

**CITY OF INGLESIDE
MINUTES
CITY COUNCIL MEETING
APRIL 8, 2014**

1. Call meeting to order

The meeting was called to order at 6:34 p.m. with Mayor Pete Perkins presiding. Council Members present: Mayor Pete Perkins and Council Members Cynthia Wilson, Ben Tucker, Elaine Kemp, John F. Schack, and Paul Pierce. Council Members absent were: Council Member Willie Vaden. Staff present: City Manager, Jim Gray, and City Secretary Kimberly Drysdale. There were approximately 15 guests.

2. Invocation

3. Pledge of Allegiance

4. Presentations from the Audience

There were no presentations from the Audience.

5. Consideration and action of the Minutes of the City Council Meetings of March 11 and 18, 2014.

Council Member Pierce noted that both March 11 and 18, 2014 minutes indicated he was absent when he was present and typographical errors on March 11, 2014 item #'s 8, 9, 10, and 13.

Council Member Pierce made a motion to approve the City Council Meetings of March 11 and 18, 2014 with the amendments noted and was seconded by Council Member Tucker. The motion was approved unanimously.

Mayor Perkins closed the Regular Meeting to go into Closed Executive Session at 6:35 p.m. regarding agenda item #'s 6 and 7.

6. The Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.071 "Consult with Attorney" to discuss the lawsuit against the City of Ingleside made by Patricia Arnold, Laura McLaughlin, William Priday, and Kevin Robbins involving re-zoning ordinances numbered 1086, 1087, 1089, 1090, and 1091 and legal issues regarding said ordinances.

7. The Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.087 "Deliberations Regarding Economic Development Negotiations" regarding the development of 30+/- acres of land by Gene Seaman and a possible Lift Station Agreement.

Mayor Perkins closed the Executive and reopened the Regular Meeting at 7:00 p.m.

8. Consideration and action of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential District) to C-2 (General Commercial District) and further providing for effective date, reading, severance, and publication: .892 acre located at W PT of N PT Lot 16, Block 83, T.P. McCampbell Subdivision. (First Reading) (Tabled from 3/11/14)

Mrs. Lupe Barron explained that she and her husband live on Kenny Lane which no longer allows large trucks to travel. Since he drives a large truck for his job, he needs a place to park the truck when he comes home each evening. This property is located on FM 1069 (Mair Street) which does allow the large truck traffic. If approved, they are aware they will have to build a concrete or asphalt surface to drive/park this vehicle. They are also moving the junk vehicles located on the property.

Council Member Pierce made a motion to pass to a second reading the Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential District) to C-2 (General Commercial District) and further providing for effective date, reading, severance, and publication: .892 acre located at W PT of N PT Lot 16, Block 83, T.P. McCampbell Subdivision; and was seconded by Council Member Tucker. The motion was approved unanimously.

9. **Consideration and action of an Ordinance changing the zoning for the following property from its present zoning of C-2 (General Commercial District) to L-1 (Light Industrial District) to and further providing for effective date, reading, severance, and publication: 1.617 acre located at a Portion of Lot 8, Block O, Burton & Danforth Subdivision, also known as 1333 Sunray Road.**

Council Member Pierce made a motion to approve Ordinance # 1102 changing the zoning for the following property from its present zoning of C-2 (General Commercial District) to L-1 (Light Industrial District) to and further providing for effective date, reading, severance, and publication: 1.617 acre located at a Portion of Lot 8, Block O, Burton & Danforth Subdivision, also known as 1333 Sunray Road: and was seconded by Council Member Kemp. The motion was approved unanimously.

10. **Consideration and action of an ordinance granting a special permit to place a travel trailer for on-site to temporarily reside in while building a new home known as Lot 1 thru 5, Block 80, T.P. McCampbell Subdivision also known as 3655 Ave A and further providing for effective date, reading, severance and publication.**

Council Member Pierce made a motion to approve Ordinance # 1103 granting a special permit to place a travel trailer for on-site to temporarily reside in while building a new home known as Lot 1 thru 5, Block 80, T.P. McCampbell Subdivision also known as 3655 Ave A and further providing for effective date, reading, severance and publication; and was seconded by Council Member Kemp. The motion was approved unanimously.

11. **Consideration and action of an ordinance amending chapter 54-Subdivisions, Article III.-Plats, Division 2.-Minor Plat, Sec. 54-91.-Scope of Division, Ingleside Code of Ordinances.**

Council Member Pierce made a motion to approve Ordinance # 1104 amending chapter 54-Subdivisions, Article III.-Plats, Division 2.-Minor Plat, Sec. 54-91.-Scope of Division, Ingleside Code of Ordinances; and was seconded by Council Member Kemp. The motion was approved unanimously.

12. **Consideration and action of an ordinance amending Chapter 78-Zoning, Article IV.-District Regulations, Division 7. - P Professional District, Sec. 78-206.-Permitted Uses, Ingleside Code of Ordinances to Add R-3 Three & Four Family Residential District.**

Council Member Pierce made a motion to approve Ordinance # 1105 amending Chapter 78-Zoning, Article IV.-District Regulations, Division 7. - P Professional District, Sec. 78-206.-Permitted Uses, Ingleside Code of Ordinances to Add R-3 Three & Four Family Residential District; and was seconded by Council Member Kemp. The motion was approved unanimously.

13. **Consideration and action of a Resolution authorizing Tax Resale of Lots 44, 45, 46, 47, and 48, Block 15, RJ Williams Addition, San Patricio County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 8, Map Records of San Patricio County Texas.**

Council Member Pierce questioned if the sale of this land is dependent upon the approval or denial of agenda item # 14 and Mrs. Angela West stated it is not contingent upon the discussion regarding the next agenda item.

Council Member Pierce made a motion to approve Resolution # 1087 authorizing Tax Resale of Lots 44, 45, 46, 47, and 48, Block 15, RJ Williams Addition, San Patricio County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 8, Map Records of San Patricio County Texas; and was seconded by Council Member Kemp. The motion was approved unanimously.

14. **Consideration and action of a request regarding the liens associated with Lots 44, 45, 46, 47, and 48, Block 15, RJ Williams Addition, San Patricio County, Texas.**

Building Official John Davis explained the principal balance is \$8,960 and with interest the total is \$16,819.49; which consists of mowing and demolition liens from 2001 through 2011. Since 2011, Mr. and Mrs. West have been maintaining the property because it is directly beside their personal residence. There have been no additional costs to the City of Ingleside since 2011. The West's are asking the Council to consider some type of relief.

Council Member Schack authorized the reduction of the liens associated with Lots 44, 45, 46, 47, and 48, Block 15, RJ Williams Addition, San Patricio County, Texas from \$16,819.49 to \$8,960.00 and was seconded by Council Member Pierce. The motion was approved unanimously.

15. Consideration and action authorizing the staff to seek Request for Proposals utilizing the Street Maintenance Tax Funds to repair several streets throughout the City of Ingleside.

City Manager Jim Gray explained this is the annual review of the list of streets to be repaired by utilizing the Street Maintenance Tax Funds. The streets being considered are: Tallow Trail, Oak Park Drive, Oak Park Circle, Pal Drive, Mesquite Circle, and portions of Avenue E, Avenue C, and First Street. It was questioned which portion of First Street and Mr. Gray stated he was not for sure, but he would check with the staff.

Council Member Kemp made a motion authorizing the staff to seek Request for Proposals utilizing the Street Maintenance Tax Funds to repair the streets mentioned above and was seconded by Council Member Tucker. The motion was approved unanimously.

16. Consideration and action regarding the CenterPoint Energy 2014 Annual GRIP Adjustment for the South Texas Division.

City Manager Jim Gray stated this is the typical annual adjustment of the gas rate for residents. They increase it a small amount each year and then at the five-year mark is when they have to justify the rates and the municipalities can argue the increases. At this time, all we can do is delay the rate increase. Tom Champagne of CenterPoint Energy explained from the date the City received the notice, we have 45-days to take action or the rate is automatically accepted. The City has the option to take action to delay the rate increase by an additional 45-days, for a total of a 90-day delay for the customers.

Council Member Pierce made a motion to delay the CenterPoint Energy 2014 Annual GRIP Adjustment for the South Texas Division for the additional 45-days and was seconded by Mayor Perkins. The motion was approved unanimously.

17. Consideration and action regarding the FY 2013/2014 Capital Improvements Program (CIP) expenditures.

City Manager Jim Gray noted that the staff originally brought approximately \$3,000,000 in CIP requests to him; he has reduced that to \$846,558 being presented:

Library	\$ 70,000
Fire Department	\$162,000
Police Department	\$129,000
Building/Inspections	\$ 26,558
Beautification	\$ 50,000
City Hall Bldg	\$ 10,000
Public Works	\$399,000
Total:	\$846,558

This is approximately \$2,000,000 in CIP funds available; however, Mr. Gray explained that typically we only spend about half of the amount in case other projects come up later in the year. Of the requested amount, \$150,000 is for the wastewater lift station that the City is negotiating with Gene Seaman for the development of property between Mooney and Beasley. It is not anticipated that these funds will be needed in the current budget year but the funds need to be committed for the project if the agreement is signed.

Council Member Pierce questioned why some of these items are not listed in the 5-year CIP Plan. Mr. Gray explained that although the Departments are looking five years ahead for their needs, sometimes things come up faster than anticipated and therefore may not be in the 5-year plan. Council Member Pierce further queried what the anticipated surplus funds would be this year in order to re-build the CIP funds for next year. Because the Revenues and Expenses to date are approximately the same as prior years, he anticipates the surplus to be in-line with prior years. The only exception would be an additional law suit expenses that may arise due to the recent lawsuit filed regarding the Zoning Ordinances.

Council Member Schack inquired if the Swimming Pool would be opening this year. Mr. Gray stated at this time the pool is planning to open as scheduled. He did note that some year he may come to the Council and state it will not be possible, but at this time, we believe we can continue to function.

Council Member Pierce made a motion to approve the FY 2013/2014 Capital Improvements Program (CIP) expenditures as presented and was seconded by Council Member Kemp. The motion was approved unanimously.

18. Receive the Departmental Reports for the month of March 2014.

City Manager Jim Gray noted that San Patricio County Commissioners Court has agreed to split the TIFF Study Fee of \$38,000 for the SH-200 project. He stated there have been several discussions with developers for new single-family residential development. Retail Coach is planning to provide another presentation to Council in either late April or early May. At this time, there are plans for six new pipelines coming through Ingleside. There has been one public meeting regarding the Parks Master Plan. We have a survey that can be completed online or a hardcopy that can be completed and turned into our Parks Department. We have not set the date for the next public hearing, but it should be in about two to three weeks.

19. Staff Reports

City Manager Jim Gray asked that the Public or Council Members forward any suggestions for nominations for two Board Of Adjustments Alternate Members and for the Ingleside Development Corporation. The new cameras at N.O. Simmons Park are recording as expected. We had two items damaged over the weekend and the cameras have allowed us to see exactly what happened and by whom, and we are proceeding with them paying for the repairs. Also, the skater statue has been replaced.


20. Requests from Council Members

There were no requests from Council.

21. Adjourn


There being no further business, the meeting was adjourned at 8:10 p.m.

ATTEST:



 Kimberly Drysdale, City Secretary

APPROVED:



 Mayor Pete Perkins