

**CITY OF INGLESIDE  
MINUTES  
REGULAR CITY COUNCIL MEETING  
AND A  
JOINT MEETING WITH THE PLANNING AND ZONING COMMISSION  
SEPTEMBER 8, 2015**

**1. Call meeting to order**

The meeting was called to order at 6:34 p.m. with Mayor Pete Perkins presiding. Council Members present: Mayor Pete Perkins and Council Members Cynthia Wilson, Oscar Adame, Dennis Knippa, and Steve Diehl. Council Members absent: Council Members Kevin Robbins and Paul Pierce. Planning and Zoning Commission Members Present: Alana Seaman, Elizabeth Beebe, Gayle Goble, Ann Miller, Tom Mannering, and Connor Brown. Planning and Zoning Commission Members Absent: Steven Cannon. 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**

Texas Department of Transportation contractor Bay Ltd. Representative, Cody Williams, provided an update to Council regarding the FM 1069 project. Over the next two weeks they will be working on paving FM 1069 from 8<sup>th</sup> Street to Tiner Lane and therefore there will be frequent timeframes with only single-lane directional traffic. This will cause delays and complaints from citizens.

**5. Consideration and action of the Minutes of the Regular City Council Meeting of August 25, 2015.**

Council Member Diehl made a motion to approve the Minutes of the Regular City Council Meeting of August 25, 2015 and was seconded by Council Member Adame. The motion was approved with Mayor Perkins and Council Members Adame, Knippa, and Diehl voting aye; and Council Member Wilson abstaining because she was not present at that meeting.

**6. Joint Discussion with City Council, Planning and Zoning Commission, and Kendig Keast Collaborative regarding the Master Plan.**

Gary Mitchell of Kendig Keast Collaborative (KKC) provided an overview of the schedule of meetings open to the public, specific forums, and the future meetings with the Planning and Zoning Commission (P&Z) as well as City Council. He anticipates this being complete in late January 2016.

Mr. Mitchell asked the Council and P&Z Members what they are most proud of the City accomplishing in the recent years. Their responses were: improvements to the Parks was noted by several members, forward movement from the closure of Naval Station, overcoming the financial issues brought to light in 2006, increase in Industrial tax base, increase of Economic Development, increases of housing, catching up on the much needed infrastructure, the work to make SH-200 possible, and the decrease in spot-zoning.

He then asked each of the members present what they see as some of the most difficult issues they have dealt with while serving on the P&Z or Council and their responses were: getting more uniform zoning especially when previous boards and Council approved things for their family/friends, peer pressure to approve/help family/friends, spot zoning, the need for this Master Plan and getting people to use it appropriately, not always agreeing among the committee/council and then some taking it personally when it isn't intended as such, travel trailer locations, needed gateway to Aransas Pass via SH 361, need more public involvement, support for long range plans (10, 20, and 30 years out), condemning old businesses and buildings, and the need to replace old infrastructure.

Mr. Mitchell explained how the public meetings would be handled to get participation from the public and special interest groups. The Council Members and Staff are welcome to attend; however, the focus of these meetings is to get the public's input. Everyone is encouraged to attend the future meetings.

**7. Public Hearings regarding Unsafe Structures and/or Nonconforming Use to make a determination if the structures listed below meet the minimum standards of adopted codes or shall be demolished and removed from the property:**

Mayor Perkins opened the Public Hearing at 7:06 p.m.

**(A) Owner: Benjamin Brundrett and Marilyn Cook of Lot 8, Block 4, Lantana Place Subdivision, otherwise known as 2545 Poinsettia; and**

Speaking against the demolition of this property was Mr. Benjamin Brundrett. He has received bids for the work to be done on this property and believes he can accomplish these items within the 6-month permit time frame.

Speaking in favor of the demolition was Building Official John Davis. He explained this building is structurally sound; however, until this notice to appear before Council, the owner has not performed the necessary work. If the property owner will pull the required permits and perform with work, the building can be utilized.

**(B) Owner: Raul Pina of Lot 1, Block 21, Houghton Subdivision otherwise known as 2714 San Angelo.**

Speaking in favor of the demolition was Code Enforcement Carey Dietrich. She explained that the owner didn't come to into the office until today to discuss this property. Building Official John Davis stated this property will require the hiring of contractors to perform a large portion of the work.

Speaking against this demolition was Mr. Raul Pina. He stated that the roof was leaking due to tree branches rubbing against it and those can be trimmed and the roof repaired. Then they will need to replace the water heater and bring everything up to electrical code, but he feels this can all be accomplished if he is granted the ability to get a permit.

Mayor Perkins closed the Public Hearing at 7:15 p.m.

**8. Consideration and action to make a determination if the following structure meets the minimum standards of adopted codes or shall be demolished and removed from the property – Owner: Benjamin Brundrett and Marilyn Cook of Lot 8, Block 4, Lantana Place Subdivision, otherwise known as 2545 Poinsettia.**

Council Member Diehl questioned if owner, Mr. Brundrett can get all of the work completed within the six-month window and he agreed he can.

Council Member Diehl made a motion to allow the property owner to get a six-month permit to complete the necessary work of the and thereby not demolish at this time the property owned by Benjamin Brundrett and Marilyn Cook of Lot 8, Block 4, Lantana Place Subdivision, otherwise known as 2545 Poinsettia; and was seconded by Council Member Knippa. The motion was approved unanimously.

**9. Consideration and action to make a determination if the following structure meets the minimum standards of adopted codes or shall be demolished and removed from the property – Owner: Raul Pina of Lot 1, Block 21, Houghton Subdivision otherwise known as 2714 San Angelo.**

There were additional questions by Council Members regarding slab, windstorm, contracts, and other general questions. Code Enforcement Officer Carey Dietrich explained that all work is required to be to minimum building codes and windstorm certificates are required per State regulations. Mr. Pena stated he can accomplish the work within the six-month permit period.

Mayor Perkins made a motion to allow the property owner to get a six-month permit to complete the necessary work of the and thereby not demolish at this time the property owned by Raul Pina of Lot 1, Block 21, Houghton Subdivision otherwise known as 2714 San Angelo; and was seconded by Council Member Adame. The motion was approved unanimously.

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

Building Official John Davis noted that the changes previously requested were included in this final reading.

Council Member Diehl made a motion to approve Ordinance # 2015-21 amending Chapter 18 – Buildings and Building Regulations, Article X, FloodPlain 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 Mayor Perkins. The motion was approved unanimously.

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

Council Member Wilson questioned how the decision to add some but not others of the proposed Part Time staff were decided and City Manager Jim Gray stated it was a needs rating proposed by where he feels the most needs are.

Council Member Diehl questioned the use of a Part Time Dispatcher and suggested the increase to a Full Time Dispatcher. Staff explained that would be an additional \$27,000 above the proposed Part Time Salary/Benefits budgeted. Council Member Diehl suggest the use of the \$12,000 of Net budgeted funds and the rest be from Council Contingency Funds.

Other items discussed were: the purchasing policy and limits, the need to discuss the use of bond funds (agenda item # 14), the need for Library staffing, the Street Program funds, and where the funds for the Master Plan was being paid from.

**12. Consideration and action of an Ordinance adopting the Annual Budget for the City of Ingleside, Texas for the Fiscal Year beginning October 1, 2015 and ending September 30, 2016; estimating the revenue for said Fiscal Year; appropriating for the purposes stated, the sums set forth in said Budget; and directing the City Manager to make necessary entries upon the books and accounts of the City to show the appropriations and allocations herein provided. (Single Reading)**

Council Member Diehl made a motion to approve Ordinance # 2015-22 adopting the Annual Budget for the City of Ingleside, Texas for the Fiscal Year beginning October 1, 2015 and ending September 30, 2016; estimating the revenue for said Fiscal Year; appropriating for the purposes stated, the sums set forth in said Budget; and directing the City Manager to make necessary entries upon the books and accounts of the City to show the appropriations and allocations herein provided with the amendment to reduce the Council Contingency by \$20,000 along with the additional Net proceeds to provide for a Full Time dispatcher instead of a Part Time dispatcher: and was seconded by Council Member Knippa. The motion was approved with Mayor Perkins and Council Members Adame, Knippa, and Diehl voting aye; and Council Member Wilson voting no.

**13. Consideration and action of an Ordinance providing for the levy of taxes for the year 2015 on all real and personal property within the Corporate Limits of the City of Ingleside, Texas; and appropriating monies for the payment of expenditures for the maintenance and upkeep of the City of Ingleside, and for other purposes. (Single Reading)**

Mayor Perkins made a motion to approve Ordinance # 2015-23 providing for the levy of taxes for the year 2015 on all real and personal property within the Corporate Limits of the City of Ingleside, Texas; at the rate of \$0.6025 and appropriating monies for the payment of expenditures for the maintenance and upkeep of the City of Ingleside, the payment of depts, and for other purposes: and was seconded by Council Member Wilson. This tax rate will raise more taxes for more maintenance and operations than last year's tax rate. The tax rate will effectively be raised by 17.75 percent and will raise taxes for maintenance and operations on a \$100,000 home by approximately \$10.66. The motion was approved with Mayor Perkins and Council Members Wilson, Adame, and Diehl voting aye; and Council Member Knippa voting no.

**14. Discussion regarding the use of Bond Funds.**

City Manager Jim Gray explained that the staff needs direction from the Council in order to begin preparing information for the Council to review for projects. Like with any project over \$50,000.00, it must be approved by Council.

Mayor Perkins stated that just like we heard earlier tonight, Parks is a true source of pride and there is still a need for quality of life for the citizens of Ingleside. Council Member Wilson suggested the need for drainage in several areas of town, but especially the old part of town like Arkansas Street. John Michael of Naismith Engineering agreed that additional drainage is needed in the older area of town and believes work on the open-ditch along Avenue B will help relieve some of that area. He also noted that nuisance drainage and flooding are two different things that the public is not always aware of the difference. He suggested the City to focus their use of Drainage Funds to Avenue B and also Tiner area. It was questioned if SH-200 would affect the drainage and Mr. Michael stated it will not. The cost of the drainage will largely be affected by the easements needed. (Everyone wants their property to drain, but they don't want provide free easements.) The estimated \$2.5M for Avenue B is only half of the project. It will have to be accomplished in phases. The total estimate is currently \$4.5M to complete that drainage area alone. Council Member Diehl suggested that the outfall areas be completed first and use IDC funds for the Parks.

It was requested that Naismith Engineering provide some plans for drainage work and bring back for further discussion.

**15. Consideration and action regarding a grant application to Texas Parks and Wildlife for the expansion of Live Oak Park.**

City Manager Jim Gray explained that Ingleside was again not awarded grant funds from Texas Parks and Wildlife for the expansion of Live Oak Park. At this time the staff is recommending the hiring of GrantWorks to assist with the re-writing of the grant application for this project. The cost is typically \$5,000; however, because they can use our existing application, they are willing to only charge us \$2,500.

Council Member Adame made a motion authorizing the use of \$2,500 of Council Contingency Funds for GrantWorks to prepare a grant application to Texas Parks and Wildlife for the expansion of Live Oak Park; and was seconded by Mayor Perkins. The motion was approved unanimously.

**16. Consideration and action to appoint/reappoint members to serve on the Beautification Committee and provide direction to the Committee.**

Council Member Wilson made a motion to approve the appointment/reappointment of Council Members Wilson, Adame, and Diehl to serve on the Beautification Committee and provide direction to the Committee and was seconded by Mayor Perkins. The motion was approved unanimously.

**17. Consideration and action to appoint/reappoint members to serve on the Investment Committee.**

Council Member Diehl made a motion to appoint/reappoint Mayor Perkins and Council Member Adame to serve with the City Manager and Finance Director as the Investment Committee; and was seconded by Council Member Wilson. The motion was approved unanimously.

**18. Receive the Departmental Reports for the month of August 2015.**

City Manager Jim Gray provided an update regarding the meetings with TxDOT and reminded the Council of the Public Hearing set for September 29, 2015 at the Regular City Council Meeting.

Council Member Wilson questioned why the Camping permit was being reviewed for revisions and Mr. Gray stated there have been some recent concerns and therefore the staff are looking into other options.

**19. Staff Reports**

City Manager noted that the SH-200 Public Hearing Notice has been published for the September 29, 2015 Council Meeting and also asked that any Council Members wanting to attend the Ingleside Chamber of Commerce Installation Banquet scheduled for Saturday, October 17, 2015 please notify the City Secretary's Office.

**20. Requests from Council Members**


Council Member Diehl questioned what San Patricio County Judge Terry Simpson meant by stating that the end of the line for the Rail Road would be Ingleside and City Manager Jim Gray stated he would inquire about that.

Council Member Adame stated he had gone by and looked at the property on Houghton Street that was previously being considered for demolition and it is looking really good. He thanked the staff for working with the new property owner.

**21. Adjourn**

There being no further business, the meeting was adjourned at 8:29 p.m.

**ATTEST:**

  
Kimberly Sampson, City Secretary

**APPROVED:**

  
Mayor Pete Perkins