

**CITY OF INGLESIDE  
MINUTES  
REGULAR CITY COUNCIL MEETING  
NOVEMBER 17, 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, and Steve Diehl. Council Member absent: Council Member Paul Pierce. Staff present: City Manager Jim Gray, Finance Director Paul Baen, and City Secretary Kimberly Sampson. There were approximately 25 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 Special Joint Meeting with City Council and Planning and Zoning Commission of October 19, 2015, the Regular City Council Meeting of October 27, 2015, and the Special City Council Meeting of November 10, 2015.**

Council Member Diehl made a motion to approve the Minutes of the Special Joint Meeting with City Council and Planning and Zoning Commission of October 19, 2015, the Regular City Council Meeting of October 27, 2015, and the Special City Council Meeting of November 10, 2015; and was seconded by Council Member Adame. The motion was approved with Mayor Perkins and Council Members Robbins, Adame, Knippa, and Diehl voting aye; and Council Member Wilson voting aye to the October 27 and November 10 meetings and abstaining from the vote of October 19, 2015 because she was not present at that meeting.

**6. Presentation from Occidental Petroleum Corporation to Council regarding Oxy Ingleside Energy Center.**

Jeff Hanig of Occidental Petroleum Corporation provided an overview to Council regarding the progress made since their purchase in 2012 and what they are planning in the future. They have donated personal property to the City, School, Habitat for Humanity, Fire Department, and other non-profit organizations. Besides the original plan for building the LPG Terminal, they have also provided lay-berthing for over 700 vessels. Their total investment will be approximately \$400 Million. Even with the decline in oil prices, Occidental Petroleum Corporation decided to move forward with the full project because Occidental receives products from other sources than just the Eagleford area, i.e. the Permian Basin.

**7. The City Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.071 "Consult with Attorney," Section 551.072 "Deliberations about Real Property," and Section 551.087 "Deliberation Regarding Economic Development Negotiations" regarding the following items:**

- A) **Kiewit Offshore Services Industrial District Agreement # 8**
- B) **Live Oak Park expansion**
- C) **A tax abatement agreement and interest waiver agreement by and between the City and Occidental Petroleum Corporation or a related company concerning a portion of the 1000 acres constituting Ingleside Reinvestment Zone 2014-1.**

Mayor Perkins recessed the Regular Meeting to move the Council into Closed Executive Session at 6:46 p.m.

Mayor Perkins closed the Executive Session and reconvened the Regular Meeting at 7:54 p.m.

**8. Consideration and action of an amendment of Industrial District Agreement # 8 with Kiewit Offshore Services.**

Mayor Perkins stated there would be no action taken.

**9. Consideration and action regarding and expansion of Live Oak Park lands.**

Mayor Perkins stated there would be no action taken.

**10. Consider and action authorizing the mayor to sign and the City to submit a waiver of retroactivity to the Texas Parks and Wildlife Department to allow the City to proceed with acquisition of up to 50-acre tract of land adjacent to Live Oak Park to be used as match share in a future TPW Local Parks Non-Urban Outdoor Grant Program application.**

Mayor Perkins stated there would be no action taken.

**11. Public Hearing regarding an application for 4.545 acres out of the T.T. Williamson Survey Abst 295, all in San Patricio County, Texas; also known as 1667 Main for Objectionable Use Permit to include an allowance of objectionable use for petroleum.**

Mayor Perkins opened the Public Hearing at 7:55 p.m.

Speaking in favor of the request for Objectionable Use Permit was property owner Kenneth Berry. He stated with Wildcat property next door to his property, he is just trying to keep in line with the neighbors and be more competitive with his property.

There were no speakers against this request.

Mayor Perkins closed the Public Hearing at 7:56 p.m.

**12. Consideration and action of a Resolution affecting the zoning for the following property from its present zoning of I (Industrial) to include an allowance of Objectionable Use for Petroleum Products as stated: 4.545 acres out of the T.T. Williamson Survey Abst 295, all in San Patricio County, Texas; also known as 1667 Main.**

Council Member Diehl stated he is concerned with the Single Family Residential area being so close to this dock area with the potential for storage containers and possible rail road.

Mr. Kenneth Berry explained he only copied the language from the Wildcat special permit request, but he does not anticipate rail ever being in that area of town. He also noted that the 20 acres of the Arco Dock is between the requested property and the Single Family Residential. He is also willing to provide screening if necessary.

Mayor Perkins made a motion to approve the Resolution affecting the zoning for the following property from its present zoning of I (Industrial) to include an allowance of Objectionable Use for Petroleum Products as stated: 4.545 acres out of the T.T. Williamson Survey Abst 295, all in San Patricio County, Texas; also known as 1667 Main. The motion died for a lack of a second.

**13. 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. (Final Reading) (Tabled from 10/27/15)**

City Manager Jim Gray stated that the property owner is willing to include a deed restriction in order to make sure this is only ever a storage unit facility. City Attorney Michael Morris suggested a cleaner option would be to change this Ordinance to a Special Permit. No additional public hearings or readings would be required. Since the Special Permit is a lesser option than was publicized, it would not require the process to begin again.

Speaking against this zoning change were Skip and Kathy Bagnall, Oscar Diaz, and Paulette Storm. Their concerns were with drainage, increased traffic on street, fencing, lighting, and traffic down alleyway which is 20 feet from Ms. Storm's back door.

Property Owner Mr. Glen Guillory stated he is willing to work with the neighbors to help make this project work. He would rather have Special Permit instead of C-2. Either way (Storage Units or Quadraplex) he can make money on the property. He is willing to face the Storage Units with their backs to the alleyway to promote non-use of the alleyway and protect Ms. Storm.

Council Member Diehl made a motion to approve an Ordinance for a Special Permit to allow Storage Facilities provided they are complete within five (5) years, and keep the current zoning, along with the City to look into the abandonment of the alleyway; and was seconded by Council Member Knippa. The motion did not pass with Mayor Perkins and Council Members Knippa and Diehl voting aye; and Council Members Wilson, Robbins, and Adame voting no.

- 14. An Ordinance providing for the Annexation of certain land lying adjacent to the present boundary limit of the City of Ingleside, San Patricio County, Texas, and within the Extraterritorial Jurisdiction of the City and 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. (First Reading)**

Mayor Perkins made a motion to pass to a second reading the Ordinance providing for the Annexation of certain land lying adjacent to the present boundary limit of the City of Ingleside, San Patricio County, Texas, and within the Extraterritorial Jurisdiction of the City and 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; and was seconded Council Member Wilson. The motion was approved unanimously.

- 15. 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 Second 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 9:20 p.m.

There were no speakers for or against this annexation.

Mayor Perkins closed the Public Hearing at 9:21 p.m.

- 16. Consideration and action to authorize a one year Memorandum of Understanding with Rockport WIFI.**

City Manager Jim Gray explained that Rockport Wi-Fi has contacted the City to place equipment on our new water tower. The staff has attempted to make contact with other wi-fi providers, but no one has responded. Rockport Wi-Fi already has contracts with Rockport and Aransas Pass.

Council Member Diehl stated he has spoken with Rockport Wi-Fi and Cableone and he believes this will be a good thing for the citizens to give them choices in internet providers. He also suggested that instead of a one-year MOU, that it be reduced to 90-days in order for staff to bring a contract back to the Council for review.

Council Member Diehl made a motion to approve a 90-day Memorandum of Understanding with Rockport WIFI with the inclusion of liability insurance; and was seconded by Council Member Adame. The motion was approved unanimously.

**17. Consideration and action casting the official voting ballot for the San Patricio County Appraisal District Board of Directors Elections.**

Council Member Diehl made a motion to approve Resolution # 2015-14 casting all ballots in support of Mayor Pete Perkins, and was seconded by Council Member Adame. The motion was approved with Mayor Perkins and Council Members Wilson, Adame, and Diehl voting aye; and Council Members Robbins and Knippa voting no.

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

Finance Director Paul Baen provided a brief overview of the finances and explained the large decrease in funds during October was the payment of Street Program funds.

**19. Receive the Departmental Reports for the month of October 2015.**

There were no concerns from Council regarding the October 2015 Department Reports.

**20. Staff Reports**

City Manager Jim Gray announced that San Patricio Municipal Water District has notified the City of Ingleside that they will not be making any adjustment to the Water Rates for 2016; therefore, there will be no adjustments to the water bills to the Ingleside customers. There was a very good article on the front page of the Corpus Christi Caller Times regarding the closure of Naval Station Ingleside and how Ingleside has recovered from that loss. Please forward any RSVP's to the City's Christmas Party to the City Secretary. And the Live Stream of the Council Meeting tonight is up and running.

**21. Requests from Council Members**

Council Member Diehl requested an update with regards to the San Patricio County Humane Society's building located in Aransas Pass. And he asked what was being done about the 18-wheeler trucks parking in the median of SH 361 while they run into the restaurants to eat. Mr. Gray stated when the officers see such traffic, they are issuing citations.

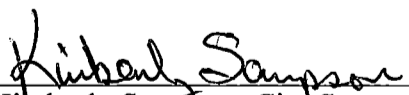
Mayor Perkins asked that the staff look into the heavy hauls of dirt on the Upper end of 4<sup>th</sup> Street near Avenue B, and behind the Valero on SH 361.

Council Member Knippa questioned what City staff were doing helping with traffic as they exit OxyChem on SH 361, just outside our city limits. Mr. Gray stated he would look into that and get back with the Council.

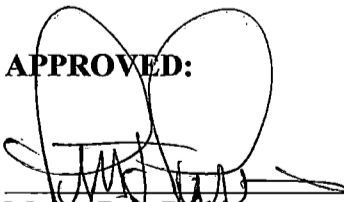
**22. Adjourn**

There being no further business, the meeting was adjourned at 9:43 p.m.

**ATTEST:**

  
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 Kimberly Sampson, City Secretary

**APPROVED:**

  
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 Mayor Pete Perkins