

**CITY OF INGLESIDE  
MINUTES  
REGULAR CITY COUNCIL MEETING  
NOVEMBER 13, 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 Steve Diehl, Kody Fahrenthold, Stewart Wilson, John Schack, Ben Tucker, and Dennis Knippa. Staff present were: City Manager David Huseman, Finance Director Linnette Barker, and City Secretary Kimberly Sampson Henry. There were approximately 40 guests present.

**2. Roll Call**

All Council Members were present.

**3. Invocation**

**4. Pledge of Allegiance**

**5. Citizen Comments**

**Presentations:**

**6. Introduction of the Staff recently employed and/or promoted by the City of Ingleside**

New Employees introduced were as follows:

- GIS Technician – Eric Koenig
- HR Administrative Assistant – Elizabeth Worley
- Janitor – Tina Spears
- Latchkey Coach – Abigail Canales (not present)
- Laborer – Julian Adame
- Laborer – Daniel Gonzalez
- Laborer – Jedidiah Loeffler

**7. Recognizing the Paste the Waste Art Competition Winners' from the Ingleside Jr. High School art classes.**

Parks and Recreation Manager, Mariana Rodrigucz presented the winners of the Paste the Waste Art Competition Winners:

- Overall Winner – Andre Heins (not present)
- Sculpture 1<sup>st</sup> Place – Josephine Llanas
- Sculpture 2<sup>nd</sup> Place – Andrea Monroy
- Sculpture 3<sup>rd</sup> Place – Paige Bryson
- Portrait 1<sup>st</sup> Place – Meliah Davila (not present)
- Portrait 2<sup>nd</sup> Place – Hayden Yardley (not present)
- Portrait 3<sup>rd</sup> Place – Joshua Gazan (not present)

**Mayor Parker moved item # 30 forward.**

**30. Discussion and update regarding the progress of SH-200.**

City Manager, David Huseman introduced Michelle Khatib of Texas Department of Transportation (TxDOT) to answer any questions regarding the SH-200 ROW acquisition. Ms. Khatib provided the background on the original Advanced Funding Agreement (AFA) of \$1.5M and then gave an overview of what the second AFA would involve with approximately \$950,000 for acquisition and utilities, if there are no donations of land.

Council Member Diehl questioned if TxDOT had the funds appropriated and ready to construct SH-200. Ms. Khatib explained she is only the ROW expert, but to her knowledge, yes the funds are still obligated for SH-200. Council Member Diehl stated since the City has \$2M from Cheniere and \$4M with an EDA Grant, that he feels the City should move forward as quickly as possible to secure the ROW and construct SH-200. Mr. Huseman will be work working with TxDOT to provide the addition actions necessary to proceed.

**Mayor Parker moved the Public Hearing items # 14-19 forward:  
Public Hearings:**

Mayor Parker opened the Public Hearings at 6:52 p.m.

- 14. A Public hearing regarding an unsafe structure to make a determination if the structure listed below meets the minimum standards of adopted codes or shall be demolished and removed from the property as per Section 18-299 of the Ingleside City Code:**

**Owner: John Johnson  
Lot 16B – Replat of NW/PT TR 16, Block D, Burton & Danforth Subdivision  
Otherwise known as 3400 Avenue A**

Speaking against the demolition were John Johnson (aka Gizmo), JJ Michaels, and Jeff Johnson. Mr. John Johnson (aka Gizmo) introduced his employee JJ Michaels. Mr. Michaels stated he had just started this week; however, he feels this is a structurally sound building and he is trying to help Mr. Johnson prepare the house to be rented. Mr. Jeff Johnson stated he helped to run off the previous bad tenants and he is here to help the owner install tile.

Martha Habluetzel stated she is neither for or against the structure; however, Mr. Johnson has always been there to help others in the past and he is a veteran. She feels we should all be here to support him during his time of need.

There were no speakers for the demolition.

- 15. A Public Hearing regarding an application filed by Katlyn Garret and Michael Chapman to re-plat the following property, Lt 4 and a portion of LT 1 Block 1 Frank Phelps Garden Tracts Subdivision, also known as 1974 Main St.**

Speaking for the re-plat was Mr. Jerry Brundret. He explained the owner is attempting to put two lots into a single lot.

There were no speakers against the re-plat.

- 16. A Public Hearing regarding an application filed by Tom Carter with Pape-Dawson Engineers, Inc to re-plat the following property from W/2 of LT 2 & LTS 3-6 BLK 1 Hargus Subdivision to be known as LT 3-R & 4-R Block 1 Hargus Subdivision. This property is located on the North West and North East corners at the intersection of Avenue J and 1st Street.**

Speaking for the re-plat was Andrew Daulton. He explained they are attempting to remove the dividing line down the middle of the property and make into a single lot.

There were no speakers against the re-plat.

- 17. A Public Hearing regarding an application filed by Noberto Guerra to rezone the hereinafter described real property from its present classification of C-1 (Local Commercial) to C-2 (General Commercial): E/PT LT 35, Block 10, RJ Williams Subdivision also known as 2724 Avenue B.**

Speaking in favor of the rezone was Noberto Guerra. He explained that due to the size of the lot, there is not much that can be done with it; however, he is attempting to rezone to C-2 to help him sell it.

There were no speakers against the rezone.

- 18. A Public Hearing regarding an application filed by Tony Tripoli to rezone the hereinafter described real property from its present classification of R-1 (Single Family Residential) and C-2 (General Commercial) to C-2 (General Commercial) and T1-A (Travel Trailer/Recreational Park): being out of Lots 10-16 Blk 80, TP McCampbell Subdivision fronting FM 1069, Ingleside, Texas (This property faces FM 1069, Collins Lane, and Mooney Lane.**

Speaking for the rezone were Gary Edwards, Tony Tripoli, Delano Lockhart, and Leah Lockhart. An overview of the plan and layout of the C-2 and T1-A was provided along with the amenities. They explained that concerns for the Sand Hill Cranes was not legitimate because it is not a Nature Preserve. The concerns for drainage and traffic are true concerns. The traffic would be primarily to FM 1069. The drainage will be addressed by the engineers with the City's ultimate approve. Whether this is R-1 or any other zoning, drainage must be addressed. This land was purchased prior to being annexed and has been in their family for over 68 years. It is on the edge of town and the family would like to build a very nice RV Park. If it were to be built as single family homes, they could put in 300 R-1 homes and the impact would be larger and more of a strain on the drainage and traffic than what is being proposed. Family members are asking that this land be developed because it is their land and they should be allowed to develop it.

Speaking against the rezone were: Linda Huerta, Julie Blanda, Christopher Bohanan, Pat Brown, Debbie Vickery, Tracy Vaught, Earl Vickery, Martin Barrientez, Susan Clark, Martha Habluetzel, Rusty Young, Danny Young, Sharon Claghorn, Gary Sewell, Trisha Hamill, Sadic Sumrow, and Stephanie Miller. Items mentioned were: decrease in property values, increase in traffic, increase in noise, using Mooney Lane as a thoroughfare, transient workers, Collins Lane is barely a single lane, FM 1069 is too busy to put more traffic on, purchased their property known they were surrounded by R-1, should have age of RV Restriction (which Ingleside has), flooding/drainage concerns, low water pressure, questions if the amenities within the RV-Park are for park people only – or could the general public use, who pays to widen Collins Lane, why build more RV Parks when the current parks in town aren't full now, what happens 10 years from now when the industry is build out, opposed to a concrete jungle, need stop lights, Jaguarondi in the area, Corp of Engineers needs to a study of water flow, increase of drug cartel, infrastructure on Mooney is bad, Ingleside is not ready for this type of growth, concern for Section 8 housing and increase of crime, prefer R-1, and some were opposed to anything being built because they want the wildlife in the area.

Mrs. Cynthia Wilson stated she is not for or against the rezone; however, if SH-200 is ever built, it will relieve the traffic concerns in other areas of town. Additionally, she suggested that people not judge the constructions workers (aka transient workers) because majority of them are just like the rest of us law abiding individuals trying to support our families.

- ~~19. A Public Hearing regarding an application filed by 4LA-ATX (Managing Partner, Larry Aiken) to rezone the hereinafter described real property from its present classification of R-1 (Single Family Residential) to RUPUD (Residential Planned Unit Development): being 85.03 acres of land, more or less, comprised of 65.21 acres out of that certain 1,225.97 acres of land out of the WM McDonough Survey, abstract 184, the Edmond St. John Survey, abstract 250 and the RS Williamson Survey, Abstract 282, all located in San Patricio County, Texas, and also Lots 11 and 12, Block K, Burton and Danforth Subdivision, as recorded in Volume 152, Page 4 of the Deed Records of San Patricio County, Texas.~~

(This item has been cancelled and is being republished for December 11, 2019)

Mayor Parker closed the Public Hearing at 8:40 p.m.

Mayor Parker moved agenda item # 27 forward.

**27. Discussion, consideration, and action of an Ordinance changing the Zoning for the following property from its present classification of R-1 (Single Family Residential) and C-2 (General Commercial) to C-2 (General Commercial) and T1-A (Travel Trailer/Recreational Park) and further providing for effective date, reading, severance, and publication: being out of Lots 10-16 Blk 80, TP McCampbell Subdivision fronting FM 1069, Ingleside, Texas (This property faces FM 1069, Collins Lane, and Mooney Lane. (First Reading)**

Council Member Wilson asked how this could affect the pond near the Log Cabin on Mooney Lane and if there was any concern with salt water. Assistant Public Works Director, Dale McConnell stated that he has reached out to the San Patricio County Drainage District and they have not returned his call. As for the salt water, that should not be an issue except during a storm surge event.

Council Member Fahrenthold questioned who is responsible for Collins Lane; the City or the County. Mr. McConnell stated it was the County's road.

City Manager, David Huseman recommended denial at this time.

Council Member Schack stated his concerns were the flooding, condition of the streets, having transient people in the area, and concerns of what it will be in 5-10 years from now.

Council Member Fahrenthold's concerns were who would pay to improve Collins Lane, and that other RV Parks in the area aren't full.

Council Member Diehl's concerns were infrastructure issues.

Council Member Diehl made a motion to deny the Ordinance changing the Zoning for the following property from its present classification of R-1 (Single Family Residential) and C-2 (General Commercial) to C-2 (General Commercial) and T1-A (Travel Trailer/Recreational Park) and further providing for effective date, reading, severance, and publication: being out of Lots 10-16 Blk 80, TP McCampbell Subdivision fronting FM 1069, Ingleside, Texas (This property faces FM 1069, Collins Lane, and Mooney Lane); and was seconded by Council Member Fahrenthold. The motion was approved unanimously.

Mayor Parker moved to the Consent Agenda

**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.)

- 8. Discussion, consideration and action of an Ordinance amending the City's Traffic Control Device Schedule to include signs prohibiting the use of Handheld Mobile Device while operating a vehicle on a Public Roadway within the City Limits of the City of Ingleside. (Final Reading)**
- 9. Discussion, consideration and action of an Ordinance amending the City's Traffic Control Device Schedule to include No Parking signs in the 2600 and 2800 Blocks of Mustang Avenue. (Final Reading)**
- 10. Discussion, consideration, and action of an Ordinance amending Financial Control and Policies for the City of Ingleside, (Final Reading)**
- 11. Discussion, consideration and action of a request by the Parks and Recreation Department to close Avenue J from SH-361 to 1 Street on December 6, 2019 for the Light Up the Park Celebration.**

12. Discussion, consideration and action of a Resolution of the City Council of Ingleside, San Patricio County, Texas, appointing/reappointing members to the Planning and Zoning Commission.
13. Discussion, consideration and action of a Resolution of the City Council of Ingleside, San Patricio County, Texas, appointing/reappointing members to the Board of Adjustments.

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

**Action Items:**

Mayor Parker moved to item # 25

25. Discussion, consideration, and action of a re-plat filed by Tom Carter with Pape-Dawson Engineers, Inc to re-plat the following property from W/2 of LT 2 & LTS 3-6 BLK 1 Hargus Subdivision to be known as LT 3-R & 4-R Block 1 Hargus Subdivision. This property is located on the North West and North East corners at the intersection of Avenue J and 1st Street. (Item 16 above)

Building Official, Carey Dietrich recommended approval.

Council Member Diehl made a motion to approve the re-plat filed by Tom Carter with Pape-Dawson Engineers, Inc to re-plat the following property from W/2 of LT 2 & LTS 3-6 BLK 1 Hargus Subdivision to be known as LT 3-R & 4-R Block 1 Hargus subdivision. This property is located on the North West and North East corners at the intersection of Avenue J and 1<sup>st</sup> Street; and was seconded by Council Member Wilson. The motion was approved unanimously.

Mayor Parker moved to item # 20.

20. Discussion, consideration and action of a Facility Use Agreement between the City of Ingleside and the Ingleside Little League from February 29, 2019 through February 1, 2021.

Council Member Schack made a motion to approve the Facility Use Agreement between the City of Ingleside and the Ingleside Little League from February 29, 2019 through February 1, 2021 with the attorney's changes; and was seconded by Council Member Knippa. The motion was approved unanimously.

21. Discussion, consideration and action of a Resolution by the City Council of the City of Ingleside, Texas authorizing and approving publication of notice of Intention to issue Certificates of Obligation; complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and providing an effective date. These Certificates of Obligation are related to the Texas Water Development Board (TWDB) Loan for \$2,795,000 regarding the new Wastewater Treatment Facility.

Mr. Andrew Friedman, of SAMCO, reminded the Council that the \$22,000,000 Bond for the new Wastewater Treatment Facility has been divided into two separate transactions: approximately \$3,000,000 for engineer design and land acquisition and \$18,000,000 for construction. First payment would not be due until February 2021. This Resolution authorizes the beginning of the process for the \$3,000,000 bonds.

Council Member Shack requested estimated location of plant at the January Meeting. City Manager, David Huseman stated he would try to provide that.

Council Member Diehl made a motion to approve Resolution # 209-57 by the City Council of the City of Ingleside, Texas authorizing and approving publication of notice of Intention to issue Certificates of Obligation; complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and providing an effective date. These Certificates of Obligation are related to the Texas Water Development Board (TWDB)

Loan for \$2,795,000 regarding the new Wastewater Treatment Facility; and was seconded by Council Member Fahrenthold. The motion was approved unanimously.

**22. Discussion, consideration and action of an Ordinance of the City of Ingleside, Texas, prohibiting the use of designated groundwater from beneath certain property located within the City of Ingleside and supporting Certification of a Municipal Setting Designation by the Texas Commission on Environmental Quality; providing a penalty clause; providing a severability clause; and providing an effective date. (Final Reading) (Tabled from 11/23/19)**

City Manager, David Huseman announced the TCEQ cannot attend out of town meetings after hours and they won't participate in a video conference after 5:00 p.m. A call during the day has been suggested.

Council Member Diehl made a motion to table this agenda item until a video conference can be held sometime during the first week of December 2019; and was seconded by Council Member Schack. The motion was approved unanimously.

Mayor Parker moved item # 26 forward.

**26. Discussion, consideration, and action of an Ordinance changing the Zoning for the following property from its present classification of C-1 (Local Commercial) to C-2 (General Commercial) and further providing for effective date, reading, severance, and publication: E/PT LT 35, Block 10, RJ Williams Subdivision also known as 2724 Avenue B. (First Reading)**

Council Member Diehl questioned what was planned for the space. Owner, Noberto Guerro stated he wasn't for sure, but maybe some storage buildings.

Council Member Wilson made a motion to move to a second reading the Ordinance changing the Zoning for the following property from its present classification of C-1 (Local Commercial) to C-2 (General Commercial) and further providing for effective date, reading, severance, and publication: E/PT LT 35, Block 10, RJ Williams Subdivision also known as 2724 Avenue B; and was seconded by Council Member Knippa. The motion was approved unanimously.

**23. Discussion, consideration and action to make a determination if the following structure meets the minimum standards of adopted codes or shall be demolished and removed from the property as per Section 18-299 of the Ingleside City Code - Owner: John Johnson, Lot 16B - Re-plat of NW/PT TR 16, Block D, Burton & Danforth Subdivision, Otherwise known as 3400 Avenue A.(Item 14 above)**

Building Official, Carey Dietrich explained that Staff has previously requested for an Engineers WPI8, Scope of Work, or a contract for the work and have had nothing presented to the Staff. The gentleman that spoke earlier this evening is not registered as a contractor within the City of Ingleside. Staff has shown photos of the foundation sinking, wavy floors, and the electrical being so dangerous that AEP has pulled the meter. There was additional discussion regarding the water being turned off/on for inspections and non-payment. City Manager, David Huseman noted that generators are being used to work on the building and the police have been involved due to people coming and going from the structure late at night.

Council Member Wilson made a motion to table the agenda item until December 11, 2019 and then amended his motion to January 8, 2020; and was seconded by Council Member Schack.

Mrs. Dietrich provided additional information about the notices provided, the inspection of the house by Code Enforcement and Police. It was noted that not all rooms were inspected due to pad locks on some of the doors.

Council Member Wilson withdrew his motion to table.

Council Member Schack made a motion that this agenda item be tabled until the December 11, 2019 meeting, with all requested information from Staff be provided to the Staff no later than December 5, 2019; and was seconded by Council Member Wilson. The motion was approved with Council Members Diehl, Fahrenthold, Wilson, Schack, Tucker, and Knippa voting aye; and Mayor Parker voting no.

**24. Discussion, consideration, and action of a re-plat filed by Katlyn Garret and Michael Chapman to re-plat the following property, Lt 4 and a portion of LT 1 Block 1 Frank Phelps Garden Tracts Subdivision, also known as 1974 Main St. (Item 15 above)**

Council Member Schack made a motion to approve the re-plat filed by Katlyn Garret and Michael Chapman to re-plat the following property, Lt 4 and a portion of LT 1 Block 1 Frank Phelps Garden Tracts Subdivision, also known as 1974 Main St.; and was seconded by Council Member Diehl. The motion was approved unanimously.

**28. Discussion, consideration and action authorizing the Ingleside Development Corporation to contract with Freese and Nichols to create a Parks Master Plan for the City of Ingleside for an amount not to exceed \$79,950.**

Economic Development Director, Jodi Carr, presented the Ingleside Development Corporation's (IDC) request for the Parks Master Plan. These funds are budgeted within the IDC Budget.

Council Member Diehl made a motion authorizing the Ingleside Development Corporation to contract with Freese and Nichols to create a Parks Master Plan for the City of Ingleside for an amount not to exceed \$79,950; and was seconded by Council Member Wilson. The motion was approved unanimously.

**29. Discussion, consideration and action of a Resolution of the City of Ingleside, Texas to allocate its 2019 vote for the San Patricio County Appraisal District Board of Directors.**

Mayor Parker made a motion to approve Resolution # 2019-58 of the City of Ingleside, Texas to allocate its 2019 vote for the San Patricio County Appraisal District Board of Directors to Dalia Sanchez; and was seconded by Council Member Schack. The motion was approved unanimously.

**31. Discussion, consideration, and action an Ordinance amending the Code of ordinances for the City of Ingleside, Texas, Chapter 50 Streets, Sidewalks and Other Public Places, Article IV-Public Library, Division 2-Library Board, Section 50-126 Created; membership; terms; compensation; removal to include staggered terms in conjunction with all other City council appointment boards and commissions, and providing for effective date, reading, publication, and severance. (Final Reading)**

City Manager, David Huseman, announced this item is withdrawn from the agenda and will be considered with the Charter Review Committee in 2020.

**32. Discussion, consideration and action of Harvey Updates including, but not limited to: Insurance, Buildings and Facilities, FEMA Debris Removal, and Fund 19 Fund Report.**

City Secretary, Kimberly Sampson Henry, announced that the PPDR will be completed by this Thursday, November 14, 2019.

**33. Discussion regarding Meeting Rules of Procedures.**

City Manager, David Huseman, asked that the Council Members provide staff direction of how they want to make changes or better define the proceeds so the Staff can put into Ordinance format.

Council Member Diehl suggested the Roberts Rules of Order as a guideline but restrict speakers to three (3) minutes.

Council Member Schack suggested all speakers sign up in advance.

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406

printed out of  
order

Staff will bring back in Ordinance format.

**Executive Session:**

N/A

**Other:**

**34. Reports from Staff**

**A. City of Ingleside expenditures over \$3,000** – There were no questions from Council.

**B. City Manager's Monthly Report** - There were no questions from Council.

**35. Requests from Council Members.**

Council Member Diehl requested a future agenda item regarding SH-200 again.

Council Member Tucker requested the Staff to talk with Aransas Pass to borrow their new Street Sweeper the way we loan them our equipment for various events.


Council Member Farenthold requested a future agenda item with an update regarding the repairs to Avenue A.

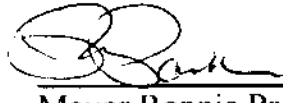
**36. Adjourn**

There being no further business, the meeting was adjourned at 10:21 p.m.

**ATTEST:**

**APPROVED:**

  
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Kimberly Sampson Henry, City Secretary

  
\_\_\_\_\_  
Mayor Ronnie Parker