

City of Ingleside
Minutes
Regular City Council Meeting
July 13, 2021
6:30 PM

1. Call meeting to order

The Regular City Council Meeting on July 13, 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 and Mayor Parker. Council Member Salinas was present via Zoom Meeting. There were approximately 15 city staff members, and approximately 15 citizens in attendance.

3. Invocation

4. Pledge of Allegiance

5. Citizen Comments

There were no citizen comments.

Presentations:

6. Introduction of the new Assistant Chief of Police, Martin Molina.

Tammy Burr, Chief of Police presented the new Assistant Chief of Police Martin Molina. Martin Molina, Assistant Chief of Police, introduced himself. The City Council welcomed him.

Action Items:

9. Discussion, consideration, and action regarding the contract approval for Tri-County Emergency Medical Services.

Carrie DeLeon, Executive Director for Tri-County Emergency Medical Services, gave a review, new schedule implementation, and contract proposal.

Council Member Diehl, made a motion, seconded by Council member Wilson, to accept the contract for Tri-County Emergency Medical Services. The motion passed unanimously.

Public Hearing:

7. A Public Hearing, regarding an application filed by Keystone Casas, Inc., to re-plat The following property: LT 1 BLK 1 Oleander Subdivision to LT 1A & 1B BLK 1 Oleander Subdivision, also known as 2102 & 2110 Mooney Lane, City of Ingleside, San Patricio County, Texas.

Mayor Parker, closed the Regular City Council Meeting at 6:36 p.m. to proceed to the Public Hearing.

Jerry Brundrett, surveyor of the project, presented the re-plat proposal, speaking in favor of the re-plat.

Earl Vickery, 3557 Vickery Lane, spoke against the re-plat, until drainage issues in the area are addressed.

James Coulter, 1638 Mooney Lane, spoke against the re-plat.

Troy Gutierrez, 1614 Mooney Lane, spoke against the re-plat.

Travis, 1594 Morgan Lane, spoke against the re-plat.

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

Action Items:

8. Discussion, consideration, and action of a Resolution, to re-plat the following property: LT 1 BLK 1 Oleander Subdivision to LT 1A & 1B BLK 1 Oleander Subdivision, also known as 2102 & 2110 Mooney Lane, City of Ingleside, San Patricio County, Texas. (Single Reading)

Linnette Barker, City Manager, commented regarding the drainage issue on Mooney Lane, that the city has been in contract with the drainage district. Freese & Nichols has been contracted for the Drainage Master Plan, and have toured the area, making the area a high priority. Mr. Crull has been asked to look into the issue as well.

Council Member Diehl, commented he is not against development or growth, but not at the expense of the people who live here, and at this time, cannot support this item.

Earl Vickery, 3557 Vickery Lane, made a citizen comment, opposing item 8.

Council Member Schack, commented the City Council knows there are issues in the area, and all homes should be built at the same elevation. Council Member Schack, commented we shouldn't tell a property owner they can't build because another property owner is using as a floodplain.

Earl Vickery, 3557 Vickery Lane, made a citizen comment.

Mayor Parker, commented the City Council understands that ditches need to be dug and drainage installed. Mayor Parker, commented he agreed with Council Member Schack regarding the City Council cannot legally stop someone from building a home if it zoned correctly.

Council Member Diehl, commented he is a supporter of landowner rights. City Council should not approve something until they have the answers.

Cindy Wilson, 2635 San Angelo, made a citizen comment.

Mayor Parker, inquired of Jerry Brundrett, surveyor of the re-plat, if there is a development plan for this re-plat. Jerry Brundrett, surveyor, commented there is not a development at this time.

Council Member Schack, commented once the re-plat is approved, the landowner could sell for future development.

Council Member Diehl, made a motion, seconded by Council Member Schack, to deny Resolution 2021-31. The motion to deny passed, with Council Member Diehl, Council Member Wilson, council Member Schack, Council Member Pruitt, Council Member Tucker, Council Member Salinas, voting aye, and Mayor Parker voting nay.

10. 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. (Single Reading)

Linnette Barker, City Manager, presented projects that could be funded by the Resolution.

Council Member Schack, commented the order of priority should be Faith Park, the collection station, and the fire truck.

Council Member Diehl, commented of the importance of having a plan for the funds, and seeing the projects through completion.

Andrew Friedman, Financial Advisor of SAMCO, presented the specifics and safety of the Certificate of Obligation. Interest rates will be locked in September 14, 2021.

Council Member Diehl, inquired as the cost of borrowing the funds, which Andrew Friedman, of Samco, commented approximately \$20,000.00.

Mayor Parker, commented that this Council and future council's need to concentrate on drainage for the city.

Council Member Diehl, inquired as to any penalties. Andrew Friedman, of SAMCO, commented the bonds can be called after ten years without penalty.

Cindy Wilson, 2635 San Angelo, made a citizen comment.

Council Member Schack, made a motion, seconded by Council Member Pruitt, to approve Resolution 2021-32, to approve the publication of Notice of Intention to issue certificates of obligation not to exceed \$7,000,000.00. The motion passed unanimously.

11. Discussion, consideration, and action regarding preliminary budget presentation and midyear estimates.

Dawn Tarr, Director of Finance, presented the preliminary budget and midyear estimates, including estimated total revenue of \$13.4 million, estimated total expenses of \$15.7 million, and after the 25% resolution, there will be an estimated \$3.2 million general fund balance.

Council Member Schack, commented we dug into the fund balance, which is concerning.

Linnette Barker, City Manager, commented we transferred a lot of money to the capital projects to do a lot of the streets that were proposed.

Dawn Tarr, Director of Finance, presented the general capital fund, with \$8.8 million set aside for the Houghton project, \$440,000.00 available for parks and streets, \$78,000.00 obligated for Public Works equipment, and \$977,000.00 obligated for street projects, leaving a balance of \$600,000.00; The debt fund, after adding in ad valorem taxes and paying bond payments, the estimated balance is \$484,000.00. The grant fund has \$4 million, which is for State Highway 200. The enterprise fund has 25% resolution of \$857,000.00, \$1.5 million set aside for the wastewater treatment plant, leaving a balance of \$3.2 million. The enterprise capital fund, the Texas Water Development loan of \$2.5 million for the wastewater treatment plant, the 2021 \$2 million street bond, \$600,000.00 for the water readers, \$100,000.00 for the water tower, leaving an estimated fund balance of \$165,000.00; The impact fees are comprised of \$409,000.00 in water fees and \$956,000.00 in sewer fees.

Dawn Tarr, Director of Finance, presented next year's proposed budget: If \$7 million additional debt is taken on and keep the tax rate as current, the no new revenue rate is .627524, the annual retained earnings will drop by \$708,000.00

There were various discussions by Council Members.

Council Member Diehl, commented he would like to hear from the department heads at the next budget presentation.

There was no action taken.

12. Discussion, consideration, and action to approve water service by the City of Aransas Pass, Texas, to 1649 Beasley Avenue, Ingleside, Texas.

Linnette Barker, City Manager, commented this property is not serviced by the City of Ingleside, and is requesting to be allowed to be serviced by the City of Aransas Pass.

Council Member Wilson, commented he would like to see the City of Ingleside to service the area.

Council Member Schack, made a motion, seconded by Council Member Tucker, to approve water service by the City of Aransas Pass, Texas, to 1649 Beasley Avenue, Ingleside, Texas. The motion was passed unanimously.

13. Discussion, consideration, and action regarding city drainage schedule and resident responsibilities.

Mayor Parker, commented he met with several citizens in the area of Morgan Lane and Highway 361, and the residents said they would give the city easements needed to correct drainage, as well as Mooney Lane.

Council Member Schack, commented he would forward an email to the City Manager to forward to Dale McConnell, Assistant Public Works Director, regarding an oil pipeline blocking a drainage ditch due to the elevation of the pipeline, and speak with the company to fix the issue. Mayor Parker, commented this was a high-pressure natural gas line.

Earl Vickery, 3557 Vickery Lane, made a citizen comment regarding drainage.

Council Member Diehl, commented in May 24, 2016 the drainage district came to a City Council Meeting, where the same issues were on the agenda, and urged everyone to read the minutes from that meeting. Council Member Diehl, commented this is not just a city of Ingleside problem, and inquired when was the last time McCampbell Slough was cleaned. He has not received an answer. Dale McConnell, Assistant Public Works Director, commented the drainage district has been asked to clean McCampbell Slough several times. Council Member Diehl, commented individual homeowners have a responsibility to clean out their ditches. Council Member Schack, commented West Main is not flowing as well. Council Member Tucker, commented that the County Commissioner can reach out to start the process.

Cindy Wilson, 2635 San Angelo, made a citizen comment regarding drainage issues.

Council Member Schack, commented we need to be proactive, as some houses don't have a drainage ditch.

Dale McConnell, Assistant Public Works Director, commented regarding sending a joint letter to the commission.

Earl Vickery, 3557 Vickery Lane, made a citizen comment.

Council Member Salinas, commented he has the same thoughts as the rest of Council, and asked if Freese & Nichols Drainage Master Plan Study, would encompass outlying areas.

Dale McConnell, Assistant Public Works Director, commented the Public Works Department has been proactive, and has had engineers look at the situation.

Mayor Parker, asked of the City Manager, to work with the citizens in the Mooney Lane area.

Council Member, Julio Salinas, commented to get a joint party letter out regarding drainage.

Mayor Parker, commented Larry Gillespie is the representative for precinct four for the drainage district.

Council Member Pruitt, commented that we need to find out what is stopped up.

Earl Vickery, 3557 Vickery Lane, made a citizen comment regarding drainage.

Council Member Diehl, commented regarding a three-year schedule to clean every drainage ditch in the city, and how is it being tracked. Dale McConnell, Assistant Public Works Director, commented there is not a formal schedule. Donald Paty, Public Works Director, commented when ditch cleaning is started, they are pulled off to attend to other problems.

Council Member Schack, commented he agreed with a joint letter, a ditch cleaning schedule, and to be more proactive on issues.

Council directed staff to draft a joint letter, send to Aransas County and Aransas Pass, the San Patricio Drainage District in care of the judge and the precinct 4 representative, and the letter to include the question when McCampbell Slough was last cleaned. This letter should be presented on the next City Council Meeting agenda.

Council Member Diehl, thanked the citizens getting involved.

Mayor Parker, commented action needs to be taken in finding easements regarding the area of Mooney Lane and Morgan Lane.

Jennifer Perriman, 1590 Mooney Lane, made a citizen comment regarding drainage.

Troy Gutierrez, 1614 Mooney Lane, made a citizen comment regarding drainage.

There were various discussions by Council Members.

Council Member Diehl, commented for the City Manager to talk to Freese & Nichols, to bring any mitigation before the final report.

There were various discussions by Council Members and staff.

Travis Tirado, 1594 Morgan Lane, made a citizen comment regarding drainage and easements before he sells his property.

Jennifer Perriman, 1590 Mooney Lane, made a citizen comment regarding culverts.

Cindy Wilson, 2635 San Angelo, made a citizen comment regarding drainage issues.

14. Discussion, consideration, and action regarding City Council review requirements of Ordinance 2020-33, amending Chapter 22 of the Ingleside Code of Ordinances to include rules and regulations for Mobile Food Vendors.

Carey Dietrich, Director of Building and Planning, recommended no changes.

Council Member Schack, made a motion, seconded by Council Member Diehl, to rescind Ordinance 2020-33. The motion passed unanimously.

15. Discussion, consideration, and action regarding a joint meeting with Ingleside Independent School District Board to discuss future ideas and focus on setting goals for the future of Ingleside.

Council Member Diehl, commented the meeting was informative, and to extend an invitation to the Ingleside Independent School District to discuss how to work together on goals.

Council Member Salinas, commented the school district and the city have common interests.

Linnette Barker, City Manager, suggested meeting with the school board regarding budgets for road work.

Council Member Diehl, made a motion, seconded by Council Member Tucker, to direct the City Manager to issue a formal invitation to the school board for a joint Ingleside City Council/Ingleside Independent School District meeting. The motion passed unanimously.

16. Discussion, consideration, and action regarding City Council acceptance of Community Safety Grant Funds in the amount of \$2,300.00 from Center Point Energy Service Company.

Council Member Schack, made a motion, seconded by Council Member Pruitt, to accept the Community Safety Grand Funds in the amount of \$2,300.00, with \$1,660.00 going to the Police Department, and \$640.00 to the Fire Department. The motion passed unanimously.

17. Discussion, consideration, and action regarding the approval of a proposed amendment of the San Patricio County Appraisal District 2021 budget, to retain surplus funds from 2020 San Patricio County Appraisal District operations, and committing those funds to the district's litigation reserve account.

Linnette Barker, City Manager, commented the funds would go to the litigation reserve fund.

There were various conversations by Council Members and city staff.

Council Member Schack, made a motion, seconded by Council Member Diehl, to bring a Resolution to return the City of Ingleside's portion of the money. The motion passed unanimously.

18. Discussion, consideration, and action regarding the type of fencing and additional funds required to complete Municipal Court Security Fencing.

John Shrier, Building Inspector II, presented requested fencing options and costs, and requested an additional \$50,000.00 if Council chooses to move forward with the wrought iron fencing.

Council Member Diehl, inquired if there is a network for camera surveillance in the area. John Shrier, Building Inspector II confirmed there are cameras being monitored by the Police Department. Council Member Diehl, commented the original project was under presented.

Council Member Pruitt, commented there was a public access gate. John Shrier, Building Inspector II, commented the gate will be open during operating hours.

Council Member Schack, commented if it would be better to move police officers to the Municipal Court Building. The security fencing would create an eyesore. Council Member Schack, commented moving police officers to the building and leaving the Municipal Court in the current location.

Council Member Diehl, commented this was not a thought-out plan, and the fencing without the curvature, with a less aggressive look would be his choice, if he voted for any.

There were various discussions between Council Members.

Council Member Tucker, suggested a chain link fence six to seven feet tall with a security system.

Council Members directed staff to come back to City Council with a budget amendment for \$10,000.00.

19. Discussion, consideration, and action regarding State Highway 200.

Mayor Parker, commented this was on the agenda to give the City Manager to go to TxDOT to inquire about rescinding the contract for State Highway 200.

Council Member Diehl, commented money has been spent on engineering and \$591,445.06 on right of way access, and cautioned about raising red flags. TxDOT has requested to give additional time for an update.

Council Member Schack, commented he is not for cancelling State Highway 200, as it would affect future light industrial development, and the traffic impact on the city.

Mayor Parker, commented that it is unknown if the involved grants will be extended, as it has been a slow process.

There was further discussion between Council Members.

Council Member Pruitt, commented to be careful with TxDOT, and State Highway 200 is being built for industrial.

Council Member Tucker, commented State Highway 200 is important for the city.

No action was taken.

Executive Session:

20. The City Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.074, Personnel Matters, to discuss, deliberate, and consider the following item – City Manager goals.

Mayor Parker, closed the Regular City Council Meeting at 10:18 to proceed to Executive Session.

Mayor Parker, closed the Executive Session at 11:32 p.m. to proceed to the Regular City Council Meeting, which was open at 11:33 p.m.

Action Items:

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

Council Member Schack, made a motion, seconded by Council Member Diehl, to direct the City Manager to revise job descriptions and revise job positions. The motion passed unanimously.

Other:

22. Reports from Staff

- a) Expenditures over \$3000
- b) Purchase Orders over \$20,000
- c) Update on Emergency Repair of Sanitary Sewer near the Wastewater Treatment Plant Lift Station.
- d) Monthly Financials
- e) Hanson Engineering Project Status Report
- f) Other Updates

John Meenaghan, Wastewater Superintendent, updated the City Council regarding the emergency repairs to the Wastewater Treatment Plant.

Council Member Diehl, inquired regarding drainage, in one particular area there was a black substance, has it been sent out for testing, and if so, what are the results. Linnette Barker, City Manager, commented that she would check to see if it had been sent for testing.

23. Requests from Council

There were no requests.

24. Adjourn

Mayor Parker, adjourned the Regular City Council Meeting at 11:37 p.m.

ATTEST:

APPROVED:


Sarah Wardinsky, City Secretary


Ronnie Parker, Mayor