

**CITY OF INGLESIDE
MINUTES
REGULAR CITY COUNCIL MEETING
JANUARY 23, 2018**

1. Call meeting to order

The meeting was called to order at 6:30 p.m. with Mayor Luis Lamas presiding. Council Members present: Mayor Luis Lamas and Council Members Ben Tucker, Oscar Adame, Dennis Knippa, Ronnie Parker, and John Schack. Council Members absent: Council Member Bill Underbrink. Staff present: City Manager Melissa Byrne Vossmer, Finance Director Paul Baen, and City Secretary Kimberly Sampson. There were approximately 50 guests.

2. Roll Call

3. Invocation

4. Pledge of Allegiance

5. Citizen Comments

Kimberly Leftwich stated she has spoken with the staff over the years regarding the flooding of her home. Supposedly when the housing authority built their homes years ago, they didn't go through the proper procedures and it now causes her home to flood, which in turn causes foundation issues and mold. This has been ongoing since 2003. She asked what the City was going to do about it.

Bobby Petty of the SBA provided the most current statistics for SBA loans and provided the local hours of operation.

Presentations:

6. Presentation by Rob Tully of Exxon Mobil who will provide an update on their GCGV Project.

Mr. Rob Tully of Exxon Mobil provided an update with regards to the Gulf Coast Growth Ventures (GCGV) Project. He noted there will be up to 6,000 construction jobs during the peak buildout and over 600 permanent direct jobs with an average wage of \$90,000 annually, as well as about 3,500 indirect jobs. This will be over \$250 million in taxes through the first five (5) years of operation. He discussed the various permits and milestones for them to have, with the start-up being mid-2022. He went over their safety training, local business initiatives, and how they are already helping their neighbors (especially with the Hurricane Harvey recovery) and other local community based organizations.

7. Update by Sean Strawbridge, Chief Executive Officer of the Port of Corpus Christi Authority (POCCA) of the ongoing projects.

Mr. Sean Strawbridge, CEO for the POCCA explained they have been approved to increase the depth of the port from 45 feet deep to 54 feet deep. As they begin this expansion, they are already beginning the process for the permit to increase to 75 feet deep and from 400 feet wide to 530 feet wide. These type of expansions will allow for the larger cargo ships to come and go at the same time. Corpus Christi already has 60% of the Nation's export of crude oil and with the expansions, it could increase for this trade as well as other products. Right now there are over \$50 Billion in regional investment with nearly 80,000 related jobs in Texas alone. Big things are occurring within the region and Ingleside is a part of that growth.

8. Overview of Ingleside Development Corporation Activities by Steve Diehl, President.

IDC President Steve Diehl was not able to attend this meeting so City Manager Melissa Byrne Vossmer and Mayor Lamas provided an overview of the Façade Improvement Grant Program by explaining the eligible and ineligible items, areas, amounts, etc. They will begin in February 2018 with the application process to run through the end of September 2018. Everyone is very excited about this program to assist our businesses in town.

Public Hearings:

N/A

Action Items:

9. Discussion, consideration, and action to allow Mr. Brandon Martinez to host his wedding reception at Live Oak Park with alcohol at the event.

Parks and Facilities Manager Mariana Garcia stated that she has spoken with Mr. Martinez via phone and email notifying him of this meeting, but he is not present.

Council Member Schack made a motion to table this agenda item until Mr. Martinez can attend the Council Meeting and was seconded by Council Member Adame. The motion as approved unanimously.

Mayor Lamas moved agenda item # 14 forward on the agenda.

14. Discussion regarding concerns of Mrs. Dona Garcia and surrounding neighborhood of the accumulation of debris and consistent nature of the violations at a particular address.

Mrs. Dona Garcia stated this issue within her neighborhood has been ongoing since 2015. In April 2017 the City of Ingleside updated the Code Enforcement Ordinance to allow the staff to have better defined regulations and boundaries. This same address continues to be an issue and she asked what the city was doing about it. Her property values have decreased by \$40,000 due to this resident in her neighborhood.

Building Official Carey Dietrich explained there are steps that are required to be taken before a citation can be issued. Once a citation is issued, pictures are taken daily and a fine is assessed daily until the deficiency is remedied. However, not all of the items in the yard are considered illegal. Lawn chairs, swing sets, etc, are allowed in the yard. Mrs. Dietrich has spoken with the resident in question and the resident is aware of the items that need to be either taken to storage, put in the house, or put behind her new fence where it cannot be seen by the neighbors.

Ms. Christine Whitehead stated that none of her neighbors have ever spoken to her about this, that she didn't realize the Ordinance was re-written due to her yard, and most of her current debris is due to her business closing and Hurricane Harvey hitting at the same time. She thought since she had a permit to work on the interior of the house, she was allowed to store items outside.

Council Member Parker stated this has been an issue well before Hurricane Harvey and there is no allowance for outdoor storage; that she needs to move the items behind her newly built privacy fence so the neighbors don't see it. Ms. Whitehead said she needed help. Council Member Parker suggested she contact Mrs. Dee Redford at City Hall who helps get volunteers to assist with cases like this.

10. Discussion, consideration and action regarding the fish cleaning station at Cove Park.

Parks and Facilities Manager Mariana Garcia explained that the GLO is no longer the State Agency overseeing the docks, but rather the Army Corp of Engineers. There are still permits required either way, but there are options that the Council needs to decide upon. The current structures were not covered under Windstorm and in order to get FEMA funding, we will have to build to Windstorm standards and then insure it with Windstorm Insurance. The Windstorm approved form would be a concrete floating structure as opposed to the simple wooden structures we have had to date.

Council Member Parker stated they built both the dock and the fish cleaning station for about \$10,000 in 2006. No matter what we build, if another hurricane hits us, it will be damaged. These simple structures have been well used by the public with no issues, he feels we should get the property permits with the appropriate agencies to repair/rebuild these as they were without FEMA funding.

Council Members Knippa, Parker, and Tucker agreed the floating concrete dock would be too costly to build and maintain, and would require additional insurance.

Council Member Knippa made a motion to allow two (2) staff members to make a materials list for the base and floor of the fish cleaning station; and was seconded by Council Member Parker.

Council Member Knippa amended his motion to spend no more than \$3,000 and for the staff to make the repairs; and was seconded by Council Member Parker. The motion as approved unanimously.

Item # 11 was removed from the agenda for discussion due to the Change Order being more than 25% of the total cost of the project.

11. Discussion, consideration, action on Change Order No. 01 for Gourley to increase Live Oak Sports Complex project costs in the amount of \$245,646.50.

12. Discussion, consideration and action regarding the City's various Capital Improvements Projects.

Architect Eric Rivera of Hanson Inc. provided an overview of the various Capital Improvement Projects and where they are in process. The main area of concern was the Scoreboard for the Little League Fields at Live Oak Park. Council Member Schack stated the lights and the windstorm wording were in the RFP, but the electrical wasn't. Mayor Lamas stated there was a change in leadership during this project and the City used Buy Board trying to save money. It was suggested by Council Members Parker and Schack to use a general contractor in the future for these type of projects because they will make sure everything is included and follow up to make sure it is to code. They noted there is typically a 20% upcharge and you have to pay them additional funds, but the project would be in one piece and overseen daily.

13. Discussion, consideration and action on Hanson Task Order #007 for services related to a 12" Waterline Loop – Avenue B & Coach Emory Bellard Dr.

City Manager Melissa Byrne Vossmer reminded the Council this was the project Ingleside Independent School District (IISD) brought to Council in November 2017 asking for additional water pressure in the neighborhood of the new high school. At that time the Council asked the staff to look into what is needed to remedy the situation. Since that time, the IISD has moved forward with their own water storage tank to insure they stay on their timeline to open their new high school in January 2019. Additionally, staff has talked with the Engineers from Hanson, Inc. and they have provided a Task Order not to exceed \$86,747.20 to provide all aspects of engineering; bid document preparation, advertising, review of bids, and coordination with agencies, construction administration and inspections and closeout for what is estimated to cost over \$500,000 for the 12' waterline loop. If approved, staff recommends the use of Impact Fees for this unbudgeted expense.

Council Member Parker asked what guarantees would be in place to make sure this loop would fix the low water pressure in this neighborhood. Mrs. Vossmer stated this would at least meet, if not beat the TCEQ requirements.

Council Member Adame stated some of the resent low water pressure could be due to the 8th Street water tower being emptied from Hurricane Harvey damage, or it could be the old transit lines in that area that have hard water build up. Once repairs are made in one area to loop the line, the additional increased pressure could cause breaks within the old transit lines. If we do the loop as suggested, the Council needs to be prepared to fix the whole area of old lines when they start responding to the increased pressure.

Council Member Schack made a motion to table this agenda item and was seconded by Council Member Parker. The motion was approved unanimously.

15. Discussion, consideration and action regarding the request of Oxy to terminate the Tax Abatement Agreement 2014-1-B and to approve the proposed agreement relating to the termination.

Finance Director Paul Baen stated that this is similar to last year's cancellation of the Oxy Tax Abatement Agreement. Staff recommends the cancellation of this request as well. This will increase the taxes by approximately \$200,000 more than budgeted.

Council Member Parker made a motion to approve the termination of the Oxy Tax Abatement Agreement 2014-1-B and to approve the proposed agreement relating to the termination; and was seconded by Council Member Adame. The motion was approved unanimously.

16. Discussion, consideration, and action of a Resolution by the City Council of Ingleside establishing procedures for a Joint General Election with the Ingleside Independent School District on May 5, 2018.

City Secretary Kimberly Sampson stated this is the usual call for the election except that the location of the early voting and election-day is unknown at this time. The County Elections Administrator is working on this for their own Primary Elections and will update me as she knows more.

Council Member Tucker requested that the location be somewhere easily visible and accessible for the public. Ms. Sampson stated she knew the County was talking with Churches and the School District, but was not sure where they were in the process as of tonight's meeting.

Council Member Adame made a motion to approve Resolution 20818-01 by the City Council of Ingleside establishing procedures for a Joint General Election with the Ingleside Independent School District on May 5, 2018; and was seconded by Council Member Parker. The motion was approved unanimously.

17. Discussion, consideration, and action of a Resolution of an election to be held on May 5, 2018 for the purpose of electing the Mayor and three Council Members positions, 2, 4, 1nd 6 for full terms (two-year terms).

Council Member Schack made a motion to approve Resolution # 2018-02 of an election to be held on May 5, 2018 for the purpose of electing the Mayor and three Council Members positions, 2, 4, 1nd 6 for full terms (two-year terms); and was seconded by Council Member Parker. The motion was approved unanimously.

18. Discussion, consideration, and approval of H2O Partners Task Order # 1.

City Manager Melissa Byrne Vossmer stated since the H2O contract was approved, they have begun work and this is the first Task Order to be brought to Council.

Council Member Adame questioned if the rates are the same as quoted in the bid and Mrs. Vossmer stated yes, but she would confirm. Council Member Parker questioned whether travel was included in the bid/contract. Mrs. Vossmer stated yes, but she would check to confirm.

Council Member Parker made a motion to approve the H2O Partners Task Order # 1 as long as the rates are the same as provided in their bid; and was seconded by Council Member Schack. The motion was approved unanimously.

19. Discussion, consideration and action regarding the City's various expenditures and obligations incurred in connection with the Hurricane Harvey Recovery process.

Finance Director Paul Baen provided a listing of the accounts payables and receivables for the Hurricane Harvey Fund (Fund 19). Mr. Baen recommended ratification of the revenues and expenditures incurred to date.

Council Member Parker made a motion to ratify the City's various expenditures and obligations incurred in connection with the Hurricane Harvey Recovery process to date and was seconded by Council Member Schack. The motion was approved unanimously.

20. Presentation, discussion, consideration and action regarding the city's preliminary results of operations as of the twelve months ended September 30, 2017 (Updated).

Finance Director Paul Baen provided the updated the Council again regarding the preliminary results of the FY 16/17 and noted there will need to be an evaluation of the FY 17/18 budget to adjust for the impact of Hurricane Harvey and other operational changes.

21. Discussion, consideration and action regarding the adoption of: An Ordinance amending the 2017-18 budget for the City of Ingleside to provide for the net increase in expenditures of the IDC (4B) Corporation; and increase of in transfers from the IDC to the General Fund; and, directing the City Manager to make the necessary entries upon the books and accounts of the City to show the additional appropriations and allocations herein provided (Budget Amendment 2018-001).

Finance Director Paul Baen presented the Ordinance amending the FY 2017/2018 budget as it relates to the Ingleside Development Corporation (IDC) (4-B Funds) as they requested on 9/12/17 and again on 1/17/18.

Mayor Lamas made a motion to approve Ordinance # 2018-01 amending the 2017-18 budget for the City of Ingleside to provide for the net increase in expenditures of the IDC (4B) Corporation; and increase of in transfers from the IDC to the General Fund; and, directing the City Manager to make the necessary entries upon the books and accounts of the City to show the additional appropriations and allocations herein provided: and was seconded by Council Member Tucker. The motion was approved unanimously.

22. Presentation of the Quarterly Reports from the various departments for the period October through December 2017.

Council Member Parker requested additional information regarding the water sales vs. the water purchased on a yearly basis. Finance Director Paul Baen stated he will get that to the Council.

Council Member Tucker thanked the Police Department for the increase in traffic contacts. It is very appreciated.

23. Discussion, consideration, and action of Hurricane Harvey Recovery Efforts and Programs it include, but not limited to a) Housing, b) Debris Collection, c) Staffing, d) Distribution of Donations, and e) Harvey Strategic Planning.

City Manager Melissa Byrne Vossmer stated she has started providing Hurricane Harvey updates to the Council in her usual weekly reports to them and asked if there were any questions. There were none.

Building Official Carey Dietrich attended a meeting in Aransas Pass today that FEMA requested input from the jurisdictions about how they were prepared to handle the influx of citizens coming back into the area. Mrs. Dietrich told the panel that we didn't know because we can't be prepared for what we don't know is coming back because FEMA won't provide us the "confidential" information. If FEMA would work with us and provide us the concerns of who is coming back and what their needs are, we can better prepare in advance how to assist them.

Ingleside Chamber of Commerce President Jane Gimler attended the same meeting and stated that Rockport has hired three (3) to assist them with helping their public as well as putting together a plan to help them better prepare for such a disaster in the future. Ingleside, along with other cities in San Patricio County, are now looking at whether a joint plan or individual plans would be better for us. We will update the Council as we know more.

Council Member Tucker questioned if the trucks hauling things in/out/around our city are still required to cover their loads. Disaster Relief Recovery Specialist Chris Kehl stated that Police Chief Stroman has made contact with the State and County officials trying to get this better enforced. Ingleside Police will stop them in Ingleside, but it would be more strictly adhered to if it was coming from County and State as well.

Work Sessions:

24. Discussion concerning Wastewater Treatment for Ingleside.

City Manager Melissa Byrne Vossmer explained that in her weekly reports she has been noting the various options she is looking into for funding of the new Wastewater Treatment Facility for Ingleside. One of those options is a joint venture with the San Patricio Municipal Water District (SPMWD).

SPMWD General Manager/District Engineer, Brian Williams stated that they have been in the business of selling water since 1950's; however in the late 1970's, 1989, again 1994 the district looked at how to assist the region with wastewater treatment. The purpose of having a regional wastewater treatment facility would be treat and re-sale the water to the area industries. At this time they are working with Ingleside, Portland, Gregory, Taft, and Aransas Pass. They don't know if this will work out, but they are looking for grant funds to assist with the assessment of the joint project and understand that the City of Ingleside will be looking at their own options as well. He just wanted the Council to be aware that the City Manager and SPMWD are working together for another option.

25. Discussion and possible action concerning changing the zoning of those certain parcels front Hwy 361 from R-1 (Single Family Residential), C-1 (Local Commercial), and L-1 (Light Industrial) to C-2 (General Commercial).

Building Official Carey Dietrich explained that when the staff was discussing the rezoning of FM 1069 with the Planning and Zoning Commission (P&Z), they did discuss the rezoning of SH-361 in August 2017. At that time, the P&Z felt there was not a need to rezone SH-361 because it is majority already rezoned away from R-1 except where R-1 is actually built.

Council Member Knippa stated he was the one who asked for this but now realizes there is not a need at this time. He did question when the area along SH-361 leaving Ingleside towards Aransas Pass was rezoned to L-1 and Mrs. Dietrich stated she would research and provide him that information.

Executive Session:

Mayor Lamas recessed the Regular Meeting to Open the Closed Executive Session at 9:35 p.m.

26. The City Council of the City of Ingleside may meet in closed executive session for the purpose of employee evaluations of City Manager Melissa Byrne Vossmer and/or Municipal Court Judge Valarie Glover pursuant to Section 551.074 (Personnel Matters) of the Texas Government Code.
27. Discussion, consideration, and possible action regarding a contract between the City of Ingleside and Chris Kehl as an Emergency Management Recovery Specialist to assist the City of Ingleside with the recovery of Hurricane Harvey. The Council may meet in Closed Executive Session pursuant to Texas Government Code Section 551.071 (Consultation with Attorney) and/or Section 551.074 (Personnel Matters).

Mayor Lamas closed the Executive Session and re-opened the regular meeting on Wednesday, January 24, 2018 at 12:25 a.m.

28. Reports from Staff

City Manager Melissa Byrne Vossmer stated there will be a Town Hall Meeting Monday, January 29, 2018 at 6:30 p.m. for the public to meet and discuss with FEMA, TDEM, TDI, SBA, Rebuild Texas, TWIA, and others what their concerns are and allow the public an opportunity to openly discuss their concerns.

29. Requests from Council Members

There were no requests from Council Members.

30. Adjourn


There being no further business, the meeting was adjourned on Wednesday, January 24, 2018 at 12:27 a.m.

ATTEST:



 Kimberly Sampson, City Secretary

APPROVED:



 Mayor Luis Lamas