

**CITY OF INGLESIDE
AGENDA
REGULAR CITY COUNCIL MEETING
JULY 25, 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, John Schack. Staff present: City Manager Melissa Byrne Vossmer, Finance Director Paul Baen, and City Secretary Kimberly Sampson. There were approximately 25 guests.

2. Roll Call

3. Invocation

4. Pledge of Allegiance

5. Citizen Comments

Mr. Willie Vaden thanked the Police and EMS for the recent four (4) minutes response to an incident that an individual was electrocuted. They did a great job.

Presentations:

6. Introduction of Interim Police Chief William M. (Matt) Cawthon.

City Manager Melissa Byrne Vossmer explained that she was prepared to introduce William M. (Matt) Cawthon as the Interim Police Chief; however, due to an emergency family situation, he has had to decline as the Interim Chief. She will begin the search again and keep the Council informed.

7. Presentation by the Ingleside Chamber of Commerce of their proposed budget for the FY 2017/2018 budget year.

Ingleside Chamber of Commerce (CoC) President Jane Gimler stated that the CoC is requesting the same dollar amount of \$127,700 for the FY 17/18. They are adding a new Beer and Wine Tasting event on September 16, 2017 at the N.O. Simmons Park. She stated both the Round Up and the Renaissance Faire both increased their income this past year.

Council Member Underbrink requested a report showing each events total Revenue and Expense report (including the Hotel Motel Tax) in order to see the profit being made from each event.

Ms. Gimler noted that the TML Annual Conference is coming up and the CoC staff has contracted to provide a booth at the event and promote Ingleside. Council Member Parker requested a report showing what they did last year and Ms. Gimler stated that was already provided to the Ingleside Development Corporation in January when the funds were requested.

Council Member Tucker questioned why the membership had declined from 195 to approximately 100 members and Ms. Gimler explained the previous staff didn't know how to use the software and the current staff has cleaned up the program and we are in the midst of rebuilding our membership.

Public Hearings:

Mayor Lamas opened the Public Hearing at 6:54 p.m.

8. Regarding an application filed by Ingleside ISD to replat the following property, Lots 1-3, Block 1, Ingleside ISD Subdivision, City of Ingleside, San Patricio County, Texas.
9. Regarding the rezone of Lots 10 thru 12, Block 12; Lots 1 thru 13 and 17 thru 21, Block 17; Lots 2-5, Block 18; Lots 7 thru 23, Block 24; Lots 8 & 15, Block 25, all in the R. J. Williams Subdivision. The City of Ingleside is requesting to be allowed to change the zoning from its present classification of C-1 (Local Commercial) to C-2 (General Commercial). And the rezone of Lots 5-8 Block 2; Lots 1, 2 & 6 Block 3; Lot 3 Block 4, all in the Nystrom Subdivision; Lots 12-13 & 17-18 Block 1 Home acres Subdivision; Lots 1-6 Block 1 John Billingsly Subdivision; 125' depth of the following properties fronting HWY 1069: ABST 185 WM McDonough; Part of Rosa Teal ABST 262; Rosa Teal ABST 262 Blocks 98, 99 & 100; Tracks 1-4 Block 101; Lot 16 Block 84; Lot 16 Block 83; Lots 1-3 Replat Lot 16 Block 82; Lot 16 Block 81; Lot 16 Block 80 all in the Mc Campbell Subdivision; The City of Ingleside is requesting to be allowed to change the zoning from its present classification of R-1 (Single Family Residential) and/or C-1 (Local Commercial) to C-2 (General Commercial).

There were no speakers in favor or against either public hearing.

Mayor Lamas closed the Public Hearing at 6:55 p.m.

Action Items:

10. Discussion, consideration and action of a replat by Ingleside ISD of the following property: Lots 1-3, Block 1, Ingleside ISD Subdivision, City of Ingleside, San Patricio County, Texas.

Interim Building Official Carey Dietrich stated that the IISD property needs to be replated for the new school buildings. Planning and Zoning Commission along with Staff recommends approval.

Council Member Schack made a motion to approve the replat by Ingleside ISD of the following property: Lots 1-3, Block 1, Ingleside ISD Subdivision, City of Ingleside, San Patricio County, Texas; and was seconded by Council Member Adame. The motion was approved unanimously.

11. Discussion, consideration and action of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) and/or C-1 (Local Commercial) to C-2 (General Commercial and further providing for effective date, reading, severance, and publication: Lots 10 thru 12, Block 12; Lots 1 thru 13 and 17 thru 21, block 17; Lots 2-5, Block 18; Lots 7 thru 23, Block 24; Lots 8 and 15, Block 25, all in the RJ Williams Subdivision; Lots 5-8, Block 2; Lots 1, 2, and 6 Block 3; Lot 3, Block 4, all in the Nystrom Subdivision; Lots 12-13 and 17-18, Block 1 Home Acres Subdivision; Lots 1-6, Block 1 John Billingsly Subdivision; 125' depth of the following properties front Hwy 1069: Abst 185 WM McDonough; Part of Rosa Teal Abst 262; Rosa Teal ABST 262 Blocks 98, 99, and 100; Tracks 1-4, Block 101; Lot 16, Block 84; Lot 16, Block 83; Lots 1-3 Replat Lot 16, Block 82; Lot 16, Block 81; Lot 16, Block 80 all in the McCampbell Subdivision.

Interim Building Official Carey Dietrich explained this is in line with the Future Use Plan and is only affecting property fronting along FM 1069. This does not affect anyone's taxes. The ad volorem taxes are based on use, not zoning.

Council Member Knippa questioned if property fronting SH 361 was included. Mrs. Dietrich stated that was a separate discussion with the Planning and Zoning Commission and was not part of this Ordinance. Council Member Knippa suggested this item be tabled until it could be inclusive of SH 361 frontage.

Council Member Adame 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/or C-1 (Local Commercial) to C-2 (General Commercial and further providing for effective date, reading, severance, and publication: Lots 10 thru 12, Block 12; Lots 1 thru 13 and 17 thru 21, block 17; Lots 2-5, Block 18; Lots 7 thru 23, Block 24; Lots 8 and 15, Block 25, all in the RJ Williams Subdivision; Lots 5-8, Block 2; Lots 1, 2, and 6 Block 3; Lot 3, Block 4, all in the Nystrom Subdivision; Lots 12-13 and 17-18, Block 1 Home Acres Subdivision; Lots 1-6, Block 1 John Billingsly Subdivision; 125' depth of the following properties front Hwy 1069: Abst 185 WM McDonough; Part of Rosa Teal Abst 262; Rosa Teal ABST 262 Blocks 98, 99, and 100; Tracks 1-4, Block 101; Lot 16, Block 84; Lot 16, Block 83; Lots 1-3 Replat Lot 16, Block 82; Lot 16, Block 81; Lot 16, Block 80 all in the McCampbell Subdivision: and was seconded by Council Member Underbrink. The motion was approved unanimously.

12. Presentation by Linebarger Goggan Blair and Sampson, LLP of the Progress Report on Delinquent Tax Collections and discussion, consideration, and action of a Contract for the Collection of Delinquent Taxes.

Nancy Vasques and Robert Cuevas of Linebarger Goggan Blair and Sampson, LLP were both present to answer any questions of the Council. Ms. Vasques explained that the City has contracted with their firm to work with the County Appraisal office since 1980.

Council Member Parker questioned the methods they use to get the word out to the public and if there are any deferred programs. Ms. Vasques stated all deferred programs are handled by the tax collection office and the property is only listed with Linebarger Goggan Blair and Sampson, LLP at the tax offices request. They post notices at the County Courthouse steps as well as on their website, publish in the newspapers, and put signs at the property locations.

Council Member Schack made a motion to approve the Contract for the Collection of Delinquent Taxes with Linebarger Goggan Blair and Sampson, LLP; and was seconded by Council Member Adame. The motion was approved unanimously.

13. Discussion, consideration and action to authorize change order # 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 Nevco did not include in their bid the fact that we have a high water table and therefore have requested a change order for an additional \$7,425. There are sufficient funds within the budget for this additional cost.

Eric Rivera with Naismith/Hanson Engineering stated this RFP was completed by the staff; however, upon review it is apparent that the bidder did not take into consideration the need for the special tools to dig in our wet soil to allow for slurry and casing to prevent the collapsing of the hole as they dig. Also with Naismith/Hanson Engineering was Pete Ania who stated that the bids on the statewide "Buy Board" program uses standard installation measures which our soil type is standard.

Council Member Schack and Parker agreed that the contractor should know the soil type they are bidding on and thereby should continue with their quote. Council Member Adame voiced his frustration with the City being required to go with the lowest bidder.

Without approving the contract change order, Mayor Lamas suggested the City Manager and staff attempt to work this out with Nevco or find another solution.

14. Discussion, consideration and action regarding the City's various Capital Improvements Projects, the Impact Fees Analysis, the Utility Rate Analysis, and State Highway 200.

Pete Ania and Eric Rivera of Naismith/Hanson Engineering Services provided an overview of the current projects:

- The N.O. Simmons Pump House is complete except for a part that is on back order

- We had the pre-bid conference for the Lighting of the ball fields at Live Oak Park; however, there were no contractors present
- The concession stand at Live Oak baseball fields is still on hold due to the continued rain, but two-thirds of the materials are on site at this time
- The new baseball fields at Live Oak park are having minor corrections made to the mounds and low spots as we continue through the punch list
- We are working the Change Order # 2 with the Sidewalks
- The Coach Emery Bellard drainage is still on hold pending meetings with property owners
- The design work for the Avenue B drainage has been completed and we are now working on getting all of the necessary easements; once we have those, we will bring them to Council prior to moving forward with the project
- The Lover's Lane drainage is scheduled to finish early September, pending wet weather
- Staff is still looking at options for Tiner Lane
- The specifications for the soccer fields has not started yet
- The last of the SH-200 documents are completed and the city is processing the final reimbursement with TxDOT; we are now working on getting the land donated.

Council Member Underbrink questioned what the next step of SH-200 is. City Manager Melissa Byrne Vossmer explained that after we receive the final reimbursement from TxDOT that we will be attempting to get the land donated before entering into a new contract with TxDOT for the purchase of the land. If land is donated, the matching cost to the City is less.

Finance Director Paul Baen stated that Engineer Melanie Gavlik is working with him to update the Utility Rate Study and the Impact Fee Study. Council Member Underbrink questioned why the Impact Fees couldn't be cancelled immediately. Mrs. Vossmer reminded Council that State regulations requires the Impact Fee Study to be updated before they can then go through the process to change or remove it.

15. Financial status report as of May, 2017.

Finance Director Paul Baen provided an overview of the finances through May 2017 and stated this year's finances are comparable to last years at this same time with the only exception being the increase in sales tax and franchise fees.

16. Discussion, consideration and action regarding the adoption of an Ordinance amending the 2016-2017 Budget for the City of Ingleside to provide for the ignition of a Latchkey program and the associated expenditure of \$22,369.42 together with an additional \$14,350.00 of anticipated General Fund Revenues for the implementation of the Latchkey Program; and to authorize the net program deficit of \$8,019 to be funded with an allocation out of the Un-Restricted Reserve/Contingency Account 10-500-599. And directing the City Manager to make necessary entries upon the books and accounts of the City to show the additional appropriations and allocation herein provided. (Single Reading)

City Manager Melissa Byrne Vossmer stated this is the Ordinance form of the action that the Council took on July 11, 2017 for a budget amendment for a new Latchkey program within the Parks Department.

Council Member Schack made a motion to approve Ordinance # 2017-17 amending the 2016-2017 Budget for the City of Ingleside to provide for the ignition of a Latchkey program and the associated expenditure of \$22,369.42 together with an additional \$14,350.00 of anticipated General Fund Revenues for the implementation of the Latchkey Program; and to authorize the net program deficit of \$8,019 to be funded with an allocation out of the Un-Restricted Reserve/Contingency Account 10-500-599. And directing the City Manager to make necessary entries upon the books and accounts of the City to show the additional appropriations and allocation herein provided: and was seconded by Council Member Adame. The motion was approved unanimously.

17. Discussion, consideration and action directing staff to seek proposals for additional Engineering Services.

City Manager Melissa Byrne Vossmer explained that although we are pleased with the work performed by Naismith/Hanson, there are times when they are working for a developer and thereby we need someone else to review the plans for the City. Additionally, we have need of a Civil Engineer and someone to review the Building Development Services. We are searching for an in-house Director of Infrastructure Services (as previously approved by Council); however, this will take time. Currently we are allowing up to \$5,000 per month for general engineering work with Naismith/Hanson; however, there are other needs and the staff would like to have additional engineers pre-approved by Council to assist us with these needs.

Mayor Lamas stated he appreciates having multiple options and best value for the citizen's money. Council Member Schack agreed if Naismith/Hanson is working for a developer, we need someone else working for the City to review the plans.

Council Member Schack made a motion directing staff to seek proposals for additional Engineering Services; and was seconded by Mayor Lamas. The motion was approved unanimously.

18. Discussion, consideration and action to approve a contract with Chris Hartung Consulting for the Recruitment of the City of Ingleside Police Chief.

City Manager Melissa Byrne Vossmer recommended the hiring of Chris Hartung Consulting for the Recruitment of the City of Ingleside Police Chief similar to the process that the City went through for the City Manager search. She hopes to bring a public element to the process. The cost would be not to exceed \$18,000.

Council Member Schack made a motion to approve the contract with Chris Hartung Consulting for the Recruitment of the City of Ingleside Police Chief; and was seconded by Council Member Underbrink.

Council Member Schack amended his motion to state that the funds would come from the City Council Contingency Funds and was seconded by Council Member Underbrink. The motion was approved unanimously.

19. Discussion, consideration, and action authorizing the staff to move forward with an agreement between the City of Ingleside and CableOne to provide fiber optic internet and phone service to City Hall.

City Secretary Kimberly Sampson explained that the multiple issues the City has had with interrupted cable and phone systems has been due to rain and high wind because the lines are in the subject to weather conditions. Some of the phone issues were resolved when we moved from land lines to cable; however, there are still concerns with adequate connectivity. Staff has been reviewing the switch to a fiber optic system which will not only assist with more consistent services to the public, but also more bandwidth for faster connection for day to day work. During this process we did determine that CableOne is a sole source provider for fiber internet with phones and therefore according to Texas Local Government Code Section 252.022 competitive bidding is not required for the purchase of utility services. There is an additional cost of approximately \$4,326 annually, but there will be few interruptions in service for the public.

Council Member Schack made a motion to authorizing the staff to move forward with an agreement between the City of Ingleside and CableOne to provide fiber optic internet and phone service to City Hall; and was seconded by Council Member Adame. The motion was approved unanimously.

20. Presentation of the Quarterly Reports from the various departments for the period April through June 2017.

There were no questions from the Council regarding the Quarterly Reports.

Work Sessions:

N/A

Executive Session:

N/A

21. Staff Reports

There were no reports from staff.

22. Requests from Council Members

Council Member Adame questioned who is liable for the telephone pole located at the corner of 2nd Street and Avenue E. He further stated the ball park at Live Oak Park looked bad this last weekend and asked that someone clean the area of trash. On a positive note, he is very excited to see the Splash Pad busy.

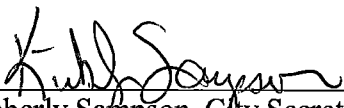
Council Member Schack asked how much an additional shade structure would cost near the Splash Pad and staff stated they would bring back to Council for review.

Council Member Tucker thanked the staff for the report from ICSC.

23. Adjourn

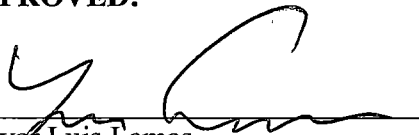
There being no further business, the meeting was adjourned at 8:19 p.m.

ATTEST:



Kimberly Sampson, City Secretary

APPROVED:



Mayor Luis Lamas