

**CITY OF INGLESIDE
MINUTES
CITY COUNCIL MEETING
JULY 14, 2015**

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, Kevin Robbins, Oscar Adame, Dennis Knippa, Steve Diehl, and Council Member Paul Pierce arriving at 8:05 p.m. Staff present: City Manager Jim Gray, Finance Director Paul Baen, and City Secretary Kimberly Sampson. 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 June 23, 2015 and Joint Meetings of July 6, 7, and 9, 2015.

Council Member Diehl made a motion to approve the Minutes of the Regular City Council Meeting of June 23, 2015 and Joint Meetings of July 6, 7, and 9, 2015 and was seconded by Mayor Perkins. The motion was approved unanimously.

Following the meeting it was noted that the motion and action of agenda item # 16 of the June 23, 2015 meeting was not recorded. This adjustment will be made and brought back to Council for approval at the July 28, 2015 Council Meeting.

6. Presentation regarding the TxDOT construction along FM 1069 (also known as Main Street) from 7th Street to Walmart in Aransas Pass.

Texas Department of Transportation (TxDOT) Contractor, Bay, Ltd representative, Cody Williams provided an overview of the current work being completed in this project. They are planning to have the work between 7th Street and Tiner Lane completed before school begins and the overall project to be completed in December 2015. In the meantime, there will be delays on FM 1069, especially when they are narrowed down to single lane traffic directed by flagmen and lead vehicles. A lot of traffic will automatically divert to Avenue A on during that process.

7. Consideration and action regarding the selection of a Certified Public Accounting Firm to conduct the annual audit for the years ending September 30, 2015, 2016, and 2017.

City Manager Jim Gray stated that there was only one response to the City's Request for Qualifications and that was from Ernest R. Garza and Company. Staff recommends approval.

Council Member Diehl made a motion to award the contract for the annual audit to Ernest R. Garza and Company for the year ending September 30, 2015.

8. Presentation and possible action regarding Corpus Christi Regional Economic Development Corporation (CCREDC) membership activities.

Iain Vasey of Corpus Christi Regional Economic Development Corporation (CCREDC) provided an overview of CCRED's programs and regional plans. They have tangible performance goals that they monitor and provide regular reports to their Board of Directors.

Council Member Diehl asked what Ingleside can do to be more involved and asked if we could have a seat on the Board of Directors. Mr. Vasey stated he would have to inquire of his board for answers to those questions.

9. Consideration and action of Change Order # 3 regarding a decrease of \$32,000 for quantity adjustments for the 750,000 gallon elevated water storage tank located at N.O. Simmons Park.

City Manager Jim Gray explained these deductions were for unused products or services our staff provided instead of the contractor.

Council Member Adame made a motion to approve Change Order # 3 regarding a decrease of \$32,000 for quantity adjustments for the 750,000 gallon elevated water storage tank located at N.O. Simmons Park and was seconded by Council Member Diehl. The motion was approved unanimously.

10. Public Hearings:

A) An application to rezone the 10 acres located at Lot 5, Block G, Burton & Danforth Subdivision, located on Sunray Road from its present classification of L-1 (light Industrial) to T1-A (Travel Trailer/Recreation Park).

Speaking in favor of the rezone was Adolfo Garza and his son, Gabriel Garza. They stated their plans were to build this into a nice, clean Travel Trailer park with the amenities required by our City Ordinances. It is unknown the number of units they will make because they plan to clean the underbrush before they decide which trees will be kept or removed. As they have done in Rockdale, Texas, they plan to make this something the City can be proud of.

There were no speakers against this request.

B) An application for a Special Permit filed by EMAS-AMC for the following property: PT Abst 292 TT Williamson, 69.26 acres and PT Abst 387 Dayland & Cattle Co. 49.74 acres located at 2269 Avenue B. EMAS-AMC is requesting to be allowed to place a substituting SS-1 Dilute Material in place of concrete or asphalt paving.

Speaking in favor of this Special Permit was EMAS-AMC Project Manager, Joe Mazzola. He explained this property was formerly owned by Helix and was purchased by EMAS-AMC in 2013. They have increased their staffing from 85 people to over 400 staff and invested over \$40,000,000 on this project. Currently the parking lot is on the West-end of the property and the same driveway the staff uses, the heavy equipment for the business uses. The asphalt and concrete would be demolished within a few months. When Helix originally began the current Special Permit, they were attempting to find another material that would hold up to the wear/tear of the heavy equipment. A product that meets these heavy loads on a daily basis has not been found and at this time the staff is proposing another Special Permit while EMAS-AMC engineers consider moving the employee parking to the East-end of the property so there won't be a need for an extended paved roadway leading to a paved parking lot.

There were no speakers against this Special Permit.

11. Consideration and action of an Ordinance changing the zoning for the following property from its present zoning of L-1 (light Industrial) to T1-A (Travel Trailer/Recreation Park) and further providing for effective date, reading, severance, and publication: 10 acres located at Lot 5, Block G, Burton & Danforth Subdivision, located on Sunray Road. (First Reading)

City Manager Jim Gray announced that the Planning and Zoning Commission unanimously recommend approval of this Rezone.

It was noted by a letter from the executor of the estate, Mr. Brandon Doreck that he is aware of and approves of the request for a rezone. Mr. Adolfo Garza stated that the money was wired from his bank account today and they will be closing tomorrow. The contract for the property is contingent upon the approval of this Ordinance. Mr. Garza thanked the staff for being very helpful and explained that he and his son plan to build a clean, shaded, and not-overcrowded RV Park.

Council Member Diehl made a motion to move to a second reading the Ordinance changing the zoning for the following property from its present zoning of L-1 (light Industrial) to T1-A (Travel Trailer/Recreation Park) and further providing for effective date, reading, severance, and publication: 10 acres located at Lot 5, Block G, Burton & Danforth Subdivision, located on Sunray Road; and was seconded by Council Member Adame. The motion was approved unanimously.

12. Consideration and action of an Ordinance granting a Special Permit to be allowed to place a substituting SS-1 Dilute Material in place of concrete or asphalt paving on the property located at PT Abst 292 TT Williamson, 69.26 acres and PT Abst 387 Dayland & Cattle Co. 49.74 acres located at 2269 Avenue B, and further providing for effective date, reading, severance, and publication. (First Reading)

Council Member Wilson questioned why EMAS-AMC has waited so long to come forward and renew the Special Permit, what is being done about the dust/mud being brought onto the City Streets, and when this will be concluded.

EMAS-AMC Project Manager, Joe Mazzola explained they run a water truck up and down this area daily and if need be, they will do it twice daily. There is no product that can withstand the daily abuse of this heavy equipment and that is why they are proposing to move the parking lot to the East-end of the property. Unfortunately, it will require some work by the engineers and then enough lag-time between projects in order to accomplish this task. At present, the workload is back to back jobs and that is why they are requesting three years to complete the process. There was some discussion of having monthly inspections instead of quarterly inspections by City staff.

Mayor Perkins stated that no matter the reason or purpose, he would not vote in favor of a Special Permit for a company who has not paid their 2014 taxes. Mr. Mazzola stated he was not aware of such an action, but he would contact his Finance Department first thing tomorrow morning.

Council Member Wilson made a motion to table the Ordinance granting a Special Permit to be allowed to place a substituting SS-1 Dilute Material in place of concrete or asphalt paving on the property located at PT Abst 292 TT Williamson, 69.26 acres and PT Abst 387 Dayland & Cattle Co. 49.74 acres located at 2269 Avenue B, and further providing for effective date, reading, severance, and publication; and was seconded by Council Member Diehl. The motion was approved with Council Members Wilson, Robbins, Adame, Knippa, and Diehl voting aye; and Mayor Perkins voting no.

13. 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: NE ¼ and the NW ¼ of Lot 6, Block M, Burton and Danforth Subdivision, otherwise known as 1255 Fourth Street. (Final Reading)

Council Member Adame made a motion approving Ordinance # 2015-16 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: NE ¼ and the NW ¼ of Lot 6, Block M, Burton and Danforth Subdivision, otherwise known as 1255 Fourth Street; and was seconded by Mayor Perkins. The motion was approved unanimously.

14. Consideration and action regarding the FY 2015/2016 draft budget.

City Manager Jim Gray explained that hearings at the Appraisal Review Board have not been in the City's favor and therefore the previously drafted budget will most likely change drastically.

At Council Member Diehl's request, a handout was provided to the Council including all job titles, current wage/step, wage, and date of hire. Those positions not on grade/step included the individual's name. Council Member Diehl requested that all staff, including the two department managers be moved onto the grade/step system prior to October 1, 2015.

Council Member Diehl referred to a previous handout from the budget workshop listing the staff's preference order of needed part time positions and the cost if those individuals were made full time; and questioned if the building department needed a full time inspector instead of a part time administrative assistant. Mr. Gray stated that with the almost 400 apartments being built, the possible hotels, not to mention the new industry in the area; that is a lot of plans to review and inspections of each/every unit. A full time inspector may be needed. Council Member Wilson questioned if once those inspections are completed what would happen to that staff member and Mr. Gray explained they could be used for Code Enforcement as well.

Another area of concern was the need for more staff in the Public Works Department in order to keep up with current and growing needs as well as the programs the Council is attempting to implement with more sidewalks, better drainage, and park improvements. Council discussed other staffing proposals.

Council Member Pierce arrived at 8:05 p.m.

15. Consideration and action of a Resolution by the City Council of the City of Ingleside, Texas authorizing and approving publication of Notice of Intention to issue Certificates of Obligation; complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and providing an effective date.

Finance Director Paul Baen explained that the Appraisal District can't certify the tax rolls if there is more than 5% of disputed values. The concern Ingleside has is if the less than 5% county wide is in dispute and therefore the Appraiser certifies the tax rolls, our city could still have approximately 12% in disputed values. When 80% our tax rolls are industry and their values are the ones in question, this creates a concern with Ingleside being able to set a budget and tax rate. Mayor Perkins stated the industries in question keep requesting the postponement of their hearings before the Appraisal Review Board and thereby delaying the rulings. As long as this continues to occur, we cannot reasonably forecast a budget and tax rate. Mr. Willie Vaden requested that any further discussion regarding industry be taken into executive session at a later date.

With this being the current concerns, the staff has lowered the originally requested \$7,000,000 in bonds to \$6,250,000 in bonds. The original project listing consisted of: expansion of Live Oak Park, Miscellaneous Sidewalks, Miscellaneous Streets, and improvements to drainage of Tiner, Avenue B, Arkansas, and West Lake. City Manager Jim Gray stated that the Resolution was originally written for as much as \$10,000,000 but the end result can be any dollar figure less than requested. The specific projects are not required at this time. Due to time restraints, Staff recommends moving forward at this time and adjustment funds lower as needed at a later date.

Council Member Pierce suggested that the expansion of Live Oak Park be removed because streets and drainage are more important. Mayor Perkins agreed that all items are important but the public sees more of the parks and less of the streets and drainage. Council Member Adame agreed that the specific projects could be discussed at a later date.

Mayor Perkins made a motion to approve Resolution # 2015-11 by the City Council of the City of Ingleside, Texas authorizing and approving publication of Notice of Intention to issue Certificates of Obligation; complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and providing an effective date; and was seconded by Council Member Adame. The motion was approved unanimously.

16. Consideration and action authorizing the change of regular meeting date of the City Council currently scheduled for September 22, 2015.

Mayor Perkins requested the September 22, 2015 Council Meeting be moved one week later due to Staff and Council attending the TML Annual Conference in San Antonio during the week of September 22-25, 2015.

Council Member Pierce made a motion to change of regular meeting date of the City Council currently scheduled for September 22, 2015 to September 29, 2105; and was seconded by Council Member Knippa. The motion was approved unanimously.

17. Receive the Departmental Reports for the month of June 2015.

Council Member Diehl thanked the Animal Control Staff for going the extra mile to help a kitten with a broken leg receive the care it needed and all at no cost to the City.

18. Staff Reports

City Manager Jim Gray provided the following reports:

- The Joint Special Meeting between City and IISD is scheduled for August 4, 2015 and the location will be announced as we get closer to the event;
- Anyone wanting to attend the 2015 State of the Port on Wednesday, August 19, 2015 should RSVP with the City Secretary's Office; and
- Congressman Blake Farenthold will hold a Community Round Table event on Monday, August 31, 2015 at 10:30 a.m. at the Humble Recreational Facility

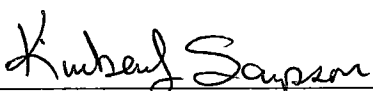
19. Requests from Council Members

Mayor Perkins requested a future Executive Session regarding the Appraisal Review Board.

20. Adjourn

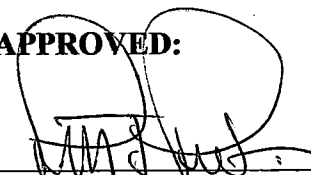
There being no further business, the meeting was adjourned at 8:30 p.m.

ATTEST:



 Kimberly Sampson, City Secretary

APPROVED:



 Mayor Pete Perkins