

**CITY OF INGLESIDE  
MINUTES  
CITY COUNCIL MEETING  
MAY 27, 2014**

**1. Call meeting to order**

The meeting was called to order at 6:30 p.m. with Mayor Pete Perkins presiding. Council Members present: Mayor Pete Perkins and Council Members Cynthia Wilson, Ben Tucker, Elaine Kemp, Kevin Robbins, and Willie Vaden. Staff present: City Manager, Jim Gray, Finance Director Rosie Vela, and City Secretary Kimberly Drysdale. There were approximately 50 guests.

**2. Invocation**

**3. Pledge of Allegiance**

**4. Presentations from the Audience**

**Council Member Pierce entered the meeting at 6:35 p.m.**

**5. Presentation of Proclamation to United Methodist Church for their assistance with the improvements to city facilities such as the Library, Garden Center, Swimming Pool, and Senior Citizens Center.**

Mayor Perkins read the Proclamation aloud and presented to Pastor Kelli Williamson and several members of the United Methodist Church's congregation.

**6. Consideration and action of the Minutes of the City Council Meeting of May 13, 2014.**

Council Member Pierce made a motion to approve the Minutes of the City Council Meeting of May 13, 2014 and was seconded by Council Member Wilson. The motion was approved unanimously.

**7. Update from Mayor Perkins of the Texas Windstorm Insurance discussions.**

Mayor Perkins provided a brief overview of the latest discussions regarding the future TWIA rates. New Insurance Commissioner Julia Rathgeber has implemented the rates that will have much higher rates for the fourteen (14) coastal counties and will also require surcharges on vehicles, equipment, etc. that reside within these coastal communities. State Representative Todd Hunter is helping us to fight against these increased rates and as we have future meetings, we will need more people to come voice their concerns. Mayor Perkins will keep everyone up to date as information is made available.

**8. Presentation and discussion by Retail Coach regarding possible future retail businesses within Ingleside city limits.**

Retail Coach Representative Aaron Farmer provided a brief recap of the \$144,000,000 annual leakage of funds going to other areas because Ingleside does not have the retail and restaurants to support the number of people living and traveling through Ingleside daily. They have made contact with 30-40 potential businesses (eleven of those just last week) regarding Ingleside specifically. One of the biggest obstacles to overcome is that most people don't know where Ingleside is located. There is a conference the first week of November in Dallas that Ingleside should attend in order to meet and greet with potential retailers and restaurants. Some of the things that Ingleside can do in the meantime are: (1) not have hand painted signs on businesses; (2) not have empty/vacant buildings; and (3) update the city's website, especially the Economic Development. It was even suggested that we might consider a separate website for the Economic Development to be a stand-alone site. Other things that he will be working with the City Manager on will be to send an email from the City of Ingleside to the retailers/restaurants with which he has already made contact. They will help us to customize data for the individual companies as we send out information. In the coming year, Mr. Farmer will be working with the staff on a quarterly basis to update data.

9. **The Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.071 to "Consult with Attorney" and Section 551.087 "Deliberations Regarding Economic Development Negotiations" regarding the following items:**
- A) **the lawsuit against the City of Ingleside made by Patricia Arnold, Laura McLaughlin, William Priday, and Kevin Robbins involving re-zoning ordinances numbered 1087, 1089, 1090, and 1091;**
  - B) **the City of Ingleside vs. the City of Corpus Christi boundary lawsuit;**
  - C) **Economic Development Negotiations with Oxy Ingleside Energy Center; and**
  - D) **Economic Development Negotiations with FM Forrest Development also known as the apartment complex located at the intersection of State Highway 361 and Avenue A.**

Mayor Perkins closed the Regular meeting to open the Executive Session at 6:58 p.m.

Mayor Perkins closed the Executive Session and re-opened the Regular meeting at 8:10 p.m.

Council Member Pierce did not attend the Executive Session regarding the City of Ingleside vs. the City of Corpus Christi boundary lawsuit.

Council Member Robbins did not attend the Executive Session regarding the lawsuit against the City of Ingleside made by Patricia Arnold, Laura McLaughlin, William Priday, and Kevin Robbins involving re-zoning ordinances numbered 1087, 1089, 1090, and 1091.

**Subsequently, Council Member Robbins left the Council meeting and was an unexcused absence for the remainder of the Council Meeting.**

10. **Consideration and action of possible Economic Development incentives of FM Forrest Development also known as the apartment complex located at the intersection of State Highway 361 and Avenue A.**

Mayor Perkins made a motion authorizing a discount of \$200,000 from the \$500,000 of Impact and Building Fees and the \$14,708.57 of park fees to be exchanged with the equivalent of trees to be balled, burlapped, and transplanted at City of Ingleside Parks as long as construction is started no later than September 15, 2014; and was seconded by Council Member Kemp. The motion was approved unanimously.

11. **Discussion regarding the use of public facilities and possible restrictions.**

City Manager Jim Gray explained that following other recent Ordinance changes allowing various political and religious events at city facilities/parks that it was also questioned about other commerce type of rentals. Mayor Perkins suggested restrictions as to the type of commerce. Council Member Pierce recommended the staff contact the ABC Center in Corpus to see how their regulations restrict things and suggested the City allow any type until it becomes a problem. There was some discussion regarding the consecutive dates or the length of notice for events. Staff will research other options and return to Council with possible wording.

12. **Discussion regarding regulation of handbills.**

City Manager Jim Gray stated that due to a local business inquiring about the use of handbills/pamphlets to be distributed on cars and front doors, the staff is seeking Council guidelines as is required by City Code of Ordinances Section 30-92(a). At this time, the Ordinance requires written permission from the City Manager certifying conformity with the outlined requirements of the City Council, which to-date do not exist. Concerns raised were: if the City could abolish altogether; language for violations; permit fees; and how other cities handle these type of requests. Staff will research these options and return to Council.

13. **Public Hearings regarding Unsafe Structures and/or Nonconforming Use to make a determination if the structures listed below meet the minimum standards of adopted codes or shall be demolished and removed from the property:**

Mayor Perkins opened the Public Hearing at 8:29 p.m. regarding the following items

**(A) Owner: Mr. Daniel Dobbs of 1244 Sixth Street**

Mr. Michael Dobbs, Uncle to Mr. Daniel Dobbs, stated he is trying to purchase this property from his nephew and they should be closing on the property on, or about, July 1, 2014. He stated he has brought a trailer to town to live/work out of while he is cleaning up the property. There were no other speakers for/against this determination.

**(B) Owner: Mr. Bob Wright of 2996 Hackberry**

Mr. Bob Wright stated he has not been able to remove the trailer because the bank has a lien against the trailer. His only concern is that the bank presses charges against him for destroying something they have a lien against. There were no other speakers for/against this determination.

**(C) Owner: Mr. Brian Whitley of 2730 Houghton**

Mr. Brian Whitley stated that he grew up in this house and would like the opportunity to fix it up and raise his children there. He has fallen on difficult times in the last few years; however, he has recently moved back to the area with his two children and has a job at Kiewit. He hopes to get a loan to complete the needed repairs. Ms. Evette Whitley, his sister, requested the Council to take into consideration that her brother is trying to put his life back together and she is worried that losing this house would be a devastating event for him. There were no other speakers for/against this determination.

**14. Consideration and action to make a determination if the following structure meets the minimum standards of adopted codes or shall be demolished and removed from the property – Owner: Mr. Daniel Dobbs of 1244 Sixth Street.**

Building Official John Davis gave an overview of the delinquent conditions of the structure and explained this property is partially in Ingleside and partially in the Aransas Pass ETJ; however, the trailer in question appears to be within City Limits. August 2010 is the last time the City shows utility service to the trailer in question. At one time there was special permit to have a trailer on the property however, with the extended period of non-use and no utilities it becomes a non-conforming use in addition to the structure not meeting the minimum standards of adopted codes. There have also been some mowing liens in 2013. The previous structure similar to this property that was demolished cost about \$4,000.

Mr. Michael Dobbs stated he feels the structure is salvageable. He may rebuild it for a yard trailer for a business on the property.

Council Member Pierce made a motion to make a determination that the trailer at 1244 Sixth Street owned by Mr. Daniel Dobbs does not meet the minimum standards of adopted codes and shall be demolished with the provision that the staff not enforce this order for 30-days thereby allowing Mr. Dobbs to remove it himself in order to not incur additional liens against the property. Council Member Vaden stated he would second the motion if an amendment was made that the structure be demolished “or removed as a trailer” and Council Member Pierce agreed to amend his motion to include this additional wording.

Council Member Wilson questioned if Mr. Michael Dobbs had the authority to do anything within this property since he has not finalized the purchase from Mr. Daniel Dobbs. Council Member Pierce stated that was not a concern of the City, only that we are allowing 30-days for the rehabilitation or removal of the trailer from the property or the staff will proceed with the demolition and lien to the property.

Mayor Perkins called for the vote and it was approved with Council Members Wilson, Tucker, Kemp, Vaden, and Pierce voting aye; and Mayor Perkins voting no.

**15. Consideration and action to make a determination if the following structure meets the minimum standards of adopted codes or shall be demolished and removed from the property – Mr. Bob Wright of 2996 Hackberry.**

Building Official John Davis gave an overview of the delinquent conditions of the structure and explained this trailer already has a lien against it with the Bank of Aransas Pass which has since sold to Bank of America. The lien is from 1985 but it does not take precedence over an unsafe structure. Additionally because this trailer was moved to the back of the property and another trailer was brought to the front of the property as a residence, this is a non-conforming use. The property is zoned for a single trailer, not a second trailer.

Mr. Bob Wright stated his concern would be that the Bank has him arrested for destroying their property.

Council Member Kemp made a motion to determine that the 2<sup>nd</sup> trailer located at 2996 Hackberry and owned by Mr. Bob Wright does not meet the minimum standards of adopted codes and shall be demolished and removed from the property; and was seconded by Council Member Wilson. The motion was approved unanimously.

**16. Consideration and action to make a determination if the following structure meets the minimum standards of adopted codes or shall be demolished and removed from the property – Mr. Brian Whitley of 2730 Houghton.**

Building Official John Davis gave an overview of the delinquent conditions of the structure and explained no taxes have been paid on this property since 2012.

Mr. Brian Whitley stated the house has been vacant for three years but he believes the structure is sound and can be fixed. The leaking roof has been fixed, the doors lock, there is paneling on the inside but no sheetrock. The house is paid off and now that he has a steady job he is just asking for time to fix the place up for him and his children to live there.

Council Member Vaden made a motion to allow Mr. Brian Whitley of 2730 Houghton 12-months to repair his property to meet the minimum standards of adopted codes; and was seconded by Council Member Pierce. The motion was not approved with Council Members Wilson, Vaden, and Pierce voting in favor; and Mayor Perkins and Council Members Tucker, and Kemp voting against the motion.

Mayor Perkins agreed to table the agenda item three months to allow Mr. Whitley an opportunity to get his finances in order and prepare a scope of work to show he is committed to complete the work required to bring this dwelling back up to meet the minimum standards of adopted rules. There were no objections and this agenda item will be brought back to Council on August 26, 2014.

**17. Receive and discuss the Capital Improvements Program for FY 2015-2020.**

City Manager Jim Gray stated as per the Charter requirements, this is the annual submission of the five-year Capital Improvement Program. Typically we don't budget for these items but look at them half way through the fiscal year.

**18. Discussion regarding the painting of the new Water Tower.**

Mayor Perkins provided a photo of a water tower in Sugar Land that includes a blue strip at top and bottom of the bowl. Council Members felt this really helped to brighten the city's logo on the bowl. City Manager Jim Gray stated he would look into the cost difference and return to Council with a change order for approval.

**19. Receive and discuss the City's financial situation, including but not limited to its budget, revenues, expenses, assets and debts.**

Finance Director Rosie Vela provided an overview of the City's finances. There were no additional questions from the Council.

**20. Staff Reports**

City Manager Jim Gray reminded the Council of the TML Annual Conference and to get with the City Secretary by June 1 if they plan to attend. We are also informed today that there will be a bench dedication in the Memory of Robert Clarke at the Ingleside Library on Wednesday, May 28, 2014 at 6:00 at the Library. There is also a Sherwin Alumina Business Update Luncheon on June 3<sup>rd</sup> from noon to 1:00 p.m. that Council needs to RSVP through the City Secretary's office so we can let Sherwin Alumina know.

**21. Requests from Council Members**

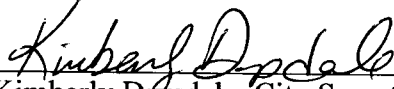
Council Member Pierce questioned if the Swimming Pool was opening and if so when. City Manager Jim Gray stated it will be opening on Saturday, June 7, 2014.

Mayor Perkins stated he would like the staff to look at the fee structures for the use of the city facilities for in-town vs. out-of-town addresses.

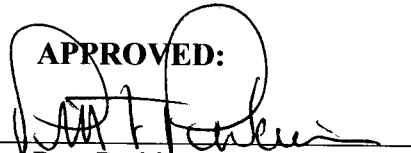
**22. Adjourn**

There being no further business, the meeting was adjourned at 9:56 p.m.

**ATTEST:**

  
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Kimberly Drysdale, City Secretary

**APPROVED:**

  
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Mayor Pete Perkins