

**City of Ingleside
Minutes
Regular City Council Meeting
January 22, 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, John Schack and Ben Tucker. Council Members absent: ~~Council Member Dennis Knippa~~. Staff present were: City Manager David Huseman, Finance Director Linnette Barker, and City Secretary Kimberly Sampson Henry. There were 30 guests present.

2. Roll Call

Council Member Knippa was not present. All other Council Members were present.

3. Invocation

4. Pledge of Allegiance

5. Citizen Comments

Mr. Willie Vaden requested coffee be served at Council Meetings.

Mrs. Cindy Wilson questioned why the Latchkey and Summer programs are 95% city staff member's children and why the classes aren't larger to accommodate the rest of the community. She feels the child to student ratio allows for more students and the city should be advertising it better to get more community involvement.

Ms. Barbara Gregg, of the Ingleside Chamber of Commerce announced that plans for Round-Up Musical Festival is going well and they have hired an additional staff member, Shawn Hagrid.

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 items unless a Council Member requests.)

- 6. Discussion, consideration, and action of Ordinance # 2020-04 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. (Final Reading)**
- 7. Discussion, consideration, and action of Ordinance # 2020-05 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. (Final Reading)**
- 8. Discussion, consideration, and action of Resolution # 2020-01 for an election to be held on May 2, 2020 for the purpose of electing the Mayor and three (3) Council Members, Positions 2, 4, and 6 for full terms (two-year terms).**

9. **Discussion, consideration, and action of Resolution # 2020-02 by the City Council of Ingleside establishing procedures for a Joint General Election with the Ingleside Independent School District on May 2, 2020.**
10. **Discussion, consideration, and action of the Contract between the City of Ingleside and San Patricio County Elections Administrator for Election Services for the May 2, 2020 Election.**
11. **Receive the City's Financial Reports as of November 30, 2019.**

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

Public Hearings:

N/A

Action Items:

12. **Discussion, consideration, and action of an Ordinance authorizing the issuance of "City of Ingleside, Texas Combination Tax and Subordinate Lien Revenue Certificates of Obligation, Series 2020"; and other matters incident and related thereto. (Single Reading)**

Mark McLincy of SAMCO reminded the Council that this process was started in August of 2018, there was an extension to June 2019, at which time the Bonds were broken into two (2) separate pieces. The first bond is for the purchase of land, Basic Engineering, Planning and Environmental phase which is being bonded at \$2,795,000. The last phase will be in August 2023 at which time there will be a bond for the construction phase of the project.

The handout provided shows the average interest rate to be at 0.43825% with the annual payments being approximately \$100,000 per year and the bonds can be called any time after 10 years.

Council Member Diehl questioned if there were any contingency fees built into the project. Mr. McLincy agreed there were.

Council Member Diehl made a motion to approve Ordinance # 2020-06 authorizing the issuance of "City of Ingleside, Texas Combination Tax and Subordinate Lien Revenue Certificates of Obligation, Series 2020"; and other matters incident and related thereto; and was seconded by Council Member Tucker. The motion was approved unanimously.

13. **Discussion, consideration, and action of a Resolution of the City of Ingleside, Texas authorizing the Mayor and/or City Manager to sign all necessary contracts, agreements, forms, or items related to the appointment of an Engineer for the Texas Water Development Board (TWDB) Loan Project for a new Wastewater Treatment Facility.**

Council Member Diehl made a motion to approve Resolution # 2020-03 of the City of Ingleside, Texas authorizing the Mayor and/or City Manager to sign all necessary contracts, agreements, forms, or items related to the appointment of an Engineer for the Texas Water Development Board (TWDB) Loan Project for a new Wastewater Treatment Facility; and was seconded by Council Member Fahrenthold. The motion was approved unanimously.

14. **Discussion, consideration, and action regarding the Classification and Compensation Study presented by Baker Tilly, Inc. (formerly known as Springsted Inc.) to include, but is not limited to, (a) accepting the report, (b) authorizing staff to**

implement one of the three options, and (c) authoring the staff to process the retroactive pay back to the first full pay period of October 2019.

Several Council Members stated the report provided was too confusing.

Council Member Diehl stated that by previously raising all Full Time staff to \$15.00, it has caused some individuals to be too close together; and the chart provided shows wages below \$15.00/hour. He stated this city has a lot of staff that handle a lot of jobs not on the job description and what is presented doesn't show those extra duties/cross training.

Mayor Parker agreed that in larger cities a person only has a single job title, but in the smaller communities, they have multiple job duties and this comparison doesn't reflect that.

Council Member Schack requested that the staff include the comparison of the number of Holidays, vacation days, and the cost of insurance.

Council Member Fahrenthold asked the staff if they could turn this report around in next three weeks when the next regular Council Meeting is held. City Manager, David Huseman stated it would be difficult, but he feels it can be done.

Mayor Parker made a motion to table this agenda item until February 12, 2020; and was seconded by Council Member Diehl. The motion was approved unanimously.

15. Discussion, consideration, and action of water and wastewater rate scenarios regarding the inclusion of 1,000 gallons in the base fee.

Utilities Front Desk Supervisor, Isabel Valdez provided an overview of the difference in water and wastewater fees if the 1,000 gallons was to be included in the base fee.

Council Member Schack stated that if we put the 1,000 gallons back into the base fee, it mainly benefits the apartments and similar multi-family units.

Council Member Schack made a motion to leave the base fee as is, with no water to be included in the base rate; and was seconded by Council Member Fahrenthold. The motion was approved unanimously.

Mr. Willie Vaden suggested that the Council consider smaller increases more frequently instead of a large increase every 10 or more years.

16. Discussion, consideration, and action a Resolution of the City of Ingleside, Texas authorizing the City Manager to work with the Texas Department of Transportation (TxDOT) regarding State Highway – 200.

Council Member Diehl reminded the public that when the first Advance Funding Agreement (AFA) was signed in 2011, it was expected to be about 18 months before construction. It is now 2020 and dirt has not moved. Appreciate the attempt to get donations; however, this Resolution is a message to get things moving quickly.

Council Member Fahrenthold made a motion to approve Resolution # 2020-04 of the City of Ingleside, Texas authorizing the City Manager to work with the Texas Department of Transportation (TxDOT) regarding State Highway – 200; and was seconded by Council Member Wilson. The motion was approved unanimously.

17. 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 we are expecting a check from FEMA in the amount of \$161,000 any day now.

- 18. 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 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 provided handouts that showed the photos of the anticipated area and how many parking spots could be paved across from Humble Recreation Center. There was also a letter of support from the Ingleside Chamber of Commerce provided to the Council.

Mayor Parker noted that Humble Recreation Center attendees are parking on the edge of both sides of the street and in the grass near the Railroad. He feels if there was designated parking near the Railroad, it would be better for the public use and hopefully fewer people parking on the edge of the street.

Council Member Fahrenthold stated his main concern is the automatic 3% annual increase and questioned how much it would cost to build the approximate 75 space parking lot. He inquired if the Railroad would be open to negotiations. Mr. Huseman stated the Railroad does not negotiate.

Council Member Wilson questioned the type of drainage to be used and Mr. Huseman agreed there were a few different options that would affect the cost of construction.

Council Member Schack agreed there is a need near the Humble Recreation Center; however, he does not agree to do the length presented to help the businesses the whole length of West Main Street. Mr. Huseman stated there would be a need to contract with each business to develop it. Council Member Schack suggested that either the City contracts with each business up front, or each business goes directly to the Railroad themselves, because he is not in favor of having city owned parking lots for some businesses in town and not offering to others. He would prefer to only lease for the purpose of Humble Recreational Center.

Council Member Diehl questioned what is there to stop the Railroad from taking the land back once we improve the land with a paved parking lot. Mr. Huseman stated he would look into that with them.

Council Member Diehl made a motion to table this agenda item for 30-days in order for the City Manager to negotiate with the Railroad for the land just across from the Humble Recreational Center; and was seconded by Council Member Tucker. The motion was approved with Council Members Diehl, Fahrenthold, Wilson, Schack, and Tucker voting aye; and Mayor Parker voting no.

Executive Session:

- 19. The Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.071 (Consultations with Attorney) and Section 551.089 (Deliberation Regarding Security Devices or Security Audits) regarding the following items:**

- A) Ingleside on the Bay Wastewater Treatment Services Contract (Removed from the 1/8/20 meeting),**
- B) Port of Corpus Christi Authority (POCCA) Dredge Material Placement Area (DMPA) concerns, and**
- C) Update regarding threat of Ransomware.**

Mayor Parker recessed the Regular Meeting to go into Executive Session at 8:20 p.m.

Mayor Parker closed the Executive Session and re-opened the Regular Meeting at 9:52 p.m.

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

Council Member Schack stated he is against any contract with Ingleside on the Bay for Wastewater Treatment Services, due to the high risk of losing money.

Council Member Diehl stated he is open to other options but it will need to be a premium rate for outside City Limits services.

Council Member Diehl made a motion for the City Manager to negotiate with Ingleside on the Bay for Wastewater Treatment Services; and was seconded by Council Member Fahrenthold. The motion was approved with Mayor Parker and Council Members Diehl, Fahrenthold, Wilson, and Tucker voting aye; and council Member Schack voting no.

Other:

21. Reports from Staff

- a) **City of Ingleside expenditures over \$3,000** - Council Member Diehl questioned the \$1M payment to TMRS. Finance Director, Linnette Barker explained the recalculation by TMRS back in 2008 that created an unfunded accrual and this is a payment to help draw down that balance.
- b) **Update regarding a Temporary Public Works Facility Building** - City Manager, David Huseman explained the Public Works Office Building is worse than ever and he is working with FEMA to attempt to get additional funds from FEMA to lease a Temporary Facility while something is built. Director of Infrastructure, Sarah West noted this would be a temporary facility only with a 5 year lease to own, but could be returned at any time. Mr. Willie Vaden suggested that Council not lease a building until there is a plan to build a permanent structure. Mr. Huseman asked that any questions be forwarded to him prior to the next meeting so the staff could have the answers included in the presentation.
- c) **Update regarding the possible new zoning of C-3** - Council Members Fahrenthold and Schack suggested this update be brought back when Council Member Knippa is present.
- d) **Update for Public Hearings of Impact Fees** – No questions from Council.
- e) **Update on Parks Master Plan** – No questions from Council.
- f) **Department's Quarterly Reports** - Council Member Tucker thanked Code Enforcement, Police Department, and Economic Development for the wonderful job they are doing.

22. Requests from Council Members.

Council Member Diehl requested an update regarding the youth programs being offered to the public. Mrs. Cindy Wilson stated she is willing to serve on a Committee to come up with ideas and further suggested we use IISD School Buses if necessary.

Council Member Diehl requested an agenda item at the February 26, 2020 Council Meeting regarding the plans for a new Animal Control Facility. And he thanked the Police Department for the increased contacts.

Council Member Schack asked for an explanation for the difference between the Latchkey Program and the Summer Program. City Manager, David Huseman stated he would bring back to Council.

Council Member Schack asked what ever happened to the Police Department going back to Blue cars instead of Black. Staff will have to look into that question.


Council Member Fahrenthold requested an update on the Emergency Management Plan that the COG was assisting with. Mr. Huseman stated that the main plan has been reviewed and approved by COG. The Annexes are not being reviewed by COG.

Mayor Parker stated he is concerned that the Salary Survey is taking so long and worried that staff are getting upset because they haven't received the increases yet.

23. Adjourn.

There being no further business, the meeting was adjourned at 10:23 p.m.

ATTEST:



Kimberly Sampson Henry, City Secretary

APPROVED:



Mayor Ronnic Parker