

**CITY OF INGLESIDE
MINUTES
CITY COUNCIL MEETING
AUGUST 25, 2015**

1. Call meeting to order

The meeting was called to order at 6:36 p.m. with Mayor Pete Perkins presiding. Council Members present: Mayor Pete Perkins and Council Members Kevin Robbins, Oscar Adame, Dennis Knippa, Steve Diehl, Paul Pierce. Council Member absent: Council Member Cynthia Wilson. 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

Mrs. Susan Coleman thanked the Council for the electronic flashing speed sign. It has helped traffic to realize they are speeding on Tiner Lane and they are slowing down. She also asked about the need for a new Animal Control Facility, a better City-Wide clean-up program like Aransas Pass, and to include a fee on the utility bills for a low income spay and neuter program.

5. Consideration and action of the Minutes of the Special Joint Meeting with IISD of August 4, 2015 and the Regular City Council Meeting of August 11, 2015.

Council Member Pierce made a motion to approve the Minutes of the Special Joint Meeting with IISD of August 4, 2015 and the Regular City Council Meeting of August 11, 2015 with a few clerical corrections and was seconded by Mayor Perkins. The motion was approved unanimously.

6. Consideration and bids relating to the sale of Obligations designed as "City of Ingleside, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2015", consideration and approval of Financial Advisor's recommendation concerning this matter; and other matters in connection therewith.

Andrew Friedman, who is with SAMCO Capital Markets, Inc. (the City's Financial Advisors) explained that due to a recent phone conference between SAMCO, the City, and Standard and Poor's Ratings Services, the City now has a "AA-/Stable" long-term rating. This has assisted the City in not only receiving favorable bids for the sale of these bonds, but it has also saved the City money because we are not required to pay for Bond Insurance Premiums (approximately \$25,000 savings). We received responses from seven firms and the best interest rate was 2.853781% from Coastal Securities, Inc. If paid over the full 20 years, the cost in interest for the original \$7,000,000 of principal will be \$2,485,844. The Official Statement published for the bond offering provides for making permanent public improvements to the City's: utility system; the parks and recreational facilities; constructing street improvements, curb, gutters and sidewalks; and drainage improvements. In addition, the bond proceeds may also be used for the professional services related to the design, construction and project management of these projects. The specific projects, and the amounts to be spent on each project, are decisions which the City Council will need to decide.

Council Member Diehl stated he has compared the City's debt ratio to other communities in the area and we are very low comparatively speaking. He inquired when the City will be stable enough for additional bonds in order to build something like a new City Hall. Mr. Friedman explained that he and the City Staff have been looking at other options to be considered over the next few years and the debts really begin dropping off in year 2019.

Council Member Pierce noted that he is not in favor of expanding Live Oak Park and thereby would rather focus the funds on repairing more Streets. He questioned how much was being done on an annual basis through the Streets Maintenance Program. City Manager Jim Gray stated we spend anywhere from \$120,000 to \$160,000 each year with 30% of those costs to rebuild the road up and 70% of the cost for the actual sealcoat.

7. **Consideration and action of an Ordinance authorizing the issuance of "City of Ingleside, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2015"; providing for the payment of said Certificates by the levy of an Ad Valorem Tax upon all taxable property within the City and further securing said Certificates by a lien on and Pledge of the Pledged Revenues of the System; providing the terms and conditions of said Certificates and resolving other matters incident and relating to the issuance, payment, security, sale, and delivery of said Certificates, including the approval and distribution of an Official Statement pertaining thereto; authorizing the execution of a Paying Agent/Registrar Agreement and an Official Bid Form; complying with the requirements of the Letter of Representations previously executed with the Depository Trust Company; authorizing the execution of any necessary Engagement Agreements with the City's Financial Advisors and/or Bond Counsel; and providing for effective date. (Single Reading)**

Mayor Perkins made a motion to approve Ordinance # 2015-20 authorizing the issuance of "City of Ingleside, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2015"; providing for the payment of said Certificates by the levy of an Ad Valorem Tax upon all taxable property within the City and further securing said Certificates by a lien on and Pledge of the Pledged Revenues of the System; providing the terms and conditions of said Certificates and resolving other matters incident and relating to the issuance, payment, security, sale, and delivery of said Certificates, including the approval and distribution of an Official Statement pertaining thereto; authorizing the execution of a Paying Agent/Registrar Agreement and an Official Bid Form; complying with the requirements of the Letter of Representations previously executed with the Depository Trust Company; authorizing the execution of any necessary Engagement Agreements with the City's Financial Advisors and/or Bond Counsel; and providing for effective date. The motion was seconded by Council Member Knippa.

Council Member Pierce confirmed that for a home of approximately \$100,000; this will be about \$10.00 per year and Mr. Andrew Friedman of SAMCO agreed.

City Manager Jim Gray stated that there will be future agenda item(s) to discuss exactly how these funds will be used.

8. **Consideration and action of a proposal made by Patricia Arnold, Laura McLaughlin, William Priday, and Kevin Robbins regarding the lawsuit by the City of Ingleside involving rezoning ordinances numbered 1087, 1089, 1090, and 1091. The City Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551-071 "Consult with Attorney".**

Mayor Perkins recessed the Regular Meeting to go into Executive Session at 7:07 p.m.

Mayor Perkins closed the Executive Session and reconvened the Regular Meeting at 7:53 p.m.

Council Member Robbins did not attend the Closed Executive Session.

9. **Consideration and action of a Facility Use Agreement between the City of Ingleside and the Ingleside Little League for the period of September 1, 2015 through December 1, 2015.**

City Manager Jim Gray explained this is just like the Annual agreement we have with the Little League, it is just helping them to run through the remainder of this year.

Council Member Pierce made a motion to approve the Facility Use Agreement between the City of Ingleside and the Ingleside Little League for the period of September 1, 2015 through December 1, 2015 and was seconded by Council Member Knippa. The motion was approved unanimously.

10. **Consideration and action of an Ordinance amending Chapter 46 Solid Waste, Article I In General, Section 46-4, Inspection and Enforcement of Chapter, adding Subsections (a) and (b) and amending Article II Collection, Section 46-26 Scheduled Service, Subsection (a) of the Ingleside Code of Ordinances and further providing for effective date, reading, severances, and publication. (First Reading)**

City Manager Jim Gray explained due to complaints from citizens regarding various neighbors leaving their trash cans out in/near the street, the staff has brought this to Council. Concerns have been: with the narrow streets it makes it difficult for two cars to pass each other when a trashcan is in the roadway; that vehicles end up hitting them and damaging the vehicles and the trashcans; and difficulty parking in the neighborhoods. Council Member Diehl questioned how many complaints and Mr. Gray stated the Building Department staff listed about ten different streets that complaints had come from. He noted that the staff would not be out "policing" trashcans, but this Ordinance would allow us the necessary enforcement tool when a complaint is made at City Hall.

Mayor Perkins made a motion to pass to a second reading the Ordinance amending Chapter 46 Solid Waste, Article I In General, Section 46-4, Inspection and Enforcement of Chapter, adding Subsections (a) and (b) and amending Article II Collection, Section 46-26 Scheduled Service, Subsection (a) of the Ingleside Code of Ordinances and further providing for effective date, reading, severances, and publication; and was seconded by Council Member Knippa. The motion was not approved with Mayor Perkins and Council Members Adame and Knippa voting aye; and Council Members Robbins, Diehl, and Pierce voting no.

11. Consideration and action of an Ordinance amending Chapter 18 – Buildings and Building Regulations, Article X, Flood Plain Management, Section 18-353 Provisions for Flood Hazard Reduction, Ingleside Code of Ordinances and providing for effective date, reading, severance, and publication. (First Reading)

City Manager Jim Gray stated this Ordinance is cleaning up a few items that were missed last year when the Ordinance was updated. Building Official John Davis further defined floodway versus flood plain. Corrections were required in Section 18-353(h) to adjust from the Federal Guidelines to be for the local Ordinance.

Council Member Pierce made a motion to pass to a second reading of the Ordinance amending Chapter 18 – Buildings and Building Regulations, Article X, Flood Plain Management, Section 18-353 Provisions for Flood Hazard Reduction, Ingleside Code of Ordinances and providing for effective date, reading, severance, and publication; and was seconded by Council Member Diehl. The motion was approved unanimously.

12. Consideration and action of a request for an extension of Demolition Order # 2015-05-001 in order to purchase and rehabilitate the property located at 2730 Houghton Street.

Building Official John Davis explained that owner of 2730 Houghton Street has filed an appeal to the County Court to allow him to sell this property and the new owner the opportunity to make the needed repairs and bring the house up to code. The potential owner lives next door to this property and he wants to fix this for his son. He does this type of work for a living and therefore is very familiar with the building codes and permits required. Mr. Lupe Moreno and his son Andrew Moreno believe they can complete the needed repairs within the six months allowed by permit provided by the City if the Council will allow this extension. The Judge referred the property owner (Mr. Brian Whitley) back to the City Council for approval of the extension.

Several Council Members voiced their concerns that this address has been extended numerous times by the current owner and they are reluctant to give yet another extension even if it is with a new owner. It was noted if this is approved, that there would be no more extension of any kind. Council Member Robbins and Adame stated they are familiar with Mr. Moreno and his work and thereby they support this request of extension.

Council Member Robbins made a motion to approve an extension of Demolition Order # 2015-05-001 in order to purchase and rehabilitate the property located at 2730 Houghton Street; and was seconded by Council Member Adame. The motion was approved unanimously.

13. Receive and discuss the City's financial situation, including but not limited to its budget, revenues, expenses, assets, and debts.

Finance Director Paul Baen noted that the cash on hand has decreased by \$293,998.39 as is normal this time of year. The Sales Tax collected in July was a record high of more than \$200,000. This is mainly due to the construction at Oxy Ingleside Energy Center and therefore will not be a regular occurrence.

14. Second Public Hearing regarding the proposed Budget, the proposed Tax Rate, and the proposed Tax Revenue for FY 2015/2016.

Mayor Perkins opened the Public Hearing at 8:21 p.m.

There were no speakers for or against the proposed Budget, the proposed Tax Rate, and the proposed Tax Revenue for FY 2015/2016.

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

15. Discussion and direction from Council to the Staff regarding the proposed Budget and the proposed Tax Revenue for FY 2015/2016.

City Manager Jim Gray provided a handout to the Council Members regarding the revisions since the last meeting. These revisions are due to the \$126,000 saved from the anticipated bond fees and thereby the decrease in Interest and Sinking rate. The changes include Part Time staff for the Building Department, Municipal Court, and Police Dispatcher, as well as moving the Part Time Laborer within the Parks Department to Full Time. There was also an adjustment to the wages to include placing twelve (12) people on the Grade and Step program. It was also recommended that the ad valorem tax rate be decreased to \$0.6025/\$100 value. This will be brought back to Council for approval at the next Council Meeting. There were no adjustments requested by City Council.

16. Consideration and action of an Emergency Medical Service Contract between the City of Ingleside and Tri County Emergency Medical Services, Inc.

Tri County Emergency Medical Services, Inc. Director, Steve Knight, explained this is the standard two year agreement with Ingleside and includes a 3% increase each year. City Manager Jim Gray stated that a neighboring city has contracted with a competitor and has regretted the change in service. The funds being requested are within the budget.

Council Member Adame made a motion to approve the Emergency Medical Service Contract between the City of Ingleside and Tri County Emergency Medical Services, Inc. and was seconded by Council Member Robbins. The motion was approved unanimously.

17. Requests for list of Streets and Sidewalks to consider for the Bond projects.

City Manager stated that besides Council Member Wilson's suggestion of Sidewalks along Arkansas Street, that he is not aware of other concerns expressed by Council Members. Council Member Pierce stated he would get his requests to Mr. Gray following the meeting.

Mr. Willie Vaden advised the Council not to use 20 year bonds to pay for streets that will only last 3-8 years at best. Mr. Gray agreed that if a streets base material is not built up, the street will not last as long, but if done correctly, you can get another 10-15 years before needing to repair again.

Council Member Adame stated he would send his lists to Mr. Gray via email. Council Member Diehl requested further discussion regarding the use of Bond funds for repairing Streets.

18. Discussion regarding the procedures and possibility of video taping of Council Meetings.

Council Member Diehl stated there is no cost to broadcast on CableOne and suggested the staff look into how Aransas Pass does it. He stated this is a great way to reach out to the public. It was questioned how many hits we receive on the audio tapes already on our website. City Secretary Kimberly Sampson stated that she would check into that, but the only individuals who have ever inquired about the tapes have been Council Members and Press who missed a meeting. Mayor Perkins requested the staff look into the feasibility of streaming/taping the Council Meetings.

19. Consideration and action to accept two 2010 14-Passenger Busses from Regional Transit Authority (RTA) for possible future transportation route to/from Ingleside and Corpus Christi.

City Manager Jim Gray explained that since this item was posted he has received information that these are 2011 vehicles, not 2010 vehicles. A handout was provided with details regarding the busses. At this time, the city does not have to do anything with the vehicles; rather we can take possession of the busses for free and then seek methods in which to use them. The requests have been made over the years to have a means of transportation for the public in order to get back and forth to Corpus Christi. The City has no desire to get into the transportation business but we will look into Rural programs that are often utilized in other areas of Texas. It is expected to take about six months to determine if this is a viable option; however, the busses are only available right now. If we don't find a good use for them, we can then donate them to another useful cause.

Council Member Diehl noted that a bus to/from Corpus Christi would be a great point for a potential developer for Ingleside. Mrs. Annita West stated that CACOST helps Senior Citizens in both Aransas Pass and Ingleside to get to/from Doctor's appointments in Corpus Christi but there is a larger need.

20. Staff Reports

City Manager Jim Gray provided updated regarding the following items:

- Reminder of Community Round Table by Congressman Blake Farenthold, Monday, August 31, 2015 at 10:30 a.m. at the Humble Recreational Facility;
- Update regarding the Comprehensive Master Plan schedule of events;
- SH-200 PH Notice set for September 29, 2015 at 6:30 p.m. Council Meeting;
- Ingleside Chamber of Commerce Installation Banquet, Saturday, October 17, 2015, please RSVP to the City Secretary;
- Since October 1, 2014, there have been 46 new home permits, 10 multi-family permits, 3 commercial permits, and 2 industrial permits. These are record numbers for Ingleside; and
- The apartments at Highway 361 and Avenue A should be starting back up in about two weeks.

21. Requests from Council Members

Council Member Pierce questioned when the Council would meet with the contractor for the Master Plan and staff stated it will be at the September 8, 2015 Council Meeting and the Planning and Zoning Commission will also be present to provide input.

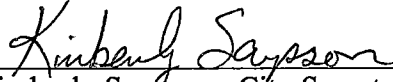
Council Member Adame asked that the streets being repaired through the Streets Program be bladed down and all drainage work be performed prior to the sealcoat being completed and suggested this be done on a regular basis.

Council Member Diehl requested that the staff look into the requests made by Mrs. Susan Coleman at the beginning of this meeting for (a) Aransas Pass' clean-up program, (b) a possible new Animal Control facility, and (c) spay/neuter program. He also requested a future agenda item regarding the drainage plan in preparation for the use of bond funds.

22. Adjourn


There being no further business, the meeting was adjourned at 9:12 p.m.

ATTEST:



 Kimberly Sampson, City Secretary

APPROVED:



 Mayor Pete Perkins