

**CITY OF INGLESIDE
MINUTES
CITY COUNCIL MEETING
NOVEMBER 18, 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, Willie Vaden, and Paul Pierce. Staff present: City Manager, Jim Gray, Finance Director Rosie Vela, and City Secretary Kimberly Drysdale. There were approximately 20 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 Regular City Council Meeting of October 28, 2014.

Council Member Pierce made a motion to approve the Minutes of the Regular City Council Meeting of October 28, 2014 and was seconded by Council Member Vaden. The motion was approved with Mayor Perkins and Council Members Wilson, Tucker, Robbins, Vaden, and Pierce voting aye; and Council Member Kemp abstaining because she was not present at that meeting.

6. The Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.071 to "Consult with Attorney" 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.

Mayor Perkins recessed the Regular meeting to go into Closed Executive Session at 6:33 p.m.

Mayor Perkins closed the Executive Session and reconvened the Regular meeting at 6:53 p.m.

Council Member Robbins did not attend the Closed Executive Session.

7. Consideration and action regarding a recommendation by the Ingleside Development Corporation to approve an agreement with Econogine, LLC for Economic Development purposes.

City Manager Jim Gray explained that the Ingleside Development Corporation (IDC) Board met and voted to approve a \$20,000 contract with Econogine, LLC for Industrial Economic Development purposes. Owner, Mr. JJ Johnston has the experience, knowledge, and connections to help promote Ingleside to the appropriate industry partners we would like to encourage in our community.

Council Members Kemp stated she felt this was similar to the contract with Retail Coach. Mr. Gray explained that Retail Coach is focused on retail businesses, not industry; whereas Econogine is focused on Industry partners only.

Council Member Pierce expressed his concern that we not promote any China backed company due to the political ramifications. Council Member Vaden agreed to a certain degree but explained there is more than just the Chinese politics involved and we have to set our own personal opinions aside and do what is best for the community as a whole. Mayor Perkins stated that we can specify to Econogine what direction we want him to focus.

Council Member Vaden made a motion ratifying the IDC recommendation and thereby authorizing \$20,000 of IDC funds for an agreement with Econogine, LLC for Economic Development purposes and was seconded by Mayor Perkins.

Council Member Pierce questioned at what point we specify the direction we want Mr. Johnston to focus and Mayor Perkins suggested during the next agenda item.

The motion was approved with Mayor Perkins and Council Members Wilson, Tucker, and Vaden voting aye; and Council Members Kemp, Robbins, and Pierce voting no.

8. Consideration and action regarding the funding for potential National and International Economic Development expeditions.

City Manager Jim Gray stated that in the past, we have invited potential developers to Ingleside; however, the next step of promoting Ingleside is to set up meetings and travel to the potential company to meet them at their current office. By us traveling to them, it is a large indicator of our interest in having them move/expand in our City. These funds could be used to send JJ Johnston of Econogine, LLC, the City Manager, and/or the Mayor/Council Member to the potential developer's main office/meeting location. The Council can specify where we don't go; for example, "no go to China."

Council Member Kemp questioned how much we pay San Patricio Economic Development Corporation (SPEDC) and what do they do for our City. Mr. Gray explained that we pay them \$5,000 per year and we get a few leads from them that our staff follows up with. We actually get more leads and assistance from Corpus Christi Regional Economic Development (CCREDC).

Council Member Vaden made a motion authorizing \$20,000 of the Council Reserve funds for the travel, meals, presentations, etc. related to the economic development of Industrial and Commercial purposes and was seconded by Council Member Tucker. The motion was approved with Mayor Perkins and Council Members Wilson, Tucker, Vaden, and Pierce voting aye; and Council Members Kemp, and Robbins voting no. It was noted that the City Manager will come back to Council if he is planning any trips outside the State or Country for these purposes.

9. Consideration and action regarding the Wastewater Treatment Interlocal Agreement with the City of Ingleside on the Bay.

City Manager Jim Gray stated this agenda item is not needed until Year 2020.

10. Public Hearing regarding an application to change the zoning of the following property from R-1 (Single-Family Residential) to C-2 (General Commercial): Lots 10, 11, and 12, Block 12, RJ Williams Subdivision, San Patricio County, Texas, recorded in Volume 3, Page 8, of the Map of Records of San Patricio County, Texas; also known as 2649 Main Street.

Mayor Perkins opened the Public Hearing at 7:20 p.m.

Speaking in favor of the zoning change was Mr. Eduardo Perez. He stated they are planning to conduct qualifying welding pretests of potential applicants prior to employment tests.

There were no speakers against this request.

Mayor Perkins closed the Public Hearing at 7:21 p.m.

11. Consideration and action of an Ordinance changing the zoning for the following property from R-1 (Single-Family Residential) to C-2 (General Commercial) and further providing for effective date, reading, severance, and publication: Lots 10, 11, and 12, Block 12, RJ Williams Subdivision, San Patricio County, Texas; also known as 2649 Main Street. (First Reading)

It was confirmed these lots included the small red house and the red metal building next to the house. It was also noted that test welding is allowed within C-2 zoning, just not manufactured welding for fabrication of a finished product.

Council Member Kemp made a motion to pass to a second reading the Ordinance changing the zoning for the following property from R-1 (Single-Family Residential) to C-2 (General Commercial) and further providing for effective date, reading, severance, and publication: Lots 10, 11, and 12, Block 12, RJ Williams Subdivision, San Patricio County, Texas; also known as 2649 Main Street: and was seconded by Council Member Pierce. The motion was approved with Mayor Perkins and Council Members Wilson, Tucker, Kemp, Vaden, and Pierce voting aye; and Council Member Robbins voting no.

12. Consideration and action of an Ordinance amending Chapter 34 Fire Prevention and Protection, Ingleside Code of Ordinances and providing for effective date, reading, severance, and publication. (First Reading)

Building Official John Davis and Fire Marshal Mike Lovie were both available for any questions from the Council. It was explained that our City Code currently quotes both 1994 and 2003 International Fire Codes. This Ordinance will bring the City Code up to the 2012 International Fire Code.

Council Member Kemp made a motion to pass to a second reading the Ordinance amending Chapter 34 Fire Prevention and Protection, Ingleside Code of Ordinances and providing for effective date, reading, severance, and publication; and was seconded by Council member Pierce. The motion was approved unanimously.

13. Consideration and action of an Ordinance amending Chapter 18 – Building and Building Regulations, Ingleside Code of Ordinances and providing for effective date, reading, severance, and publication. (First Reading)

Building Official John Davis explained that the building codes and regulations must be within five years of the State and National Standards or it can affect the Industrial Safety Organization (ISO) rating, which can affect every property owner's insurance ratings. In years past, Ingleside has had an ISO rating of five (5); if we do not make these changes soon, when they re-evaluate us we will drop to an ISO rating of 10 (10 being the worst). With the changes proposed, our rating will be a four (4).

Council Members Pierce and Wilson questioned a few sections regarding the vacation home, volunteers, and the removal of the Board of Adjustments. Mr. Davis answered the questions and there were no changes to the proposed Ordinance.

Council Member Pierce made a motion to pass to a second reading the Ordinance amending Chapter 18 – Building and Building Regulations, Ingleside Code of Ordinances and providing for effective date, reading, severance, and publication; and was seconded by Council Member Vaden. The motion was approved unanimously.

14. Consideration and action of nominations for the San Patricio County Appraisal District Board of Directors.

Council Member Vaden nominated Victor Galvan who is the Chief Finance Officer for Ronnie's Marine.

IISD President Teresa Flores stated that the School District also nominated Victor Galvan; however, because it is not in a Resolution format, they would not accept the nomination.

Council Member Vaden made a motion to approve Resolution # 1097 to nominate Victor Galvan for the San Patricio County Appraisal District Board of Directors and was seconded by Council Member Pierce. The motion was approved unanimously.

15. Consideration and action to appoint/reappoint members to serve on the Planning and Zoning Commission.

Recommendations from the Planning and Zoning Commission were as follows:

- Place # 4: Ann Miller (reappointment)
- Place # 5: Connor Brown (reappointment)
- Place # 6: Tom Mannering (new appointment)
- Place # 7: Alana Seaman (new appointment)

Council Member Tucker made a motion to reappoint Ann Miller and Connor Brown and to appoint Tom Mannering and Alana Seaman to serve on the Planning and Zoning Commission and was seconded by Council Member Vaden. The motion was approved unanimously.

16. Consideration and action to appoint/reappoint members to serve on the Board of Adjustment.

Recommendations are as follows:

- Regular Member Place # 1: Steve Diehl (reappointment)
- Regular Member Place # 2: Michael Just (reappointment)
- Regular Member Place # 3: Brenda Richardson (new appointment)
- Alternate Member Place # 7: Gordon Kemp (reappointment)

Council Member Pierce nominated Kathryn Smith, an individual very involved in the Ingleside School System, has two students enrolled in Ingleside Schools, and keeps up to date regarding the local city business. There were no other nominations at this time.

Council Member Pierce made a motion to reappoint Steve Diehl and Michael Just to Regular Member positions, appoint Kathryn Smith as a Regular Member, reappoint Gordon Kemp as an Alternate Member, and appoint Brenda Richardson as an Alternate Member; and was seconded by Council Member Kemp. The motion was approved with Council Members Wilson, Tucker, Kemp, and Pierce voting aye; and Mayor Perkins and Council Members Robbins and Vaden voting no.

17. Consideration and action of an amendment to the Fiscal Year 2014/2015 Budget.

Finance Director Rosie Vela explained that by trying to simplify the FY 2014/2015 budget by only showing the refinanced Utility Debt as its current Certificates of Obligation with the General Fund Only, that we would have to transfer Utility Fixed Assets and Debt to the General Fund. At this time we are requesting an amendment to the budget to revert to the former method of transferring funds from the General Fund Debt Service to the Utility Fund and paying the debt from the Utility Fund.

The second amendment is within the Ingleside Development Corporation (IDC) Fund wherein we duplicated the addition of the personnel section in the combined total. Therefore the correction would decrease the budget by \$9,696.

The final amendment would also be within the IDC Fund to make the adjustment approved by Council during agenda item # 7 above for a \$20,000 contract with Econogine, LLC.

Council Member Kemp made a motion to approve these three amendments to the FY 2014/2015 budget and was seconded by Council Member Wilson. The motion was approved unanimously.

18. 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 and explained that the net decrease of \$295,561.15 is not unusual especially with the additional expenditures for the new water tower. The 2014 taxes have begun to be deposited; however, they typically don't have a tremendous amount of deposits until December and January time frames.

19. Receive the Departmental Reports for the month of October 2014.

City Manager Jim Gray provided a brief overview of the Apartments and Water Tower updates.

20. Staff Reports

City Manager Jim Gray stated that he and City Secretary Kimberly Drysdale made several contacts with retail promoters during the ICSC Conference they attended November 12-14, 2014. Most of the businesses want a specific threshold of traffic counts, population, radius of a certain other type of business, etc. A large portion of these thresholds we do not meet. We met with about 30 different businesses and about three to five were really interested. We will be following up with letters and phones calls to these contacts.

The Library has requested a change in hours of operation to extend one hour on Mondays and reduce by one hour on Wednesdays. This does not affect the labor hours and the staff believes this will better accommodate the community's needs. Mr. Gray is allowing this change to be effective December 1, 2014.

If you haven't already done so, please RSVP with us as to whether you will be attending the City Christmas Party so we have a better attendance count in preparation for ordering the food.

21. Requests from Council Members

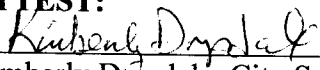
Council Member Vaden requested that the staff consider a new Dump Truck in the upcoming CIP proposal. He also suggested that the Mayor ask individuals to remove their hats when they enter the Council Chambers out of respect for the Council as a whole.

Council Member Tucker thanked the staff for following up with TxDOT in order to get them to sweep MF 1069. It looks much better.

22. Adjourn

There being no further business, the meeting was adjourned at 7:46 p.m.

ATTEST:



 Kimberly Drysdale, City Secretary

APPROVED:



 Mayor Pete Perkins