

City of Ingleside
Amended Minutes
Regular City Council Meeting
February 22, 2022
6:30 pm

1. Call Meeting to Order

The Regular City Council Meeting on February 22, 2022 was called to order at 6:30 p.m., with Mayor Parker presiding.

2. Roll Call

Councilmembers present: Councilmembers Diehl, Pruitt, Wilson, Schack, Tucker, Salinas and Mayor Parker. There were approximately (13) citizens and (9) employees in attendance.

3. Invocation

4. Pledge of Allegiance

5. Citizens Comments

Gerald Gutierrez, 1614 Mooney Lane, expressed concern regarding drainage cleaning on Mooney Lane and drainage elevation issues on Mooney Lane. Mr. Gutierrez suggested that a resource schedule be added to a gant chart. Mr. Gutierrez inquired about property development restrictions and thanked the Council for the work around the City.

Mayor Parker moved up Items #15 (Executive Session) and #16.

Executive Session:

15. The City Council will meet in Closed Executive Session to discuss process for the possible appointment and terms of an Interim City Manager pursuant to Section 551.071 (Consultations with Attorney) and Section 551.074 (Personnel Matters).

Mayor Parker closed the Regular City Council Meeting held on February 22, 2022 at 6:36 p.m. to proceed to Executive Session.

Mayor Parker closed the Executive Session held on February 22, 2022, at 7:47 p.m. to proceed to the Regular City Council Meeting.

Action Items:

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

Councilmember Diehl made a motion, seconded by Councilmember Tucker, to hold a Special City Council Meeting on Saturday, February 26, 2022, at 9:00 a.m. to meet in Closed Executive Session to discuss the process for the possible appointment and terms of an Interim City Manager pursuant to Section 551.074 (Personnel Matters). The motion passed unanimously.

Action Items:

6. Discussion, consideration and action regarding authorization for the Interim City Manager to request bids for Park Field Maintenance.

Mayor Parker commented that he asked this item be placed on the agenda. At the last Regular City Council Meeting the Little League had raised several park field maintenance issues. Mayor Parker commented that City employees cannot be pulled off of their regular duties to address the maintenance of the baseball fields. Mayor Parker stated the Council should authorize the Interim City Manager to request bids for Park Field Maintenance.

Councilmember Schack commented that City employees should be given the opportunity to work overtime to do Little League field maintenance. If no employees respond to the opportunity, then Council should authorize the request for bids.

Councilmember Salinas commented that all parks should be equally addressed with field maintenance.

Councilmember Diehl inquired if City employees currently mow City Parks.

Florencio Pena, Interim City Manager, commented that the City currently is in process of receiving bids for the mowing of parks.

Evanne Higgins, Interim City Secretary, commented that the City is currently in the bid process for the Contractual Mowing of City Parks, however Little League field maintenance is not part of the scope of work for those bids. The bids are due on March 3, 2022 and the deadline for adding an addendum to the scope of work has past the deadline and would not be able to be added. The City previously accepted bids for this project, 2 bids were received and both bids were over budget. Previous City Management asked for the RFP to be reposted.

Kaylee Morales, City of Ingleside Development Services Administrative Assistant, commented that she posted the RFP for the Contractual Mowing of Parks, and reached out to local vendors to notify them of the RFP. Bids are due March 3, 2022 and the deadline for adding an addendum to the RFP was February 18, 2022.

Florencio Pena, Interim City Manager, commented that the Mayor asked for this item be placed on the Agenda for discussion to direct staff and define the scope of work for the Park Field Maintenance.

Cindy Wilson, 2635 San Angelo, commented that Council had not allowed for City Management to receive bids for mowing of the parks. Mrs. Wilson commented that park maintenance is the City's responsibility, park use is free to any individual or group that uses the park. Mrs. Wilson stated that other cities charge the leagues for the use of their parks and that should not happen in Ingleside. However, the leagues should have some responsibility in the upkeep as well.

Councilmember Diehl made a motion, seconded by Councilmember Schack, to table the authorization for the Interim City Manager to request bids for Park Field Maintenance. The motion passed unanimously.

7. Discussion, consideration and action regarding updates to the Ingleside Little League and contract discussions.

Belinda Casanova, City of Ingleside Library and Events Director, commented that Victor Moreno President of Ingleside Little League, Abel Salazar President of MIS Softball and Colton Smith President Outlaws Youth Baseball Club are present to answer any questions council may have.

Councilmember Diehl inquired if the contract that was presented in the Council Packet is correct, the contract does not contain information regarding park maintenance or contract length. Victor Moreno, Ingleside Little League, commented that the park maintenance was addressed with Council at the last Council meeting. Mr. Moreno asked that the fields be mowed and edged by the City every other week, to check fields weekly for any damage done by animals and to shorten the contract from March 1, 2022 to June 30, 2022. The leagues will do game prep prior to games and field maintenance every week. Mr. Moreno commented that if the City decides to charge for use of the fields the Little League will pay the fees by increasing the fees that parents pay to join the leagues.

Councilmember Schack commented that the contract needs to include the hours the league will use the park for public information.

Councilmember Diehl made a motion, seconded by Councilmember Wilson, to table the Ingleside Little League discussions until an updated contract is prepared by City staff and presented to Council. The motion passed unanimously.

8. Discussion, consideration and action regarding a Resolution of the City Council of the City of Ingleside, Texas confirming support for housing tax credits for the development of the Ingleside Estates Affordable Rental Housing Project.

Jodi Carr, Assistant City Manager and Economic Development Director, commented that the Ingleside Housing Authority is asking the Mayor to sign a Resolution and letter to wave up to \$500.00 in building permit and inspections fees. Ms. Carr commented that Nathan Joseph is present via Zoom on behalf of the Ingleside Housing Authority to answer any questions Council may have.

Councilmember Schack inquired if the \$500.00 is a total amount or is this per unit. Jodi Carr, Assistant City Manager, responded the \$500.00 is a total amount.

Councilmember Schack asked Nathan Joseph if the company is a for-profit company. Mr. Joseph responded that they are a for-profit company and was hired by the Ingleside Housing Authority to complete the project. Ingleside Housing Authority is the non-profit sole owner of the development and funding of the project is to be provided by the Federal Government. The Resolution is needed for credit rating purposes and to show that the City of Ingleside supports the project.

Councilmember Salinas asked for the timeframe of the Project. Mr. Joseph commented that the application is due on Tuesday, March 1, 2022 and that award of the application is planned for July 2022. Mr. Joseph said nine months after application award demolition should begin and then new construction will begin in twelve to eighteen months.

Mayor Parker inquired as to how many units would be demolished and how many would be rebuilt. Mr. Joseph commented that the project involves sites are across the City and that the Ingleside Housing Authority intends to rebuild 88 units.

Mayor Parker inquired if the demolition will displace citizens. Mr. Joseph commented that there is a relocation plan required by HUD and the residents will be given a section eight housing voucher to seek housing while this project is underway.

Councilmember Salinas inquired if the design phase can be changed. Councilmember Salinas asked if the units can be remodeled vs. total rebuild and can elevation of the units be changed to two-story vs. three-story. Mr. Joseph commented that it is more cost effective to tear down and rebuild the units. Mr. Joseph commented he would ask the architect to develop a design for a two-story complex.

Councilmember Diehl inquired if moving assistance will be available for the citizens that will be displaced by the project. Mr. Joseph commented yes.

Councilmember Schack commented that displacing the residents of the Ingleside Housing Authority will also affect Ingleside School District funding. Cindy Wilson, IISD School Board Member, commented that there would be a significant decrease to district funding if Ingleside lost all the children living in the housing authority complexes.

Mayor Parker inquired if there is a timeline that the Resolution needs to be signed. Mr. Joseph commented the application is due March 1, 2022.

Councilmember Diehl inquired who is the final approving authority of the project. Mr. Joseph commented that the Ingleside Housing Authority is the final approving authority.

Councilmember Diehl made a motion, seconded by Councilmember Schack, to deny the Resolution of housing tax credits for the development of the Ingleside Estates Affordable Rental Housing Project. The motion passed unanimously.

Mayor Parker moved up Agenda Items #10 and #11.

10. Discussion, consideration and action regarding an Ordinance amending Chapter 14 – Animal Control, Article V. Care and Keeping of Animals, Section 14-50. – Animal Care, Ingleside Code of Ordinances and Providing for Effective Date, Reading, Severance, and Publication. (Second Reading)

Councilmembers Shack and Salinas spoke against the passing of the Ordinance.

Councilmember Diehl made a motion, seconded by Councilmember Tucker to approve Ordinance 2022-06 amending Chapter 14 – Animal Control, Article V. Care and Keeping of Animals, Section 14-50. – Animal Care, Ingleside Code of Ordinances and Providing for Effective Date, Reading, Severance, and Publication. (Second Reading) The motion passed with Councilmembers, Diehl, Pruitt, Wilson, Tucker and Mayor Parker voting aye and Councilmembers Schack and Salinas voting nay.

11. Updates from Melanie Gavlik, Project Manager with Hanson Professional Services and Craig Thompson, Engineer with Hanson Professional Services, on all current City Projects.

Melanie Gavlik, Project Manager with Hanson Professional Services, presented Council a power point presentation of all current projects for the City of Ingleside and gave updates and timelines for each project.

Councilmember Diehl requested staff to bring to Council, at the next Regular Council Meeting, the quarterly report for the wastewater treatment plant and the water rate increase tracking.

Mayor Parker moved Agenda Item #9.

9. Discussion, consideration and action regarding entering into contract negotiations with Pro-Touch Contractors, Inc. for the purchase and construction of the Citizens Collection Station and Recycling Center Building.

Eric Koenig, Interim Project Manager, made a presentation regarding the Collection and Recycling Center.

Councilmember Pruitt made a motion, seconded by Councilmember Diehl, to approve the contract with Pro-Touch Contractors, Inc. in the amount of \$126,403.28 for the purchase and construction of the Citizens Collection Station and Recycling Center Building. The motion passed unanimously.

Mayor Parker resumed the meeting with Agenda Item #12.

12. Discussion, consideration and action regarding the award of bid for the Ingleside Pool House Roof Repairs.

Eric Koenig, Interim Project Manager, commented that the roof is in need of repair to prevent future interior decay and damage.

Mayor Parker asked staff which contractor is being recommended. Eric Koenig commented that Pro-Touch Contractors was the lowest qualified bidder.

Councilmember Salinas inquired if the One-Ply Roofing bid is providing a warranty. The Pro-Touch representative in the audience stated that the warranty information provided is a basic warranty for the roofing material itself.

Councilmember Diehl made a motion, seconded by Councilmember Wilson, to award the bid for the Ingleside Pool House Roof Repairs to Pro-Touch Contractors in the amount of \$36,000.00. The motion passed unanimously.

13. Discussion, consideration and action regarding N.O. Simmons Park lighting, bathrooms, destruction occurring at the park and possible closure of the restrooms at dusk.

Councilmember Tucker asked how much destruction has occurred at the park. Tammy Burr, Ingleside Chief of Police, commented that the damages include soap dispensers pulled off walls, aluminum cans stuffed down toilets, paper towels used as wall paper, red food coloring poured into toilets, vulgar graffiti on playground equipment, broken glass on the splash pad and more. Chief Burr stated the problems have escalated, occurring almost nightly.

Councilmember Tucker asked what the hours of operation are at N.O. Simmons Park. Chief Burr commented that the park is open until 11:00 p.m. daily.

Chief Burr commented that the Police Department pro-actively patrols the parks, the dispatch department monitors the cameras around the parks, however most of the damage is done inside the restrooms where no cameras are allowed.

Councilmember Salinas recommended that general lighting should be installed around the entire park, including soccer fields.

Councilmember Diehl commented that access to restrooms should be available during park hours.

Councilmember Schack recommended port-a-potties be put in place at the park for use when bathrooms are closed.

Mayor Parker commented that the Police Department cannot patrol the parks twenty-four hours a day.

Councilmember Diehl inquired what time is curfew for children in the City. Chief Burr commented that she would research the Ordinance on curfews, however she believes the curfew is 11:00 p.m.

Mayor Parker stated that staff should research the lighting issues and the placement of additional cameras. Oscar Adame, 2747 Ave. E, commented that AEP originally placed some of the lighting at the park and that staff should reach out to AEP for additional lighting.

Councilmember Diehl made a motion, seconded by Councilmember Tucker to close the City Parks restrooms at dusk. The motion passed with Councilmembers Diehl, Pruitt, Wilson, Schack, Tucker and Mayor Parker voting aye and Councilmember Salinas voting nay.

14. Discussion, consideration and action regarding approval of the Regular City Council Minutes dated February 8, 2022 and the Special City Council Minutes dated February 15, 2022.

Councilmember Schack made a motion, seconded by Councilmember Diehl, to approve the Regular City Council Minutes dated February 8, 2022 and the Special City Council Minutes dated February 15, 2022. The motion passed unanimously.

Other:

17. Reports from Staff:

- a) Expenditures over \$3000
- b) Purchase Orders over \$25,000

18. Requests from Council

Councilmember Pruitt inquired why the lighting at the tennis courts at Live Oak Park is not coming on at dark anymore. Staff will research the lighting.

Councilmember Salinas requested that staff implement a regular scheduled maintenance of all parks for lighting, bathroom inspections and field maintenance.

19. Adjourn

The Regular City Council Meeting was adjourned at 10:37 p.m.



ATTEST:

A blue ink signature of Evanne Higgins, written in a cursive style, is positioned above a horizontal line.

Evanne Higgins, Interim City Secretary

APPROVED:

A blue ink signature of Ronnie Parker, written in a cursive style, is positioned above a horizontal line.

Ronnie Parker, Mayor