

**CITY OF INGLESIDE
MINUTES
REGULAR CITY COUNCIL MEETING
APRIL 23, 2019**

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: City Manager David Huseman, Finance Director Linnette Barker, and City Secretary Kimberly Sampson Henry. There were approximately 60-70 guests present.

2. Roll Call

All Council Members were present

3. Invocation

4. Pledge of Allegiance

5. Citizen Comments

Benny and Sally Diegel both spoke of the disrepair of First Street and Honeysuckle Street since December 2018 when the repairs began on First Street. They questioned what was taking so long and what was going to be done about it. Mr. Diegel also announced that something needs to be done about the appraisal district because everyone's values have increased by 30%.

Pete Fredrickson questioned what was being done about the repairs on First Street because this has gone on too long.

San Patricio Airport Advisory Board Member, Nancy Allen invited everyone to attend their open house on May 25, 2018 beginning at 10:00 a.m.

Presentations:

6. Presentation of the purpose and program regulations of Grace House, located at Lot 7B, Block J, Burton and Danforth Subdivision and how it is allowed within R-1 (Single-Family Residential) zoning.

Keith Lawrence provided a brief overview of the Coastal Bend Grace House program and history. They have been in the area for five years and they give back to the community. They give help to others by given them a hand up, not a hand out. These women have volunteered for this nine-month faith based program and there is an application process and zero tolerance policy. No family/friends are allowed to visit the location. They do not allow anyone with a history of any violence offence, child abuse offence, sex offense, and no known mental health issues to enter their program. No profanity, drugs, alcohol, or tobacco is allowed. These women learn life skills by assisting with the clean-up and rebuilding following various natural disasters. These women pay nothing to be in the program. They support this service from donations from various churches and other sources.

July Lawrence went over the different types of class schedules they offer: Making Peace with Past, Lies Women Believe, Anger Management, Nutrition, Parenting, Jobs for Life, Faith, and Finance, just to name a few of the 650 hours of course studies required. The ladies don't even go for a walk in the yard without a chaperone. They get up every morning at 6:00 a.m. and eat breakfast, lunch, and dinner as a family and attend church every Sunday and Wednesday.

Christy Peck from Wichita Falls, Texas explained what her life was like before she applied for the program and how it has changed her life. She has gone back to Wichita Falls and she and her new husband are starting their own Grace House there to help women the way she was helped.

Elisa Granados questioned why they came to Ingleside and is concerned with her property values going down and her children playing outside. She asked the Council if they wanted this next door to their own house.

Bob Moncrief stated that about five years ago the Bethel Baptist Church here in Ingleside was having some work done to replace all of the windows. A group of ladies from the Coastal Bend Grace House were there to assist and they worked really well together and had fun throughout the process.

Carlos Garza questioned why this group left Portland and feels this type of home can become a burden on the neighborhood and police. He related this to being a half-way house and questioned why they are just now speaking to the public.

Dana Hill stated the mission statement is good and sounds like a great program, but she wouldn't want it in her neighborhood either. She questioned why they were moving from Corpus Christi to Ingleside and suggested a different location.

Kathy Long said she feels 100% safe with Grace House. She attends Church with several of these ladies and welcomes to her neighborhood.

Mandy Hernandez questioned why this neighborhood; she didn't want these individuals around the kids in the neighborhood, and stated that not all Christians are safe.

Victoria Boyd is appreciative of what Grace House is doing with/for these individuals, but she doesn't feel it should be in this really nice neighborhood with nice homes with all of these kids. She feels this is a multi-family use not a single family use and should not be allowed.

Linnette Deal, of Ingleside on the Bay, explained that several individuals keep bringing up security as an issue. These women are not security issues and they do not have the criminal background. When you look online at the sexual predators in your area, those individuals are who you should be concerned about, not these women.

Mr. Lawrence spoke again to explain this is not a half-way house (those are court mandated), and these women have no communication with outside family/friends. The previous five years they have been in Corpus Christi and had zero (0) police reports. That location was a rental property and they now have the opportunity to buy and build this home.

As a Board Member for the Coastal Bend Grace House, Anson Nash spoke of the changes he has seen in these women and how this could be solution to your issues, not your problem. As a retired Principal, he feels yours children are safer near this facility than they are in school on a daily basis.

Stella Herrmann Chandler welcomes this group to Ingleside and would be proud to live next to them. Following Hurricane Harvey, these women helped her and her family (as well as others) to clean up and make repairs. They are a wonderful group of Christians.

James Bell, of Oak Ridge Baptist Church in Portland, stated he has worked with this Grace House and other Grace Houses to assist with flooding victims all over the US. These ladies never cause any issue and they are welcome in their Church, their homes, and day to day lives. He suggested the neighbors should pray about their concerns.

Eddy Sullivan questioned what is allowed within a R-1 zone and asked how many of the women actually graduate vs. are removed from the program.

Ken De-Koning, Senior Pastor at Waldron Church in Corpus Christi, and a Board Member for the Coastal Bend Grace House, stated they have tract record of success and these ladies are wonderful individuals.

Mayor Parker explained that due to previous questions being asked by individuals, the Council invited the Coastal Bend Grace House to come explain their program. This is not an action item, it was an opportunity for the City and the Public to learn about the program. Nobody can ever know who their next neighbor is going to be and by City Ordinance, this home is allowed in R-1 (Single Family) zone because they are guests of the home owner. The City respects the

neighbor's concerns, but hopefully this will help everyone to better understand the purpose of the Coastal Bend Grace House.

Mayor Parker allowed for a recess of the regular meeting at 7:28 p.m.

Mayor Parker reconvened the regular meeting at 7:42 p.m.

Public Hearings:

Mayor Parker opened the Public Hearing at a 7:42 p.m.

7. **A Public Hearing regarding an application filed by Granger MacDonald to rezone the following property from its present zoning of M (Multi-Family) to C-2 (General Commercial): Lts 1 and 2 Seaside Landing Apartments Subdivision located directly behind HEB facing FM 1069/Main Street.**

Speaking in favor of the rezone was Hunter Patterson with MacDonald Companies stating this rezone is within the Future Land Use Map approved by the City Council.

Speaking against the rezone was Pastor Gayle Danforth, of the Ingleside United Methodist Church, who is worried about the types of business that could be bad for children being that close to their Church.

8. **A Public Hearing regarding an application filed by North Pasture Venture – Joint Venture (Rocky Navarro) to rezone the following property from its present zoning of T1-C (Manufactured Homes) to M (Multi-Family): 7.71 acres of Lt 11, Blk G Burton and Danforth located on the West side of the Storage units directly across SH-361 from Sunray Road.**

Speaking in favor of the rezone was Craig Thompson of Hanson Professional Services on behalf of the property owner; there are no plans at this time but the owner felt a rezone would be more welcoming to a prospective buyer. The front portion facing SH-361 would remain General Commercial. This would only affect the back portion. There is Multi-Family directly across Indian Trail from the property.

Speaking against this rezone were Nina Hale and Debra Sanders; their concerns were the existing water and wastewater issues in the area, drainage, and spot zoning.

Mayor Parker closed the Public Hearing at 7:51 p.m.

Action Items:

9. **Discussion, consideration, and action of an Ordinance changing the zoning for the following property from its present zoning of M (Multi-Family) to C-2 (General Commercial) and further providing for effective date, reading, severance and publication: Lts 1 and 2 Seaside Landing Apartments Subdivision located directly behind HEB facing FM 1069/Main Street. (First Reading)**

Council Member Knippa questioned what potential business the MacDonald Companies are considering. Mr. Hunter Patterson stated their focus is housing, not commercial development. If they keep it, they would probably build a storage unit, but felt it was better to rezone according to the future land use map and allow someone else to develop. Council Member Schack questioned bars being located at the location. Mr. Patterson stated that new bars cannot be built within 1,000 feet of a church.

Karen Bridges asked if additional Multi-Family units could be built there and Mr. Patterson stated it is not feasible. Mayor Parker stated the existing City Ordinances encourages commercial businesses along SH-361 and FM 1069. This Council recently denied Multi-Family on SH-361 in order to encourage Commercial. Ingleside United Methodist Church Pastor, Gayle Danforth asked if it was already zoned Multi-Family, why they didn't extend their units forward when they built the apartments. There was no answer to that question. Council Member Shack clarified that the reason he voted against the Multi-Family on SH-361 was because it was between two Commercial areas.

Mayor Parker made a motion to pass to a second reading the Ordinance changing the zoning for the following property from its present zoning of M (Multi-Family) to C-2 (General Commercial) and further providing for effective date, reading, severance and publication: Lts 1 and 2 Seaside Landing Apartments Subdivision located directly behind HEB facing FM 1069/Main Street; and was seconded by Council Member Tucker. The motion was approved with Mayor Parker and Council Members Tucker, Fahrenthold, Knippa, and Perkins voting aye; and Council Members Adame and Schack voting no.

10. Discussion, consideration, and action of an Ordinance changing the zoning for the following property from its present zoning of T1-C (Manufactured Homes) to M (Multi-Family) and further providing for effective date, reading, severance and publication: 7.71 acres of Lt 11, Blk G Burton and Danforth located on the West side of the Storage units directly across SH-361 from Sunray Road. (First Reading)

Mayor Parker, Council Members Fahrenthold, Adame, and Schack voiced their concerns with the drainage of this area. Council Member Knippa stated he's against C-2 on the Future Land Use Map.

Council Member Fahrenthold made a motion to deny the Ordinance changing the zoning for the following property from its present zoning of T1-C (Manufactured Homes) to M (Multi-Family) and further providing for effective date, reading, severance and publication: 7.71 acres of Lt 11, Blk G Burton and Danforth located on the West side of the Storage units directly across SH-361 from Sunray Road and was seconded by Council Member Adame. The motion was approved with Mayor Parker and Council Members Fahrenthold, Adame, Knippa, Perkins, and Schack voting aye; and Council Member Tucker voting no.

11. Presentation, discussion, and action regarding the City of Ingleside's Audit for the year ending September 30, 2018 from Ernest Garza and Company.

Auditor, Ernest Garza gave an overview of the unmodified opinion for the year ending September 30, 2018 with no findings within the audit. Ingleside is considered in a good financial risk. He provided brief explanations of the report including various net positions and fund balances.

Council Member Adame made a motion to accept the City of Ingleside's Audit for the year ending September 30, 2018 from Ernest Garza and Company; and was seconded by Council Member Perkins. The motion was approved unanimously.

12. Discussion, consideration, and action to allow staff to submit an application for Texas Statewide Education and Funding Initiative with Game Time and reallocating up to \$215,000 for a matching grant from funds in the 2015 Tax Note.

Parks and Facilities Manager, Mariana Rodriguez provided an overview of the play areas to be considered and noted the correct matching funds is \$250,000, not \$215,000. The areas would be ADA compliant, raised up to keep water from standing and would replace the existing equipment that is rusting out. The grant pays for the equipment and the City's matching portion of \$250,000 would pay for the installation, the pour in place, and the mulch. The life expectancy is 15-20 years.

Council Member Schack made a motion to allow staff to submit an application for Texas Statewide Education and Funding Initiative with Game Time and reallocating up to \$250,000 for a matching grant from funds in the 2015 Tax Note; and was seconded by Council Member Fahrenthold. The motion was approved unanimously.

13. Discussion, consideration, and action awarding the contract for Sludge Removal at the Wastewater Treatment Plant.

Council Member Schack made a motion to award the contract for Sludge Removal at the Wastewater Treatment Plant to Bullock Construction, LLC and was seconded by Council Member Perkins. The motion was approved unanimously.

14. Discussion, consideration, and action authorizing the staff to prepare a draft Drought Contingency Plan to be presented to TCEQ by May 1, 2019.

City Manager, David Huseman explained that since the SPMWD recently changed their Drought Contingency Plan, we need additional time to incorporate those change into our own plan before submitting to TCEQ.

Council Member Schack made a motion authorizing the staff to prepare a draft Drought Contingency Plan to be presented to TCEQ by May 1, 2019; and was seconded by Council Member Adame. The motion was approved unanimously.

15. Discussion, consideration, and action of a Resolution of the City Council of Ingleside, San Patricio County, Texas appointing/reappointment of Members to the Library Board to include a new member to serve on the Library Board of Trustees, Position # 7 for a term to expire September 30, 2019.

Council Member Schack made a motion to approve Resolution # 2019-17 of the City Council of Ingleside, San Patricio County, Texas appointing/reappointment of Members to the Library Board to include a new member to serve on the Library Board of Trustees, Position # 7 for a term to expire September 30, 2019; and was seconded by Council Member Adame. The motion was approved unanimously.

Mayor Parker moved agenda item # 16 to the Executive Session area of the agenda.

17. Discussion, consideration, and action of a Resolution of the City Council of the City of Ingleside, Texas authorizing the City Manager to present a Region N Water Plan Addition for inclusion on the State Water Plan incorporating Seawater Desalination in Ingleside.

City Manager, David Huseman explained that the Seawater Desalination plan for Ingleside needs to be on the State's Region N Water Plan Addition in order to move forward. He is prepared to attend the necessary meetings to speak on behalf of the City along with the potential developer.

Council Member Schack made a motion to approve Resolution # 2019-18 of the City Council of the City of Ingleside, Texas authorizing the City Manager to present a Region N Water Plan Addition for inclusion on the State Water Plan incorporating Seawater Desalination in Ingleside; and was seconded by Council Member Fahrenthold. The motion was approved unanimously.

18. Discussion, consideration, and action of an Ordinance amending Ingleside Code of Ordinances Article III-Parks and Recreations Areas, Division 3 – Regulations Section 50-98 – City Parks providing for effective date, readings, publication, and severance. (First Reading)

Parks and Facilities Manager, Mariana Rodriguez provided examples of when there are more than 75 people present, but no alcohol is present and by our current ordinance these groups (weddings, soccer games/practices, church events, etc.) are required to have officers present. This ordinance is trying to allow for those instances and better define the type of law enforcement allowed.

Council Member Schack stated he had no issue with increasing the crowd to 250 for non-alcohol related events, but he feels if alcohol is involved, that 75 is sufficient.

Council Member Adame made a motion to pass to a second reading the Ordinance amending Ingleside Code of Ordinances Article III-Parks and Recreations Areas, Division 3 – Regulations Section 50-98 – City Parks providing for effective date, readings, publication, and severance; with changes to (1) keep any event with alcohol at 75 when law enforcement required and (2) allow for non-alcohol events up to 250 before law enforcement is required; and was seconded by Council Member Schack. The motion was approved unanimously.

19. Discussion, consideration, and action of an Ordinance amending the date and time of regularly scheduled City Council Meetings from Tuesday evenings to Wednesday evenings, providing for effective date, reading, publication, and severance. (First Reading)

Council Member Knippa clarified his reasoning for requesting this Ordinance is because the City of Corpus Christi's meetings are on Tuesdays and they run into the evenings. Our Council and Staff members would like to attend those meetings when their agenda items affect Ingleside and San Patricio County, but we are restricted for time in order to attend our own Council meetings. With the Annexation by Corpus Christi and other similar items on their agenda that can directly affect Ingleside, we really need to attend their meetings.

Council Member Knippa made a motion to pass to a second reading the Ordinance amending the date and time of regularly scheduled City Council Meetings from Tuesday evenings to Wednesday evenings, providing for effective date, reading, publication, and severance; and was seconded by Council Member Tucker. The motion was approved with Mayor Parker and Council Members Tucker, Farenthold, Adame, Knippa, and Perkins voting aye; and Council Member Schack voting no.

20. Harvey Update

- a) Insurance**
- b) Buildings and Facilities**
- c) FEMA Debris Removal**
- d) Fund 19 Fund Report**

City Secretary, Kimberly Sampson Henry confirmed the staff are updating the status of the repairs and we are preparing the updated information for the Adjuster. There will be another meeting in May with the Adjuster and representatives from Axis to discuss Faith Park and the Public Works Office building. That date hasn't been finalized as of this meeting.

FEMA has responded with some changes they want made to our RFP for the PPDR process. Once those changes are made, the City will re-publish the RFP.

Mayor Parker asked if we were going to be able to get under a single policy this year or not. Mrs. Henry explained that as long as there is unfinished damage, there will be two policies. A new insurance company will not cover a structure that still has prior damage. Council Member Adame questioned why there is still damaged structures. Council Member Farenthold suggested that the City Manager and the Project Manager should further this process along faster. City Manager, David Huseman noted that the City Attorneys are working with the staff and to date, their recommendation is to try to work this out as best as possible. The Attorneys are prepared if we cannot get a reasonable response from the insurance company/adjuster.

Council Member Adame made a motion directing the Staff and Attorneys to move forward to get this claim settled; 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.)

- 21. Discussion, consideration, and action regarding San Patricio County Tax Assessor-Collection Agreement for the Collection of Taxes.**
- 22. Receive the City's Financial Reports as of March 31, 2019.**

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

Executive Session:

- 16. Discussion, consideration, and action of a Resolution of the City Council of the City of Ingleside, Texas authorizing the Mayor to execute an Engagement Agreement for Legal Services.**

Mayor Parker recessed the regular meeting to go into Closed Executive Session under Government Code Section 551.074 (Personnel Matters) to deliberate the appointment of outside Counsel for annexation proceedings at 9:00 p.m.

Mayor Parker closed the Executive Session and reopened the regular meeting at 9:32 p.m.

Mayor Parker made a motion to approve Resolution # 2019-19 of the City Council of the City of Ingleside, Texas authorizing the Mayor to execute an Engagement Agreement for Legal Services; and was seconded by Council Member Knippa. The motion was approved unanimously.

Other:

23. Reports from Staff

- A. There were no questions regarding the City of Ingleside expenditures to be paid
- B. Receive the Quarterly Departmental Reports
Council Member Tucker thanked the Code Enforcement Staff for the increased number of "Knock and Talks"
- C. The City Manager invited the Council and Public to meet the Police Chief Candidates scheduled for April 27, 2019 at 5:00 p.m. here at City Hall.

24. Requests from Council Members

Council Member Perkins requested a future agenda item with staff, engineers, and contractors all present to discuss Swan Lake outfall and the repairs to First Street. Council Member Adame agreed that something needs to be done because First Street repairs are taking too long. City Manager, David Huseman explained that originally the contractor was trying to use concrete stabilization and with all of the rain we have had, it is just not working. They are preparing a change order to pull all of that out and go back in with limestone base.

Council Member Adame stated that as he comes off Council next month he hopes the City proceeds to focus on infrastructure instead of Parks. He also thanked Robert Luna for serving for the past 12-months as the Interim Police Chief.

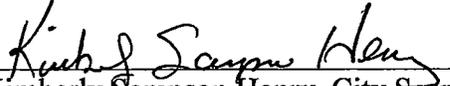
Council Member Fahrenthold asked when the Street Committee would be meeting and Council Member Adame stated they have met recently and information would be coming to Council very soon with recommendations.

Council Member Knippa stated he is still concerned with the guardrail of the Avenue B Outfall Project and asked staff to watch it closely.

25. Adjourn

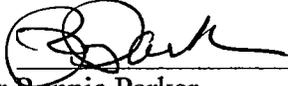
There being no further business, the meeting was adjourned at 9:50 p.m.

ATTEST:



Kimberly Sampson Henry, City Secretary

APPROVED:



Mayor Ronnie Parker