

**CITY OF INGLESIDE
MINUTES
REGULAR CITY COUNCIL MEETING
OCTOBER 24, 2017**

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, Bill Underbrink, Oscar Adame (arrived at 8:35 p.m.), Ronnie Parker, John Schack. Council Members absent: Council Member Dennis Knippa. Staff present: City Manager Melissa Byrne Vossmer, Finance Director Paul Baen, and City Secretary Kimberly Sampson. There were approximately 25 guests.

2. Roll Call

3. Invocation

4. Pledge of Allegiance

5. Citizen Comments

Ms. Gracie Hernandez, the President of the Hispanic Women for Justice was allowed to speak about agenda item # 21 stating that she brought three 18-wheelers into Ingleside for donations and they sat for one to two weeks because the City wouldn't let her unload them and she blamed the Recovery Specialist Chris Kehl. Mr. Contreras who works with State Representative District 24 stated that Mr. Hernandez is very good at getting donations and they needed to give her credit instead of someone else.

Mrs. Theresa Mosley thanked Ms. Hernandez for the donations for Ingleside and stated she would be attending more Council Meetings.

Presentations:

6. Proclamation in recognition of Municipal Courts Week of November 6-10, 2017.

Mayor Lamas presented a proclamation to Municipal Court Judge Valarie Glover and thanked all of the Court Staff for the hard work.

7. Presentation by Texas Workforce Solutions regarding displaced workers and disaster unemployment assistance.

Ms. Hope Rangel of the Workforce Solutions of the Coastal Bend explained they have received \$1.6M Grant to help local governments provide extra staff during the recovery process. This is 100% funding for additional staff in your area. The staff would be hired through Unique Employment Agency and could be for up to 18 months. She stated she is already working with the Human Resources Department to get some staff for Ingleside.

Public Hearings:

N/A

Action Items:

8. Discussion, consideration, and action concerning an application filed by SNP Holdings, LLC, to rezone Lt 16, Blk 81 McCampbell Subdivision. SNP Holdings, LLC is requesting to be allowed to change the zoning from allowed to change the zoning from its present classification of R-1 (Single Family Residential) to C-2 (General Commercial).

City Manager Melissa Byrne Vossmer reminded the Council that this Ordinance was originally three lots deep from FM 1069 and at the first reading of the Ordinance the Council reduced to a single lot.

Council Member Parker made a motion to approve Ordinance # 2017-25 changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to C-2 (General Commercial) and further providing for effective date, reading, severance, and publication: Lt 16 BLK 81 McCampbell Subdivision: and was seconded by Council Member Schack. The motion was approved unanimously.

9. Discussion, consideration, and approval of a Memorandum of Understanding between the City of Ingleside and the City of Aransas Pass.

Interim Police Chief Brent Stroman explained this Memorandum of Understanding (MOU) with Aransas Pass is for dogs only. The staff is working with other entities to take the cats. Currently the City is paying \$1,400/month rent for the building on Tiner Lane that is no longer safe. This MOU would be for \$500/month. Until further notice, the City will not take owner surrender animals.

Council Member Parker made a motion to approve the Memorandum of Understanding between the City of Ingleside and the City of Aransas Pass for Animal Control purposes at the cost of \$500/month; and was seconded by Council Member Schack. The motion was approved unanimously.

10. Discussion, consideration, and action of a request from The Little Dribblers for use of the basketball court located at the N.O. Simmons Park from October 30, 2017 through February 28, 2018.

Council Member Schack explained that he is also the President of the Little Dribbles and due most of the gyms being out of service, they need another area to practice. It is not only the Ingleside students participating (250-300), but we also have students coming from Port Aransas (about another 100) to join in our program because their gyms are not available either.

Council Member Parker made a motion authorizing the exclusive use of the N.O. Simmons Park Basketball Court by the Little Dribblers from October 30, 2017 through February 28, 2018; and was seconded by Council Member Underbrink. The motion was approved with Mayor Lamas and Council Members Tucker, Underbrink, and Parker voting aye; and Council Member Schack abstaining.

Mayor Lamas asked how the public would be notified and then enforced. Parks and Facilities Manager Mariana Garcia stated they would notify the public via Facebook, flyers, and signs at the Park. She also noted that when this occurs with other areas, they public understands and doesn't argue, they are pretty understanding.

11. Discussion, consideration, and action related to nominations by the City of Ingleside election of members to serve on the San Patricio County Appraisal District Board of Directors.

Finance Director Paul Baen provided an overview of the duties of the Board of Directors and explained there are no term limits for the Board of Directors. He recommended the slate of incumbents be nominated to continue to serve as the Board of Directors.

Mayor Lamas made a motion to approve the slate of incumbents (John Curlee, Bill Wilson, Dr. Ann Matula, and Jan Whiteley) be nominated to continue to serve as the Board of Directors; and was seconded by Council Member Schack. The motion was approved unanimously.

12. Discussion, Consideration and Action Concerning Ingleside Representation at the Coastal Bend Council of Governments (CBCOG) Meetings.

City Manager Melissa Byrne Vossmer explained that due to the various other meetings and schedules, it is often difficult to attend everything. The Coastal Bend Council of Governments (CBCOG) has suggested that additional individuals be appointed to attend the CBCOG as voting members, so we can make sure to have representation.

Council Member Parker made a motion to appoint the Mayor, Mayor Pro-Tem, City Manager, and the Chief of Police as representation at the Coastal Bend Council of Governments (CBCOG) Meetings and was seconded by Council Member Tucker. The motion was approved unanimously.

13. Discussion, consideration, and action of the scheduling of the November and December 2017 Council Meetings.

City Secretary Kimberly Sampson requested direction regarding the Council for the November and December 2017 Council Meetings. By City Charter, we are not required to hold but one meeting during the months of November and December; however, with everything going on with the recovery efforts, staff is requesting direction from the Council.

Mayor Lamas made a motion to have meetings November 14 and 28, 2017 and wait to determine if there is a need for a second meeting in December; and was seconded by Council Member Underbrink. The motion was approved unanimously.

14. Financial status report as of August 31, 2017.

Finance Director Paul Baen gave an overview of the cash balances as of August 31, 2017, the expected Net Surplus of \$200-300,000, Net Cash minus depreciation would be a negative \$150,000, the Patterson report, Sales Tax collections, and the Crowder Gulf anticipated billing.

Council Members questioned at what percentage the FEMA reimbursements would be covered and Mr. Baen stated it would depend on the Part 1 vs. Part 2, the number of days out from the Hurricane, and the number of volunteer hours documented. It is expected to be a 90/10 (FEMA/City) split for the vegetation and 100% for the Part 2.

15. Discussion, consideration, and action of an agreement required by FEMA guidelines for monitoring services in connection with debris removal contracts for the City of Ingleside.

City Manager Melissa Byrne Vossmer stated that since this was last discussed, FEMA has made a determination that they will not allow the agreement between the City and San Patricio County to encompass the recovery efforts. They did allow us to do a Temporary Emergency Ordinance with Crowder and True North based on our August 31, 2017 actions; however we were required to go out for urgent RFP's. We posted Friday, October 13, 2017 with a return date of Friday, October 20, 2017. For the monitoring services, we only received one response and that was from True North. This is the same contract and price quote previously provided to the City and the County.

Council Member Parker made a motion to approve the contract with True North as required by FEMA guidelines for monitoring services in connection with debris removal contracts for the City of Ingleside; and was seconded by Council Member Underbrink. The motion was approved unanimously.

16. Discussion, consideration, and action of an agreement required by FEMA guidelines for disaster recovery management, including debris removal, for the City of Ingleside.

City Manager Melissa Byrne Vossmer stated this was the same reasoning of Item # 15 above and staff used the same date Friday, October 13, 2017 for posting with a return date of Friday, October 20, 2017. We received four bids and the five person review committee scored their recommendation to be to Crowder Gulf.

Council Member Parker made a motion to award the agreement to Crowder Gulf as required by FEMA guidelines for disaster recovery management, including debris

removal, for the City of Ingleside and was seconded by Council Member Tucker. The motion was approved unanimously.

17. Update on 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 explained that just today we received information from FEMA and Texas Department of Emergency Management (TDEM) regarding a letter for Right of Entry onto private property that would hold the City, the State, and the Contractor harmless for any damages to enter the private property and assist them with demolition and/or debris removal. Recovery Specialist Chris Kehl stated that FEMA and TDEM will work with our City Attorney regarding the letter. This is a hold harmless agreement between the property owner and the City, along with its contractors. We are awaiting further word from TDEM. San Patricio County Commission Precinct 4, Howard Gillespie stated this type of agreement could take up to four months to approve.

Bobby Petty of Small Business Association (SBA) have an update of the number of individuals they are assisting in San Patricio County and encouraged the public to come to their location at the Bay Vista Shopping Center for assistance.

Emergency Management Coordinator (EMC), Shanna Owens provided an overview of the Coastal Bend Disaster Recovery Group (CBDRG) and how they are bringing several resources together to form one application to use with all resources and thereby assisting the public with only one application. Donations to this group can be made to a specific area (for example – just for Ingleside residents) or the whole Coastal Bend.

Mayor Lamas questioned what happened with the Gift Cards provided to the City and Mrs. Vossmer stated the City only has about 10-12 of those left and we have turned those over to the CBDRG for Ingleside Residents only.

Council Member Parker questioned if there was any update from the City of Cleburne and Mrs. Vossmer stated the last she had spoken with the Cleburne Chamber of Commerce representative, there was no total for the number of funds raised at their recent benefit for the City of Ingleside.

18. Discussion, Consideration and Approval to Schedule a Special Worksession to Discuss Ingleside Recovery, Vision and Goals as a Result of Hurricane Harvey and to Utilize the Facilitation Services of Ron Cox Consulting.

City Manager Melissa Byrne Vossmer stated that since our previous discussions earlier this year with regards to goals for the City may have changed due to Hurricane Harvey, Mr. Ron Cox has agreed to return to help us with reviewing our goals at no cost other than mileage. Mayor Lamas stated that discussion was great earlier this year and he agreed we are already getting individuals trying to assist us and we need to discuss with the Council what we want to prioritize.

Council Member Parker stated he didn't feel now was the appropriate time because we are still cleaning the City and suggested we put this off until January or February.

Council Members Tucker and Underbrink agreed to review the goals and maybe reprioritize our previous lists.

Council Member Underbrink made a motion to meet Saturday, November 18, 2017 from 2:00 to 5:00 p.m. and was seconded by Mayor Lamas. The motion was approved unanimously.

Work Sessions:

19. Discussion concerning the proposed Great Oaks Subdivision Development.

City Manager Melissa Byrne Vossmer explained this developer has been meeting off and on with the staff since January 2017 (prior to her being hired). She is seeking direction from Council since this is her first agreement of this type with this Council.

Ingleside's Contract Engineer Carl Crull stated he has reviewed the plans for the 54 lots on the 15 acres tract and the various utilities they are proposing and the designs are in line with industry.

Developer, Mr. Johnny Perales stated their largest question is how large to build the lift stations needed for this area. The largest lift station being considered is \$600,000, but it would serve not only this area being proposed, but those in the area not already on the system and those being considered in the future.

Developer, Mr. Lee Tucker stated the proposed area will leave most of the trees, will have HOA fees, and will be valued at about \$140/sq. ft. with a 2,000 foot floor plane. So the homes would be between \$250,000 and \$325,000.

Council Member Tucker questioned how the MUD would affect this and Mrs. Vossmer stated that although this property is within the proposed MUD area, the City Council has not approved the MUD area and that is still a City Council vote.

(Council Member Adame arrived at 8:35 p.m.)

Council Member Parker questioned the utilities that are in the area and Mr. Crull stated that the lines in the area are sized for the existing development and there is no room for expansion. He recommends building the larger lift station to accommodate the existing development, this proposed development, and the potential development that this would encourage. Have one lift station for 100's of homes is easier for the staff to maintain than one lift station for every 50 homes.

Mr. Tucker stated that although they are asking the City to assist with the building of the lift stations, they (the developer) is also investing over \$2M themselves in this project. They are aware that the Impact Fees in Ingleside are higher than Corpus, and that's okay. They are willing to pay the Impact Fees as they currently are. The Developer is excited about this project and wants to move forward.

Council Member Schack stated he knows the developer will make their money back, but he doesn't believe in helping the developer with their costs.

Mayor Lamas and Council Members Tucker, and Underbrink agreed they would like to see an agreement. Council Member Underbrink stated the City has discouraged growth for 20 years and he we need the infrastructure built first to encourage the development. Mayor Lamas stated that the City has to invest in order to increase the number of roof tops, a larger HEB, an increase in students, etc. Council Member Parker stated he would like to make sure that the City doesn't pay 100% of the lift station and that there is a cap on the dollar figure spent.

Mayor Lamas stated he welcomes the future discussion with more details about the lift stations, the elevation levels, the cost to build and maintain, etc.

20. Discussion of Utilizing a Portion of Live Oak Park to Develop a Temporary/Permanent Recreational Vehicle Park for Displaced Ingleside Residents.

Mayor Lamas stated he would like to fast track the building of an RV Park in the Live Oak Park area to help the 97 people in the area that can't live in their homes and area still waiting on trailers to become available to them. There are companies out there that can build and oversee this project during the recovery efforts. Once the need for these RV's has run out in 18 months, the RV Park can be returned to City control and we can use for our events such as Disc Gold and RenFaire, etc.

Council Member Tucker stated that the City has already allowed these residents to put trailers on their property while they renovate/rebuild their homes and if we build an RV

Park when there are still numerous vacancies at the area RV Parks, we are taking income from our area businesses.

Council Member Schack stated he didn't like the fact that the staff would then have to not only clean and maintain an RV Park, but it brings a lot of other work to the staff to maintain and monitor.

Mr. David Pruitt lives near Live Oak Park and stated although he wants to help those affected by Hurricane Harvey, this is not the way and definitely not for a permanent RV Park in Live Oak Park.

Executive Session:

21. 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 recessed the Emergency Special Meeting to go into Closed Executive Session at 9:03 p.m.

Mayor Lamas closed the Executive Session and re-opened the Emergency Special Meeting at 9:57 p.m.

No action was taken.

21. Reports from Staff

City Secretary Kimberly Sampson requested the Council Members to RSVP to her if they would be attending the October 30 luncheon with State Representative Todd Hunter and reminded them of the October 31 Trunk or Treat at N.O. Simmons Park. She also noted that until further notice, the Council Meetings would be at the IISD Administration Building and we are working on the Sound System.

Council Member Parker stated that Cleburne Benefit went well.

23. Requests from Council Members

Council Member Underbrink requested a future agenda item to discuss the viability of City Hall. Council Member Tucker suggested we discuss that with Strategic Planning Meeting we are trying to have with Mr. Ron Cox. Council Member Underbrink still requested the item at a regular meeting.

24. Adjourn


There being no further business, the meeting was adjourned at 10:02 p.m.

ATTEST:



Kimberly Sampson, City Secretary

APPROVED:



Mayor Luis Lamas