

**City of Ingleside  
Minutes  
Regular City Council Meeting  
January 8, 2020**

**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, and Dennis Knippa. Council Members absent: Council Members John Schack and Ben Tucker. Staff present were: City Manager David Huseman, City Secretary Kimberly Sampson Henry. There were 30 guests present.

**2. Roll Call**

Council Members Schack and Tucker were absent. All other Council Members were present.

**3. Invocation**

**4. Pledge of Allegiance**

**5. Citizen Comments**

There were no comments from the Public.

**Mayor Parker moved the Executive Session items # 19 and # 20 forward.**

**Executive Session:**

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

- a) Project Albert, and
- b) Ingleside on the Bay Wastewater Contract.

Mayor Parker and Council Members agreed to remove item 19-b) from the agenda because the item was requested by Council Member Schack and he was not available this evening.

Mayor Parker recessed the Regular meeting to go into Closed Executive Session for item 19-a) at 6:32 p.m.

Mayor Parker closed the Executive Session and reconvened the Regular meeting at 7:03 p.m.

**20. Discussion, consideration, and action authorizing the City Manager to develop a new contract with Ingleside on the Bay for Wastewater Treatment Services.**

Mayor Parker and Council Members agreed to remove item 20 from the agenda because the item was requested by Council Member Schack and he was not available this evening

**Presentations:**

N/A

**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 item unless a Council Member requests.)

**Agenda item # 7 was removed from Consent Agenda.**

6. **Discussion, consideration, and action of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) and 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 S. 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 6<sup>th</sup> Street. (Final Reading)**

Council Member Diehl made a motion to approve Ordinance # 2020-01 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 S. 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 6<sup>th</sup> Street; and was seconded by Council Member Wilson.

7. **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. (Final Reading)**

Council Member Diehl suggested two (2) changes to the procedures as presented. The first one being to Section (f)(2)B to remove the last sentence that says the total time for citizens to be heard shall not exceed thirty minutes. And the second change to be to Section (f)(3)A to add that not only can the Mayor ask someone from the audience to speak again, but a Council Member can also ask an audience member to speak again regarding the subject if they already spoke during Public Comment period.

Council Member Diehl made a motion to approve Ordinance # 2020-02 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 with the two (2) changes noted above; and was seconded by Council Member Wilson. The motion was approved unanimously.

#### Public Hearings:

Mayor Parker opened the Public Hearing up at 7:13 p.m.

8. **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: Thomas J. Trochell**

**Lot(s) 5-10, Block 12, Houghton Subdivision**

**Otherwise known as 2791 San Antonio Street.**

Speaking against the demolition was Mr. John Hawthorn who is trying to purchase the property. He explained the structural needs and agreed his permit expired in July 2019. He believes it is all cosmetic and can be fixed.

There were no speakers in favor of the demolition.

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9. **A Public Hearing regarding an application filed by Sustainable Housing Solutions to rezone the hereinafter described real property from its present classification of C-1 (Local Commercial) to M (Multi-Family Residential): Lts 33-37, Blk 12 RJ Williams Subdivision fronting Avenue C, Ingleside, Texas.**

Speaking in favor of the rezone was Jason Ainison and John Huddleston. They explained the metal containers are recycled from single use containers. The life expectancy is 99 years and they will be engineered to Windstorm Standards. The main concerns noted at the Planning and Zoning Commission meeting were drainage and street repairs. The drainage plan will be completed if the rezone is approved. They also noted that Multi-Family is a lot less traffic than Local Commercial, which is it's current zoning status.

Speaking against the rezone were: Skip/Kathy Bagnall, Charlie Clayton, Bobby Dendy, and Paulette/Jay Storm. Their concerns were: transient tenants, parking, flooding, devalue area homes, streets being too narrow, and potential that they will use the alleyway as a thoroughfare.

10. **A Public Hearing regarding an application for a Special Permit filed by Grant Ham to be allowed to operate a family owned custom cabinetry and carpentry shop for the following property: S/PT of LT 11 BLK 82 McCampbell Subdivision located at 2280 Kenney Lane.**

Speaking in favor of the Special Permit were Grant Ham and Eddie Ham. They are a small custom cabinet company currently located in Port Aransas and they want to relocate here in Ingleside and raise their family here.

There were no speakers against the Special Permit.

**Mayor Parker closed the Public Hearing up at 7:41 p.m.**

**Action Items:**

11. **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. (Tabled from 12/11/19)**

Amanda Carmichael, Brian Yoder, and Zack Yoder were all present to represent the Battlin' BBQ. They explained the various areas they increased and decreased needs within the event itself.

Council Member Diehl thanked the Ingleside Economic Development Director, Jodi Carr for working with the various requests for Hotel/Motel Funds. He said the current application has set a high bar for other applicants to achieve.

Council Member Diehl made a motion to approve the application for the use of Hotel Motel Funds by "Battlin' BBQ" for a BBQ Cook-off and amount not to exceed \$71,692, with half of those funds being authorized in advance; and was seconded by Council Member Wilson. Council Member Diehl amended his motion to move the dates of the event from October 23-24, 2020 to be scheduled for October 29-31, 2020; and was seconded by Council Member Wilson. The motion was approved unanimously.

12. **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 the property as per Section 18-299 of the Ingleside City Code - Owner: Thomas J. Trochell, Lot(s) 5-10, Block 12, Houghton Subdivision, Otherwise known as 2791 San Antonio Street.**

Building Official, Carey Dietrich explained the staff believes the structure is repairable; however, we have requested an Engineers approval.

Council Member Diehl questioned when they could have a viable Scope of Work (SOW) and the individual attempting to purchase the property, Mr. John Hawthorn, stated he thought he could get a SOW by Monday. Council Member Diehl asked about a Surety Bond. Mrs. Dietrich stated a fair amount would be \$10,000.

Mayor Parker made a motion to table this agenda item until the March 11, 2020 Council meeting, if not sooner, to allow Mr. John Hawthorn an opportunity to get an engineer's review to make sure it is of sound structure, a clear SOW, and a \$10,000 surety bond; and was seconded by Council Member Diehl. The motion was approved unanimously.

**13. Discussion, consideration, and action of an Ordinance changing the zoning for the following property from its present zoning of C-1 (Local Commercial) to M (Multi-Family Residential) and further providing for effective date, readings, severance and publication: LTS 33-37, BLK 12 RJ Williams Subdivision fronting Avenue C, Ingleside, Texas. (First Reading)**

Council Member Diehl agreed that drainage assessment and plans are not to be discussed during the zoning hearing. He asked the City Manager if he thought this was a good fit within the neighborhood as presented. City Manager, David Huseman suggested they follow the Future Land Map Use.

Council Member Fahrenthold explained he feels like this would be Spot Zoning.

Council Member Fahrenthold made a motion to deny this Ordinance and was seconded by Council Member Wilson. The motion was approved unanimously.

**14. Discussion, consideration, and action of an Ordinance granting a Special Permit to operate a family owned custom cabinetry shop on the property located at S/PT of LT 11 BLK 82 McCampbell Subdivision located at 2280 Kenney Lane and further providing for effective date, readings, severance and publication. (First Reading)**

Council Member Fahrenthold made a motion to pass to a second reading the Special Permit to operate a family owned custom cabinetry shop on the property located at S/PT of LT 11 BLK 82 McCampbell Subdivision located at 2280 Kenney Lane and further providing for effective date, readings, severance and publication; and was seconded by Council Member Wilson. The motion was approved unanimously.

**15. Discussion, consideration, and action of an Ordinance granting to AEP Texas, Inc., its successors and assigns, a Non-Exclusive Franchise to Construct, Maintain and Operate Lines and Appurtenances and Appliances for conducting electricity in, over, under, through, and along the Streets, Avenues, Alleys, Thoroughfares, Bridges, and Public Ways and Places in the City of Ingleside Texas. (First Reading)**

City Secretary, Kimberly Sampson Henry provided a clean copy hand-out to the Council with highlights of yellow where there were minor changes that did not affect the integrity of the agreement.

Council Member Diehl made a motion to pass to a second reading the Ordinance granting to AEP Texas, Inc., its successors and assigns, a Non-Exclusive Franchise to Construct, Maintain and Operate Lines and Appurtenances and Appliances for conducting electricity in, over, under, through, and along the Streets, Avenues, Alleys, Thoroughfares, Bridges, and Public Ways and Places in the City of Ingleside Texas; and was seconded by Council Member Wilson. The motion was approved unanimously.

**16. Discussion, consideration, and action of a Texas Association of RC&D Areas Grant in the amount of \$4,300 for a Tire Round Up event to be scheduled in February or March 2020.**

Building Official, Carey Dietrich explained they staff is working with the County to have the Tire Round Up at the Airport; however, the date has not been set yet.

Council Member Diehl made a motion authorizing Staff to move forward with the Texas Association of RC&D Areas Grant in the amount of \$4,300 for a Tire Round Up event to be scheduled in February or March 2020; and was seconded by Council Member Fahrenthold. The motion was approved unanimously.

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**17. Discussion, consideration, and action regarding a Grant Administration Services Agreement with GrantWorks, Inc. to provide grant administrative services for the \$5,000,000 EDA grant involving SH-200 and Coach Emery Bellard Drainage Outfall.**

Council Member Diehl made a motion authorizing the Staff to move forward with the Grant Administration Services Agreement with GrantWorks, Inc. to provide grant administrative services for the \$5,000,000 EDA grant involving SH-200 and Coach Emery Bellard Drainage Outfall; and was seconded by Council Member Fahrenthold. The motion as approved unanimously.

**18. Discussion, consideration, and action of the City Council Meeting Minutes dated September 11, 18, and 25, 2019.**

Council Member Knippa made a motion to approve the City Council Meeting Minutes dated September 11, 18, and 25, 2019; and was seconded by Council Member Diehl. The motion was approved unanimously.

**Other:**

**21. Reports from Staff**

- a) **Update regarding Classification and Compensation Study** – City Manager, David Huseman announced that the staff is working with the surveyed cities to clarify some of the responses provided.

**22. Requests from Council Members.**

Council Member Wilson asked for a future agenda item to consider putting 1,000 gallons back into the water base rate. He also questioned if the contractor for the Avenue B Drainage Ditch was going to come back to fix the uneven roadway, of which City Manager, David Huseman stated they are finished with the project.

Council Member Diehl thanked the City Secretary for working so late last Friday to get our Council Packets out, and thanked the Police Chief and her staff for all of the extra traffic patrol. He also requested a future agenda item at the February 26, 2020 meeting to discuss the animal control facility options.

Council member Knippa requested a future agenda at the February 26, 2020 Council Meeting to discuss a C-3 classification zoning. Building Official, Carey Dietrich stated she would try to get something by that time but not sure because it is required to go the Planning and Zoning Commission before coming to Council.

Council Member Knippa questioned why the Port of Corpus Christi Police would be patrolling our area and asked the Chief of Police to look into that.


Council Member Fahrenthold asked when the new Public Street Lights along FM 1069 (Main Street) are going to be turned on and Mrs. Dietrich stated she would look into that.

**23. 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