

**CITY OF INGLESIDE  
MINUTES  
REGULAR CITY COUNCIL MEETING  
MARCH 11, 2020  
6:30 PM**

**1. Call Meeting to Order and Roll Call**

The Regular City Council Meeting on March 11, 2020 was called to order at 6:30 p.m. with Mayor Ronnie Parker presiding. Council Members present: Mayor Ronnie Parker, Council Members Steve Diehl, Kody Fahrenthold, Stewart Wilson, John Schack, Ben Tucker and Dennis Knippa. Several City Staff Members and approximately 30 guests present.

**2. Invocation and Pledge of Allegiance**

**3. Citizen Comments and Announcements**

None

**7. Public Hearings:**

Mayor Parker opened the Public Hearings at 6:31 p.m.

- a.) Excavation Permit: Mr. Ray Asbury of 2055 FM 2725 has requested an Excavation Permit for the construction of a 4-5-acre pond at his residence.

No comments against the excavation permit request.

Mr. Ray Asbury, property owner of 2055 FM 2725, spoke in favor of the excavation permit request. Mr. Asbury reported that the excavation request is in a low-lying area, the area will be fully fenced and the pond will have slope sides. This is a Ducks Unlimited project and will be built per their requirements.

- b.) Tax Abatement Agreement for Air Liquid

No comments for or against the Tax Abatement Agreement for Air Liquid

- c.) 2019 Ingleside Police Department Racial Profiling Report

Ingleside Police Chief, Tammy Burr, reported this report is reported to governing body annually. Traffic stops increased in 2019, the ratio of race and gender stops were pretty consistent with prior years. No problem with racial profiling in Ingleside.

Mayor Parker closed the Public Hearings at 6:34 p.m.

**8. Resolutions, Ordinances, and Action Items**

- a.) Discuss, consider and take action on Resolution 2020-12: Air Liquid Tax Abatement Agreement.

Jodi Carr, Ingleside Economic Development Director, reported that she has been working on reviving this project. When she found out Air Liquide was looking to expand she met with them and has been working to provide enticement for Air Liquide to pick Ingleside for their expansion project. The school district is in the process of offering them a Chapter 313 Agreement. She has requested with the County Judge they participate so we can provide a united front as a community and show the company that we want their project in Ingleside.

Ms. Carr, reported that Air Liquide is a very important industry for Ingleside, being very clean and diversified. Air Liquide is located at several locations along the coast. This plant expansion

is an investment of \$60-\$65 million. With this agreement the expansion would generate approximately \$1.5 million in ad valorem tax over the next 6 years with the agreement, the expansion would be for the life of the plant. Air Liquide has not decided on where the expansion will be located. The Tax Abatement Agreement will hopefully entice them to expand in Ingleside.

Council Member Diehl, reported the Air Liquide has always and will continue to be an outstanding partner to Ingleside. He would hate to lose this expansion because of some entities thinking it is too small. This is a very good and clean project and hope this will be the tipping point as the selection goes along and hopes they will pick Ingleside.

Council Member Schack, verified with Ms. Carr that at year 7 the ad valorem tax would be approximately \$400,000. Ms. Carr agreed and reported that during the 6 years of the agreement the ad valorem tax would be approximately 1.5 million.

Council Member Diehl made a motion, seconded by Council Member Schack to approve Resolution 2020-12, A Resolution approving that one certain Chapter 312 Tax Code Tax Abatement Agreement by and between the City and Air Liquide Large Industries US LP, concerning the property which is the subject of Ingleside Reinvestment Zone 2020-1 said property being approximately 10.33 acres, situated at 4015 State Highway 361 in the City of Ingleside, which land is owned by Chemours and leased by Air Liquide Large Industries US LP, and authorizing and directing the City Manager and/or Mayor to execute same. The motion carried unanimously.

b.) Discuss, consider, and take action on Resolution 2020-13: Setting Public Hearing dates for the Impact Fees.

Director of Building and Planning, Carey Dietrich, reported that this is to set the public hearing date. The advisory committee will meet and Melanie Gavlik with Hanson Engineering will give her presentation of the impact fees on March 16, 2020. The committee will meet to review comments and then submit to City Council. Ms. Gavlik will present the Impact Fees at the public hearing date, then it must be passed within 30 days.

Council Member Diehl inquired about the philosophy of which is being used to proceed? Over the past 10 years there has been a lot of discussion.

City Manager, David Huseman, reported the impact fees are controlled with water/sewer and expansion. Community development controls the fees. Hanson Engineering has prepared a book with Land Use Assumptions and Capital Improvement Plan updates. The plan is tied to development that will happen someday, the impact fee proposal is based on actual or projects close to being complete that should be included.

Council Member Diehl, reported that the impact fees are based on plans that are in place at the time of implementation of the acceptance of the impact fees.

Council Member Diehl made a motion, seconded by Council Member Fahrenthold to approve Resolution 2020-13, A Resolution of the City Council of the City of Ingleside, Texas setting dates for the review and consideration of development Impact Fees. The motion carried unanimously.

c.) Discuss, consider, and take action on Resolution 2020-14: Declaration of unsafe structure located at 2791 San Antonio Street.

Director of Building and Planning, Carey Dietrich, reported that on January 8, 2020 the Ingleside City Council gave Mr. Hawthorne until March 11, 2020 to provide a signed and stamped

engineer's report on the structural integrity of the residential dwelling and a surety bond in the amount of \$10,000

John Hawthorne, representative of 2791 San Antonio Street, reported that he has a broken ankle which has caused him to fall behind on this project. Mr. Hawthorne reported that he is in the process of signing contracts and he is requesting a 45-day extension.

Council Member Fahrenthold made a motion, seconded by Council Member Diehl, to table this item until April 4, 2020 with the understanding no additional extensions will be authorized. Motion carried unanimously.

- d.) Discuss, consider, and take action on Resolution 2020-15: Excavation Permit for 2055 FM 2725

Council Member Knippa made a motion, seconded by Council Member Fahrenthold, to approve Resolution 2020-15, A Resolution of the City Council of the City of Ingleside, Texas, granting an excavation permit for property located at 2055 FM 2725. Motion carried unanimously.

- e.) Discuss, consider, and take action on Ordinance 2020-12: Budget amendment and execution authorization for TX Dot Agreement to Contribute Right of Way Funds for SH 200.

City Manager, David Huseman, reported that previously City Council directed staff to inform TX Dot that the City Council desired to consider advance Funding Agreement (AFA#2) moving the responsibility of acquiring the ROW for SH 200 from the City to TX Dot. The City has the option of paying one lump-sum amount of \$591,445.06 or four annual payments of \$147,861.27.

Council Member Diehl made a motion, seconded by Council Member Schack, to approve Ordinance 2020-12, An Ordinance of the City of Ingleside, Texas, designating a payment method to the Texas Department of Transportation for right of way acquisition and authorizing the City Manager to execute an agreement to contribute right of way funds with the one lump-sum payment amount of \$591,445.06. Motion carried unanimously.

- f.) Discuss, consider, and take action on Ordinance 2020-13, Budget amendment to lease a building for Public Works administration.

Council Member Diehl made a motion, seconded by Council Member Fahrenthold to table this item until information is obtained by FEMA. Motion carried unanimously.

- g.) Discuss, consider, and take action on Ordinance 2020-14: Budget amendment for the sale/lease of railroad property for parking area(s) parallel to West Main Street.

City Manager, David Huseman, reported that the property owned by Union Pacific Railroad along West Main Street could be leased to purchased allowing the City to develop parking areas along West Main Street. The railroad is willing to lease the property with an annual payment of \$8,830 or a reduced parcel size to accommodate Humble only of \$5,000 annually. The railroad is willing to sell the property at \$0.65 per square foot with a minimum of not less than \$10,000.

Council Member Diehl made a motion, seconded by Council Member Tucker to approve Ordinance 2020-14, An Ordinance of the City Council of the City of Ingleside, Texas, authorizing the City Manager to execute documents and amend the budget for Union Pacific Railroad Property facing West Main Street to purchase 2.4 acres for \$54,540.00. Motion carried unanimously.

#### 4. Presentations

##### a.) Introduction of new/promoted employees

Finance Director, Linnette Barker, introduced new Finance Clerk, Evanne Higgins  
Police Chief, Tammy Burr, introduced new Administrative Assistant, Amara Flores  
City Manager, David Huseman, announced Economic Development Director, Jodi Carr is now  
Executive Director of Economic Development.

##### b.) Municipal Court: Certificate presentation for National Night Out

Mayor Parker, presented the Municipal Court with a Certificate of Appreciation for their work  
for National Night Out.

##### c.) Code Enforcement: "Tire Round-Up" presentation

Code Enforcement Officer, Karisma Luke, gave a brief presentation regarding the Tire Round-  
Up. The City will be offering to Ingleside residents only free Tire Recycling on March 21, 2020 at  
the Citizen Collection Station at McCampbell-Porter Airport. The funding is provided by a TCEQ  
grant.

##### d.) Parks & Recreation: Texas Lone Star Programming Award for the Ingleside Family Night.

Parks and Recreation Director, Mariana Rodriguez, reported that on February 27, 2020 the  
Ingleside Parks and Recreation Department was the recipient of the 2020 Lone Star Recreation  
Programming Achievement Award, Class IV. The department submitted an application in  
November for the Family Night Series. Over 113 applications were received to Texas Recreation  
and Parks Society's Awards Committee for various awards.

#### 5. Approval of Minutes

##### a.) Review and consideration of minutes from the February 26, 2020, regular meeting.

Council Member Fahrenthold made a motion, seconded by Council Member Diehl to approve  
the minutes from the Regular City Council Meeting on February 26, 2020. Motion carried  
unanimously.

#### 6. 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 request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.)

##### a.) Discussion, consideration, and action on an Ordinance changing the zoning from M (Multi-Family Residential) to C-2 (General Commercial): Lot 1, Block 1, Seaside Landing Subdivision. (This property is directly behind HEB). (Final Reading)

Council Member Tucker made a motion, seconded by Council Member Knippa, to approve  
Ordinance 2020-15, An Ordinance changing the zoning for the following property from its  
present zoning of M (Multi-Family Residential) to C-2 (General Commercial) and further  
providing for effective date, reading, severance and publication: Lt 1, Blk 1, Seaside Landing  
Subdivision fronting FM 1069. Motion carried unanimously.

#### 9. Executive Session

None

#### 10. Staff Updates

a.) Human Resources: Compensation study and implementation.

Human Resource Director, Anna Kucera, reported that on February 24, 2020, full-time employees were adjusted to the minimum salary in the pay grade plus .5% for every year of direct prior experience to include their current time in the position with a maximum of 10 years. Due to budget constraints the positions were scaled back 4.7%, which can hopefully be funded in next year's budget. The total implementation cost was \$578,183.10. The Salary Schedule will be presented to Council at the March 25, 2020 meeting and job descriptions will be presented at the meeting on April 22, 2020.

Council Member Diehl, reported that a city that has roughly a \$10 million budget with 100 employees this is a huge increase for a City this size. The employees are happy and asked that City Manager that everybody got a pay raise and nobody got left behind and how this has enabled the City to recruit employees. All employees working on October 1, 2019 received retro-pay based on the salary schedule.

City Manager, David Huseman, reported that the salary survey has helped to recruit and retain highly qualified employees. Part-time employees turnover rate is high, because we are one of the lowest paying part-time employers. We will conduct a market survey and bring for next year's budget consideration.

Council Member Diehl, requested staff to look at the staffing levels for part-time employees and the insurance package the City is funding in the next budget process look at balancing the ratio of employer vs. employee contribution for single/family coverage. He "Thanked" the staff for finally getting this done.

Council Member Schack, asked to see the comparison to other Cities, apples to apples, on March 25, 2020.

b.) Desalinization facility update

City Manager, David Huseman, reported that there has been discussion about the number of desalinization plants that are coming to the Coastal Bend. A big desalinization plant will come when there is a big customer in need of a desalinization plant. The location of the big customer is where the desalinization plant will be located. The City of Ingleside has been working on a project, where the customer would need the water. On our side we developed a MOU with Poseidon, part of our job was to get an update to the State water plan, we did this and Region N which is a state water, the City is an alternative water plan of desalinization. The City of Ingleside is approved as part of the plan. We do not know if we will have a large scale customer come in, but when somebody does come in the Region N part is complete. Because of the uncertainty of this large scale customer Poseidon is working on a project in Huntington Beach, California instead of here at this time. Corpus Christi is moving forward on their desalinization plant. Port authority is in the process of trying to get permits.

Council Member Tucker, reported that when they were here he asked about a third party research to see the effect on the environment from a desalinization plan.

c.) Finance expenditures over \$3,000 dollars

## 11. Council Requests

Council Member Wilson, inquired why there is not a flag pole at the Little League Park and would like an agenda item about the shade covers and stadium.

Council Member Diehl, thanked the Police Chief for the media exposure and asked that the Chief get an assessment on the cameras for the City and its full implementation.

Council Member Diehl, reported that Ave B is sinking again after the repairs due to excessive speed and semi-trucks.

Council Member Diehl, requested an update related to the Humble Center awnings.

Council Member Diehl, reported that thoughts and prayers go out to Mr. Adame and his family.

Council Member Knippa, requested that after the Master Transportation Plan is complete he would like to request that for a R-1 the blister zone be increased from 750' to 1,200 – 1,300'

Council Member Fahrenthold, inquired as to when Ave J was going to be fixed? And why are the road was cut instead of boring. Mr. Huseman reported that per the engineers they did not have an alternative except to cut the road, it will be repaired with hot mix and a lay-down machine.


Council Member Diehl, requested a website link to CDC be put on the city website for the Corona Virus.

**12. Adjourn**

The Regular City Council Meeting held on March 11, 2020 was adjourned at 8:15 p.m.

**ATTEST:**

**APPROVED:**

  
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Linnette Barker, Acting City Secretary

  
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Mayor Ronnie Parker