

368
412

printed out of
order

**CITY OF INGLESIDE
MINUTES
REGULAR CITY COUNCIL MEETING
DECEMBER 11, 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, John Schack, Ben Tucker, and Dennis Knippa. Council Members absent: Council Members Kody Fahrenthold, and Stewart Wilson. Staff present were: City Manager David Huseman, City Secretary Kimberly Sampson Henry. There were 30 guests present.

2. Roll Call

Council Members Fahrenthold, and Wilson were absent. All other Council Members were present.

3. Invocation

4. Pledge of Allegiance

5. Citizen Comments

Ms. Julie Wilson thanked the Police Department for the Citizen Ride Along program. She encouraged others to consider enrolling because it will give you a new admiration for what the officers do on a daily basis.

Presentations:

6. Mayor's presentation of the Proclamation of Blue Santa Day for December 21, 2019.

Mayor Parker presented a Proclamation for Blue Santa Day to be December 21, 2019 when the items are being delivered to the needy families. He also presented Police Chief, Tammy Burr, with a Mayor Commendation for her work not only with Blue Santa, but other programs she has brought to Ingleside and her personal time/effort to assist a citizen who needed assistance putting in a hot water heater.

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

New employees introduced were:

Keith Hanson	Equipment Operator I
Colton Sessions	Public Works Labor
Sarah West	Director of Infrastructure Services
Caroline Sewell	Telecommunications Supervisor

8. Recognition of City Employee's Years of Service Awards.

Services Awards for 1, 5, 10, 15, 20, and 35 years with the City of Ingleside were recognized this evening. Those with asterisks (*) were not present, all others were present.

Employees recognized for their 1-year of service were:

Glenda Adams*	Chase Bowers*	Raymond Burke
Nadia Canales	Plutarco Castro	Bannie Colunga
James Creek*	Ramey Grafton	David Huseman
Deborah Jimenez	Sarai Jimenez	Stacy Jargenson*
Jamie Matise	Kaylee Mendoza	Kimberly Otwell
David Ward		

Employees recognized for their 5-years of service were:

Cassie Bell	David Clark*	Amber Heard *
Susan Hinson*	Katha McAjister	Dale McConnell

Brian Stacy Ryan Sullivan

Employees recognized for their 10-years of service were:

Roger Guerrero Joe James*

Employees recognized for their 15-years of service were:

Saul Adame Chris Burke

Employees recognized for their 20-years of service were:

Kimberly Henry Ronita Keeton Isabel Valdez
Lori Vice*

Employee recognized for his 35-years of service was:

John Meenaghan

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.)

9. **Receive the City's Financial Reports as of October 31, 2019.**
10. **Discussion, consideration and action of and Interlocal Agreement between the City of Ingleside and the San Patricio County for the purpose of Environmental Health Services.**

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

Public Hearings:

11. **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) and M (Multi-Family Residential) to RPUD (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 1 of the Deed Records of San Patricio County, Texas. This land is located across Achievement Blvd from the Ingleside Primary School and connects to 6th Street.**

Mayor Parker opened the Public Hearing at 6:47 p.m.

Speaking in favor of the rezone were Developers Misty Kara and Larry Aiken, and their Engineer Eddie McNew. She explained that SPEDC Director, Foster Edwards reached out to their company explaining that Ingleside has a need for family housing and presented this property as a possible option. They are planning for the price range to be from \$180,000 to 265,000 per home. There will be three (3) points of entry into the neighborhood, they will save as many trees as possible, and she provided a list of amenities they will build. The Planning and Zoning had concerns with project phasing, the size of the lift station needed, and of course drainage being a priority.

There were no speakers against this rezone.

Mayor Parker closed the Public Hearing at 6:53 p.m.

Action Items:

12. **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 M (Multi-Family Residential) to RPUD (Residential Planned Unit Development) with the inclusion that construction is started within 24 months of approval, otherwise it reverts back to R-1 (Single Family Residential) and M (Multi-Family Residential), and further providing for effective date, reading, severances, and publication: being 85.03 acres of**

370
414

printed out of
order

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 1 of the Deed Records of San Patricio County, Texas. This land is located across Achievement Blvd from the Ingleside Primary School and connects to 6th Street. (First Reading)

Council Member Diehl questioned the drainage on the property and how that is being addressed. City Manager, David Huseman explained that even though the zoning process does not address the drainage concerns, the developer and staff are working with the Drainage District to acquire the necessary easements. Council Member Schack stated he wanted to see the Drainage Plan first. Developer Misty Kara explained that the drainage will be addressed with the platting process.

Council Member Schack questions the set-backs and frontage for these homes. Ms. Kara explained that minimum average is required to be 60 ft frontage and 6,000 sq ft.; they have not completed the plat process yet because they were trying to go through the zoning phase first.

Council Member Tucker asked if there would be sidewalks and Engineer Eddie McKnew explained there will be six (6) foot wide walking trails behind the homes instead of smaller sidewalks in front. Council Member Schack said the sidewalks should be on the plat. Mr. McKnew explained the plat process does not require sidewalks, but it does address the drainage. Council Member Schack stated he didn't care whether it is required or not, he wants the sidewalks on the plat.

Council Member Diehl questioned the timeline of events. Mr. McKnew stated they will be starting within 24 months and they plan to build about 12 homes per quarter with complete build-out in three to five years.

Council Member Diehl made a motion to pass to a second reading the Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) and M (Multi-Family Residential) to RPUD (Residential Planned Unit Development) with the inclusion that construction is started within 24 months of approval, otherwise it reverts back to R-1 (Single Family Residential) and M (Multi-Family Residential), and further providing for effective date, reading, severances, and publication: 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 1 of the Deed Records of San Patricio County, Texas. This land is located across Achievement Blvd from the Ingleside Primary School and connects to 6th Street. The motion was seconded by Council Member Knippa.

Council Member Schack requested the amendment to the Ordinance to better define the term "begin construction."

Council Member Diehl amended his motion to ask the staff to better define the term "begin construction" and was seconded by Council Member Knippa. The motion was approved unanimously.

13. 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. (Tabled from 11/13/19)

Building Official, Carey Dietrich stated that she has explained to the property owner that because the amount of repairs is over 50%, it will be required to be brought up to today's building codes. City Manager, David Huseman recommended demolition.

Mr. Raymond Stone, the Engineer representing Owner John (Gizmo) Johnson, explained the house is about a 70-year old house and when it was originally moved to the current location, it was not in City Limits. The Annexation of this property is a hardship for Mr. Johnson. The

workers cannot perform any work on the property without electricity. He feels they can have all electrical work completed within about two weeks and then within six months they could fix the foundation and other repairs. This rental of this house and the use of this garage are the owner's livelihood.

Council Member Schack stated Mr. Johnson has had many months to work on this and nothing has been done. Mr. Stone reported that Mr. Johnson has been ill and not been able to work on the structure; however, now his son has moved back to help him. Council Member Schack explained that codes have to be met in order to protect those in residence. In November the Council tabled and to date there has been no presentation to staff of a plan to proceed.

Council Member Diehl questioned the time frame that staff has been trying to work with Mr. Johnson. Mrs. Dietrich stated there were complaints in August of 2017, some progress was originally made, and then in March of 2019 staff started providing notices to the property owner.

Council Member Schack made a motion to issue Demolition Order # 2019-12-001 specifying that the following structure does not meet the minimum standards of adopted codes and 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. The motion was seconded by Council Member Diehl. The motion was approved unanimously.

Property owner, John (Gizmo) Johnson stated all was fine until Hurricane Harvey. Following the Hurricane with no electricity, there were thieves who broke in and did a lot of damage and he couldn't get the Police Department to help him at all. He said he may just build a pig farm.

14. 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. (Final Reading)

Council Member Schack made a motion to approve Ordinance # 2019-44 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 Tucker. The motion was approved unanimously.

15. Discussion, consideration and action of a Resolution Supporting the Development and Implementation of a Comprehensive Industrial Master Plan for San Patricio County, Texas.

Portland City Manager, Randy Wright presented an overview of a Comprehensive Master Plan for San Patricio County. The area Mayors and City Managers have been discussing the need for a County-wide Industrial Master Plan with input from all Cities, Schools, and the County. Some of the challenges we are already facing, with more to come in the near future, are: orderly growth, clean air/water, traffic/rail efficiency, and infrastructure costs. The purpose of the plan would be to identify: Industry that is suitable for the purposes we want in our areas, tracts of land that will be most suitable for residential/commercial/retail/and industry, infrastructure needs, traffic/rail needs, incentives to attract, and disincentives to deter. If we can work together to agree on a direction, we can all benefit.

Council Member Schack asked what the costs would be. Mr. Wright stated the costs are unknown at this time; however, this Resolution doesn't commit any entity to a funding amount.

Council Member Diehl stated he is concerned with who all is at the table and thereby has the voting powers. The Corpus Christi Metropolitan Planning Organization (CC MPO) that is being recommended to oversee this project doesn't include Ingleside and they said years ago they only promote Industry, not Single Family developments. Mr. Wright explained the CC MPO is mainly the planning organization, they would have limited input; once a consultant is awarded, the consultant works with the entities involved (cities, schools, county, etc.). He also noted that the CC MPO map is old and needs to be updated.

372
416

printed out of
order

Council Member Tucker voiced his concern that the County's vote counts for more than a City's vote. Mr. Wright also noted that the School will have a stake in this and they want more Single Family than Industrial.

Mayor Parker stated that we are stronger if we unite together for this project.

Council Member Diehl made a motion to approve Resolution # 2019-59 Supporting the Development and Implementation of a Comprehensive Industrial Master Plan for San Patricio County, Texas; and was seconded by Mayor Parker. The motion was approved with Mayor Parker and Council Members Diehl, Schack, and Tucker voting aye; and Council Member Knippa voting not.

16. Discussion, consideration and action of a Facility Use Agreement between the City of Ingleside and the South Texas COED Softball League from January 2, 2020 through March 17, 2020.

Council Member Schack questioned if this out of town group is on the field, how can the City Staff prepare the fields for the local Girls Softball to use? Council Member Diehl agreed that local citizen's needs are a priority over those coming from out of town.

Council Member Schack made a motion to deny the request for the Facility Use Agreement between the City of Ingleside and the South Texas COED Softball League from January 2, 2020 through March 17, 2020; and was seconded by Council Member Tucker. The motion was approved unanimously.

17. Discussion, consideration and action of a request to name a Street or Ballfield after the late Benjamin (Bennie) Diegel.

Mayor Parker stated Mr. Diegel was a strong community leader and helped citizens both young and old. He suggested we name the whole Live Oak Sports Complex after Mr. Diegel and then name the different fields after other individuals in our community. Council Member Schack suggested we name the street within the park after him as well.

Sally Diegel and Rick Diegel both agreed "Bennie" would appreciate the Sports Complex being named after him.

Mayor Parker made a motion for the Staff to bring back the appropriate action item to name the Live Oak Sports Complex after Mr. Diegel; and was seconded by Council Member Knippa. Mayor Parker amended his motion to include the street within Live Oak Park to also be named after Mr. Diegel; and was seconded by Council Member Knippa. The motion was approved unanimously.

18. Discussion, consideration and action of an application for the use of Hotel Motel Funds by "Battlin' BBQ" for a BBQ Cook-off scheduled for October 23-24, 2020.

Amanda Carmichael and Brian Yoder were both present to represent the "Battlin'" BBQ event and provided an overview of their application, number of teams, and how their Board of Directors is set up.

Mayor Parker noted this would benefit three (3) children. He feels this is a good Hotel/Motel Fund project to help them build up their event until they can support themselves.

Council Member Diehl agreed this is a great cause; however, he recalled the Attorney from the Hotel/Motel Association being concerned with this being a Sporting Event. He also questioned the paid staff line item. Mr. Yoder stated this is a UIL Sport in the State of Texas and there is no staff, the line item is reflective of the time these volunteers take off work to put the event on, but it can be removed. Council Member Diehl's other concern was regarding this spanning into the next budget year's term. City Manager, David Huseman stated they can amend the application period in the future.

Council Member Schack agreed the paid staff would be a concern as well as equipment rentals and prizes.

Council Member Diehl made a motion to table this application for the use of Hotel Motel Funds by "Battlin' BBQ" for a BBQ Cook-off scheduled for October 23-24, 2020 until the January 8, 2020 Council Meeting; and was seconded by Council Member Schack. The motion was approved unanimously.

19. Discussion, consideration and action of an application for the use of Hotel Motel Funds by "The Best of the Bay" for a Fishing Tournament scheduled for July 24-25, 2020.

Speaking on behalf of "The Best of the Bay" were John Salinas, Gary McRay, and Eddie Salinas. They explained this is a scholarship fund for Ingleside Students.

Council Member Schack noted that door prizes are not an eligible expense for Hotel/Motel Funds. Council Member Diehl suggested those numbers be moved to advertisement.

Mayor Parker noted this is to help the Tournament get started and hopefully after a few years they will have sufficient funds to run without assistance. Council Member Diehl agreed, but noted these funds are here to help all.

Council Member Diehl made a motion to approve the application for the use of Hotel Motel Funds by "The Best of the Bay" for a Fishing Tournament scheduled for July 24-25, 2020 and hereby authorizing the staff to pay half of the estimated costs up front; and was seconded by Council Member Knippa. The motion was approved unanimously.

20. Discussion, consideration and action of an Ordinance of the City of Ingleside, Texas, amending the 2019/2020 Hotel/Motel Fund Budget. (Single Reading)

Council Member Diehl made a motion to approve Ordinance # 2019-45 of the City of Ingleside, Texas, amending the 2019/2020 Hotel/Motel Fund Budget; and was seconded by Council Member Tucker. The motion was approved unanimously.

21. Discussion, consideration and action of a Resolution changing residential water base rates and water volume rates contained in Appendix "A" Fee Schedule of the Ingleside Code of Ordinances and in particular those monthly fees charged to users of water services.

Council Member Schack made a motion to approve Resolution # 2019-60 changing residential water base rates and water volume rates contained in Appendix "A" Fee Schedule of the Ingleside Code of Ordinances and in particular those monthly fees charged to users of water services; and was seconded by Council Member Diehl. The motion was approved unanimously.

22. Discussion, consideration and action of a Resolution of the City Council of the City of Ingleside, Texas reviewing and adoption of the Fiscal and Budgetary Policy Statements.

Finance Director, Linnette Barker noted that every few years the Staff and Council need to review the Fiscal and Budgetary Policy Statements.

Council Member Schack made a motion to approve Resolution # 2019-61 of the City Council of the City of Ingleside, Texas reviewing and adoption of the Fiscal and Budgetary Policy Statements; and was seconded by Council Member Knippa. The motion was approved unanimously.

23. Discussion, consideration and action of a Resolution of the City Council of the City of Ingleside, Texas adopting the City Investment Policy and Strategy.

Finance Director, Linnette Barker explained this is an update to our Fiscal and Budgetary Policy Statements as recommended by Patterson and Associates.

Council Member Diehl made a motion to approve Resolution # 2019-62 of the City Council of the City of Ingleside, Texas adopting the City Investment Policy and Strategy; and was seconded by Council Member Tucker.

24. Discussion, consideration and action of an Ordinance of the City of Ingleside, Texas, amending the 2019/2020 General Fund Budget and authorizing the City Manager to execute a Lease Agreement with the Union Pacific Railroad to lease 2.4 acres of land

374
418

printed out of
order

along West Main Street beginning at Main Street (FM 1069) and ending on the western edge of Houston Avenue to be used for public and private parking. The lease amount is \$8,830.00 dollars annually with a 3% increase each year to be reconsidered not more than once every three years. (Single Reading)

City Manager, David Huseman reminded the Council that there has been interest in additional parking along West Main not only for the Humble Center, but also for the commercial businesses along West Main. Being presented tonight is a lease agreement with Union Pacific Railroad to lease 2.4 acres along West Main beginning at Main Street (FM 1069) and ending on the western edge of Houston Avenue. This is a method to show the Businesses that the City helping so the businesses will then help to pave the parking lots.

Council Member Schack questioned why we would use City funds for private business. Mr. Huseman stated it is not uncommon for City's to own parking lots in order to promote business growth. He suggested that the City get the businesses to agree to their buy-in of the program before he will support the lease.

Council Member Diehl stated he is interested in leasing the area directly across from the Humble Center to expand the City's parking, but is not sure about the rest of West Main Street. He is also very concerned that the Railroad may increase their use of the rail and thereby increased traffic through Ingleside.

Council Member Schack asked how much was estimated for the parking lot across from the Humble Center. Mr. Huseman stated that was unknown at this time.

Council Member Diehl made a motion to approve Ordinance of the City of Ingleside, Texas, amending the 2019/2020 General Fund Budget and authorizing the City Manager to execute a Lease Agreement with the Union Pacific Railroad to lease 2.4 acres of land along West Main Street beginning at Main Street (FM 1069) and ending on the western edge of Houston Avenue to be used for public and private parking for an amount not to exceed \$8,830 and that any increases be brought back to Council; and was seconded by Council Member Knippa.

Council Member Diehl amended his motion to include the statement that any improvements be brought back to the City Council for approval prior to expending funds; and was seconded by Council Member Knippa. The motion failed for lack of four affirmative votes with Mayor Parker and Council Members Diehl and Knippa voting aye; and Council Members Schack and Tucker voting no.

25. Discussion, consideration and action of an award of the engineering firm for the new Wastewater Treatment Plant to be funded through TWDB Loan program.

Council Member Diehl made a motion to award the engineering contract for the new Wastewater Treatment Plant to be funded through TWDB Loan program to Hanson Professional Services and was seconded by Council Member Tucker. The motion was approved unanimously.

26. Discussion, consideration and action of the draft Master Transportation Plan.

Council Member Knippa made a motion to approve the Master Transportation Plan as presented. The motion died for a lack of a second.

City Manager, David Huseman requested we attempt to get the public's input on this plan and then bring back for approval in early 2020.

Council Members Schack and Diehl requested that the plan include the type of soil, rock, asphalt, etc that will be required on each different type of street.

27. Discussion, consideration and action of a Resolution of the City Council of the City of Ingleside, Texas ordering the Development of Plans and Specifications for the Reconstruction of Avenue A.

Craig Thompson of Hanson Professional Services provided an overview of the project. It was originally only be encompass one block of Avenue A from SH-361 to 12th Street. This plan

will extend to Kenny Lane and will include ribbon curb a new water main line and water and wastewater stub outs at any empty lots.

Mayor Parker suggested that they perform the Ribbon Curb first prior to tearing up the whole street.

Council Member Diehl made a motion to approve Resolution 2019-63 of the City Council of the City of Ingleside, Texas ordering the Development of Plans and Specifications for the Reconstruction of Avenue A; and was seconded by Council Member Schack. The motion was approved unanimously.

28. Discussion, consideration, and action regarding the classification and compensation study.

City Manager, David Huseman stated this is not ready for presentation at this time and staff will bring back to Council in January 2020.

29. 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 Manager, David Huseman stated the PPDR is complete and we are waiting for True North to complete their review of the TFR Enterprise billing.

30. Discussion, consideration and action of the City Council Minutes dated September 4, 2019.

Council Member Diehl made a motion to approve the City Council Minutes dated September 4, 2019; and was seconded by Council Member Knippa. The motion was approved with Mayor Parker and Council Members Diehl, Tucker, and Knippa voting aye; and Council Member Schack abstaining.

31. Discussion, consideration and action of an Ordinance by the City Council of the City of Ingleside, Texas amending the Code of Ordinances for the City of Ingleside, Texas, Chapter 2, Article III, Section 2-38 Conduct of Meetings and providing for effective date, readings, publication, and severance. (First Reading)

City Secretary, Kimberly Henry provided a summary of the changes and explained to the Council that this will take some education to the public and commitment by the Council to uphold these Public Participation regulations.

Council Member Diehl made a motion to pass to the second reading the Ordinance by the City Council of the City of Ingleside, Texas amending the Code of Ordinances for the City of Ingleside, Texas, Chapter 2, Article III, Section 2-38 Conduct of Meetings and providing for effective date, readings, publication, and severance; and was seconded by Council Member Schack. The motion was approved unanimously.

Executive Session:

32. The Council may meeting in Closed Executive Session in accordance with Texas Government Code Section 551.087 (Deliberation Regarding Economic Development Negotiations) regarding Project Albert.

Mayor Parker closed the Regular meeting to go into Closed Executive Session at 10:32 p.m.

Mayor Parker closed the Executive Session and re-opened the Regular Meeting at 10:59 p.m.

Other:

33. Reports from Staff

- A. City of Ingleside expenditures over \$3,000** – There were no questions from the Council.
- B. City Manager's Monthly Report** – There were no questions from the Council.
- C. Update from Economic Development Director regarding the IDC's Parks Master Plan** – There were no questions from the Council.
- D. Update from Building Official regarding the Timeline of events for the Impact Fees** – There were no questions from the Council.

376
420

printed out of
order

34. Requests from Council Members.


Council Member Schack requested a future agenda item to discuss the IOB Wastewater Contract prior to the Staff beginning negotiations.

35. Adjourn

There being no further business, the meeting was adjourned at 11:02 p.m.

ATTEST:

APPROVED:


Kimberly Sampson Henry, City Secretary



Mayor Ronnie Parker