

CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
MINUTES
JANUARY 24, 2023
6:30 P.M.

Opening Agenda

1. Call Meeting to order.

The Regular Meeting of the City of Ingleside was called to order by Mayor Adame at 6:30 p.m. on January 24, 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, 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.

City Secretary Ruby Mowles addressed the Mayor about the stack of Citizen Comments received. Mayor Adame stated that those are for Agenda Item number 15 and chose to hold all comments until that item was presented. Mayor Adame requested to move to the next item.

6. Staff Comments and Reports

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

a. City of Ingleside monthly financials.

b. City of Ingleside expenditures paid over \$3,000.00 for the period of December 5, 2022 through January 15, 2023.

City Manager reports no Council Action was needed.

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

No Presentations presented for this meeting.

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.

8. **Deliberate and take appropriate action on second and final reading of an Ordinance amending Ingleside Code of Ordinances, Chapter 30 - Environment, Article III – Weeds, Trash, Rubbish, Debris, Green Waste, Stagnant Water. Providing for effective date, reading, severance, and publication.**

Proposed as Ordinance 2023-02.

9. **Deliberate and take appropriate action on second and final reading of an Ordinance amending Ingleside Code of Ordinances, Chapter 46 - Solid Waste, Article I – In General, and Article II – Collection. Providing for effective date, reading, severance, and publication.**

Proposed as Ordinance 2023-03.

10. **Deliberate and take appropriate action on a Resolution by the City Council of Ingleside, Texas, establishing procedures for a Municipal Election for the City of Ingleside, Texas on May 06, 2023.**

Proposed as Resolution 2023-07.

11. **Deliberate and take appropriate action regarding authorization for the Mayor to approve the Contract between the City of Ingleside, Texas and San Patricio County Elections Administrator for Election Services for the May 06, 2023 Municipal Election.**

12. **Deliberate and take appropriate action on a Resolution by the City Council of Ingleside, Texas, to Order an Election to be held on May 06, 2023 for the purpose of electing three Council Members: Place 1, 3, and 5 for full two-year terms.**

Proposed as Resolution 2023-08.

13. **Deliberate and take appropriate action on authorizing the Mayor to execute an agreement with GrantWorks in regard to the Community Development Block Grant – Mitigation (CDBG-MIT) Regional Method of Distribution (MOD) Program project(s).**

14. **Deliberate and take appropriate action on an Interlocal Cooperation Agreement between the County of San Patricio, Texas and the City of Ingleside, Texas for reconditioning of streets and parking areas.**

Motion: Council Member Diehl made a motion to approve the consent agenda as written. Council Member Wilson 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.

Mayor Adame opened the Public Hearing at 6:37 p.m.

13. Dee Redford	2739 San Antonio Ave.
14. Marie Barrera	2746 Houghton Ave.
15. Mario Barrera	2746 Houghton Ave.
16. Jereme Schenerlein	2972 Lakeview Dr.
17. Michelle Mack	218 Bayshore Dr.
18. Bonnie Hodge	2829 Houston St.
19. Daisy Pena	2336 Timberleaf Cir.
20. Daisy's Sister /Heidi Javier	2340 Timberleaf Cir. (Only Mention by sister above)
21. James Morris	1696 Morgan Lane
22. Christina Deray	2161 Capeheart
23. Patrick Nye	1018 Bayshore Dr.
24. Pam Larson	2995 Lovers Ln.
25. Jesus Cerda	2776 Beaumont Ave.
26. Jennifer Hillard	904 Sandpiper IOB
27. Brandi & Roland Robison	106 Bayshore Cir
28. CeCe Belin	2488 Poinsetta Place
29. Courtney Casey	2008 Tiner Lane
30. Tom Mack	218 Bayshore Drive
31. Eli Jacobson	2292 Baywood
32. DeDe Moncrief	Didn't include address when speaking
33. Shelly Smith	706 S. Sandpiper Lane
34. Layton Haynie	2208 Timber Leaf Circle
35. Rose Angela Repka	2111 Buckeye Dr.
36. Ken & Bess Willis	316 Englewood
37. Amy Pena	2229 Coronado Dr.
38. Chuck Sullivan	Local Business Owner/ Did not disclose Address
39. Sandra Wilkins	2715 Oklahoma
40. Madilyn Haun	2515 Arkansas Street
41. Gerard Gutierrez	1614 Mooney
42. William Miller	1872 Kenny Lane
43. DeAnn Miller	1872 Kenny Lane
44. John Shack	2501 Henrietta
45. Troy Murchovich	IISD Superintendent

Mayor Adame closed the Public Hearing at 8:22 p.m.

16. **Conduct a Public Hearing concerning an application filed by KYOMERA Ventures and The Amirian Group for an Objectionable Use Permit for inclusion of objectionable uses on portions of a 299.77 acre tract comprising of an 89.75 acre tract of land, being the same tract of land as described in file number 646716 and file number 646717, official public records of San Patricio County, Texas, and a 210.02 acre tract, being out of a 28.62 acre tract, a 1.61 acre tract, a 9.22 acre tract and a 5.54 acre tract as recorded in Volume 326, Page 475 , Deed Records, San Patricio County, Texas; the remainder of a 50.91 acre tract as recorded in Volume 113 Page 182, Deed Records, San Patricio County, Texas; the remainder of a 48.18 acre tract as recorded in Volume 90, Page 553, Deed Records, San Patricio County, Texas; the remainder of a 46.81 acre tract, recorded in Volume 149, Page 502, Deed Records, San Patricio County, Texas; a 4.54 acre tract as recorded in Volume 148, Page 514, Deed Records, San Patricio County, Texas; and an 8.93 acre tract as recorded in Volume 101, Page 391, Deed Records, San Patricio County, Texas and a 2.29 acre tract recorded in Volume 88, Page 15, Deed Records, San Patricio County, Texas.**

Mayor Adame pulled Item 16 to be placed on a future agenda if the zoning passes.

Regular Agenda

17. **Consider and take appropriate action on an Ordinance designating permanent zoning for the following property as I-Industrial, C-2-General Commercial, and C-L-Local Commercial and further providing for effective date, reading, severance, and publication:**

299.77 acre tract comprising of an 89.75 acre tract of land, being the same tract of land as described in file number 646716 and file number 646717, official public records of San Patricio County, Texas, and a 210.02 acre tract, being out of a 28.62 acre tract, a 1.61 acre tract, a 9.22 acre tract and a 5.54 acre tract as recorded in Volume 326, Page 475 , Deed Records, San Patricio County, Texas; the remainder of a 50.91 acre tract as recorded in Volume 113 Page 182, Deed Records, San Patricio County, Texas; the remainder of a 48.18 acre tract as recorded in Volume 90, Page 553, Deed Records, San Patricio County, Texas; the remainder of a 46.81 acre tract, recorded in Volume 149, Page 502, Deed Records, San Patricio County, Texas; a 4.54 acre tract as recorded in Volume 148, Page 514, Deed Records, San Patricio County, Texas; and an 8.93 acre tract as recorded in Volume 101, Page 391, Deed Records, San Patricio County, Texas and a 2.29 acre tract recorded in Volume 88, Page 15, Deed Records, San Patricio County, Texas.

Council Member Julio Salinas stated that he wanted to thank the public for showing up to show their concern for the consideration of a permit to allow LNG to bring in a micro natural gas plant.

Nick Flores was asked to give comments about the flares and light produced from the flares. Flores stated they can become 50 feet tall, but that they would use all other avenues to not have to have flares.

Discussion held among the Council and Staff about a comprehensive impact study for this proposal, 30 million over the next 10 years for impact for property taxes, environmental and safety study, provision of study on surrounding property, zoning as a housekeeping issue that should have been done already, bound to look at comprehensive plan, the planning & zoning requests, reasonable length of time, putting the City in a legal issue, neighborhoods closer to the school is already zoned, value the input of the citizens, and zoning issues that should have happened over 25 years ago.

Further discussion was held on blanket zoning, amount of acres being considered for rezoning, the different presentations and the amount of land for rezoning changing, cleanup of the property in question, reason for the rezoning, if there was a 3rd party that helped with the wording on the application for rezoning, selling or leasing of land once rezoned, if Amerian Group or Kyomera has ever worked in Industrial development before, confusion on the amount of facilities to be put on the property to be rezoned, issues going from C1 to C2, ability to enter into a developer agreement that the City would be able to negotiate with the developer as to the usage of that property would be in certain areas which could be tied to the deeds, quayside deed restriction that would transfer with a sale, better protection for the City and a developer agreement being the best path for the City, resubmission for a permit, and recommendations with the City's legal counsel.

Mayor Adame thanked the citizens for coming. Adame stated that the Council is not voting on something different from what was presented. He spoke on how this information is now open records.

Motion: Council Member Diehl made a motion that the request for zoning, as presented, be denied. Council Member Wilson seconded the motion. Motion carries with all present voting in favor.

Mayor Adame called for a break at 9:00 p.m.

18. **Consider and take appropriate action on a Resolution affecting the zoning for the following property from its present zoning of I (Industrial) to include an allowance of objectionable uses:**

A PORTION OF 299.77 acre tract comprising of an 89.75 acre tract of land, being the same tract of land as described in file number 646716 and file number 646717, official public records of San Patricio County, Texas, and a 210.02 acre tract, being out of a 28.62 acre tract, a 1.61 acre tract, a 9.22 acre tract and a 5.54 acre tract as recorded in Volume 326, Page 475 , Deed Records, San Patricio County, Texas; the remainder of a 50.91 acre tract as recorded in Volume 113 Page 182, Deed Records, San Patricio County, Texas; the remainder of a 48.18 acre tract as recorded in

Volume 90, Page 553, Deed Records, San Patricio County, Texas; the remainder of a 46.81 acre tract, recorded in Volume 149, Page 502, Deed Records, San Patricio County, Texas; a 4.54 acre tract as recorded in Volume 148, Page 514, Deed Records, San Patricio County, Texas; and an 8.93 acre tract as recorded in Volume 101, Page 391, Deed Records, San Patricio County, Texas and a 2.29 acre tract recorded in Volume 88, Page 15, Deed Records, San Patricio County, Texas.

Mayor Adame pulled Item 18 to be put on a future agenda if the zoning passes.

At 9:18 p.m. Mayor Adame reconvened the meeting to order.

19. Deliberate and take appropriate action on the appointment of a part-time Prosecuting Attorney for the City of Ingleside.

City Manager Lewis stated that the City advertised December 28, 2022 through January 13, 2023 for a part time Prosecuting Attorney and we received one RFQ from Trey S. Robinson from Corpus Christi, Texas at a rate of \$95.00 per hour.

Discussion among the Council and Staff about cases getting backed up, it is the same rate of the previous attorney, if the budget allows for this position, for the Municipal Court which is Council appointed, if staff approves, determining if this position is full time or will be replaced, and if this position is contracted.

Motion: Council Member John Salinas made a motion to accept the appointment of Trey S. Robinson as a part-time Prosecuting Attorney for the City of Ingleside. Motion seconded by Council Member Pruitt. Motion carries with all present voting in favor.

20. Deliberate and take appropriate action on a contract between the City of Ingleside and the Ingleside Development Corporation.

City Manager Lewis stated the City did go over a draft agreement with the Ingleside Development Corporation and some recommendations have been made.

Discussion among the Council and Staff on the cost of \$50,000.00 per year will be solely used for costs associated with the County, the transfer of quarterly payments, IDC board has not officially passed agreement, who is submitting the contract to who, IDC has not seen the final agreement that was submitted to the Council at this meeting, and it will be coming back to Council for a final review with IDC signatures.

Motion: Council Member Diehl made a motion to table Item 20 and bring it back to the Council with final approval. Council Member Julio Salinas seconded the motion. Motion carries with all present voting in favor.

21. Deliberate and take appropriate action on the possible award of a contract for RFQ 2023-001 City of Ingleside Water and Sewer Rate Study to the apparent lowest responsible bidder, HDR Engineering.

City Manager Lewis stated that the City was authorized to go for a Water and Sewer Rate Study. The City had three proposals. The review team determined HDR Engineering scored the highest. A few years ago, we had a Rate Analysis done, but this is more in depth and was requested. Staff recommends HDR Engineering.

Discussion among the Council and Staff about the inclusion of houses of metering, generating revenues to offset debt we are obligated to like Texas Water Development Board, on-going study, low interest loan for \$22 million with funds due in August, cost of construction and possible increase, state mandated that we build that plant, Rate study would determine any debt for the City, debt ratio, capacity number, percent over allocated to that debt, based on the consumption on the bill,

Motion: Council Member John Salinas made a motion to award a contract for RFQ 2023-001 City of Ingleside Water and Sewer Rate Study to the apparent lowest responsible

bidder, HDR Engineering. Council Member Pruitt seconded the motion. Motion carries with all present voting in favor.

22. Deliberate and take appropriate action on the appointment of a representative and an alternate representative to the Coastal Bend Council of Governments Board.

Discussion among the Council and Staff about who is on the current Board being Mayor Adame and John Salinas.

Motion: Council Member Diehl made a motion that the appointment on the Coastal Bend Council of Governments Board remain the same with Mayor Adame and Council Member John Salinas as representatives. Council Member Long seconded the motion. Motion carries voting 6:1.

For Motion: Council Member Diehl, Council member Wilson, Council Member Pruitt, Council Member John Salinas, Council Member Long, and Mayor Adame.

Against Motion: Council Member Julio Salinas

23. Deliberate and take appropriate action on authorizing the City Manager to advertise for qualifications for an engineering firm to perform the duties of general services for the City of Ingleside.

Discussion among the Council and Staff about a general services engineering firm who would not go out and bid on City Projects, getting recommendations about restrictions for engineers, owners representative to review on the behalf of the City, reviewing plats, and wanting an engineer that is out in the field watching for the City.

Motion: Council Member Diehl made a motion to table Item 23 and bring it back with a contract of Service and RFQ Scope of Services by the first meeting in February. Council Member Wilson seconded the motion. Motion carries with all present voting in favor.

24. Deliberate and take appropriate action on the Mayor, Mayor Pro-Tem, and interested Council Members to attend the Coastal Bend Mayors Coalition to Austin, Texas Day on the Hill for February 21-22, 2023.

Discussion among the Council and Staff about going to the Mayors Coalition, and they have invited the whole Council to attend the Coastal Bend Mayors Coalition in Austin Texas, funding of the trip, and reservations.

Motion: Council Member Julio Salinas made a motion to approve the trip to meet the representatives and be a representative for the Coastal Bend. Council Member John Salinas seconded the motion. Motion carries with all present voting in favor.

25. Deliberate and take appropriate action on authorizing the Mayor and City Manager to meet with the Port of Corpus Christi to discuss possible drainage easements.

City Manager Lewis stated this was placed on the agenda by the Mayor.

Discussion among the Council and Staff about the conditions of the drainage ditches, how long it's been since being cleaned last, who used to do the cleaning, easement rights, Drainage District and how they had been making the decision to clean the ditches,

Motion: Council member Julio Salinas made a motion to approve as presented to authorize the Mayor and City Manager to meet with the Port of Corpus Christi to discuss possible drainage easements. Council Member Long seconded the motion. Motion carries with all present voting in favor.

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

a. TML Region 11 Quarterly Meeting February 24, 2023 Yoakum, TX

City Secretary Ruby Mowles stated that Staff needs to know if Council would like to attend so Staff can RSVP by February 20, 2023.

27. Items to consider for placement on future agendas.

Council Member Julio Salinas would like to see the Future Use Zoning Maps.

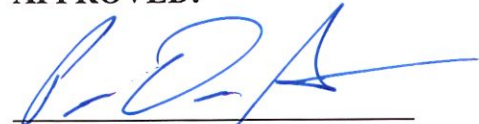
Council Member Long requested for an update report on Inflow & Infiltration.

Council Member Long request for Report/Status update on lift station capacity.

28. Adjourn.

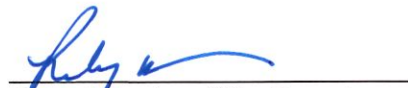
Mayor Adame adjourned the Regular Meeting of the City of Ingleside at 9:55 p.m.

APPROVED:



Pedro Oscar Adame, Mayor

ATTEST:



Ruby Mowles, City Secretary