

**CITY OF INGLESIDE
MINUTES
REGULAR CITY COUNCIL MEETING
OCTOBER 11, 2016**

1. Call meeting to order

The meeting was called to order at 6:30 p.m. with Mayor Luis Lamas presiding. Council Members present: Mayor Luis Lamas and Council Members Ben Tucker, Bill Underbrink, Oscar Adame, Dennis Knippa, and Steve Diehl. Council Members absent: Council Member John Schack. Staff present: Acting City Manager Florencio Pena, Finance Director Paul Baen, and City Secretary Kimberly Sampson. There were approximately 25 guests.

2. Roll Call

Mayor Lamas recognized Council Member Schack as being absent due to work.

3. Invocation

4. Pledge of Allegiance

5. Presentations from the Audience

Ms. Jennifer Cleatus was present as a representative for County Commissioner Precinct #4 Candidate, Howard Gillespie. Mr. Gillespie could not be present tonight due to another event; however, as his campaign manager, she is present to answer any questions or pass along any concerns.

Mr. Victor Moreno stated he would like to see a girls softball field at Live Oak Park in addition to the Little League field currently being planned. The softball fields are different regulations and can be used year around.

6. Consideration and action to appoint new members to serve on the Library Board of Trustees whose term expires September 2017.

Mrs. Cynthia Wilson recommended Anna Hudson to serve on the Library Board of Trustees. She lives in Ingleside and is employed at the Security Services Credit Union.

Council Member Diehl made a motion to appoint Anna Hudson to serve on the Library Board of Trustees whose term expires September 2017 and was seconded by Council Member Knippa. The motion was approved unanimously.

7. Consideration and action to amend the Ingleside Code of Ordinances by adding a new Article VIII, Section 2-200 to Chapter 2 of the Ingleside Code of Ordinances to establish the City's Purchasing Procedures; and, establish the purchasing authority of the City Manager to be up to \$25,000 for items authorized within the Annual Budget. (Final Reading)

Council Member Tucker made a motion to approve Ordinance # 2016-24 by adding a new Article VIII, Section 2-200 to Chapter 2 of the Ingleside Code of Ordinances to establish the City's Purchasing Procedures; and, establish the purchasing authority of the City Manager to be up to \$25,000 for items authorized within the Annual Budget: and was seconded by Council Member Knippa. The motion was approved unanimously.

8. Public Hearings for a request for a Special Permit filed by Robert Schwebel, to be allowed to reside in an recreational vehicle (RV), during renovations to his home located at an alley lying between Lts 7 and S½ of 8, Blk 2, Harris Subdivision and Lts 11-15, Blk 7, Houghton Subdivision, NW 15 Lt 21 - Lt 22, Blk 2, Ingleside Mercantile Subdivision, also known as 2638 Humble Street.

Mayor Lamas opened the Public Hearing at 6:43 p.m.

Speaking in favor of the request for Special Permit is Mr. Robert Schwebel explained they recently discovered sever damage in their pier and beam house and need to undergo some major repairs. They not only would like to be near their house while they are doing the repairs so they can work more, but they also need the yard area for their dogs.

There were no speakers against this Special Permit.

Mayor Lamas closed the Public Hearing at 6:43 p.m.

- 9. Consideration and action of an Ordinance granting a Special Permit filed by Robert Schwebel, to be allowed to reside in an recreational vehicle (RV), during renovations to his home located at an alley lying between Lts 7 and S½ of 8, Blk 2, Harris Subdivision and Lts 11-15, Blk 7, Houghton Subdivision, NW 15 Lt 21 - Lt 22, Blk 2, Ingleside Mercantile Subdivision, also known as 2638 Humble Street. (First Reading)**

Council Member Diehl made a motion to pass to a second reading the Ordinance granting a Special Permit filed by Robert Schwebel, to be allowed to reside in an recreational vehicle (RV), during renovations to his home located at an alley lying between Lts 7 and S½ of 8, Blk 2, Harris Subdivision and Lts 11-15, Blk 7, Houghton Subdivision, NW 15 Lt 21 - Lt 22, Blk 2, Ingleside Mercantile Subdivision, also known as 2638 Humble Street: and was seconded by Council Member Knippa. The motion was approved unanimously.

- 10. Consideration and action approving a Resolution to increase rental rates for Humble Youth Center, Garden Center, and Charles H. Doherty Pool.**

Parks and Facilities Manager, Mariana Garcia explained the proposed changes to the booking fees, deposits, and rental fees for Ingleside Residents and Non-Residents. It was also noted that we cannot hold credit card numbers for potential damages. Mayor Lamas stated he wanted only the Non-Resident rates to increase, not the Residents.

Council Member Adame made a motion to approve Resolution # 2016-16 to increase rental rates for Humble Youth Center, Garden Center, and Charles H. Doherty Pool which includes the new booking fee, an increase in the Non-Resident deposits, and an increase in the Non-Resident rates; and was seconded by Council Member Diehl. The motion was approved unanimously.

- 11. Consideration and action to award a contract in the amount of \$14,986.00 to Homeport Contractors to build a structure for the Splash Pad Pump Room. Funding is available in the 2015 Bond Series fund.**

Acting City Manager Florencio Pena stated the price of Splash Pad did not include the pump house structure to protect the pumps from weather and potential vandalism. The staff has requested bids and the lowest bid received was \$14,986 by Homeport Contractors. The project is expected to be completed mid November. The look of the building will not match the other structures at N.O. Simmons Park.

Council Member Diehl made a motion to award the contract to Homeport Contractors for the amount of \$14,986 for the Splash Pad Pump Room and was seconded by Council Member Adame. The motion was approved unanimously.

- 12. Consideration to identify the projects to be undertaken with the Indefinite Delivery Indefinite Quantity contract awarded on May 10, 2016 to the lowest bidder Garrett Construction Company in the amount not to exceed \$1,100,000 for the reconstruction of streets. Funding is available in the Street Reconstruction Fund \$600,000 and Street Maintenance Fund \$375,000.**

Acting City Manager Florencio Pena explained that even though the bids were received and the Council awarded to Garrett Construction, it was never executed due to pending funding and the identification of streets. Since that time, the Council has secured additional funding and the Street Committee has recommended specific streets. This contract is on a unit price basis instead of by the job.

Council Members were concerned with the quality of previous street projects and questioned what steps were being put into place to make sure better results are achieved. John Michael of Naismith Engineering stated that in previous years the City Staff would prepare the base and then the contractor would provide the hot mix or two course overlay. With the current contract, the contractor will be performing all work from the base up. Additionally, Marcus Luna from the Naismith office will be performing inspections of all work to make sure the correct amount of base is there as well as the right amount of hot mix or two course overlay. This will all be discussed with the contractor during the pre-construction meeting. Once built properly, the streets can last 20-30 years if they are resealed at least every seven (7) years. Council Member Adame requested that even though there is no drainage work to be performed on these streets, that the staff review again prior to the contractor beginning work.

Mr. Pena stated the only action that can be taken tonight would be to identify the streets to be repaired. If the Council would prefer to cancel and rebid the project, that would require another meeting for posting purposes.

No action was taken.

13. Discussion regarding the requirement of the general contractor's general liability insurance as approved by Ordinance 1123 in November 2014.

Mayor Lamas and Council Member Diehl suggested that future items always allow for action.

Council Member Diehl requested this be brought back in Ordinance form.

14. Report regarding the status of construction of Oaks by the Bay and Seaside Landing apartment complexes.

Building Official John Davis stated that Oaks by the Bay is 14% complete and estimate their completion date to be November 2017. Seaside Landing is 75% complete.

15. Discussion item regarding progress of street light needs study.

Police Chief Stan Bynum stated that upon review of our list by AEP, there were only 8 intersections that we can add lights to that will not cost the city an initial set up fee. The only cost will be the increased usage on a monthly basis. Once these are confirmed by staff and AEP, and a formal letter is written to AEP, it will take approximately 4-6 weeks to install. Those intersections with no installation cost are: Whitney & Mayfield, Main & Dendy, 6th & Avenue D, 4th & Avenue K, Main & Upton, 5th and Avenue D, 6th and Avenue A, and Humble & Houston.

16. Discussion and possible action regarding a new Animal Control Shelter.

Police Chief Stan Bynum explained the current facility being used for Animal Control is a 70+ year old home, turned veterinary clinic, turned animal control facility. The electrical and plumbing in the facility was for a single family resident, not an animal control facility. It was on the FY 19/20 Capital Improvements Projects but it can be moved forward if there is funding available. The staff has inquired about a local kennel that is currently for sale; however, the price of the property is more than the city can justify.

Council Member Diehl suggested that we better define the cost involved and ask industry to assist. Mr. Willie Vaden suggested the land on 4th Street where the old land field used to be could be a possible new location.

Acting City Manager Florencio Pena stated that a firm would need to be hired to design and estimate the cost of building such a facility.

Council Member Diehl made a motion authorizing the staff to begin exploring the cost and possible locations for a new Animal Control facility; and was seconded by Council Member Underbrink. The motion was approved unanimously.

17. Discussion regarding the hiring of engineering support for general services.

Council Member Underbrink stated he feels we need an in-house engineer for quality control and review of projects. Council Member Diehl agreed this position is needed and would like to see the city moving to prepare for the position but to allow the new City Manager to fill the position. Mayor Lamas requested a cost analysis. Interim City Manager Florencio Pena stated he will prepare a job description, cost analysis, and funding options for a future meeting.

18. Consideration and action authorizing the staff to continue negotiations of the possible 380 Agreements with Koch/Flint Hills and/or Kiewit Offshore Services. The City Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.071 (Consult with Attorney) and Section 551.087 (Deliberation Regarding Economic Development Negotiations).

Mayor Lamas recessed the Regular Meeting to go into Closed Executive Session at 8:20 p.m.

Mayor Lamas closed the Executive Session and re-opened the Regular meeting at 9:07 p.m.

Council Member Adame had to leave for work purposes at 9:00 p.m.

19. Staff Reports

Staff reminded the Council of the Special Meeting of October 18, 2016.

20. Requests from Council Members

Council Member Diehl asked for future agenda items regarding: SH-200, Utility Rate Study, Impact Fee, and 380 Agreement incentives.

Council Member Underbrink requested an action item to discussion the Utility Rate Study. He also requested that in the future that all agenda items allow for possible action.

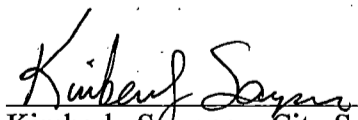
Council Member Knippa requested that the staff put up a sign on/near properties that are being considered for zoning changes or special permits.

Mayor Lamas requested a report regarding the fees being charged for solid waste versus the cost of removal of the solid waste as well as compare our rates to Aransas Pass rates.

21. Adjourn

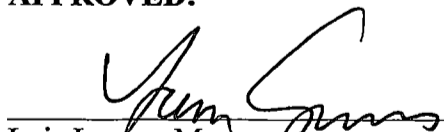
There being no further business, the meeting was adjourned at 9:23 p.m.

ATTEST:



 Kimberly Sampson, City Secretary

APPROVED:



 Luis Lamas, Mayor