

City of Ingleside  
Minutes  
Regular City Council Meeting  
July 8, 2020

1. Call meeting to order and Roll Call

The Regular City Council Meeting on July 8, 2020 was called to order at 6:30 p.m., with Mayor Ronnie Parker presiding. Council Members present: Mayor Ronnie Parker, Council Member Steve Diehl, Council Member Stewart Wilson and Council Member Dennis Knippa. Council Members present via Zoom Meeting: Council Member John Schack, Council Member Kody Fahrenthold, Council Member Ben Tucker. Several City Staff Members were present.

2. Invocation and Pledge of Allegiance

3. Citizens Comments

Director of Economic Development, Jodi Carr, announced that Aire Liquide has chosen Ingleside for their \$63,000,000.00 expansion. The representative from Aire Liquide stated to Director of Economic Development, Jodi Carr, that Aire Liquide chose Ingleside due to the level of enthusiasm and engagement on the project. Director of Economic Development, Jodi Carr, thanked the City Council for the willingness to work with Aire Liquide on the project, and a special thank you goes to Mayor Parker, for being involved in the negotiations. The company was honored for the mayor to be involved. She thanked the Ingleside School Board and Superintendent for partnering with the City of Ingleside, showing a united front. Council Member Diehl, gave a special thank you for the darn good job to Director of Economic Development, Jodi Carr.

Interim City Manager, Sarah West, read an email from a concerned citizen: Good Evening to Mayor Ronnie Parker & the members of the Ingleside City Council. There is 1 property along Avenue I between 3rd street & 4th street that always looks like a junk & salvage yard. There are numerous small engine, go carts, building supplies, etc. all through this yard & nothing is ever done about it. The house on this property is falling down around itself. I have seen the roof is gone on the back part of this house/after Harvey. I hope the roof has been replaced at this point. I have been told by the lady of the house the outside plumbing hasn't worked for some time now. The clay pipes coming from under the house were busted. She has told me the kitchen sink water drains into the toilet bowl & when they drain the water from their tub it floods the bathroom floor. One more note on this residence, there are also 4 young children living in this house with the 2 parents.

**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.)

4. Discussion, consideration, and action of the City Council Minutes, dated June 24, 2020.

Mayor Parker made a motion, seconded by Council Member Knippa, to approve the minutes of the City Council Meeting, dated June 24, 2020. The motion passed unanimously.

**Public Hearings:**

No Public Hearings.

**Action Items:**

5. Discussion, consideration, and approval 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.

Director of Finance, Linnette Barker, introduced Andrew Friedman, representative from Samco, Inc. via Zoom Meeting, and explained the Notice of Intention to Issue Certificates of Obligation Bond, not to exceed \$7,000,000.00 and not to exceed the No New Revenue Rate of .635162 per \$100, which will lower

taxes and still give the City the ability to borrow for (1) constructing street improvements (including utilities repair, replacement, and relocation), curbs, gutters, and sidewalk improvements, including drainage and landscaping incidental thereto; (2) constructing, acquiring, purchasing, renovating, enlarging, and improving the City's utility system; (3) constructing storm water, culvert, ditch, and related drainage improvements; (4) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes relating to the aforementioned capital improvements; and (5) payment for professional services relating to the design, construction, project management, and financing of the aforementioned projects.

Mayor Parker, asked Andrew Friedman, representative of Samco, Inc., what the current rate for borrowing on this bond would be. Andrew Friedman, representative of Samco, Inc. stated the rate would be 2 ¼ to ½% for a 20-year debt. Mayor Parker asked what Samco, Inc. fee would be. Andrew Friedman, estimated the rate would be between \$35,000.00 to \$40,000.00.

Council Member, John Schack, commented he would not support the bond, since there was not a plan.

Director of Finance, Linnette Barker, explained that this money could go towards Utility Fund projects for water line replacements without depleting the Utility Fund for the Kenney Lane project, 12<sup>th</sup> Street project, the alley from Avenue C and Avenue D, and the alley from 6<sup>th</sup> and 7<sup>th</sup> Streets. The Houghton Subdivision is at 60% review and is in need of additional funding. The pedestrian improvement programs could benefit from this bond.

Council Member, Dennis Knippa, said he was uncomfortable with the earmarking being so broad.

Council Member, Kody Fahrenthold, said he agreed with Council Member Schack, that the earmarking needs to be done before you borrow it.

Mayor Parker, explained that the City does not have to borrow the full \$7,000,000. Andrew Friedman, representative of Samco, Inc., explained the City is not bound to borrowing \$7,000,000.00, but stated the City would incur a cost if the City waited until going to the rating agency, which is schedule for last week in July.

Council Member Ben Tucker, asked if the Houghton Subdivision project was over \$2,000,000.00, which was confirmed by Director of Finance, Linnette Barker, and the project was just now at 60% review.

Council Member Diehl, commented he had issues regarding the topic. He asked the Director of Finance, Linnette Barker, when the council should have started talking about this issue. Director of Finance, Linnette Barker, commented she would have thought the City Council would already know which projects that needed to be done. Council Member Diehl, commented the Street Committee, our in-house experts, could have told the City Council what were the most needed projects.

Willie Vaden of 2100 Sixth Street, commented that in the past, that the in-house experts were always involved in the process. He asked the council to do their Due Diligence, and go back to the old process.

John Michael, of Hanson Engineering, commented there are no shortage of street improvements to be completed in Ingleside. He stated if you don't protect your tax rate, Houghton Addition won't get done this year, or pick areas of Houghton Addition that won't get done.

Director of Finance, Linnette Barker, addressed the council, commenting that if the City does not move on the Resolution, based on no new revenue rate and the voter approval rate equal, you could not borrow as much if there is not proper growth.

Council Member Wilson, said if Houghton Subdivision does not get done now, the costs for materials will only go up in price.

Mayor, Ronnie Parker, commented that the City should move forward on the Resolution. If the City doesn't have the money, they cannot repair streets, and the streets are in disrepair. The Council has to do this for the city.

Council Member Diehl, asked if the resolution was passed, would the City be able to borrow next year. Samco representative, Andrew Friedman answered yes. Council Member Schack, commented that we should not pass the resolution, and asked when the increase of Houghton Subdivision was known. Hanson

Engineering, John Michael, commented that in February, that the wish lists of the City Manager increased the costs. He commented that there are grant monies that may be in risk.

Council Member Diehl, commented that the grants need to be protected. He asked of Hanson Engineering, John Michael and Finance Director, Linnette Barker, what is the best guess as to how much more could be needed for the Houghton Project. Interim City Manager, Sarah West, commented it could be \$4,000,000.00 more than what is now budgeted.

Council Member Diehl, asked if the resolution was passed, could the staff get a more definitive budget for the other street projects that were spoken of in the last City Council Meeting. Interim City Manager, Sarah West stated yes. Council Member Diehl, stated based on that decision, he would be in favor of the resolution. Council Member Diehl, made a motion to approve Resolution 2020-35, for the publication process, and staff come to come back at the next meeting with a more detailed plan, seconded by Council Member Wilson. The motion passed, with Council Member Schack, voting nay.

6. Discussion, consideration, and action to accept the Water Pump Station Generators – TDEM HMGP sub-Grant (TDEM Project Number: DR-4332-182), and authorize the City Mayor to sign grant related documents for acceptance and execution of the grant.

Council Member Tucker, inquired if these will be housed in an existing building. Interim City Manager, Sarah West, explained they were installed in their own weatherproof housing. Council Member Diehl, requested that they have their own maintenance program, which Interim City Manager, Sarah West confirmed. Council Member Diehl, made a motion to accept the Water Pump Station Generators -TDEM HMGP sub-Grant (TDEM Project Number: DR-4332-182), and authorize the City Mayor to sign grant related documents for acceptance and execution of the grant, seconded by Council Member Fahrenthold. The motion passed unanimously.

7. Discussion, consideration, and possible action of an ordinance to approve the amendment of the land use assumptions and a capital improvements plan and the imposition of an impact fee. (First Reading)

Council Member Diehl, made a motion to approve the amendment of the land use assumptions and a capital improvements plan and the imposition of an impact fee, seconded by Council Member Tucker. The motion passed unanimously.

8. Discussion, consideration, and possible recommendation to select a site for the new Animal Control Facility.

John Michael, of Hanson Engineering, presented six possible sites for the new Animal Control Facility, the Hwy 1069 site, the Whitney Lake site, N. O. Simmons Park site, Avenue A and 361 site, 4<sup>th</sup> Street site, and 8<sup>th</sup> Street site. John Michal, of Hanson Engineering, preferred the 1069 site and the 4<sup>th</sup> Street site. Council Member Diehl, commented it may be time to reach out to the Port of Corpus Christi to rebuild the relationship, and possibly donate land at the 1069 site. Council Member Schack, Council Member Fahrenthold and Council Member Tucker, preferred the 1069 site.

9. Discussion, consideration, and possible action, to appoint a Charter Review Committee.

Mayor Parker, commented that there are six applications and five positions open. Council Member Schack, made a motion to accept all six applications, and have one as an alternate, seconded by Council Member Diehl. Council Member Council Member Diehl, stressed the importance of the Charter Review. City Secretary, Sarah Wardinsky, read the schedule, July – September 2020, commission to meet and make recommendations; October 2020, City Council reviews, makes changes, and forwards changes to the City Attorney for review and placing into Ordinance format; November-December 2020, City Council calls for the May 2021 election. The motion passed unanimously.

#### **Presentations:**

10. Mayoral presentation of the Proclamation recognizing July 2020 as Parks and Recreation Month.

Mayor Parker presented Parks and Recreation Director, Marianna Rodriguez, the Proclamation recognizing July 2020 as Parks and Recreation Month.

11. Presentation of the City Manager's Vision Plan for the City of Ingleside (presentation by Hanson Professional Services on behalf of City Manager, David Huseman).

John Michael of Hanson Professional Services, presented the Vision Plan of City Manager, David Huseman. John Michael commented that Mr. Huseman had a heart for the City of Ingleside, trying to create a wonderful living community. Mr. Huseman wanted to have a series of photographs representing what the city would look like in the future, including a government services complex near the airport, future residential growth north of 361, the rejuvenation of Main Street, McCampbell Slough, N. O. Simmons Park, utilities renovations, etc.

**Other:**

12. Reports from Staff

a. Budget Update

Finance Director, Linnette, presented an overview from the Budget Workshops.

Human Resources Director, Anna Kucera, updated the City Council on regional comparisons regarding on-call pay. Council Member Schack, responded that he was fine with the on-call pay, if that was the going rate.

Council Member Schack, had concerns regarding the Police Department organization chart. Council Member Fahrenthold, commented he thought the organization chart was a smart set up, and he thought having an Assistant Chief of Police was good idea for the city. Council Member Diehl, had various questions regarding added positions.

b. City of Ingleside expenditures over \$3,000

Council Member Tucker, requested a detailed breakdown of the credit card expenditures reflected in the report.

c. Project Status Update

Interim City Manager, Sarah West, updated City Council on the State Highway 200 project, the Community Development Block Grant, Avenue A construction, Humble Center awning project, which the City Council asked to see the detail of the project; Animal Control Facility, which the City Council asked to wait 60 days before starting the interview process regarding the received RFQ's; the Houghton Subdivision – underground drainage, which will be brought back to City Council; Waste Water Treatment Plant and the Humble Center Awning Project.

Council Member Diehl, asked if the Director of Infrastructure, Sarah West, who is an engineer, could take on some of the engineering projects. The Director of Infrastructure, Sarah West, said she did not have time to take on design projects, with the projects she is managing. Council Member Diehl, asked if the City has so much going on, would it be the time to add another employee to the Infrastructure Department. Director of Infrastructure, Sarah West, stated she did not feel that would be effective for the City.

d. Live Oak Park Ball Field Update

Mayor Parker, asked if the engineers needed to be involved regarding the flagpole. Council Member Tucker, asked why we needed engineers to install the flagpole. Director of Infrastructure, stated Hanson Engineering was monitoring the project and left it off the plans, and there should not be any charges. Council Member Diehl, commented this should be handled in house.

Parks and Recreation Director, Mariana Rodriguez, asked for direction regarding the style of the memorial signage. Council Member Fahrenthold, commented that signage needed to include a description of service to the community by the persons being memorialized. Council Member Schack, commented he like the memorial style. Mayor Parker agreed, and thought it would be more weather tolerant and easier to maintain. Council Member Diehl, asked if the street signs had been installed, and commented that this needed priority and there should be a dedication ceremony. Council Member Diehl, also commented the project has taken far too long.

13. Requests from Council

Council Member Diehl, commended the Police Department regarding their response to the July 4, 2020 fireworks.

Council Member Diehl, requested receiving a quarterly report regarding the water rate increase. Finance Director, commented it would be presented at the next Regular City Council Meeting.

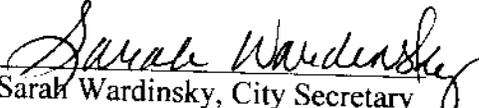
Council Member Diehl, asked if the Mayor had any updates regarding the status of the Interim City Manager. Human Resources Director, Anna Kucera, commented at Council's request, she is waiting for the contract bundle from the hiring agency, and she will reach out to the agency tomorrow.

Council Member Knippa, asked of the Building Director, Cary Dietrich, the status of the C-3 zoning. Building Director, Cary Dietrich, commented she needed to know a designated area. Council Member Knippa, commented this was to protect commercial zoning.

Council Member Knippa, asked to have on the next Agenda, a moratorium to not allow any R-1 zoning to change to Multi-Family zoning.

14. Adjourn

Mayor Parker adjourned the meeting at 10:09 p.m.

  
Sarah Wardinsky, City Secretary

  
Mayor Ronnie Parker