

**CITY OF INGLESIDE  
MINUTES  
REGULAR CITY COUNCIL MEETING  
OCTOBER 13, 2015**

**1. Call meeting to order**

The meeting was called to order at 6:32 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 Member Paul Pierce arrived at 6:48 p.m. Council Member absent: Council Member Kevin Robbins. 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**

Ingleside High School Representative Sally Weir announced that on October 22, 2015 the School District is planning a Homecoming Parade and burning of the "M." This is a Thursday evening and will last about 30-45 minutes. The parade will begin at the High School, travel Mustang Blvd to Avenue B, Avenue B to Waco, Waco to Fillburto Villa Drive, and along Fillburto Villa Drive to the parking lot in front of the High School.

**5. Consideration and action of the Minutes of the Regular City Council Meeting of September 29, 2015.**

City Secretary Kimberly Sampson noted additional wording to be included to agenda # 11 of the September 29, 2015 minutes to specify that all bonds projects must be completed within three (3) years of approval of the bonds.

Council Member Wilson made a motion to approve the minutes of the Regular City Council Meeting of September 29, 2015 with the amendment and was seconded by Council Member Diehl. The motion was approved unanimously.

**6. Consideration and action to appoint/reappoint members to serve on the Ingleside Housing Authority Commission.**

Mayor Perkins made a motion to appoint/reappoint Laura Jackson, Rosario Andrado, and Joyce Smith to serve on the Ingleside Housing Authority Commission and was seconded by Council Member Knippa. The motion was approved unanimously.

**7. Presentation of Proclamation of Support of the Tri-City 100 Club.**

Mayor Perkins read and provided the Proclamation of Support of the Tri-City 100 Club to Mrs. Jill Port.

**8. Consideration and action of a contract with Patterson and Associates regarding long and short financial investments.**

Mayor Perkins provided a recap of the Finance/Investment Advisory Committee recent considerations and provided an introduction of Linda Patterson of Patterson and Associates. He and Ms. Patterson summarized the presentation provided at the council workshop earlier today. Ms. Patterson has extensive experience in treasury operations of public entities in Texas and manages in excess of \$4 billion in funds for local governments and similar entities. Local clients of Patterson include: The Port of Corpus Christi, Del Mar College, Nueces County Hospital District, and the Corpus Christi Regional Transportation Authority. Ms. Patterson has reviewed the City's Investment Policy Statement and has made suggestions intended to improve the City's investment process and safety of the portfolio. Based upon a preliminary review of the City's cash position, operating budgets and capital improvement program, Ms. Patterson is of the opinion that the City could improve the return on its cash by 35 to 50 basis points. It is the recommendation of the Finance/Investment Advisory Committee that Paterson and Associates be

retained by the City in order to enhance the returns, and safety, of the City's investment portfolio. In order to allow Council Members who were not able to participate in the workshop held with Patterson and Associates time to review the materials and issues, Council Member Pierce made a motion to table this agenda item until the next Council Meeting (10/27/15) and was seconded by Council Member Diehl.

Council Member Pierce made a motion to amend the motion to include that the City Attorney review this contract prior to bringing back to Council and was seconded by Council Member Diehl.

The motion was approved with Council Members Wilson, Adame, Knippa, Diehl, and Pierce voting aye; and Mayor Perkins voting no.

**9. Consideration and action of suggested changes to the Investment Policy and the inclusion of capital funds within the scope of the policy statement.**

Council Member Diehl made a motion to table this agenda item until the next Council Meeting (10/27/15) when the contract from agenda item # 8 above would be brought back to Council; and was seconded by Council Member Knippa. The motion was approved with Council Members Wilson, Adame, Knippa, Diehl, and Pierce voting aye; and Mayor Perkins voting no.

**10. Consideration and action of an Agreement with Valls Consulting Group regarding a Public Transportation Study.**

City Manager Jim Gray requested this agenda item be tabled because Mr. John Valls could not make this evenings meeting.

Mayor Perkins made a motion to table this agenda item and was seconded by Council Member Wilson. The motion was approved with Mayor Perkins and Council Members Wilson, Adame, Knippa, and Pierce voting aye; and Council Member Diehl voting no.

**11. Consideration and action authorizing the staff to use forfeiture funds to purchase Records management system/computer aided dispatch system software upgrade and a new server.**

Police Chief Stan Bynum explained the various ways in which the City receives forfeiture funds and that these funds are for the Police Department to use for specific purposes. These funds are not budgeted because we don't ever know when or how much we will receive. In the past, these funds have been minor and expended by the Police Chief with City Manager's approval; however, due to the large dollar amount now being considered it was decided to include the City Council in this process.

Staff is proposing \$40,720 for the records management system/computer aided dispatch system software upgrade and a new server. If any additional computers are needed, they will be paid from the existing IT budget. The current system has a life expectancy which will terminate in 2017.

Council Member Pierce made a motion authorizing the staff to use forfeiture funds to purchase Records management system/computer aided dispatch system software upgrade and a new server not to exceed \$40,720; and was seconded by Council Member Adame. The motion was approved unanimously.

**12. Consideration and action to appoint a Local Rabies Control Authority for the City of Ingleside.**

Police Chief Stan Bynum explained this is a State Requirement and Council Member Diehl questioned if the Council could appoint the position title instead of the naming a specific staff member. Chief Bynum agreed a job title would be sufficient for State purposes.

Council Member Diehl made a motion to appoint the Animal Control Officer as the City of Ingleside's Local Rabies Control Authority and was seconded by Council Member Pierce. The motion was approved unanimously.

**13. Discussion regarding the Insurance Service Organization (ISO) Rating for the City Fire Protection.**

Ingleside Volunteer Fire Chief RJ Thomas provided a brief overview of the process and grading of the Fire ISO Rating. Ultimately this benefits the residential home owners within Ingleside. The lower the number, the better the score, with the ultimate goal to be a one (1) out of ten (10) rating scale. We are currently rated as a four (4) and the new rating will be a three (3). When this rating becomes effective, we will be the lowest Fire ISO rated city in San Patricio County, with Portland and Aransas Pass (both paid fire departments) rated as fours (4's).

**14. Public Hearing regarding an application to rezone Lots 33-41, Block 12, RJ Williams Subdivision, otherwise known as 2646 Avenue C from its present classification of R-1 (Single Family Residential) and C-1 (Local Commercial) to C-2 (General Commercial).**

Mayor Perkins opened the Public Hearing at 7:45 p.m.

Speaking in favor of the rezone was property owner Glen Guillory. He explained since purchasing the existing storage units he has made improvements to the property and is aware that any improvements cannot adversely affect the surrounding neighbors. It is well known that there is a shortage of storage units in Ingleside and Mr. Guillory would like to build a few more. The current storage units are located partially on C-2 and partially on R-1. Where he would like to extend additional storage units is currently zoned C-1. At this point he would like to (A) bring the four (4) R-1 lots with current storage units up to compliance of C-2; and (B) change the five (5) C-1 lots to C-2 zoning so he can build additional storage units. No additional water/wastewater will be needed and any drainage needs will be addressed with staff if approved. There is existing C-2 zoning directly to the North and East of lots in question.

There were no speakers against this rezone.

Mayor Perkins closed the Public Hearing at 7:52 p.m.

**15. Consideration and action of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) and C-1 (Local Commercial) to C-2 (General Commercial) and further providing for effective date, reading, severance, and publication: Lots 33-41, Block 12, RJ Williams Subdivision, otherwise known as 2646 Avenue C.**

Council Member Pierce questioned why there were two votes from Planning and Zoning Commission against the recommendation for approval. Mrs. Ann Miller stated she voted against the C-2 zoning because once it is C-2 there are numerous things that can be developed besides storage buildings. Building Official John Davis read the differences between C-1 and C-2 zoning. It was noted that there is one letter of objection from a resident facing 5<sup>th</sup> Street. There is an alleyway separating the most southern lot from the properties facing 5<sup>th</sup> Street and a six (6) foot fence is required by C-2 Zoning Ordinance.

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 R-1 (Single Family Residential) and C-1 (Local Commercial) to C-2 (General Commercial) and further providing for effective date, reading, severance, and publication: Lots 33-41, Block 12, RJ Williams Subdivision, otherwise known as 2646 Avenue C; and was seconded by Council Member Diehl. The motion was approved with Mayor Perkins and Council Members Adame, Knippa, Diehl, and Pierce; and Council Member Wilson voting no.

**16. The City of Ingleside, San Patricio County, Texas proposed to institute annexation proceedings to enlarge and extend the boundary limits of said city to include the following described territory. This is the First Public Hearing of the City of Ingleside, San Patricio County, Texas for the purpose of giving persons interested in the City's plan to annex the hereinafter described property an opportunity to appear and be heard. The territory the City is considering annexing lies adjacent to the present city boundary limit and is within the extraterritorial jurisdiction of the City and is described as follows: THE 399.79 +/- ACRES OF LAND, INCLUDING ALL ATTACHMENTS, PROJECTIONS AND EXTENSIONS THEREFROM, SUCH AS PIERS, BULKHEADS, DOCKS, AND WHARVES, WHICH CONSTITUTES INGLESIDE INDUSTRIAL DISTRICT NO. 8 AND WHICH IS THE SUBJECT OF INDUSTRIAL DISTRICT AGREEMENT NO. 8 BY AND BETWEEN THE CITY AND KIEWIT OFFSHORE SERVICES, LTD.**

Mayor Perkins opened the Public Hearing at 8:08 p.m.

There were no speakers for or against the Annexation of the Kiewit Offshore Services, Ltd.

Mayor Perkins closed the Public hearing at 8:09 p.m.

- 17. The City of Ingleside, San Patricio County, Texas proposed to institute annexation proceedings to enlarge and extend the boundary limits of said city to include the following described territory. This is the -First Public Hearing of the City of Ingleside, San Patricio County, Texas for the purpose of giving persons interested in the City's plan to annex the hereinafter described property an opportunity to appear and be heard. The territory the City is considering annexing lies adjacent to the present city boundary limit and is within the extraterritorial jurisdiction of the City and is described as follows: THE 104.21 +/- ACRES OF LAND, INCLUDING ALL ATTACHMENTS, PROJECTIONS AND EXTENSIONS THEREFROM, SUCH AS PIERS, BULKHEADS, DOCKS, AND WHARVES, WHICH CONSTITUTES INGLESIDE INDUSTRIAL DISTRICT NO. 3 AND WHICH IS THE SUBJECT OF INDUSTRIAL DISTRICT AGREEMENT NO. 3 BY AND BETWEEN THE CITY AND FLINT HILLS RESOURCES, LP (SUCCESSOR TO ORIGINAL LANDOWNER PORT OF CORPUS CHRISTI AUTHORITY OF NUECES COUNTY, TEXAS, AND IMPROVEMENTS OWNER, KOCH GATHERING SYSTEMS, INC.)**

Mayor Perkins opened the Public Hearing at 8:11 p.m.

There were no speakers for or against the Annexation of the Flint Hills Resources LP/Koch Gathering Systems, Inc.

Mayor Perkins closed the Public hearing at 8:12 p.m.

**18. Consideration and action to include Pace Avenue into the current Street Program.**

City Manager Jim Gray explained that near the end of the four (4) year Street Improvement cycle we try to spend any remaining fund before we begin the next four (4) year cycle. This year we had enough additional funds to provide repairs to Pace Avenue. Due to the road crews already in town and the timing to meet with Council, the staff had to make a decision before the next Council Meeting. Pace Avenue was the next street on the previous staff listing that fit the approximate funding available. At this time, staff is requesting the Council to ratify the inclusion of Pace Avenue into the current Street Program.

Council Member Diehl made a motion to approve the inclusion of Pace Avenue into the current Street Program and was seconded by Council Member Adame. The motion was approved unanimously.

**19. Consideration and action authorizing the use of Impact Fees to improve the wastewater connection on 8<sup>th</sup> Street near Greenbriar to oversize and deepen the line for future growth in that area of town.**

City Manager Jim Gray explained that while Mr. Tracy Long's project near the intersection of 8<sup>th</sup> Street and Greenbriar is underway, Mr. Long would have installed a typical wastewater connection sufficient for the amount of homes he is building. The staff recommended that the City upgrade this connection size to allow for future development in this area of town. Staff is requesting authorizing to pay from Utility Impact Fees, the difference of \$39,400 to Long Build as reimbursement for this upgrade.

Council Member Pierce made a motion authorizing the use of Impact Fees to improve the wastewater connection on 8<sup>th</sup> Street near Greenbriar to oversize and deepen the line for future growth in that area of town and was seconded by Council Member Adame. The motion was approved unanimously.

**20. Consideration and action of possibly video of Council Meetings for website.**

City Secretary Kimberly Sampson explained the different video system being used by three area cities and the difference in cost of these systems. The least expensive and user friendly is the Livestream system utilized by Aransas Pass. It is believed that the cost of the equipment and monthly fee for one year would be approximately \$2,000. If wiring is required, that may cost a little more; however, that is an unknown item at this time.

Council Member Diehl made a motion authorizing the staff to enter into a contract with Livestream for two years and staff to purchase the necessary equipment, not to exceed \$2,000 of Council Discretionary Funds for the purpose of live/taped video of the Public Meetings held in the Council Chambers at City Hall and was seconded by Council Member Knippa. The motion was approved with Mayor Perkins and Council Members Adame, Knippa, Diehl, and Pierce voting aye; and Council Member Wilson voting no.

## 21. Receive the Departmental Reports for the month of September 2015.

Council Member Wilson requested the Library Report include additional items in their report other than staff stocking books and cleaning.

Council Member Adame questioned if the staff has heard anything else from Peerless Cleaners and City Manager Jim Gray explained they have not met recently with the staff reading their next step.

Council Member Diehl questioned if the Apartments at Avenue A and Hwy 361 were still moving forward. Mr. Gray stated that the same contractor is currently working on the Apartments behind HEB and then they will be moving back over to the Avenue A location.

## 22. Staff Reports

City Manager Jim Gray reminded the Council of the following events:

- Chamber of Commerce Installation Banquet on October 17, 2015
- Joint Meeting with Planning and Zoning Commission on October 19, 2015
- Community Clean Up Day on October 24, 2015

He also noted that the staff will be closely following the progress of the announcement by Corpus Christi of their Proposed Annexation Plan

## 23. Requests from Council Members

Council Member Wilson requested that staff look into the cost of having a paper shredder at future Community Clean-Up dates. And she requested that the picnic tables located at the Senior Citizens Center have umbrellas to cover them so people can sit under them out of the heat of the sun.

Council Member Adame requested a subcommittee to work with staff regarding the Streets Program.

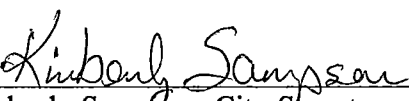
Council Member Diehl requested a future agenda item regarding the Open Meetings Act and how it can affect Public Comments, Staff Reports, and Requests by Council Members.

Mayor Perkins questioned where the staff are with the drainage near Swan Lake and Mr. Gray stated that the Drainage District is working towards a solution.

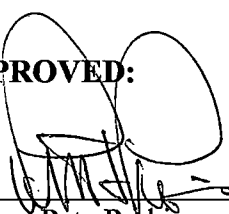
## 24. Adjourn

There being no further business, the meeting was adjourned at 8:44 p.m.

ATTEST:

  
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 Kimberly Sampson, City Secretary

APPROVED:

  
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 Mayor Pete Perkins