDC FY 2018-2019 proposed budget of the 4-B tax funds; and was seconded by Council Member Adame. The motion was approved unanimously.

**10. Presentation of Organizational and Operational Assessment by Springsted Incorporated.**

Nick Dragisich, Executive Vice President of Springsted Incorporated and David Eisenlohr of The Azimuth Group presented the highlights of the Operational and Organizational Assessment. They congratulated the Council for contracting a third party to provide an independent review of the City as a whole as this is a best practice method encouraged by TML. It was noted that this is only a portion of what they have been working on with the staff; they are updating job descriptions across the board for all staff. Comparison Cities were those within reasonable similarity based on demographics and proximity. They provided an overview of their conclusions and a summary of their recommendations. The complete report was made available on the City website for public review.

There were no questions from the Council.

Mayor Parker moved agenda item # 17 forward.

**17. Discussion, consideration, and action on usage fees for Baseball, Soccer, Softball, and Football for usage of city facilities for practice, league, and tournaments.**

Mayor Parker requested this item because there are some groups who are profiting from the exclusive use of the fields and not sharing with the rest of the leagues. If similar leagues pool their resources and encourage all groups who use the fields to help each other not only financially but also with the work load they could all benefit.

Council Member Schack and Adame stated they are opposed to this idea.

Mr. Victor Marina questioned why he should have to share the funds he raises at his softball tournaments with other groups who aren't involved.

Mr. Gerald Crain with the Tri-City Soccer League reported he works with the Football League to share the fields, but he doesn't expect anyone to help him raise money for the Soccer League.

Mr. David Morgan, with the Ingleside Little League agreed his league has exclusive use of the fields, but they do work with other teams to use the fields when his groups are not scheduled to be there.

Council Member Schack made a motion to not charge fees for youth organizations and was seconded by Council Member Adame. The motion was approved unanimously.

**11. Presentation by staff of the 2018-19 Annual Budget (Operating and Capital) reflecting City Council direction at budget workshop and further actions with regards to the proposed 2018-19 Annual Budget.**

Interim City Manager, Florencio Pena, provided an overview of the FY 2018-2019 Annual Budget (Operating and Capital) and the need for a \$1.5M bond. Mr. Pena explained the effective tax rate is \$0.60765/\$100 value and the draft budget is based on the staff's recommendation of \$0.6025/\$100 to keep the tax rate at the same rate.

Mr. Pena reported the revenue increase is sales tax and franchise tax. The Director of Infrastructure position needs to be filled in order to oversee all of these projects. Other new positions being presented are for Economic Development Director, Parks Laborer, Program Assistant, Recreation, Patrol Officer, Warrant Officer, Evidence Technician, Streets Laborer, Drainage Laborer, Library Clerk, and Code Enforcement Clerk. The reclassifications are a Patrol Officer to School Resource Officer, the Parks/Facilities Manager to an exempt position, and the Parks/Facilities Administrative Assistant to be the Senior Administrative Assistant. With the classification and compensation plan being reviewed, staff has included a total of \$460,000 in the budget for the anticipated first phase of this program. Depending on the results of that report, it could take up to three years to fully incorporate the recommendations. A Civic Center Fund has been established and the TMRS liability is scheduled to be paid down by \$500,000 this year, with a future goal to be at 85-95%. The administrative charge to the various funds was reduced from the previous year of 60% to be at 31%.

Council Member Schack questioned what the \$1.5M bond is planned for because the City hasn't spent the bond funds from 2015 or 2016. This will be better defined at the presentation by the Financial Advisors on August 21, 2018.

Council Member Perkins questioned why we wouldn't go ahead and advertise for the effective rate and we can always adopt any rate lower than the effective date. Staff agreed it could be approved at the effective rate.

**12. Consideration and action regarding the setting of the public hearings for the proposed tax rate for 2018 and direction to staff with regards to the FY 2018-19 Budget. Staff recommends that the maximum tax rate to be considered for Fiscal Year 2018-2019 be set at \$0.6025 which is below the effective tax rate of \$0.6076.**

Council Member Schack made a motion to set the tax rate not to exceed \$0.6025. The motion was withdrawn.

Council Member Schack made a motion to set a tax rate not to exceed the effective tax rate of \$0.6076/\$100 value and was seconded by Council Member Adame. The motion was approved unanimously.

Council Member Adame made a motion to approve the Public Hearings required by City Charter to be scheduled for September 11<sup>th</sup> and September 18<sup>th</sup>, 2018; and was seconded by Council Member Schack. The motion was approved unanimously.

**14. Approval of plans and specifications for Hurricane Harvey repairs and improvements to City Hall and authorizing the City Manager to advertise for bids. Funding for this project is available in the Harvey Fund.**

Eric Rivera of Hanson Professional Services explained this is the Request For Proposals (RFP) for the City Hall. This encompasses the items damaged by Hurricane Harvey as

well as some ADA and Code compliance issues. The estimate of \$245,000 is conservative and the bids should be brought back to Council on September 25, 2018.

Council Member Adame made a motion to approve the plans and specifications for Hurricane Harvey repairs and improvements to City Hall and authorizing the City Manager to advertise for bids; and was seconded by Council Member Farenthold. The motion was approved with Mayor Parker and Council Members Tucker, Farenthold, Adame, Perkins, and Schack voting aye; and Council Member Knippa voting no.

- 15. Consideration of a request from San Patricio County Appraisal District (SPCAD) to approve a budget amendment in the amount of \$255,429 by retaining said amount as surplus funds within the SPCAD budget. If the amendment is denied the City will be credited an appropriate amount in next year's budget.**

Interim City Manager, Florencio Pena, reported that SPCAD is building a surplus of funds for potential legal issues. The City of Ingleside's portion would be approximately \$11,000 if we were to ask for our portion to be returned to Ingleside.

Council Member Perkins approved the request from San Patricio County Appraisal District (SPCAD) to approve a budget amendment in the amount of \$255,429 by retaining said amount as surplus funds within the SPCAD budget; and was seconded by Council Member Schack. The motion was approved unanimously.

- 16. Request by Council Member Knippa and Council Member Farenthold directing the Planning and Zoning Commission to conduct a public hearing, consider and provide a recommendation to the City Council no later than October 30, 2018 to amend the City's Comprehensive Master Plan by deleting a reference in the Residential Development Type that allows for multi-family development.**

Council Member Knippa requested this item because he feels the wording for General Residential within the Future Land Use Map is vague and he would prefer it be redefined and remove Multi-Family to a different description and area. Previously he has attempted to restrict the City to a 75/25 R-1/M zoning and was not successful with that option. This is another option he would like the City to consider in order to better restrict where Multi-Family zoning is allowed.

Council Member Farenthold suggested that we make several changes to the Future Land Use Map.

Building Official, Carey Dietrich, stated that we can work with the previous company who helped us to adopt the Comprehensive Master Plan and Future Land Use Map to assist with updating the definitions and mapping.

Council Member Schack made a motion to direct staff to work with the previous contractor to update the definitions and Future Land Use Map; and was seconded by Council Member Farenthold. The motion was approved unanimously.

**Consent Agenda:** (All of the following items are considered to be self-explanatory by the City Council and will be enacted with one motion; there will be no separate discussion of these items unless a Council Member requests.)

- 18. Ratification of City of Ingleside expenditures to be paid.**  
**19. Approval of City Council Meeting Minutes dated June 26, 2018.**

Council Member Adame made a motion to approve the Consent Agenda and was seconded by Council Member Schack. The motion was approved unanimously.

**Executive Session:**

- 20. The Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.071 (Consultations with Attorney) regarding the following items:**

- a) **The City of Ingleside's contract with BFI Waste Services of Texas, LP d/b/a Allied Waste Services of Corpus Christi d/b/a Republic Services of Corpus Christi for residential and commercial solid waste collection and disposal; and**
- b) **An update of the Boundary Suit between the City of Ingleside and Corpus Christi.**

Mayor Parker recessed the Regular Meeting to enter into Closed Executives Session at 9:14 p.m.

Mayor Parker re-opened the Regular Meeting at 10:08 p.m.

**21. Possible action regarding any Executive Session item listed above.**

Interim City Manager, Florencio Pena, will bring an amendment to the next council meeting for the contract with Republic Services of Corpus Christi.

**22. Reports from Staff**

Interim City Manager, Florencio Pena, announced that the TWDB has approved the \$22M loan for the City of Ingleside for the new wastewater treatment facility.

**23. Requests from Council Members**

Council Member Adame requested an update on the Live Oak Electrical installations, including the AEP easements.

Council Member Tucker reported the timer on the lights for the Entryway sign need to be adjusted and questioned how much the flushing of the water lines from Oxy Energy is costing the city on a weekly basis.

Council Member Farenthold requested a comparison of the area cities and their development/impact/etc. fees

Council Member Knippa questioned when staff would get the RFP for the cleaning of the wastewater facility to Council for approval and he asked for an update on the Coastal Bend Bays and Estuary project.

**24. Adjourn**

There being no further business, the meeting was adjourned at 10:16 p.m.

**ATTEST:**

  
 Kimberly Sampson, City Secretary

**APPROVED:**

  
 Mayor Ronnie Parker