

CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
&
BUDGET WORKSHOP
MINUTES
JULY 11, 2023
6:30 P.M.

Regular City Council Meeting

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 July 11, 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.

A. Martha Habluetzel – Garden Club's Appreciation Open House

Martha Habluetzel of the Ingleside Garden Club submitted a Citizen Comment notice in advance regarding an invitation. The invitation was for an Appreciation Open House to be held on August 1, 2023 at 10:00 a.m. at the Humble Center.

B. Stephanie Sim, 2442 Kenney Lane, Road Condition and Water Line

The following Citizen Comments were presented to City Secretary after the posting of the July 11, 2023 Agenda.

Stephanie Sim, 2442 Kenney Lane, submitted a Citizen Comment in advance regarding road condition and water line. Sim inquired if there was still plans to have work done on Kenney Lane and if so when?

Paul Baen submitted a Citizen Comment in advance regarding transparency issues and proposed bond issuance. Baen addressed trying to obtain information for the proposed bond issue and meeting materials.

Valerie Glover, Municipal Court Judge, addressed the council to discuss she an email she sent out to Council earlier during the day and following up with a hardcopy handed out to Council at the dais. Request Council to read the hardcopy that has been provided.

Barbara Gregg, Ingleside Chamber of Commerce, addressed the council and thanked Council Member John Salinas for partnering with the Chamber for the Best of the Bay for the fishing tournament. Gregg spoke about the Family Fishing Day at Cove Park and the Best of the Bay Saltwater Fishing Tournament for July 29, 2023. Copies of the invitation with the registration form along with the tournament flyer for the event will be provided to City Secretary Mowles.

6. Staff Comments and Reports

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

- A. Pet of the Week.**
- B. Ingleside Police Department Activity for June 2023**
- C. Update on the results of the smoke testing conducted in the watershed area of the 12th Street Lift Station.**

Director of Infrastructure Services Paredez addressed the Council and gave an update on the smoke testing conducted in the watershed area of the 12th Street Lift Station. Paredez stated there were a total of 33 leaks detected with four (4) of these leaks on public right of ways and the remaining 29 leaks found to be on private lines. It was identified that most of them were open cleanouts and some were due to broken or opened caps. The collection system overall was found to be in good condition and this included the manholes that were also inspected.

Discussion held among the Council and Director of Infrastructure Services about what staff was going to do to rectify the issue with the 29 leaks found on private lines. In addition, staff to bring back a recommendation for another area of the community to have smoke testing performed.

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 Park and Recreation Month.**
Mayor Adame presented a proclamation to the Interim Parks & Recreation Director Paredez and Interim Community Events Supervisor Mejia and proclaimed July 2023 as Park and Recreation Month.

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.

- 9. Deliberate and take appropriate action on Regular City Council Meeting Minutes of June 27, 2023.**

Motion: Council Member Pruitt made a motion to approve the minutes, as presented. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

Executive Session

- 10. 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**
 - B. Section 551.074 Personnel Matters – City Manager Review**

At 6:55 p.m. Mayor Adame convened the Ingleside City Council into a closed session pursuant to provision of Chapter 551 of the Texas Government Code, in accordance with

the authority contained in Section 551.087 Deliberation regarding Economic Development Negotiations and Section 551.074 Personnel Matters.

11. 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

B. Section 551.074 Personnel Matters – City Manager Review

At 9:16 p.m. Mayor Adame reconvened the Ingleside City Council into an open session pursuant to provision of Chapter 551 of the Texas Government Code to take any action necessary related to the executive session noted herein, or regular agenda items, noted above, and/or related items.

Item A: No action taken.

Item B Motion: Mayor Pro-Tem Long made a motion to continue the City Manager's contract at \$147,000 with a \$3,000 balloon payment at the end of the year if the City Manager should fulfill the full year.

Amended Motion: Mayor Pro-Tem Long made a motion to amend the motion to continue the City Manager's contract for a one-year extension at \$147,000 with a \$3,000 balloon payment at the end of the year if the City Manager should fulfill the full year. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

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.

No Public Hearing presented for this meeting.

Regular Agenda

- 12. Deliberate and take appropriate action on second and final 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.**

Motion: Council Member Diehl made a motion to approve Ordinance 2023-13, 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. Mayor Pro-Tem Long seconded the motion. Motion carried with all present voting in favor.

- 13. Deliberate and take appropriation action accepting the HOT Fund Post Event Form from Ingleside Chamber of Commerce for the Ingleside Smokin' Tires & Lightin' Fires event, and authorizing payment of \$11,575 for the event held June 2 & 3, 2023.**

Motion: Council Member Diehl made a motion to approve the HOT Fund Post Event Form from Ingleside Chamber of Commerce for the Ingleside Smokin' Tires & Lightin' Fires event, and authorizing payment of \$11,575 for the event held June 2 & 3, 2023. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

- 14. Deliberate and take appropriate action to allow the City Manager to Contract with Hanson Professional Services for engineering to bid and administer the contract for Kenny Lane A to Z project.**

City Manager Lewis explained Hanson Professional Services originally designed the Kenney Lane Project and the project is currently on hold. The contract would acquire the

services of Hanson Professional Services to oversee the bidding and construction of this project. Staff recommends approval to contract with Hanson Professional Services.

Motion: Council Member John Salinas made a motion to allow the City Manager to Contract with Hanson Professional Services for engineering to bid and administer the contract for Kenny Lane A to Z project. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

15. Deliberate and take appropriate action on a Change Order for the Houghton project, to add a guard rail barrier.

Director of Infrastructure Services Paredez addressed the council to explain the change order request. Staff suggested removing a dilapidated fence along the drainage ditch that runs from Mustang Drive to Avenue B. The suggestion is to replace the fence with guard rail to protect the residents from backing into the ditch. Paredez explained this was not part of the original bid.

Discussion was held among the Council and Paredez about guard rail in current inventory, remove and replace fencing not being part of the original design, the ditch being concreted, and the convenience of the new guard rail allowing the city to mow the area. In addition, spoke on the topic of the original contract having a potential errors and omissions clause. This project did not have a contingency set-in place.

Motion: Council Member John Salinas made a motion to approve a Change Order for the Houghton project, to add a guard rail barrier in an amount up to \$70,480. Mayor Adame seconded the motion. Motion carried with all present voting in favor.

16. Deliberate and take appropriate action on a Change Order for the Houghton project, to add a necessary relocation of a drain pipe for this project.

Director of Infrastructure Services Paredez addressed the council to explain the change order request for the drain line. Paredez explained since the original bid was done it has been discovered the best course of action for the drain is to reroute the line to go under or over the drain box to get to the sewer line on the other side. Otherwise, the drain box would need to be installed around this drain placing it in the center of the drain box. This change order will result in a net deduct of \$5,850.

Motion: Mayor Adame made a motion to approve a Change Order for the Houghton project, to add a necessary relocation of a drain pipe for this project with a net deduct of \$5,850. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

17. Deliberate and take appropriate action regarding the first and only reading of an ordinance by the City Council of the City of Ingleside, Texas, authorizing the issuance of "City of Ingleside, Texas combination tax and subordinate lien revenue Certificates of Obligation, Series 2023"; providing for the payment of said certificates, by the levy of an ad valorem tax upon all taxable property within the city and further securing said certificates by a subordinate and inferior lien on and pledge of the net revenues of the system on a parity with certain currently outstanding subordinate lien obligations; providing the terms and conditions of said certificates and resolving other matters incident and relating to the issuance, payment, security, sale, and delivery of said certificates, including the approval of an application to the Texas Water Development Board and a private placement memorandum pertaining to the certificates; authorizing the execution of a paying agent/registrar agreement, and an escrow agreement; complying with the requirements of the letter of representations with the depository trust company; complying with the regulations promulgated by the Texas Water Development Board; and providing an effective date.

City Manager Lewis addressed the Council to introduce Andrew Friedman of Samco Capital to discuss the issuance of two Certificate of Obligation to fund the construction of the Wastewater Treatment Plant.

Andrew Friedman passed out the Utility System Proforma to Council and then addressed the Council to discuss the handout and the blended interest rate.

Discussion held among the Council, Andrew Friedman, and City Staff regarding the total project cost, rate study guide, funding, construction start date, and engineering design completion currently at 90 percent.

Motion: Council Member Diehl made a motion to approve Ordinance 2023-14, an Ordinance by the City Council of the City of Ingleside, Texas, authorizing the issuance of “City of Ingleside, Texas combination tax and subordinate lien revenue Certificates of Obligation, Series 2023”; providing for the payment of said certificates, by the levy of an ad valorem tax upon all taxable property within the city and further securing said certificates by a subordinate and inferior lien on and pledge of the net revenues of the system on a parity with certain currently outstanding subordinate lien obligations; providing the terms and conditions of said certificates and resolving other matters incident and relating to the issuance, payment, security, sale, and delivery of said certificates, including the approval of an application to the Texas Water Development Board and a private placement memorandum pertaining to the certificates; authorizing the execution of a paying agent/registrar agreement, and an escrow agreement; complying with the requirements of the letter of representations with the depository trust company; complying with the regulations promulgated by the Texas Water Development Board; and providing an effective date. Mayor Pro-Tem Long seconded the motion. Motion carried with all present voting in favor.

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

- A. 2023 Summer Reading Program June 6 – July 14
- B. Town Hall Meeting- Brush/Bulk Collection – July 12
- C. Movie in the Park – The Goonies – July 14
- D. Music in the Park – Mike Luna – July 21
- E. Movie in the Park – Sonic the Hedgehog – July 28
- F. Music in the Park – The Steelwater Band – August 4

19. Items to consider for placement on future agendas.

No items to consider for placement on future agenda was presented.

20. Adjourn.

Mayor Adame adjourned the Regular City Council Meeting at 9:51 p.m.

Upon adjournment of the Regular Meeting, the Ingleside City Council moved into the Budget Workshop.

Budget Workshop Meeting

Workshop Agenda

1. Call Budget Workshop to order.

The Budget Workshop Meeting of the City of Ingleside was called to order by Mayor Adame at 9:52 p.m. on July 11, 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. Hear and deliberate on presentations of proposed Fiscal Year 2023-2024 Budget.

Director of Infrastructure Services Paredez addressed the Council to report the Water Department budget request. Paredez explained there were a total of seven employees who are responsible for the distribution of water for the residents as outlined by TCEQ. They

are also responsible for the distribution system including two pump stations and three elevated storage tanks. They read 3600 meters each month, process work orders to open and close water, and are on call nights and weekends to repair leaks.

Director of Infrastructure Services Paredez addressed the Council to report the Wastewater Department budget request. Paredez explained there were a total of nine employees who are responsible for the collection and transmission of wastewater for the residents as outlined by TCEQ. They are also responsible for the maintenance and upkeep of the collection system including 18 lift stations and treatment plant. They make sure residents have sewage service, process work orders for sewer backups, and are on call nights and weekends to repair wastewater issues.

Director of Infrastructure Services Paredez spoke about the requested equipment needed for the Parks Department, Streets/Drainage Department, Recycle Center, Water Department, and the Wastewater Department. Some of the requested equipment for the departments included the following:

Parks:

1 truck, 1 Zero Turn Mower

Streets/Drainage:

1 Truck

1 Mini Excavator

1 Long Reach Full Excavator

Fuel Storage Upgrade

1 Tire/balance Machine

Recycle:

Building Maintenance/Addition

Water:

Welding Machine

1 Mini Excavator

Wastewater:

Lift Station Repairs

City Manager Lewis addressed the Council to discuss the need for the proposed Facility Maintenance Department. Lewis explained there is currently one employee being borrowed from the Parks Department and one employee being borrowed from the Street Department to perform facilities maintenance duties for over the past year in this capacity. Lewis went onto state that Director of Infrastructure Services Paredez mentioned in the previous workshop of the manpower shortage from loaning out staff members.

Discussion held about the next budget workshop currently scheduled for July 22, 2023.

4. Adjourn.

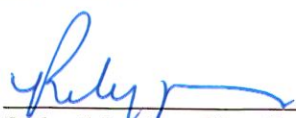
Mayor Adame adjourned the Budget Workshop Meeting at 10:24 p.m.

APPROVED:



Pedro Oscar Adame, Mayor

ATTEST:



Ruby Mowles, City Secretary