

**CITY OF INGLESIDE
MINUTES
REGULAR CITY COUNCIL MEETING
JUNE 13, 2017**

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, Ronnie Parker, and John Schack. Staff present: City Manager Melissa Byrne Vossmer, Finance Director Paul Baen, and City Secretary Kimberly Sampson. There were approximately 30 guests.

2. Roll Call

3. Invocation

4. Pledge of Allegiance

5. Citizen Comments

Ms. Debbie Johnston stated she has lost the sale of a house on Alana Lane due to the flooding in May 2016. She said the staff is aware of the alley being higher than the houses and therefore pushing water into our homes. She and her Realtor have spoken with staff but nothing has been done.

Trinidad Marroquin stated he lives near the intersection of Avenue E and 4th Street. He requested that a Street Light be installed. He further stated even though some drainage work has been done, there is a need for more.

Presentations:

N/A

Public Hearings:

Mayor Lamas opened the Public Hearings at 6:37 p.m.

6. Regarding non-confirming 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 abandoned non-confirming use of mobile home along with all accessory structures on the property located at Lot 9, Block 6, Nystrom Subdivision, also known as 3024 Wright Street.

Mr. Jessie Lamb spoke against the determination to demolish the structures on this property. He purchased this property from Mr. Eddie Salinas with the intention to live in the trailer while he builds another residence and then remove. He is aware that there has been no electricity to the trailer for over a year but he states he has kept the grass mowed. At this point he would like a variance in order for him to get things up to code. If the trailer/residence is removed, then by City Code there cannot be a garage. He would like to keep the garage and build a house. Even though the property is paid off, he does not have the title yet.

There were no other speakers for or against this demolitionk.

7. Regarding an application to rezone Lt 11, Blk G Burton & Danforth Subdivision to change the zoning from its present classification of T1-C (Manufactured Homes) to T1-A (Travel Trailer/RV Park).

Mr. Malee Luena spoke in favor of this rezone. He explained he has a contract on the property pending the rezone. The complemented the City regarding the strict regulations for T1-A and explained he only wants to build 8 trailer pads/acre instead of the City's up

to 18/acre because he wants to make it a better trailer park to have privacy. He understands the impact fees and is willing to pay those fees. The total of fees and construction for this project will approximately a \$1M investment. He would like to build the larger spacing for families and keep most of the trees. There will be a fence all the way around the property with a washateria near the front. These are all expected expenses with doing business. It is his understanding that this area is currently an issue that the Police Department is regularly having to chase individuals into and there is illegal dumping by the area neighbors. If the area is habituated and has a fence, these issues will go away for this property.

Speaking against this rezone were Steve Shaw, Matt Langdon, Ronnie Hail, Nina Hail, Daniel Mariquine, Ronnie Hail Jr., and Rachel Langdon. Concerns they mentioned were: the increase in traffic on Indian Trail, the transient workers not being invested in the community, encourages sex offenders, the need for homes not trailers, fix the existing speeding and clean-up of the area before bring in more issues, other RV parks within area have vacancies, once rezoned there will be no rules, other RV parks are decapitated and nothing is done about them and this one will be the same.

Mayor Lamas closed the Public Hearings at 7:04 p.m.

Action Items:

- 8. Discussion, 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: Edward Salinas; Lot 9, Block 6, Nystrom Subdivision; or Otherwise known as 3024 Wright Street. (Demolition Order # 2017-06-001)**

Council Member Parker questioned the deed/title for the property and whether it is a safe structure due to the age (1962) trailer. Mr. Jessie Lamb explained he has recently paid the property off but has not been able to get the deed/title from Mr. Eddie Salinas but he does have a contract with him. He explained there is some old copper wiring but the trailer has been remodeled twice and 24 months ago it was a functioning trailer; July 2015 was the last time it had electricity.

Council Member Tucker asked if he was planning to tear the structure down when he builds a house. Mr. Lamb stated he planned to move it to his hunting lease because it is still a functioning trailer.

Council Member Tucker made a motion to allow Mr. Lamb up to six months to remove the trailer from the property. The motion died for a lack of a second.

Interim Building Official Carey Dietrich explained if there is no residential structure on the lot, then by city code there cannot be a garage. If the Council wants to give the property owner time to accomplish anything, she requested that they specify if it is not completed within a set time frame that the demolition is ordered so the staff doesn't have to repost/publish and come back to Council for action again.

Council Member Parker made a motion to allow the property owner 90-days to move the trailer out of Ingleside and to allow the garage to stay as long as he pulls a permit to build a single-family residential home within 12-months and thereby another 6-months to build the house. If these guidelines are not met, the Council hereby determines the following structure does not meet the minimum standards of adopted codes and shall be demolished and removed from the property - Owner: Edward Salinas; Lot 9, Block 6, Nystrom Subdivision; or Otherwise known as 3024 Wright Street. (Demolition Order # 2017-06-001); and was seconded by Council Member Schack. The motion was approved unanimously.

- 9. Discussion, consideration and action of an Ordinance to change the zoning for the following property from its present zoning of T1-C (Manufactured Homes) to T!-A (Travel Trailer/RV Park) and further providing for effective date, reading,**

severances, and publication: approximately 8 acres of Lot 11, Block G, Burton & Danforth Subdivision.

Council Member Underbrink stated he is against this rezone due to the transient traffic. Council Member Knippa declared his concern is the potential for up to 80 wastewater connections when we are already so near full capacity with our current plant and thereby doesn't want to add that many connections at this point. Planning and Zoning Commission Member Alana Seaman explained the reason she voted against this rezone is because it doesn't meet the zoning of the Future Land Use Map.

Council Member Parker made a motion to deny the Ordinance to change the zoning for the following property from its present zoning of T1-C (Manufactured Homes) to T1-A (Travel Trailer/RV Park) and further providing for effective date, reading, severances, and publication: approximately 8 acres of Lot 11, Block G, Burton & Danforth Subdivision; and was seconded by Council Member Knippa. The motion was approved unanimously.

10. Discussion, consideration and action to approve the addition of Guardrails at the McCampbell Slough and the R.C.P. Ditch Crossings on the Tiner Lane Street Project.

City Manager Melissa Byrne Vossmer explained at the Council's request, the staff worked with the Engineers to bring back options for guardrails in two locations along Tiner Lane. The proposed bid of \$51,809 includes the donated materials from TxDOT, the contractor fees, and the engineer expenses. This is not a City or TxDOT required guardrail; however, if it is installed, it needs to be at TxDOT standards and thereby meets the Uniform Traffic Codes in case there is ever an accident at these locations. The funds could be used from the Street Reconstruction Fund.

Council Member Knippa questioned if the staff could perform the labor and thereby reduce the cost, or reduce the amount of material used. Council Member Adame reiterated if the guardrails are installed, they need to be done to TxDOT standards and by professional contractors that know the regulations just in case there is a future liability issue. Council Member Parker stated he is concerned that we are spending \$50,000 on a road that may be widened within the next 10 years.

Council Member Underbrink suggested this be shifted into next year's budget. Mrs. Vossmer stated each year this put off, the cost increases. There was additional discussion of only doing at one of the locations now and reconsider the second location later. Council Member Tucker stated this road has been narrow for forty years at these locations and we have not had anyone run off into the water, he doesn't feel it is required at this time and can be considered when we eventual widen the roadway.

No motion was made. No action taken.

11. Discussion, Consideration and action to authorize change order number 1 to Nevco, Inc. contract awarded on February 28, 2017 for two scoreboards and installation at Live Oak Sports Complex.

Parks and Facilities Manager Mariana Garcia explained that when the contractor, Nevco, Inc. began to drill for the posts for the scoreboards that they ran into water and have come back to the City with an increased cost for a different approach to digging in this wet soil. Council Members Parker, Underbrink, and Schack all agreed this area is wet and the contractor should have taken that into consideration when bidding the contract. They additionally noted that if the contractor's cost were less than bid, the don't bill; the same goes for those contracts that go over. There is typically a certain amount bid for potential overages and thereby the contractor should not charge the city for their inability to consider this potential need.

Naismith/Hanson Engineering representative John Michael stated he would have his staff assist Ms. Garcia with talking to the contractor to see if there is anything that can be worked out.

12. Discussion, Consideration and action of expanding the number of Bleachers at the new Ballfields and authorizing Staff to execute a Change Order.

Parks and Facilities Manager Mariana Garcia reminded the Council that they previously requested the cost to increase the bleachers at the new ball fields. Included in the packet are two options: (1) to extend the current bleachers and cement; and (2) is to add some additional bleachers on the opposite side of the field and move the gate and add sidewalks to the new location. Both of these options include the additional reseeding of the grass that will be trampled on to perform these tasks. Option 1 increases the seating by 104 people. Option 2 increases the seating by 88 people.

Council Member Parker stated of all the years that he has attended Little League games for his kids and grandkids he doesn't see a lot of people in the stands due the them being so uncomfortable. That most people bring their own chairs or back up the vehicles to sit on the tailgates. This also allows the other siblings to run around the family instead of being forced to sit still in the stands.

Mayor Lamas stated he is concerned that the lack of seating will diminish the ability of the league to bring in tournaments which is the reason for the new ball fields.

Council Member Schack made a motion to table this agenda item until a representative from Little League and provide clarification of the bleacher needs for the tournaments; and was seconded by Council Member Adame. The motion as approved unanimously.

13. Discussion, Consideration and action to authorize the Parks and Recreation Department to Submit an Application for a Latchkey Program to be Operated at Ingleside Primary School for the 2017-2018 School Year.

Parks and Facilities Manager Mariana Garcia explained after being approached by the School District to help fill this need for the public, they did a survey of the two campuses to see what the reception would be. They received 52 responses asking for 73 kids to be enrolled and they have since found out that several people are calling the school and city saying they never saw the flyer but also wanted to be a part of the Latchkey. There are three day cares in the City of Ingleside and they each have a waiting list trying to get kids into their programs. If approved, the first year of this program would be limited to 80 students, ages 5-10 years old. The staff that current work from the Humble Center would be increased and moved to the new Primary Campus during the Latchkey season. This does not allow for Summer, Thanksgiving, Christmas, and Spring Break periods; the Humble Center program would be active during the school breaks and the same staff utilized and there would be separate registrations. If the Council is interested in this program, we need to submit the paperwork this Thursday to the State in order to get the licensing requirements started. The expenses include various staff, supplies, and equipment needs. The sand/mulch allowed by schools is different than sand/mulch allowed for a Latchkey program and that will need to be replaced at the Primary campus.

Mayor Lamas made a motion authorizing the Recreation Department to Submit an Application for a Latchkey Program to be Operated at Ingleside Primary School for the 2017-2018 School Year and was seconded by Council Member Schack. The motion was approved with Mayor Lamas and Council Members Tucker, Underbrink, Adame, Parker, and Schack voting aye; and Council Member Knippa voting no.

14. Discussion, consideration and action of a Resolution establishing a city issued golf cart license certificate fee and duplicate license certificate fee in City Code Appendix A – Fee's Chapter 62 Traffic and Vehicles, Article V. Golf Carts Section 62-202 License Required Fee and 62-203 Duplicate License Fee

Council Member Adame made a motion to approve Resolution # 2017-15 establishing a city issued golf cart license certificate fee and duplicate license certificate fee in City Code Appendix A – Fee's Chapter 62 Traffic and Vehicles, Article V. Golf Carts Section 62-202 License Required Fee and 62-203 Duplicate License Fee; and was seconded by Council Member Underbrink. The motion was approved unanimously.

Ms. Trinidad Marroquin stated she believes this is a horrible idea for the community and is afraid you will see kids driving and get hurt. This is Police Department has bigger issues than golf carts and doesn't need this added to their list.

15. Discussion, consideration and action to appoint/reappoint members to serve on the Ingleside Development Corporation (4-B Sales Tax) Board of Directors; one position to expire May 2018 and three positions to expire May 2019. (Tabled from 5/30/17)

Council Member Tucker made a motion to appoint Steve Diehl to serve the unexpired term ending May 2018 and was seconded by Mayor Lamas. The motion was approved unanimously.

Mayor Lamas made a motion to appoint Scott Shaler to serve a two-year term to expire May 2019 and was seconded by Council Member Tucker. The motion was approved unanimously.

Mayor Lamas made a motion to appoint Council Member Tucker to serve a two-year term to expire May 2019 and was seconded by Council Member Adame. The motion was approved unanimously.

Council Member Underbrink made a motion to appoint Mrs. Cindy Wilson to serve a two-year term to expire May 2019 and was seconded by Mayor Lamas. The motion was approved unanimously.

Work Sessions:

N/A

Executive Session:

16. The City Council of the City of Ingleside may hold a closed executive session pursuant to Texas Government Code Section 551.071 (Consultations with Attorney) to discuss: (a) MUD District legislation; (b) a zoning ordinance regarding establishments that allow smoking; (c) Impact Fee termination; and (d) Boundary lawsuit against Corpus Christi.

Mayor Lamas recessed the Regular Meeting to Open the Closed Executive Session at 8:04 p.m.

Mayor Lamas closed the Executive Session and re-opened the regular meeting at 8:57 p.m.

17. Staff Reports

City Manager Melissa Byrne Vossmer announced that the Town Hall Meeting regarding the Avenue B Drainage project has been posted, published, and notices mailed out for June 15, 2017 at 6:30 p.m. as the High School Cafeteria.

18. Requests from Council Members

Council Member Schack asked about the Sidewalk from GJM Elementary School to Henrietta Street.

Council Member Underbrink asked what ever became of the Street Light Study. City Secretary Kimberly Sampson explained that all of the street lights that did not have a cost

for installation have been installed. The report will be re-emailed to the Council Members.

Council Member Adame asked the staff to look into a pole that is leaning near the intersection of 2nd Street and Avenue E.

Council Member Council Member Knippa asked the staff to look into the fact that the forms for the new Concession Stand at Live Oak Park does not look to be above the street grade.

Council Member Parker requested that the alley way between Alana Lane and Garza Lane be look at for potential needs.

Council Member Tucker asked the staff to look at the new ball fields for standing water in the in-field and make sure the sand oat the mound is build up properly.

Council Member Parker asked that a meeting be held with the Little League to discuss their contract with the fields. There are some rumors that supposedly the League thinks they will have exclusive use year around and thereby nobody else will be allowed to use the fields. Council Member Adame suggested that the staff also reiterate that there will be no fees for parking or entry except during tournament events as sanctioned by the National Little League

19. Adjourn

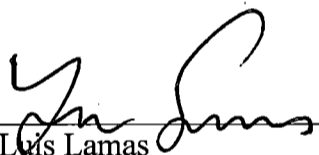
There being no further business, the meeting was adjourned at 9:17 p.m.

ATTEST:



Kimberly Sampson, City Secretary

APPROVED:



Mayor Luis Lamas