

**CITY OF INGLESIDE
MINUTES
REGULAR CITY COUNCIL MEETING
APRIL 10, 2018**

1. Call meeting to order

The meeting was called to order at 6:30 p.m. with Mayor Luis Lamas presiding. Council Members present: Mayor Luis Lamas and Council Members Ben Tucker, Steve Diehl, Oscar Adame, Dennis Knippa, Ronnie Parker, and John Schack. Staff present: Interim City Manager/Chief of Police Kenneth Jenks, Interim Finance Director Linnette Barker and City Secretary Kimberly Sampson. There were approximately 30 guests.

2. Roll Call

3. Invocation

4. Pledge of Allegiance

5. Citizen Comments

San Patricio County Commissioner, Precinct # 4, Howard Gillespie provided an update regarding recovery activities the County is assisting with including a grant to cover the expenses of two staff members for the next six months to help the communities in San Patricio County to find and write grants for items such as long term emergency management needs, how to re-open Care Regional Hospital, and similar things within each of the affected communities.

Jason Hayes, Capt. Chip Harmon, and John Salinas each spoke of their willingness to assist with the rebuilding of the Fish Cleaning Station at Cove Park and asked the staff to work with them to rebuild this park.

Presentations:

N/A

Public Hearings:

6. A Public concerning an application to rezone Lt 11 Blk F Burton & Danforth Subdivision from its present classification of R-1 (Single Family Residential) and R-3 (Three and Four Family Residential) to M (Multi-Family).

Mayor Lamas opened the Public Hearing at 6:40 p.m.

Speaking in favor of the rezone was Tom Mannering. He explained the location and its nearness to the various zoned areas surrounding this property.

Speaking against this rezone were Dennis Keeton, Jason Hayes, Steven Reeves, and Edward Parkson. Their concerns were the amount of single family homes in the close vicinity, the fact that the trailer park down the street already brings additional flying trash to the area and the fear that multi-family zoning would only increase that flying debris, the concern of possible additional illegal dumping along 12th Street, the increase of traffic along 12th Street that is already in poor condition, and the ability of the existing water and wastewater lines with the increase of use. They also questioned why the re-zoning signs were not posted at this location so the neighbors or others could easily recognize the lot(s) in question.

Mayor Lamas closed the Public Hearing at 6:50 p.m.

Action Items:

7. **Discussion, consideration, and action of an Ordinance changing the Zoning for the following property from its present zoning of R-1 (Single Family Residential) and R-3 (Three and Four Family Residential) to M (Multi-Family) and further providing for effective date, reading, severance, and publication: Lt 11 Blk F Burton & Danforth Subdivision. (First Reading)**

Council Members questioned the current zoning of the properties surrounding this location and the Future Use Master Plan. Building Official Carey Dietrich explained there are multiple zonings surrounding this property: Travel Trailer, Multi-Family, and R-2. And she clarified that this is still appropriate zoning for the "General Residential" within the Future Use Master Plan.

Additional questions were asked about the existing water and wastewater line capacities in that area of town. Mrs. Dietrich explained that type of study and expense has not been completed yet because it is not known if this rezone would be approved. Once it is approved, the developer is responsible to install the appropriate water and wastewater needs, which the current Code of Ordinances now includes the requirement for them to loop their lines.

Council Member Knippa stated he is concerned with the need for more R-1 homes in Ingleside and the existing residents don't want Multi-family in their area. He thought the Council agreed we need more R-1 homes.

Council Member Schack stated although he understands the need for more R-1 homes, this may not be the spot for them. This property is surrounded by Travel Trailer, R-2, and Multi-Family already. This specific piece of land is a good fit for Multi-Family.

Mrs. Dietrich also noted that the rezoning signs mentioned in the Code of Ordinances are not required by State Law and therefore the lack of them does not invalidate the rezone. The staff have ordered new signs; however, we recently realized the previous signs were lost during the Hurricane last August.

Council Member Knippa made a motion to table this agenda item six months so the developer could provide site and infrastructure plans made. The motion died for lack of a second.

Council Member Diehl 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) and R-3 (Three and Four Family Residential) to M (Multi-Family) and further providing for effective date, reading, severance, and publication: Lt 11 Blk F Burton & Danforth Subdivision; and was seconded by Council Member Parker. The motion is approved with Mayor Lamas and Council Members Diehl, Adame, and Parker voting aye; and Council Members Tucker, Knippa, and Schack voting no.

8. **Discussion, consideration, and action to allow Battling BBQ to host a benefit and allow the sale of alcohol at N.O. Simmons Park on June 22 and 23, 2018.**

Parks and Facilities Manager Mariana Garcia explained the exclusive use of N.O. Simmons Park and the request to sale alcohol requires City Council approval.

Mr. Brian Yoder and Amanda Carmichael explained this is a benefit for an Ingleside childhood friend's son who has been diagnosed with a tumor on his brain stem. They already have 14 verbal commitments for teams and are getting assurances from bands, food truck vendors, and others. This family does currently live in Corpus Christi, but we are all from Ingleside and want to bring this event to Ingleside. Portland has agreed to allow there if needed. This year it is for this child; however, we hope it is such a success that we offer it additional years to assist a different local child each year. They don't need electricity or restrooms due to the donations they are already receiving. They understand if alcohol is sold that they need the additional insurance and security. Even though Live Oak Park is larger, N.O. Simmons has the better location for catching the public eye.

Council Member Schack made a motion authorizing the Battling BBQ to host a benefit and allow the sale of alcohol at N.O. Simmons Park on June 22 and 23, 2018; and was seconded by Council Member Diehl. The motion was approved unanimously.

9. Discussion, consideration, and action of Hurricane Harvey Recovery updates and ratification of related expenditures.

EMC Shanna Owens explained the Council has been provided a new form from H2O to better explain where projects are in the process of completion along with the estimated costs and the funds expected from FEMA. This is a report H2O will update monthly. Council Member Schack requested a column be added for the City's portion.

Lucas Pagan of H2O stated the funds received to date from FEMA is at \$950,000. He stated while we are waiting on the insurance to assist with the larger projects, we can move forward with the smaller projects and request FEMA reimbursement as we complete these.

Council Member Parker questioned what staff members are working on the Insurance concerns. City Secretary Kimberly Sampson stated that as of last week, the current staff are looking through the previous staff's emails to confirm what has been forwarded to insurance and see where we are with that process.

Mrs. Owens provided a handout that includes all of the recovery assistance to-date for the whole County. FEMA doesn't do a smaller scale by City, but this is a good representation of Ingleside and Aransas Pass assistance to date. Council Member Diehl reminded everyone that about half of the funds will be reimbursed by FEMA within the first year and the remainder of the funds will potentially take years to recover. He suggested a flow chart be made and put on the city website for the public to easily see.

San Patricio County Commissioner, Precinct # 4, Howard Gillespie stated the two staff members being hired for the next six months can assist with any of these items suggested. Council Member Adame requested the staff to make contact with the local COG for them to assist with the writing of grants and RFPs.

Council Member Parker questioned when Cove Park would be fully functional. Parks and Facilities Manager Mariana Garcia stated the necessary supplies have been ordered and as soon as everything arrives, the staff will begin work on the Fish Cleaning Station.

Interim Finance Director Linette Barker provided an update on the Harvey Fund 19 revenues and expenses to date.

Council Member Diehl made a motion ratifying the Hurricane Harvey Recovery related expenditures and was seconded by Council Member Adame. The motion was approved unanimously.

10. Discussion, consideration, and action of repairs for the Public Library.

Council Member Adame questioned why the writing of an RFP was taking so long. EMC Shanna Owens explained it was started by previous staff and the current staff are not acquainted with writing RFP's. Then when we had the draft ready for review, the Library Director was out of the office for a week and we wanted to make sure she reviewed. Council Member Schack agreed staff do not typically write this type of RFP that meets both State and FEMA guidelines and understood the need for an engineer and H2O's assistance.

Eric Rivera of Hanson Services explained the staff used the original FEMA scope of work and have added the items found during the mold remediation and that is how they have come up with the current list of needs. The engineer needs to again review to make sure it is written correctly. The staff have set aside the CIP items for the Library to do as Change Orders at the end and thereby keep the invoices separate for Insurance and FEMA purposes. The City and the Insurance can continue their discussions while the work is being completed. Even though the RFP is written to include all we can, there is always the potential for the unknown.

Council Member Parker asked if it was time to get attorneys involved. City Secretary Kimberly Sampson explained that the staff did seek legal counsel a few months ago and they advised the staff to hire another adjust. An RFP for our own adjuster was started; however, it was not completed prior to staff changes. In February, the staff had a conference call with Axis representative and they requested copies of FEMA's listing. It is our understanding that the information was forwarded. Last Friday Ms. Sampson had a phone conversation with the City's Broker, Victor O'Shinnerer representative Belinda Wallace. Ms. Wallace explained that windstorm insurance does not cover wind driven rain. Basically, unless there is a hole in the roof/wall/etc. it is considered wind driven and thereby not covered. At this point, Ms. Sampson will be taking over the Axis Insurance communication to confirm the next step.

Mr. Tom Mannering stated if there is a shingle missing, it is a hole in the roof.

Council Member Diehl made a motion to approve the scope of work for the Library and was seconded by Council Member Adame. The motion was approved unanimously.

Library Director Belinda Casanova requested that the final RFP request that once the roof is fixed, when the contractor is working inside the building, she would like it to be worked in sections and thereby the other sections be opened to the public as much as possible. She also suggested that the City needs a Project Manager.

11. Discussion, consideration, and action of repairs for City Hall.

EMC Shanna Owens explained that ServePro started yesterday, Monday, to clean the contents of City Hall and hope to be finished by Friday. At this point, the staff needs direction if the Council wants to proceed with the mold remediation of the structure itself and thereby eventually repairing the building for staff to move back in; or if the Council wants to put all funds toward a new building.

Lucas ???? of H2O explained that the 51% rule requiring ADA compliance is for 51% of a total rebuild. It is not expected that the repairs would be that costly, but until Servepro completes the remediation of the structure, it is not completely known. If the City wanted to add some ADA compliance items, FEMA may reimburse those additional costs.

Staff will bring the Council some additional cost estimates at the next meeting.

12. Discussion, consideration, and action of updates on lighting at Live Oak Sports Complex.

Parks and Facilities Manager Mariana Garcia explained AEP cannot install the necessary electrical needs for the Live Oak Sports Complex until they have the appropriate easements. Live Oak Park has never been plated and therefore the staff has asked several companies for a quick bid and will be moving forward with plating the park very quickly. The lights should be in production by next Monday. The engineers are working to make sure the power to the scoreboards are addressed at the same time.

13. Discussion, consideration, and action regarding the Personal Property Debris Removal (PPDR) agreement to be sent to FEMA, including an Executive Order to be signed by Mayor Lamas.

Building Official Carey Dietrich stated there are still several residential properties that need to be demolished because they are too damaged. Lucas Pagan of H2O explained that the movement of the debris and the removal of the debris is not an issue, the main concern is the cost of the demolition. We need to make sure FEMA has approved before we incur any costs. Ms. Dietrich noted that part of the process is make sure there is no lien on the property and they have not received any funds for the demolition from and insurance company and another issue is getting the signature of the owners if the owner of record is deceased. This is a long and detailed process.

Council Member Adame made a motion authorizing the staff to proceed with the Personal Property Debris Removal (PPDR) agreement to be sent to FEMA, including an Executive

Order to be signed by Mayor Lamas; and was seconded by Council Member Parker. The motion was approved unanimously.

14. Discussion, consideration, and action of an agreement with Ingleside Independent School District to provide School Resource Officer Services.

Interim City Manager/Chief of Police Kenneth Jenks explained the off duty officers are assisting the School District with security for the current school year. The agreement being presented is for School Resource Officer Services in which the City will hire an additional staff member to perform as the SRO during the school year and as a patrol officer during the rest of the calendar year. The current agreement has 100% of the cost to IISD and therefore there will be an amendment coming back to Council for a 50/50 split of that cost; however, the City wanted to get this in place as soon as possible so we could begin advertising and hire by the end of the summer.

Council Member Schack made a motion approving the agreement with Ingleside Independent School District to provide School Resource Officer Services and was seconded by Council Member Knippa. The motion was approved unanimously.

15. Discussion, consideration, and action of entering into a five (5) year Lease Agreement for Copier services for City facilities.

City Secretary Kimberly Sampson explained the previous agreements have had different time frames and currently we are between contracts on all copiers leases. The monthly cost has gone down due to staff requesting color copiers instead of grayscale only. IT staff will be setting the defaults on all computers to be grayscale unless the operator specifically request color copies. Additionally, the copiers will be tracking the users who make copies and therefore we will be able to see if something is abnormally high for additional color copy fees. The agreement is for copiers at the following locations; City Hall, Humble Center, Library, Annex, Public Works, Fire Department, and Police Department.

Council Member Adame made a motion authorizing the staff to enter into a five (5) year Lease Agreement for Copier services for City facilities; and was seconded by Council Member Diehl. The motion was approved unanimously.

16. Discussion, consideration, and action directing the staff whether to move forward with the hiring of a Director of Infrastructure.

City Secretary Kimberly Sampson stated that after trying two times unsuccessfully to hire an engineer through the City's usual methods, the City Manager contracted with Strategic Government Resources (SGR) to assist us in recruiting for the Director of Infrastructure position. To date, we have incurred cost of approximately \$11,500 and SGR reports they have seven resumes ready for review. Staff is requesting authorization for the Interim City Manager to continue this process and fill this position.

Council Member Schack made a motion to put a hiring freeze on all staff until the permanent City Manager is hired. It was noted the agenda item is for the Director of Infrastructure only and Council Member Schack withdrew his motion.

Council Member Schack made a motion to put a hiring freeze on the position of Director of Infrastructure until the permanent City Manager is hired and was seconded by Council Member Diehl. The motion was approved unanimously.

17. Discussion, consideration, and action of the ratification of City of Ingleside expenditures to be paid.

Interim Finance Director Linette Barker stated there are no bills out of the ordinary and requested the Council to ratify these expenditures.

Council Member Parker made a motion to ratify the City of Ingleside expenditures to be paid and was seconded by Council Member Tucker. The motion was approved unanimously.

18. Discussion, consideration, and action of the City Council Minutes dated March 13 and 27, 2018 and April 4, 2018.

Council Member Parker noted a correction to the draft minutes of April 4, 2018, item # 6 was not approved unanimously because he voted against that motion.

Council Member Schack made a motion to approve the City Council Minutes dated March 13 and 27, 2018 and April 4, 2018 with the amendment noted above and was seconded by Council Member Adame. The motion was approved the Mayor Lamas and Council Members Tucker, Adame, Knippa, Parker, and Schack voting aye; and Council Member Diehl voting aye on the April 4 minutes and abstaining from the March minutes.

Work Sessions:

N/A

Executive Session:

19. The City Council shall meet in in Closed Executive Session pursuant to Texas Government Code 551.071 (Consultations with Attorney) and 551.074 (Personnel Matters) to discuss, deliberate and consider the appointment of an Interim City Manager.

Mayor Lamas recessed the Regular Meeting to go into Closed Executive Session 9:21 p.m.

Mayor Lamas closed the Executive Session and reopened the Regular meeting at 9:39 p.m.

20. The City Council may take action regarding item(s) discussed in Executive Session.

Council Member Tucker made a motion to hire Florencio Pena as the Interim City Manager to begin April 11, 2018 at :00 a.m.; and was seconded by Council Member Diehl. The motion was approved unanimously.

21. Reports from Staff

City Secretary Kimberly Sampson provided an update regarding the EDA Grant for the SH-200 and Emory Bellard Drainage.

22. Requests from Council Members

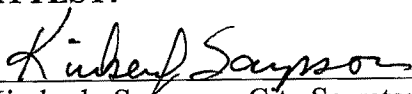
Council Member Diehl requested a future agenda item for him to provide an IDC update regarding the ongoing Façade Grants.

Council Member Adame requested a future agenda item for updates regarding Cove Park, Insurance, and the staff's interaction with the COG.

24. Adjourn

There being no further business, the meeting was adjourned 9:46 p.m.

ATTEST:



Kimberly Sampson, City Secretary

APPROVED:



Mayor Luis Lamas