

City of Ingleside
Amended Minutes
 Regular City Council Meeting
 June 22, 2021
 6:30 PM

1. Call meeting to order.

The Regular City Council Meeting on June 22, 2021, was called to order at 6:30 p.m., with Mayor Ronnie Parker presiding.

2. Roll Call

Council Members present: Council Member Diehl, Council Member Wilson, Council Member Schack, Council Member Pruitt, Council Member Tucker, Council Member Salinas, and Mayor Parker. There were approximately 10 city staff members, and approximately 10 guests.

3. Invocation

4. Pledge of Allegiance

5. Citizen Comments

Melissa Collins, 1608 6th Street, made a citizen comment via email, opposing zoning changes to allow new objectionable use and storage tanks within 2 miles of any school.

Julie Nye, 1018 Bayshore Drive, Ingleside on the Bay, made a citizen comment via email, opposing zoning changes to allow new objectionable use and storage tanks within 2 miles of any school.

Christina Munoz, 2308 Redwood Lane, made a citizen comment via email, opposing tank farms.

Elisa Granados, 1591 4th Street, made a citizen comment via email, opposing tank farms.

Jennifer Perriman, 1590 Mooney Lane, made a citizen comment via email, opposing zoning changes to allow tank farms.

DeDe Moncrief, 3312 Susan Circle, made a citizen comment via email, opposing tanks in close proximity to Ingleside schools.

Sandra Venegas, 2098 8th Street, made a citizen comment via email, opposing tanks near Ingleside schools.

Marlena Rodriguez, 2626 Garza Lane, made a citizen comment via email, opposing zoning changes to allow new objectionable use and storage tanks within 2 miles of any school.

Michael Morgan, 2378 Morgan Lane, made a citizen comment via email, regarding the Faith Park property purchase and donation to the City of Ingleside.

Martha Habluetzel, 3508 Avenue A, made a citizen comment via email, regarding the usage of the Garden Center instead of the Humble Center for an open house for the Ingleside Garden Club.

Consent Agenda:

6. Discussion, consideration, and action of an Ordinance revision to amend Chapter 46, to reflect the bulk pickup schedule, previously approved by City Council, and to require that carts be removed after servicing. (Second Reading)

7. Discussion, consideration, and action of the City Council Minutes, dated June 8, 2021, Regular City Council Meeting.

Council Member Schack, requested to have item 7 removed from the Consent Agenda, seconded by Council Member Salinas.

Council Member Wilson, made a motion, seconded by Council Member Salinas, to approve item 6 of the Consent Agenda, Ordinance 2021-10. The motion passed unanimously.

Action Items:

7. Discussion, consideration, and action of the City Council Minutes, dated June 8, 2021, Regular City Council Meeting.

Council Member Schack, commented regarding item 12 of the minutes, dated June 8, 2021, Regular City Council Meeting: There were important items and discussions that were not included in the minutes, and requested that discussions and items of importance be included in future minutes.

Council Member Salinas, commented regarding item 9 of the minutes, dated June 8, 2021, Regular City Council Meeting, regarding the Municipal Setting Designation that was unanimously rescinded, and asked if the notification to rescind had been sent out. Council Member Diehl, commented that caution should be taken in turning the minutes in to a current agenda update. Council Member Diehl, commented there was a previous meeting regarding how the minutes would be written, and Council had given authorization, to be as generalized as possible, get the point across, as the Council Meetings are recorded by video. The actual purpose of the minutes is the official record of the vote.

Council Member Salinas, questioned if this was the appropriate time to get an update. Council Member Diehl, commented the "Request from Council Members" would be the appropriate time, and a Council Member may call staff to get updated.

Council Member Diehl, made a motion, seconded by Council Member Schack, to approve the minutes with amendments requested by Council Member Schack. The motion passed unanimously.

Mayor Parker, closed the Regular City Council Meeting at 6:43 p.m., to proceed to the Public Hearing.

Public Hearing:

8. A Public Hearing regarding an excavation permit filed by Andy & Tonya Garrett for the property located at Property ID# 51291 – LT 1-B Rice Annex Subdivision & Property ID# 64931 – PT LT 7 & 8 BLK 80 McCampbell Subdivision also known as 2175 CR 2048 (Collins Lane). Mr. & Mrs. Garrett are requesting an excavation permit for the purpose of improvement & leveling where holes were dug by a previous owner.

Andy Garrett, spoke in favor of the excavation permit, as owner of the property.

Earl Vickery, Vickery Lane, spoke in favor as long as it doesn't displace any water to his or neighboring properties. Mr. Vickery produced photos of water issues to his land in years past to the Council Members, and shared concerns of new houses to be built on Mooney Lane.

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

Action Items:

9. Discussion, consideration, and action regarding an excavation permit filed by Andy & Tonya Garrett for the property located at Property ID# 51291 – LT 1-B Rice Annex Subdivision & Property ID# 64931 – PT LT 7 & 8 BLK 80 McCampbell Subdivision also known as 2175 CR 2048 (Collins Lane).

Council Member Wilson, made a motion, seconded by Council Member Pruitt, to approve the excavation permit.

Council Member Diehl, commented he asked Planning and Zoning to take into consideration the water flow for ditches and residences downstream.

Mayor Parker, commented that sand, instead of a clay base dirt, would be better for drainage. Council Member Diehl, suggested that the topic be addressed at a later day regarding the types of soil be specific in an Ordinance. Council Member Schack, commented regarding the pond, which will not be filled in.

Roll was called, to approve the excavation permit for Property ID #51291 – LT 1-B Rice Annex Subdivision & Property ID#64931 – PT LT 7 & 8BLK 80 McCampbell Subdivision also known as 2175 CR 2048 (Colins Lane). The motion was passed unanimously.

10. Discussion, consideration, and action regarding the contract approval and execution for the Ingleside Drainage Master Plan.

John Shrier, Building Inspector II, presented staff recommendation to consider, approve, and execute the contract with Freese and Nichols for the Drainage Master Plan.

Council Member Schack, asked if staff felt comfortable with only 5% contingency left over. John Shrier, Building Inspector II, commented he did feel comfortable with the 5% contingency. Council Member Salinas, requested explanation of the close caption TV. John Shrier, Building Inspector II, explained that it was for scoping purposed. Council Member Schack, commented the city did have scoping tools, and they were worn out and were never replaced. Council Member Diehl, commented he hoped the equipment lasted more than 2-3 years. Council Member Tucker, commented the company the scoping tools were purchased from closed and is no longer in business.

Council Member Diehl, commented if this project would use lidar, confirmed by John Shrier, Building Inspector II. Council Member Diehl, asked if this would be conflicting issues with the drainage. Sarah West, of Freese and Nichols, commented Freese and Nichols will coordinate with various entities, and any changes with ongoing projects will be reflected in this plan.

Council Member Diehl, commented regarding the Master Drainage Plan versus flood mitigation, and requested Freese and Nichols to work with current projects. Sarah West, of Freese and Nichols, commented the projected length of time they will give City Council updates, and the project is for twenty months, with an overall project cost is \$521,181.00. Council Member Diehl, commented a 5% contingency is cutting it close.

Council Member Salinas, commented regarding the limitations of the study. John Shrier, Building Inspector II, commented the study will look at up to five high priority issues. Sarah West, of Freese and Nichols, commented the entire city area will be within the scope of work, with up to five priority areas.

Linnette Barker, City Manager, commented the contract has been reviewed by the City Attorney, as well as H2O, who is the grant administrator for this FEMA grant.

Council Member Schack, made a motion, seconded by Council Member Wilson, to approve the contract with Freese and Nichols, in the amount of \$549,000.00. The motion passed unanimously.

11. Discussion, consideration, and action regarding Houghton EDA & CDBG/GLO Grants.

Linnette Barker, City Manager, commented Hanson Engineering has come up with an addition plan, which is not ideal, or the amount of drainage that Emory Bellard would have provided, and EDA and GLO grants will look at. Melanie Gavlik, of Hanson Engineering, presented various project options. Direction from City Council would be needed to proceed.

Mayor Parker, commented that if State Highway 200 is not completed, or not completed on time, the city would be responsible to pay the money of the grant back, which was confirmed by Melanie Gavlik, Hanson Engineering.

Council Member Schack, commented the city needs to get away from State Highway 200 drainage grants, and that Right of Ways had not been acquired.

Linnette Barker, City Manager, commented the project presented is much smaller than the Emory Ballard project.

Council Member Diehl, commented doing a feasibility, and the cost involved.

Craig Thompson, of Hanson Engineering, commented regarding stormwater issues and tidal events, and options for drainage.

Council Member Schack, commented a standard needs to be set regarding design criteria, and be realistic about it.

There were various discussions regarding drainage options for the City of Ingleside.

Oscar Adame, 2747 Avenue E, made a citizen comment regarding another way for drainage.

Cindy Wilson, 2635 San Angelo, made a citizen comment regarding a past \$7 million bond.

Council Member Schack, requested Craig Thompson to speak regarding Oscar Adame's comment regarding drainage.

Craig Thompson, of Hanson Engineering, commented that it was a problematic area, having to retain easements, and the narrow width of the area along the existing Right of Way.

Council Member Wilson, requested looking in to the option of heading east by the Humble Center, but you would need bigger culverts.

There was further discussion by Council Members.

Linnette Barker, City Manager, commented the GLO Grant is not part of the EDA Grant. The EDA Grant is tied to State Highway 200, and the GLO Grant, which is tied to the Houghton subdivision, Hurricane Harvey damage.

Melanie Gavlik, of Hanson Engineering, commented the Grant will only pay 50% in engineering, but you have to present a project.

Craig Thompson, of Hanson Engineering, commented the proposed option, is his recommendation, after looking at many different options. He gave a "napkin" version of an estimate for a total \$2.5 million project.

Council Member Schack, commented he would like to see a "napkin" version of drainage going west on Main, and East on Main.

Council Member Diehl, made a motion, seconded by Council Member Wilson, to table item 11 until the second City Council Meeting of July 27, 2021, and to report back to Council with options requested. The motion passed unanimously.

12. Discussion, consideration, and action regarding the 2020/2021 Ingleside Bond Project.

Craig Thompson and Melanie Gavlik, of Hanson Engineering, presented the updates regarding 4th Street, 12th and Kenney Lane, with schedules being met. The full design will proceed with Council's approval.

Council Member Salinas, commented he recommended to proceed with the task order as presented with no additional funding, with 4th Street as priority. Council Member Schack, commented Council has committed so much money out of the \$7 million bond.

Linnette Barker, City Manager, commented the projects were broken down within the \$7 million bond.

There were various discussions by Council Members.

Council Member Salinas, made a motion, seconded by Council Member Diehl, to approve the change as presented without adding additional money to the budget as a whole, continue with 4th Street as a top priority. The motion passed with Council Member Diehl, Council Member Pruitt, Council Member Schack, Council Member Tucker, Council Member Salinas and Mayor Parker voting aye, and Council Member Wilson voting nay.

13. Discussion, consideration, and action regarding an Ordinance establishing the value of the exemption from Ad Valorem Taxes for a portion of the appraised value of residential homesteads owned by individuals who are disabled or are 65 years of age or older.

Council Member Schack, commented regarding the disabled factor, he agreed with the \$25,000.00 exemption, but the freeze of taxes should go into effect 65 years of age or older only.

Michael Morgan, 2378 Morgan Lane, made a citizen comment in favor of the Ordinance.

Mayor Parker, commented the reason this was brought to the Council's attention, is with the increase in property appraisals, there was concern that the elderly population could possibly lose their homes.

Council Member Salinas, commented this should be pending the budget adoption process.

Linnette Barker, City Manager, commented if the Ordinance is not adopted by July 1, 2021, it would not go into effect until next year.

Mayor Parker, commented not to compare to other towns and cities, as their senior citizen poverty level might be lower than Ingleside.

Council Member Schack, commented that Ingleside has more industry than most surrounding areas, and this Ordinance would shift the burden to industry. Council Member Schack, commented the number of residential homesteads owned by 65 years or older, is minimal.

There was further discussion by Council Members.

Council Member Schack, made a motion, seconded by Council Member Pruitt, to approve Ordinance 2021-9, amending it to persons who are 50% or more disabled or are 65 years of age or older, get \$25,000 exemption of the appraised value of a residential homestead, and freezing the taxes for individuals 65 years of age or older owning a residential homestead. The motion passed unanimously.

14. Discussion, consideration, and action regarding the type of generator and contract negotiations for the RFP for City Hall Emergency Power Generator.

John Shrier, Building Inspector II, presented three (3) proposals were received for the RFP for City Hall Emergency Power Generator. Two proposals were disqualified, and recommended the third proposal, requesting from City Council their fuel option choice.

Council Member Schack, commented concern with a diesel generator, unless the tanks are drained and serviced routinely.

There were several questions and comments by Council Members, regarding fuel options, including the availability of types of fuel during a disaster, anchoring of the unit, and tank size.

Steven Loving, Fire Chief, commented that after Hurricane Harvey, many trees were uprooted, causing broken gas lines.

Council Member Schack, made a motion, seconded by Council Member Pruitt, to go forward with a diesel generator, not to exceed \$170,000.00. The motion passed unanimously.

15. Discussion, consideration, and action of an Ordinance regarding a Budget Amendment for additional funds for the Municipal Court Building.

John Shrier, Building Inspector II, commented due to recent events at N. O. Simmons Park, the overall security and drainage of the area has to be addressed, and requested an additional \$25,000.00 to address those concerns. This would pay for the engineering and construction of a retaining drainage wall between the courtroom and Avenue J, and would fund fencing and additional cameras.

Council Member Diehl, commented he appreciated the honesty from John Schrier, Building Inspector II, regarding the initial underfunding of the Municipal Court Building.

Council Member Diehl, made a motion, to approve Ordinance #2021-11.

Council Member Salinas, commented what options for fencing were available. Chain link with barb wire was proposed, but not a favored option next to the park.

Council Member Diehl, commented regarding the security cameras for the area, and if there was 24-hour monitoring of the area.

Tammy Burr, Chief of Police, commented there was 24 hour monitoring in the area, and the National Center for State Courts, recommends to not enclose the area with a fence you can not see through.

John Shrier, Building Inspector II, commented that beautification efforts could be made after the fence installation.

Council Member Pruitt, commented if wrought iron fence would be an option.

Council Member Diehl, amended his motion, to authorize \$25,000.00, to proceed with cameras, and come back with council with fence options, seconded by Council Member Salinas. The motion passed unanimously for Ordinance 2021-11.

16. Discussion, consideration, and action of a Resolution appointing a representative to the Participating Government Board for the Comprehensive Industrial Master Plan for San Patricio County, Texas.

Council Member Diehl, made a motion, seconded by Council Member Wilson, to appoint Council Member Salinas to the Participating Government Board for the Comprehensive Industrial Master Plan for San Patricio County, Texas. Council Member Salinas, accepted the nomination. The motion for Resolution 2021-30 passed unanimously.

17. Discussion, consideration, and action regarding an Ordinance of the City of Ingleside, Texas, amending the 2020/2021 Utility Fund Budget to add additional appropriation for a gravity sanitary sewer collapse near the wastewater treatment plant lift station.

John Meenaghan, Waste Water Superintendent, commented the one of the main lines going to the lift station collapsed in two areas. The depth and location are not ideal.

Council Member Schack, inquired what fund this would be paid from. Linnette Barker, commented it would come out of utility funds. Council Member Diehl, inquired if this was unincumbered funds, which Linnette Barker, City Manager, confirmed.

Council Member Tucker, inquired if this was a patch job that will occur again in the future. John Meenaghan, Waste Water Superintendent, commented the entire 65 feet will be replaced. Council Member Schack, inquired if the Waste Water Superintendent felt confident in the PVC that would be installed. John Meenaghan, Waste Water Superintendent confirmed his confidence in the materials to be used.

Council Member Tucker, made a motion, seconded by Council Member Pruitt, to approve Ordinance 2021-12, and authorize the sole source of funds. The motion passed unanimously.

18. Discussion, consideration, and action regarding Public Works Administration Building.

Linnette Barker, City Manager, presented a proposal of office trailers as alternatives for the Public Works Administration Building.

Mayor Parker, commented there is a health issue at the current Public Works Building. Council Member Schack, commented the mobility of the proposed building supports use in the future in another location.

There was further discussion by Council Members.

Council Member Diehl, made a motion, seconded by Council Member Wilson, to authorize the purchase of the office trailer, contingent upon it passing inspection by the city's Building Inspector. The motion passed unanimously.

19. Discussion, consideration, and action regarding a Tax Note for future projects for 2021/2022 budget year.

Linnette Barker, City Manager, presented the calendar constraints if a Tax Note is desired by City Council, and requested a Special Meeting or Budget Workshop.

Linnette Barker, City Manager, commented the report regarding the swimming pool. The report comments that if \$428,000.00 is put in to the swimming pool, you could get approximately fifteen (15) years of life with updates. Council Member Schack, if that is guaranteed, which Linnette Barker, City Manager, commented it is not guaranteed.

Linnette Barker, City Manager, went over proposed projects which could be completed if the Tax Note were approved. Some proposed projects were Faith Park, Animal Control Facility, Fire Department Engine Pumper replacement, and Brush Truck, Collection Station, Cove Park boat dock and Fish cleaning station, N. O. Simmons Park bridge replacement, Whitney Lake walking trail and restrooms.

Council Member Diehl, commented Faith Park and the Animal Control Facility are priorities.

Steven Loving, Fire Chief, commented the pump truck has had significant repairs, and felt there was at least another year's life left. He commented the quick attach truck is a higher priority. He asked permission of the City Council to continue to talk to manufacturers regarding a new truck.

There was further discussion by Council Members.

City Council agreed to not have a Special Meeting, giving guidance of projects with priority as Faith Park, Collection Station, Fire Truck, and Animal Control Facility.

Executive Session:

20. The City Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.072, Deliberations about Real Property, to discuss, deliberate, and consider the following item – Possible purchase of property.

Mayor Parker, closed the Regular City Council Meeting at 10:23 p.m. to proceed to Executive Session after a brief recess. Mayor Parker, opened the Executive Session at 10:29 p.m.

Mayor Parker, closed the Executive Session at 10:51 p.m.

Council Member Schack, as Mayor Pro Tem, opened the Regular City Council Meeting at 10:51 p.m.

Action Items:

21. Discussion, consideration, and action of the item(s) discussed in Executive Session.

No action was taken.

Other:

22. Reports from Staff

- a) Expenditures over \$3000
- b) Announcement of new Assistant Chief of Police
- c) Update – City Hall Maintenance
- d) Other Updates

Steven Loving, Fire Chief, updated City Council that two San Patricio County Fire Departments have two fire trucks down. Chief Loving, requested the Ingleside Volunteer Fire Department back-up reserve training truck be temporarily allowed to assist San Patricio Fire Departments, if needed. City Council Members, agreed to assist other Fire Departments if needed.

23. Requests from Council

Council Member Pruitt, requested clarification that Police Officers are aware that the city has an Ordinance regarding use of golf carts.

Tammy Burr, Chief of Police, commented the Police Department is stopping golf cart drivers, due to many complaints regarding golf carts. Officers are stopping golf carts to check for permits. No citations have been issued.

Linnette Barker, City Manager, gave an update regarding the gates at the ball field, the fields should be unlocked for public use.

Council Member Salinas, requested an update on the recent park violence. Linnette Barker, City Manager, commented an email was provided to the City Council.

24. Adjourn

Mayor Parker, adjourned the Regular City Council Meeting at 10:57 p.m.

ATTEST:

APPROVED:



