

**CITY OF INGLESIDE
MINUTES
CITY COUNCIL MEETING
OCTOBER 14, 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, Kevin Robbins, Willie Vaden, and Paul Pierce. Council Members absent: Council Member Elaine Kemp. Staff present: City Manager, Jim Gray, Finance Director Rosie Vela, and Assistant City Secretary Ruby Nixon. There were approximately 20 guests.

2. Invocation

3. Pledge of Allegiance

4. Presentations from the Audience

Mr. Ty Goodwin introduced himself to the Council as an Ingleside resident for the last 18 years. He suggested there is a need for enhancement of neighborhoods and business.

5. Consideration and action of the Minutes of the Regular City Council Meeting of September 23, 2014.

Council Member Pierce made a motion to approve the Minutes of the Regular City Council Meeting of September 23, 2014 and was seconded by Council Member Vaden. The motion was approved unanimously.

6. The Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.071 to "Consult with Attorney" 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; and
- B) The City of Ingleside vs. the City of Corpus Christi regarding a boundary lawsuit.

Mayor Perkins recessed the Regular meeting to go into Closed Executive Session at 6:35 p.m.

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

Mayor Perkins closed the Executive Session and reconvened the Regular meeting at 6:55 p.m.

Council Member Pierce did not attend the portion that discussed the City of Ingleside vs. the City of Corpus Christi boundary lawsuit; nor did Council Member Robbins attend the portion that discussed 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.

- 7. Public Hearing regarding a portion of a 552.087 acre tract out of the R.H. Welder 1229.47 acre track and also being out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 294, the T.T. Williamson Survey, Abstract 295, the Day Land & Cattle Company Survey, Abstract 387, the Hatch Bros. Survey, Abstract 163 and the R.S. Williamson Survey, Abstract 283, all in San Patricio County, Texas; also known as 2101 Main. Cheniere Liquids Terminal, LLC to:**
- A) A request to rezone said property from its present zoning of L-1 (Light Industrial) to I (Industrial); and
 - B) A request allowing objectionable uses for petroleum products and allied products, a condensate splitter, and placement of dredge materials.

Mayor Perkins opened the Public Hearing at 6:56 p.m.

Mr. Jason French of Cheniere spoke in favor of the rezone and the objectionable uses for the purpose of building the proposed Liquids Terminal. He stated that this is an important project for the community, as well as explained his community outreach with the press, meet and greets, and luncheons to educate the community on the project.

Mr. Ty Goodwin voiced his concern to have policy and procedures in place regarding pier spills and the marine threat. He explained that he was in the U.S. Navy and was responsible for pier spill cleanups and saw what can happen to the water, salt water grass, and fish. He stated that this project will need a clean-up plan and crew for the spills; otherwise, the fishing in this area will diminish.

Mayor Perkins closed the Public Hearing at 7:04 p.m.

- 8. Consideration and action of an Ordinance changing the zoning for the following property from its present zoning of L-1 (Light Industrial) to I (Industrial) and further providing for effective date, reading, severance, and publication: a portion of 552.087 acre tract out of the R.H. Welder 1229.47 acre tract and also being out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 294, the T.T. Williamson Survey, Abstract 295, the Day Land & Cattle Company Survey, Abstract 387, the Hatch Bros. Survey, Abstract 163 and the R.S. Williamson Survey, Abstract 283, all in San Patricio County, Texas; also known as 2101 Main, Cheniere Liquids Terminal, LLC as shown on Exhibit A, said portion being that part of the 552 acres which is now zoned L-1 (Light Industrial). (First Reading)**

City Manager Jim Gray explained that the Planning and Zoning Commission voted in favor of this item and has brought this forward for consideration.

Council Member Vaden explained to the Council and the public what condensate is. Council Member Pierce asked for an explanation of what a splitter is. Mr. Jason French with Cheniere explained that the splitter separates or splits the product to create other products.

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 L-1 (Light Industrial) to I (Industrial) and further providing for effective date, reading, severance, and publication: a portion of 552.087 acre tract out of the R.H. Welder 1229.47 acre tract and also being out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 294, the T.T. Williamson Survey, Abstract 295, the Day Land & Cattle Company Survey, Abstract 387, the Hatch Bros. Survey, Abstract 163 and the R.S. Williamson Survey, Abstract 283, all in San Patricio County, Texas; also known as 2101 Main, Cheniere Liquids Terminal, LLC as shown on Exhibit A, said portion being that part of the 552 acres which is now zoned L-1 (Light Industrial); and was seconded by Council Member Vaden. The motion was approved unanimously.

- 9. Consideration and action of a Resolution allowing the uses of the following property to include petroleum and allied products, a condensate splitter and placement of dredge materials which uses are characterized under Section 78-267 Ingleside Code of Ordinances as "Objectionable Uses": those portion of the 552 acre tract hereinafter described which are zoned I (Industrial) and L-1 (Light Industrial), 552.087 acre tract out of the R.H. Welder 1229.47 acre tract and also being out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 294, the T.T. Williamson Survey, Abstract 295, the Day Land & Cattle Company Survey, Abstract 387, the Hatch Bros. Survey, Abstract 163 and the R.S. Williamson Survey, Abstract 283, all in San Patricio County, Texas; also known as 2101 Main (FM 1069), Cheniere Liquids Terminal, LLC.**

Mayor Perkins inquired about the layout on the map.

Council Member Pierce inquired about the products pollutants, flare stacks, and hurricane and emergency standpoint. Mr. Jason French with Cheniere explained about the industry standards and TCEQ requirements; as well as explained that the vapor is not explosive, however, will burn and that the stacks, if added to this site, will be used strictly for emergency purposes. Mr. French explained that the facility will be a top of the line structure to withstand hurricanes and storm surges. This location is about 15 feet above sea level and the higher elevation is an advantage point.

City Manager Jim Gray explained that the Ingleside Volunteer Fire Department (IVFD) was the first emergency responders on sight back in 2009 for the Koch / Flinthills tank farm fire. The IVFD handled the fire for approximately 30 minutes before Koch / Flinthills was able to respond and approximately 40 minutes before the Refinery Terminal Fire Company was able to respond. Mr. Gray went on to say that the IVFD is capable of handling tank fire responses.

Council Member Tucker inquired about environmental mitigation. Mr. French explained the ratio is 3:1. At this time the discussion is for possible wetlands area open to the public with walking trails and gazebos.

Mayor Perkins made a motion to approve Resolution # 1094 allowing the uses of the following property to include petroleum and allied products, a condensate splitter and placement of dredge materials which uses are characterized under Section 78-267 Ingleside Code of Ordinances as "Objectionable Uses": those portion of the 552 acre tract hereinafter described which are zoned I (Industrial) and L-1 (Light Industrial), 552.087 acre tract out of the R.H. Welder 1229.47 acre tract and also being out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 294, the T.T. Williamson Survey, Abstract 295, the Day Land & Cattle Company Survey, Abstract 387, the Hatch Bros. Survey, Abstract 163 and the R.S. Williamson Survey, Abstract 283, all in San Patricio County, Texas; also known as 2101 Main (FM 1069), Cheniere Liquids Terminal, LLC.; and was seconded by Council Member Tucker. The motion was approved unanimously.

- 10. Consideration and action of a Resolution authorizing the City Manager to represent and act for the City of Ingleside in dealing with Texas Parks and Wildlife and to apply for a grant with the Texas Parks and Wildlife's "Local Park Grant Program" concerning the site to be known as the Live Oak Park Sports Complex.**

Council Member Wilson made a motion to approve Resolution # 1095 authorizing the City Manager to represent and act for the City of Ingleside in dealing with Texas Parks and Wildlife and to apply for a grant with the Texas Parks and Wildlife's "Local Park Grant Program" concerning the site to be known as the Live Oak Park Sports Complex; and was seconded by Council Member Tucker. The motion was approved unanimously.

- 11. Consideration and action of an Ordinance granting a Special Permit to place a manufactured home on property located at 56.05 acres of land out of the W. McDonough Survey, Abstract 184 and the WM. Docker No. 2, Lewis Von Zacharias Survey Abstract 272 said 56.05 acres being a 30.56 acre Tract called Tract A and a 25.49 acre Tract called Tract B, also known as 2055 FM 2725 and further providing for effective date, reading, severance and publication. (Final Reading)**

Council Member Tucker made a motion to approve Ordinance # 1118 granting a Special Permit to place a manufactured home on property located at 56.05 acres of land out of the W. McDonough Survey, Abstract 184 and the WM. Docker No. 2, Lewis Von Zacharias Survey Abstract 272 said 56.05 acres being a 30.56 acre Tract called Tract A and a 25.49 acre Tract called Tract B, also known as 2055 FM 2725 and further providing for effective date, reading, severance and publication for a period not to exceed four (4) years; and was seconded by Council Member Wilson. The motion was approved unanimously.

- 12. Consideration and action of an Ordinance amending the date and time of regularly scheduled City Council Meetings and amending the deadline for items to be submitted for inclusion on the agenda, providing for effective date, reading, publication, and severance. (Final Reading)**

Council Member Wilson made a motion to approve Ordinance # 1119 amending the date and time of regularly scheduled City Council Meetings and amending the deadline for items to be submitted for inclusion on the agenda, providing for effective date, reading, publication, and severance; and seconded by Mayor Perkins.

There was discussion to reconfirm the setting of the November and December 2014 Council dates as follows: November 18, 2014 and December 16, 2014. Council Member Wilson amended her motion to include these dates and was seconded by Council Member Vaden. The motion was approved unanimously.

13. Consideration and action regarding the sale of City property known as Lots 20, 21, and 22, Block 29, R.J. Williams Subdivision. (Tabled from 9/23/14)

Council Member Pierce made a motion to approve the sale of City property known as Lots 20, 21, and 22, Block 29, R.J. Williams Subdivision; and was seconded by Council Member Vaden. The motion was approved unanimously.

14. Receive the Departmental Reports for the month of September 2014.

There were no questions from the Council regarding the Departmental Reports for the month of September 2014.

Council Member Pierce inquired about the water tower ribbon cutting and if the tower was in use. City Manager Jim Gray explained he was going to discuss this in the Staff Reports section, however, the tower is getting close to being operational and discussed possible ribbon cutting time frame.

Council Member Pierce noted that the report provided by the Utility Department shows a steady amount of new accounts being opened. City Manager Jim Gray noted that the City of Ingleside is seeing positive steady growth.

15. Staff Reports

City Manager Jim Gray provided reminders and updates regarding the following items:

- * SPEDC Annual Dinner set for October 23, 2014
- * Applebee's soft opening invitation for October 18, 2014

Council Member Pierce inquired about the utility fund balance. Finance Director Rosie Vela explained the utility fund balance.

16. Requests from Council Members

Council Member Vaden requested for Patrol Officers to patrol on 4th Street and talk with the children because they are out at night wearing dark clothing and riding skateboards in the middle of the street. Vaden expressed his concern for the minors and their safety since they choose not to use the sidewalk. Mayor Perkins agreed with Council Member Vaden's concern since he has witnessed the same thing.

17. Adjourn

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

ATTEST:



Ruby Nixon, Assistant City Secretary

APPROVED:



Mayor Pete Perkins