

CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
MINUTES
JUNE 27, 2023
6:30 P.M.

Opening Agenda

1. Call Meeting to order.

The Regular Council Meeting of the City of Ingleside was called to order by Mayor Adame at 6:30 p.m. on June 27, 2023, at City Hall 2671 San Angelo Ingleside, TX and live video streaming.

2. Roll Call.

With Council Members present a quorum was established.

Council Members Present: Steve Diehl, Stewart Wilson, David Pruitt, John Salinas, Mayor Pro-Tem Tracy Long, Julio Salinas and Mayor Pedro Oscar Adame.

3. Invocation.

Council Member Pruitt led the invocation.

4. Pledge of Allegiance.

Mayor Adame led the Pledge of Allegiance to the U.S. flag.

5. Citizen Comments and Reports

At this time, written comments received by 4:00 p.m. on the day of the meeting, on any subject matter that is not on the agenda, will be read and summarized in the minutes of the meeting. Persons wishing to address the Council and who have registered using the Citizen Participation Form will have up to three minutes to speak. In accordance with the Open Meetings Act, Council may not discuss or take action on any item that has not been posted on the agenda. While civil public criticism is not prohibited; disorderly conduct or disturbance of the peace as prohibited by law shall be cause for the chair to terminate the offender's time to speak.

Chuck Sullivan, Twisted Apes Bar & Grill 2627 SH 361, addressed the Council to express his concern and disapproval of the City mandate on the garbage company. Sullivan stated the City did not seek bid for trash. Sullivan asked, why get rid of a company not doing anything wrong? He stated the City bill is higher than what he was contracted for with his company. Sullivan asked, how much more is government going to tell us where we have to get stuff? He stated this did not save the citizens money. Sullivan stated that he was only going to pay the City what he was currently contracted to pay with his company.

April Rosales, 2172 FM 1781, addressed the Council and explained that she relocated here from New Braunfels to take care of her father until he recently passed away. Rosales stated that she is a home owner in another city, is taking care of her father's residence, is a single mother and a business owner. Rosales is trying to establish her business here in Ingleside. She stated, she is finding it financially hard to establish her business within the guidelines of the City. She went on to state the deposit for a specialty permit is a non-refundable \$600 fee. Rosales questioned why a deposit would be non-refundable. She stated she would like to have her deposit refunded if the City were to deny.

Courtney Shane, 2181 Capeheart Street, addressed the Council about the Water Quality report. Shane stated the report needs some changes to include the font size and converting to layman's terms. In addition, questioned what the City was doing to rectify the items the City has failed according to the report. Shane went on to remind Council that citizens pay taxes and have a right to be informed of city personnel issues. In addition, stated that open records requests cannot be blocked.

6. Staff Comments and Reports

The Council may discuss any subject which is specifically listed under this item.

A. Enbridge Sea Grass Preservation Notification.

Discussion held among the Council about Enbridge being transparent, public inquiry and Council having information to be able to answer public questions.

B. Pet of the Week.**C. Police Department Activity Report for May 2023.****D. City of Ingleside monthly financials as of May 31, 2023.****E. City of Ingleside expenditures paid over \$3,000.00 for the period of May 16, 2023 through June 19, 2023.****F. Update on Beautify Ingleside Project.****G. Update on Ingleside Drainage Master Plan.**

Discussion held among the Council and City Manager Lewis about Freese and Nichols using Hanson Engineering documentation for drainage master plan. Council Member Diehl stated he was clear that Hanson Engineering documentation was to be made available to Freese and Nichols but not have to use the information.

H. Update on General Projects.**7. Council Comments and Reports**

The Council may discuss any subject which is specifically listed under this item.

No Council Comments and Reports presented for this meeting.

Presentations**8. Proclamation to recognize Chris Burke's retirement.**

Mayor Adame presented a proclamation to Chris Burke for 19 years of service and proclaimed June 27, 2023 as Mr. Chris Burke Day.

Director of Infrastructure Services Paredes presented Chris Burke with a plaque.

9. Presentation from San Patricio County Economic Development Corporation Representative.

Jodi Carr, Director of Economic Development, addressed the Council to introduce Adam Gawarecki, President of the San Patricio Economic Development Corporation.

Adam Gawarecki addressed the Council and presented the San Patricio County and Regional Overview. Gawarecki gave some basic stats on San Patricio County being one county with nine cities, county population at 428,185, City of Ingleside population at 10,104, unemployment rate at 4.6 percent, and the median age at 35.5. Gawarecki spoke about the target market industries, and project activity in 2022 and 2023. He spoke about the most active projects such as Project Relic, Project ECOR, Project Renewable Arc, Project Green and Project Merlin. In addition, spoke about Steel Dynamics. Gawarecki gave some insight into how the San Patricio County Economic Development Corporation goes about finding these projects and who they work with to make them happen. Additional information he spoke about include housing in the county, marketing materials, and the 23 industrial sites across the county.

Consent Agenda

All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of the items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

10. (Agenda Item 10 moved to Regular Agenda.)**11. Deliberate and take appropriate action to accept a donation from the Gypsy Motorcycle Club International - Corpus Christi Chapter in the amount of \$500.00.****12. Deliberate and take appropriate action on Regular City Council Meeting Minutes of June 13, 2023.**

Motion: Council Member Pruitt made a motion to move Item 10 to Regular Agenda and to approve Item 11 and Item 12, as presented. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

Executive Session

13. Closed Session

City Council will meet in Closed Session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

A. Section 551.087 Deliberation regarding Economic Development Negotiations – Update on ongoing industry and retail negotiations

Mayor Adame requested to withdraw Item 13 Closed Session on the agenda. There were no objections by Council and Mayor Adame stated that the item was withdrawn.

14. Open Session

City Council will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.

A. Section 551.087 Deliberation regarding Economic Development Negotiations – Update on ongoing industry and retail negotiations

Item A: Item withdrawn from agenda therefore no deliberation held on this matter.

Public Hearing

The City Council shall call a public hearing on each item below in this section. Any person wishing to address the City Council on these items should please come forward when that public hearing is called.

15. Conduct a public hearing regarding an application filed by Mr. Benar Quach to allow a M (Multifamily) use in a C-2 (General Commercial) district for the following property: Property ID# 66079 PT LOT 1, 2, W ½ PT LOT 3 BLK 1 FRANK PHELPS ADDN also known as 2798 Main St, Ingleside, TX 78362.

At 7:30 p.m. Mayor Adame convened the Ingleside City Council into a Public Hearing.

Speaking For: Ronnie Garcia from Nex Construction spoke in favor of the special permit.

Speaking Against: There was no one speaking against.

At 7:33 p.m. Mayor Adame reconvened the Ingleside City Council into a Regular Meeting.

Regular Agenda

10. Deliberate and take appropriate action on a Resolution of the City Council of Ingleside, San Patricio County, Texas, appointing/reappointing of members to the Planning and Zoning Commission.

Discussion held among the Council about Planning & Zoning Commission recommendation for Alan Beaubien.

Motion: Mayor Pro-Tem Long made a motion to approve Resolution 2023-27, to appoint Alan Beaubien to as a member with a first term to begin on June 27, 2023. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

16. Deliberate and take appropriate action on first reading of an Ordinance granting a Special Permit for M - Multifamily use on a property zoned C-2 - General Commercial located at the FRANK PHELPS ADDITION, BLK 1, PT Lot 1, 2, W/2 PT Lot 3, also known as 2798 Main Street and further providing for effective date, reading, severance and publication.

Discussion held among the Council & Interim Building Official Delauro for the reasoning for the special permit request since the building was always a hotel. Delauro explained the

Special Permit is to allow a specific use not authorized under the existing zoning designation. The approval of a Special Permit does not change the base zoning district of the property and is considered an amendment applicable to the property. Council Member Diehl expressed his concern for changing zoning and setting a precedent.

Motion: Council Member Diehl made a motion to approve the first reading of an Ordinance granting a Special Permit for M - Multifamily use on a property zoned C-2 - General Commercial located at the FRANK PHELPS ADDITION, BLK 1, PT Lot 1, 2, W/2 PT Lot 3, also known as 2798 Main Street. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

17. Tabled 01/24/2023 Deliberate and take appropriate action on a contract between the City of Ingleside and the Ingleside Development Corporation.

City Manager Lewis addressed the Council about the contract for the City and Ingleside Development Corporation and introduced Teresa Flores, President of Ingleside Development Corporation who was present.

Teresa Flores addressed the Council and answered Council questions.

Motion: Council Member Diehl made a motion to approve the contract between the City of Ingleside and the Ingleside Development Corporation, as presented. Council Member Wilson Seconded the motion. Motion carried with all present voting in favor.

18. Deliberate and take appropriate action on a contract between the City of Ingleside and TRI County Emergency Medical Services, Inc. for ambulance and emergency medical services for the City of Ingleside.

City Manager Lewis addressed the Council to discuss the Emergency Medical Services contract between the City of Ingleside and Tri County EMS. Lewis explained the current contract is set to expire on September 30, 2023 and the proposed contract is to continue emergency medical services to the residents of Ingleside.

Carrie De Leon, Executive Director Tri County EMS, addressed the Council and answered questions.

Motion: Council Member John Salinas made a motion to accept the contract between the City of Ingleside and TRI County Emergency Medical Services, Inc. for ambulance and emergency medical services for the City of Ingleside. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

19. Deliberate and take appropriate action on an ordinance amending the fiscal year 2022-2023 budget for the City of Ingleside, Texas, for the General Fund for appropriation of the donation for the Parks & Recreation Department.

City Manager Lewis addressed the Council and explained this was to appropriate the \$500 donation received from Corpus Christi Gypsy Motorcycle Club.

Motion: Council Member Diehl made a motion to approve Ordinance 2023-11, an ordinance amending the fiscal year 2022-2023 budget for the City of Ingleside, Texas, for the General Fund for appropriation of the donation for the Parks & Recreation Department. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

20. Deliberate and take appropriate action on an ordinance amending the fiscal year 2022-2023 budget for the City of Ingleside, Texas, for the General Fund for appropriation of the donation for the Recycling Department.

City Manager Lewis addressed the Council and explained this was to appropriate the \$14,400 donation from HEB for the Recycling Department.

Motion: Council Member Pruitt made a motion to approve Ordinance 2023-12, an ordinance amending the fiscal year 2022-2023 budget for the City of Ingleside, Texas, for

the General Fund for appropriation of the donation for the Recycling Department. Council Member Julio Salinas seconded the motion. Motion carried with all present voting in favor.

21. Deliberate and take appropriate action on the acceptance of the City of Ingleside Annual Financial Report for the Year Ended September 30, 2022.

Mayor Adame stated the draft audit has been received and staff has not had the opportunity to review. Mayor Adame requested to table this item for a special meeting on the day we have workshop.

City Manager Lewis recommended tabling this item to a Special Meeting on July 08, 2023 if the audit is ready.

Motion: Council Member Diehl made a motion to table the acceptance of the City of Ingleside Annual Financial Report for the Year Ended September 30, 2022 for a Special Meeting on July 08, 2023. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

22. Deliberate and take appropriate action to allow the City Manager to advertise for Requests for Qualifications for Electrical Engineering on various electrical projects.

Director of Infrastructure Services Paredez addressed the Council and explained the State of Texas requires the services of a registered professional engineer on electrical engineering that will be over \$8,000.

Discussion held among the Council, City Manager, and Director of Infrastructure Services regarding electrical engineering, Request for Qualifications, contractor bid with engineering, state law, double pay, and best interest of the City.

Motion: Council Member John Salinas made a motion to approve the City Manager to advertise for Requests for Qualifications for Electrical Engineering on various electrical projects. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

23. Deliberate and take appropriate action regarding a Request for Qualifications (RFQ) for Architectural / Engineering Services for Roof Consulting Services for various City facilities.

Interim Building Official Delauro addressed the Council and explained the State of Texas requires the services of a registered professional engineer for Public Works projects that will be over \$20,000 where no electrical or mechanical engineering is required.

Discussion held among the Council, City Manager and Interim Building Official regarding various roofs and roof replacements.

Motion: Council Member Diehl made a motion to approve a Request for Qualifications (RFQ) for Architectural / Engineering Services for Roof Consulting Services for various City facilities. Council Member Wilson seconded the motion. Motion carried 6:1.

For Motion: Council Members Steve Diehl, Stewart Wilson, David Pruitt, John Salinas, Julio Salinas and Mayor Pedro Oscar Adame.

Against Motion: Mayor Pro-Tem Tracy Long

24. Deliberate and take appropriate action to allow the City Manager to advertise for Requests for Qualifications (RFQ) for engineering to bid and administer the contract for Kenny Lane project.

City Manager Lewis addressed the Council and explained Kenny Lane was originally designed by Hanson Professional Services and is 100 percent design complete as of October 2021.

Discussion held among the Council, City Manager, and Director of Infrastructure Services regarding recommendation and issue with a firm coming in to another firm's design.

No action taken.

25. Announcements of Community Interest and/or upcoming events.

- A. 2023 Summer Reading Program June 6 – July 14
- B. Drive-Thru Food Distribution – June 29
- C. Music in the Park – Ruben Limas – June 30
- D. Kiewit Fireworks – July 2
- E. Movie in the Park – The Goonies – July 14
- F. Music in the Park – Mike Luna – July 21
- G. Movie in the Park – Sonic The Hedgehog – July 28
- H. Music in the Park – The Steelwater Band – August 4

26. Items to consider for placement on future agendas.

Council Member Diehl request to look into April Rosales topic.

Mayor Adame request to look into future of Ingleside. This was designed and presented by Texas A&M students in previous years about emergency management building in front of Whataburger.

27. Adjourn.

Mayor Adame adjourned the Regular City Council Meeting at 8:57 p.m.

APPROVED:


Pedro Oscar Adame, Mayor

ATTEST:


Ruby Mowles, City Secretary