

City of Ingleside
Minutes
Regular City Council Meeting
October 14, 2020
6:30 PM

1. Call meeting to order

The Regular City Council Meeting on October 14, 2020 was called to order at 6:30 p.m., with Mayor Ronnie Parker presiding.

2. Roll Call

Council Members present: Mayor Ronnie Parker, Council Member Diehl, Council Member Wilson, Council Member Schack, Council Member Fahrenthold, Council Member Luna. Council Member Tucker was present via Zoom Meeting.

3. One Minute Moment of Silence in remembrance of Willie Vaden.

4. Invocation

5. Pledge of Allegiance

6. Citizens Comments

Cindy Wilson, of 2635 San Angelo, commented she has come to the City Council about the parks, and she is coming to City Council again regarding the parks. She walks N. O. Simmons Park every day, and does not understand why the City can not keep the Park looking great. It is not weed eated throughout the park, there is trash everywhere. The City asks and expects citizens to keep their yards presentable, but the City is not doing what they ask of citizens. The other issue she wants to bring up is item 10, (Discussion, consideration, and action for a Planning and Zoning Commission appointment) and wanted to remind the City Council they are always looking for people to serve on various boards. She brought it up in Charter Review, and understand term limits. If appointed tonight, you will have to reappoint on January again. Please consider the term limits issue.

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

7. Discussion, consideration, and action of City Council Minutes, dated September 9, 2020, Regular City Council Meeting, September 16, 2020, Special City Council Meeting, and September 23, 2020, Regular City Council Meeting.

There was a brief discussion regarding terminology regarding the minutes. Council Member Diehl, made a motion, seconded by Council Member Schack to approve the Consent Agenda. The motion passed unanimously.

18. Discussion, consideration, and action, to name the 3rd baseball field "Willie Vaden Field", at Bennie Diegel Sports Complex.

Council Member Fahrenthold, made a motion, seconded by Council Member Diehl, to approve Resolution 2020-44, to name the 3rd baseball field, "Willie Vaden Field", at Bennie Diegel Sports Complex. The motion passed unanimously.

13. Discussion, consideration, and action, on a request to suspend Demo Order #2019-10-001, for the property located at 2498 Avenue C, Ingleside Texas.

Cindy Kelm, representing the construction company proposing to purchase the property and renovating it, presented the needed documentation, commenting they would use local

contractors. Council Member Diehl, asked if the Building Department concurred with the suspension of the Demo Order #2019-10-001, which Director of Building and Planning, Carey Dietrich, confirmed.

Council Member Diehl, made a motion, seconded by Council Member Schack, to suspend Demo Order #2019-10-001, to February 1, 2021. The motion passed unanimously.

Mayor Parker, closed the Regular City Council Meeting at 6:48 p.m., to proceed to the Public Hearing at 6:49 p.m.

Public Hearing:

8. A Public Hearing, to rezone from M (Multi-Family Residential) to T1-A (Travel Trailer/Recreation Park): All of LTS 1-13 & PTS of LTS 14-19 BLK C, All of LTS 1-13 & PTS of LTS 14 & 15 BLK D, & PT of BLK E Caruthers Cove Subdivision.

Steven Tice, of Santa Fe, Texas commented the he was purchasing this property as a retirement investment, and wants to build a nice RV park.

Anna Robertson, of Portia Avenue, Rockport, Texas, commented the Tice's are people of integrity, and this park would be good for tourism for Ingleside.

9. A Public Hearing, to rezone the hereinafter described real property from its present classification of L-1 (Light Industrial) to I (Industrial): LTS 6, 7, & S ½ of LT 8 BLK O Burton & Danforth Subdivision, known as 1269 Sunray Road, Ingleside, Texas.

Alex Gonzales of Midstream Texas, purchased the land in 2017, and the facility is growing, and would like to change the zoning to Industrial.

Mayor Parker, closed the Public Hearing at 6:54 p.m. to return to the Regular City Council Meeting.

Action Items:

10. Discussion, consideration, and action for a Planning and Zoning appointment.

Robert Young, 2078 Mooney Lane, introduced himself to the City Council. He commented on the reasons he is interested in serving on the Planning and Zoning Commission. Council Member Schack, recommended not appointing him until January, 2021.

Council Member Diehl, commented the Charter dictates that the vacancies must be filled within sixty (60) days, so an appointment must be made since Mr. Young is volunteering.

Council Member Diehl, made a motion, seconded by Council Member Fahrenthold, to approve the appointment of Robert Young to the Planning and Zoning Commission. The motion passed unanimously.

11. Discussion, consideration, and action on an Ordinance, to rezone from M (Multi-Family Residential) to T1-A (Travel Trailer/Recreation Park): All of LTS 1-13 & PTS of LTS 14-19 BLK C, All of LTS 1-13 & PTS of LTS 14 & 15 BLK D, & PT of BLK E, Caruthers Cove Subdivision. (First Reading)

Council Member Diehl, asked Tracy Long, Planning and Zoning Commission Chairman to explain steps that need to be taken in order to proceed with the project. Tracy Long, Planning and Zoning Commission Chairman, commented that the platting process was not done in the 1950's. They asked for rezoning, the plat was filed in the 1950's, with a city street running through the property. Assuming this is approved, the vacating of the existing plat, and rezoning and re-platting, and ask for rezoning in the middle section where the street is. There were no complaints from residents in the area.

Steven Tice, the proposed purchaser of the land, commented and answered questions of the City Council, regarding the proposed RV park. Each space would be approximately twenty feet apart, be built in two phases, the first phase with forty spaces with infrastructure, and will be a gated RV park.

Anna Robertson, current property owner, commented she has hired Griffith and Brundrett for the replat.

Council Member Tucker, commented that the plans show 66 lots, but there was mention of 80 lots. Steven Tice, the prospective owner, commented he did not want to spend a lot on the drawings if the RV park was not approved. Council Member Tucker, asked if the driveways and RV pads were all going to be concrete. Steven Tice, the prospective owner, commented the RV pads would be concrete, and he was not sure of the driveways at this time. Council Member

Tucker, asked if he would try to save as many trees as possible. Steven Tice, prospective owner, commented he would save as many trees as possible.

Council Member Wilson, made a motion, seconded by Council Member Diehl, to move to the second reading, an Ordinance, to rezone from M (Multi-Family Residential) to T1-A (Travel Trailer/Recreation Park): All of LTS 1-13 & PTS of LTS 14-19 BLK C, All of LTS 1-13 & PTS of LTS 14 & 15 BLK D, & PT of BLK D, & PT of BLK E, Caruthers Cove Subdivision. The motion passed unanimously.

12. Discussion, consideration, and action on an Ordinance, to rezone the hereinafter described real property from its present classification of L-1 (Light Industrial) to I (Industrial): LTS 6,7,& S ½ of LT 8 BLK O Burton & Danforth Subdivision, known as 1269 Sunray Road, Ingleside Texas. (First Reading)

Director of Building and Planning, Carey Dietrich, commented this is for cleanup of non-conforming use of Light Industrial to Industrial, and an Objectionable Use Permit will be coming if passed at the second reading.

Council Member Diehl, asked what would be stored in the tanks. The representative of the project, commented currently there is gasoline and diesel. Council Member Schack, asked if this would need to go through TCFQ. The representative of the project commented everything that has been done to this point, they have dealt with TCFQ, EPA, and the Coast Guard. Council Member Fahrenthold, asked if this was outside of the city limits. Which was confirmed by Director of Building and Planning, Carey Dietrich.

Council Member Wilson, made a motion, seconded by Council Member Fahrenthold, to move to the second reading, an Ordinance, to rezone the hereinafter described real property from its present classification of L-1 (Light Industrial) to I (Industrial): LTS 6,7, & S ½ of LT 8 BLK O Burton & Danforth Subdivision, known as 1269 Sunray Road, Ingleside, Texas. The motion passed unanimously.

14. Discussion, consideration, and action on an Ordinance, to amend the date and time of regularly scheduled City Council meetings from Wednesday to Tuesday. (Second Reading)

Council Member Schack, made a motion, seconded by Council Member Wilson, to amend the date and time of regularly scheduled City Council meetings from Wednesday to Tuesday. The motion passed unanimously.

15. Discussion, consideration, and action on an Ordinance of the City of Ingleside, Texas, approving the contract to purchase the Clayton property and amending the 2020/2021 Capital fund Budget to add additional appropriations for the purchase of the property.

Interim City Manager, Linnette Barker, commented that the property contract is \$575,000.00, and the City has processed payment for \$5,000.00 earnest money. If passed, the Ordinance is to move \$125,000.00 from the General Fund in to Capital to purchase the property. The remaining funds are already appropriated, \$245,000.00 of which are in the Hurricane Harvey Fund from insurance, \$205,000.00 were appropriated for the Public Works Administration Building, with an

additional \$125,000.00 needed. The scheduled closing date is October 23, 2020. Council Member Diehl, asked Interim City Manager, Linnette Barker, to speak about the property for citizens to know what the City was planning to purchase. Interim City Manager, Linnette Barker, commented the Clayton property is located on Main Street and 5th Street, including an office building, a very large shop, and a fenced in yard area with an improved surface, and fenced, to be used for Public Works Administration Building, and storage for equipment. Council Member Diehl, asked as soon as the City takes possession, to install security cameras to be interfaced with the Police Department. Council Member Diehl, asked if a "City Happenings" section could be placed on the City website, to allow items to be seen by citizens. Interim City Manager, Linnette Barker, commented the office space is very nice, with existing furniture to be left with the building, and it will be move in ready. There is an overhead crane in the shop with a wash down station. Council Member Luna, asked what the future plans for the existing site of Public Works. Interim City Manager, Linnette Barker, commented there was investigation to place the future waste water treatment plant. Council Member Luna, asked if there would be an appraisal on the building, which Interim City Manager, Linnette Barker, commented there was not a plan for an appraisal. May Parker, commented that the property had been very well take care of. Council Member Luna, asked if there would be an inspection. Interim City Manager, Linnette Barker, commented she could order an inspection. Council Member Diehl, commented that it was not as big of a burden on the citizens, due to the insurance money of \$245,000.00. Mayor Parker, commented of the amenities included with the building. Council Member Diehl, commented he remembered the meeting that the five-year building on wheels was presented as a temporary solution, which was rejected by City Council. Council Member Schack, asked how much an inspection and appraisal would cost. It was unknown what the cost would be for a commercial property. Council Member Wilson, commented he reasoning to go along with the purchase was due to it being close, the size the city needed, and would cost approximately \$1,500,000.00 to \$2,000,000.00 build something comparable with building material prices. Council Member Schack, commented it did fit the needs of the City, but would like more information. Mayor Parker, commented we could schedule an appraisal and inspection, and have a City Council Special Meeting at a later date.

Council Member Diehl, made a motion, seconded by Council Member Fahrenthold, to table the item until an inspection and appraisal are completed. The motion passed unanimously.

16. Discussion, consideration, and action, to approve the posting of an RFP for emergency generators.

Interim City Manager, Linnette Barker, commented this was part of the Hurricane Harvey Hazard Mitigation Program, which the City was awarded \$227,029.00 for emergency generators for the Waco Street Pump Station and the 4th Street Pump Station. The City Attorney is reviewing the insurance requirements, and will update the language when that is received. Council Member Wilson, asked if the generators will be stationary. Interim City Manager, Linnette Barker, commented they are stationary, and will be on a slab.

Council Member Schack, made a motion, seconded by Council Member Wilson, to approve the posting of an RFP for emergency generators. The motion passed unanimously.

17. Discussion, consideration, and action on the approval of colors for the playground shade structures at N. O. Simmons Park and Bennie Diegel Sports Complex.

Director of Parks and Recreation, Mariana Rodriguez, presented the color options for the playground shade structures.

Council Member Fahrenthold, made a motion, seconded by Council Member Luna, to approve the colors for the playground shade structures at N. O. Simmons Park and Bennie Diegel Sports Complex. The motion passed unanimously.

19. Discussion, consideration, and approval of the Interlocal Cooperation Contract regarding the Tobacco Enforcement Program.

Chief of Police, Tammy Burr, presented the Interlocal Cooperation Contract regarding the Tobacco Enforcement Program. The City of Ingleside Police Department was awarded \$2,500.00, and would not cost the City.

Council Member Fahrenthold, made a motion, seconded by Council Member Schack, for the approval of the Interlocal Cooperation Contract regarding the Tobacco Enforcement Program. The motion passed unanimously.

Other:

20. Reports from Staff
 a) City of Ingleside Expenditures over \$3,000.00
 b) Other Updates

No comments.

21. Requests from Council

Council Member Wilson, requested what was happening with the quotes for fencing at N. O. Simmons Park Skate Bowl, and what the status was of the inspection on the existing swimming pool, and the status of the awning installation at Humble Center.


Council Member Diehl, requested the Interim City Manager, to create a program and schedule procedure to confirm periodic checks are being made regarding the parks.

Council Member Diehl, requested the Interim City Manager to respond to an email that was received from a citizen, and asked the Interim City Manager to continue monitoring periodically the traffic control issue.

Mayor Parker, commented he received a phone call regarding the boat ramp at Cove Park, from a citizen. One of the City of Ingleside residents fell in a hole where two bulkheads meet, and had washed out. Mayor Parker, commented he had requested the Interim City Manager to direct City staff to conduct a thorough investigation, and be more proactive inspecting in the future.

Council Member Diehl, requested for all City Council Members to receive a copy of the agreement between San Patricio County and the City of Ingleside regarding Cove Park, which is county property.

Mayor Parker, adjourned the Regular City Council Meeting at 8:12 p.m.


 Sarah Wardinsky, City Secretary


 Mayor Ronnie Parker