

**CITY OF INGLESIDE
MINUTES
REGULAR CITY COUNCIL MEETING
JUNE 28 2016**

1. Call meeting to order

The meeting was called to order at 6:38 p.m. with Mayor Luis Lamas presiding. Council Members present: Mayor Luis Lamas and Council Members Ben Tucker, Bill Underbrink, Dennis Knippa, Steve Diehl and John Schack. Council Members Absent: Council Member Oscar Adame. 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

Ingleside Chamber of Commerce President, Jane Gimler, stated when she was before the Council at the last meeting, she didn't tell much about herself and wanted to let everyone know she comes to the Chamber with 32 years of hotel management experience and has been a volunteer with numerous non-profits in Rockport, TEDC, and EDC Boards. She also wanted to tell the Council that the photo of the new Welcome to Ingleside (not yet fully complete) has already had more than 1900 views. The public is asking whose idea, who designed it, when it will be finished, and can we do a ribbon cutting. City Manager Jim Gray stated that the staff would get those answers to Ms. Gimler tomorrow morning.

5. Consideration and action of the Minutes of the City Council Meeting of June 14, 2016.

Council Member Diehl reminded everyone that the minutes are a summary of what was said and record of the vote, but it is not a verbatim of everything that occurs as the meeting. He did request one change to agenda item # 12, 5th paragraph, last sentence should read as follows, "City Manager Jim Gray stated the City does not use Roberts Rules of Order as a guideline."

Council Member Diehl made a motion to approve the Minutes of the City Council Meeting of June 14, 2016 with the correction noted above; and was seconded by Council Member Tucker. The motion was approved unanimously.

6. A Public Hearing concerning an application for a Special Permit to remove an existing mobile home and replace it with a recreational vehicle (RV), located at Lts 7-10, Block 7, RJ Williams Subdivision, also known as 2697 Ave. F RV/Mobile Home Park.

Mayor Lamas opened the Public Hearing at 6:46 p.m.

Speaking in favor of the Special Permit was Anthony King. He explained since purchasing this property he has worked with the City to clean it up: new fence around the property, new fence and base material around the dumpster, new sewer cleanouts, and the removal of abandoned vehicles. At this time he would like to remove a old mobile home that has previously been used as storage and return it to an active rental space. He has been paying for water/sewer service for the total number of rental spaces and this one has been storage only. By removing the old mobile home and allowing a RV in this space, it can one again be a positive addition to the property.

There were no speakers against this Special Permit.

Mayor Lamas closed the Public Hearing at 6:50 p.m.

7. Consideration and action of an Ordinance granting a Special Permit to be allowed to remove an existing mobile home and replace it with a recreational vehicle (RV), located at Lts 7-10, Block 7, RJ Williams Subdivision, also known as 2697 Ave. F RV/Mobile Home Park as shown on the Non-Conventional Housing Map and further providing for effective date, reading, severance, and publication. (First Reading)

Code Enforcement Officer Carey Dietrich explained that due to this being a non-conforming use area already, the staff felt the Special Permit was the best way to document and make sure that everything was considered. That area is currently zoned R-1 (Single Family Residential), but the Mobile Home Park was already there when it was annexed and eventually zoned as R-1.

Council Member Underbrink questioned if a variance by the Board of Adjustment would not be a better route for this request. City Manager Jim Gray explained that a variance is a permanent allowance that cannot be changed by the City Council. Whereas a Special Permit can have a time limit and/or can be changed by the City Council.

Planning and Zoning Commission (P&Z) Chairperson, Ann Miller, stated this is a disintegrating mobile home that needs to be removed and the P&Z voted unanimously to approve.

There was additional discussion of possible changes within the current zoning ordinance for specific allowances. Staff stated they would bring ideas to P&Z and Council for consideration.

Council Member Schack made a motion to pass to a second reading the Ordinance granting a Special Permit to be allowed to remove an existing mobile home and replace it with a recreational vehicle (RV), located at Lts 7-10, Block 7, RJ Williams Subdivision, also known as 2697 Ave. F RV/Mobile Home Park as shown on the Non-Conventional Housing Map and further providing for effective date, reading, severance, and publication with the time limit to be 10 years; and was seconded by Council Member Tucker. The motion was approved unanimously.

Mayor Lamas moved agenda item # 14 forward.

14. Consideration and action regarding an interim city manager position including but not limited to the designation of an Interim City Manager. The City Council may meet in closed executive session in accordance with The Texas Government Code Section 551.071, Consultations with Attorney and Section 551.074, Personnel Matters to discuss other options relating to pending vacancy in City Manager position. (Tabled from 6/21/16)

Mayor Lamas recessed the regular meeting in order to go into Closed Executive Session at 7:02 p.m.

Mayor Lamas closed the Executive Session and reconvened the regular meeting at 8:18 p.m.

Council Member Diehl made a motion directing the staff to work with the Mayor to negotiate a six-month contract with Mr. Carl Crull to be brought back to City Council at the next meeting; and was seconded by Council Member Schack. The motion was approved unanimously.

8. Consideration and action of the 2015 bond projects to include but not limited to drainage improvements.

John Michael of Naismith Engineering provided a handout of the current 2015 Bond projects discussed to date and which are already under contract. Even though the Streets Project was approved by Council, the Letter to proceed has not been provided and therefore it can be withdrawn. The handout also provided estimated figures for the various drainage projects previously discussed by Council.

Mayor Lamas questioned the engineering fees being different for the different projects and some being 10%, some more, some less. Mr. Michael explained that sometimes there have been changes in the scope of the job and therefore the price can fluctuate with the needs of the project and/or additional designs. He also noted that even though designs are prepared for a project, if the project is abandoned, there is still a cost incurred for the design work performed.

Council Member Diehl questioned if the Lovers Lane drainage project was small enough that we could use the City's existing CIP funds or the County Drainage District funds. Finance Director Paul Baen agreed there were sufficient funds of approximately \$2.7M for that project. Mrs. Karen Bridges asked if Oaks by the Bay apartments would be draining towards Mr. West's pond and Mr. Michael explained that property will be draining into the TxDOT drainage along SH-361.

There was additional discussion regarding which projects to continue with and which projects to discontinue. Council Member Schack stated he was not ready to vote on any Drainage projects until he knew the number of houses each project will affect. Mr. Michael stated they would bring those numbers back to Council.

Council Member Underbrink made a motion to proceed with the proposed Sports projects of approximately \$1,285,893; and was seconded by Council Member Diehl. The motion as approved unanimously.

Council Member Diehl made a motion to strike the Lovers Lane drainage project from the Bond Funds listing and use CIP funds instead; and was seconded by Council Member Underbrink.

Staff agreed the item could be removed from the Bond Fund listing; however because the agenda item does not list the possible use of CIP funds, that action cannot be taken at this time.

Council Member Diehl amended his motion requiring a future agenda item to consider the use of CIP funds; and was seconded by Council Member Underbrink. The motion as approved with Mayor Lamas and Council Members Tucker, Underbrink, Knippa, and Diehl voting aye; and Council Member Schack voting no.

9. Consideration and action regarding the SH-200 Project to include, but not to be limited to, all financial aspects and the possibility of TxDOT taking over the project.

Council Member Diehl stated he feels the City needs to proceed with Phase II of the SH-200 project while we are waiting for reimbursement of Phase I because the longer we take to complete Phase II, the longer it will take to be reimbursed for it as well. We are not expecting any further cost of Phase I and are only waiting for the final document back from TxDOT before we can request its reimbursement. He further noted that the City is not out of compliance with the TxDOT AFA agreement, it is the engineer agreement that is specific to each Phase being completed only one at a time.

Don Morrow of Naismith Engineering stated that if there are only minor changes to the Phase I document, that TxDOT may make those changes themselves and therefore there would be no additional charges to Phase I. City Manager Jim Gray explained that until we receive the final word from TxDOT, there still could be potential costs for Phase I.

Council Member Diehl made a motion authorizing the continuation of Phase II of the of SH-200 project and was seconded by Council Member Underbrink. The motion was approved unanimously.

10. Consideration and action of an Ordinance amending Chapter 18 – Buildings and Building Regulations, Ingleside Code of Ordinances and providing for effective date, reading, severance, and publication. (Final Reading)

Council Member Tucker made motion approving Ordinance # 2016-12 amending Chapter 18 – Buildings and Building Regulations, Ingleside Code of Ordinances and providing for effective date, reading, severance, and publication; and was seconded by Council Member Knippa. The motion was approved unanimously.

11. 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 an overview of the City's finances and stated that Linda Patterson will be available for the Quarterly Investment Report at the next meeting of July 12, 2016. Mr. Baen also introduced the 2016 Tax and Budget Calendar indicating only one Special Meeting to be held, Tuesday, August 30, 2016.

Council Member Diehl requested to have a workshop that all Department Managers present their budget to Council. Council Member Tucker stated he feels that would be micro-managing because it is the City Manager's job to work with the Department Managers and then present to Council as a whole budget.

12. Consideration and action regarding routine engineering needs of staff.

City Manager Jim Gray requested clarification from Council for staff for day to day engineering needs. Council Member Diehl stated he had no issue with any Engineering firm being used for day to day items, he just feels that large projects need to be brought to Council for the RFQ process. He felt it worked fine before the contract and didn't see any concern moving forward as we did before. Mayor Lamas suggested that the Engineering work be spread over different firms. Council Member Schack questioned why staff would use a firm that doesn't know the city's history and infrastructure. Using different firms would require extra hours of both the firm and staff to get them up to date on the situation and thereby cost more for day to day items.

Mrs. Debra Sanders stated she didn't see what the change was and questioned if the Engineering firm preparing the RFQ would be eligible to bid on the RFQ.

Council Member Schack stated he had no issue with Naismith Engineering. As a matter of fact, when the contract bids came in for the construction of the water tower at N.O. Simmons Park; Naismith Engineering told the City that they didn't believe the low bidder could provide the services as they specified in the bid. It was the City's choice to move forward with that bidder, and it did require additional funds for contract changes.

Council Member Diehl stated there is not a sure answer right now other than that the City Council is looking for an Interim City Manager to help with the review of any Engineer documents.

13. Consideration and action to provide direction to Human Resources for the replacement of City Manager Jim Gray.

Council Member Diehl made a motion to table this agenda item and was seconded by Council Member Underbrink. The motion was approved unanimously.

15. Staff Reports

There were no staff reports.

16. Requests from Council Members

Council Member Schack requested the number of houses to be affected by any drainage improvement be included in the next presentation, including the Lovers Lane project even though it is not part of the bond funds.

Council Member Tucker requested a list of the rolling stock be emailed to the Council.

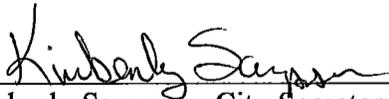
Mayor Lamas requested an update regarding the Street Light Study. City Secretary Kimberly Sampson stated that the direction provided by Mayor Lamas last Friday was provided to Police Chief Stan Bynum and he will have his report at the next Council Meeting of July 12, 2016.

Council Member Diehl suggested the new Dispatch Center be funded by CIP funds.

17. Adjourn

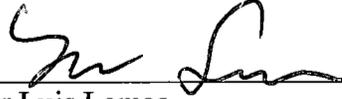
There being no further business, the meeting was adjourned at 9:13 p.m.

ATTEST:



 Kimberly Sampson, City Secretary

APPROVED:



 Mayor Luis Lamas