

**CITY OF INGLESIDE
MINUTES
REGULAR CITY COUNCIL MEETING
DECEMBER 12, 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 20 guests.

2. Roll Call

3. Invocation

4. Pledge of Allegiance

5. Citizen Comments

Mr. David Pruitt requested an update regarding the Baseball Fields.

Presentations:

N/A

Public Hearings:

- 6. Public Hearing regarding an Ordinance amending Chapter 18 Buildings and Building Regulations Article XI. – Fences, Division 1 Generally, Section 18-371 Definitions and Division 3 Standards, Section 18-401 Solid Fences – Ingleside Code of Ordinances, to amend Section 18-371 and Section 18-401 to add provisions for the use of aluminum sheet metal to be used for a solid wall fence.**

Mayor Lamas opened the Public Hearing at 6:33 p.m.

There were no speakers for or against this project.

Mayor Lamas closed the Public Hearing at 6:33 p.m.

Action Items:

- 7. Discussion, consideration, and action of an Ordinance to amend Chapter 18 Buildings and Building Regulations Article XI. - Fences, Division 1 Generally, Sec. 18-371 Definitions and Division 3 Standards, Sec. 18-401 Solid Fences - Ingleside Code Of Ordinances, To Amend Section 18-371 and Sec. 18-401 to add provisions for the use of aluminum sheet metal to be used for a solid wall fence.**

Building Official Carey Dietrich stated this has been brought forward at a citizens request to allow the use of metal fencing. Staff is not in agreement due to our high winds and especially during hurricanes. Flying metal is very dangerous.

Mayor Lamas questioned if the City should have an engineer consider this for some type of windstorm secure fence. Council Member Underbrink stated he didn't feel the City should pay an engineer to figure out a way to secure a citizens fence for windstorm.

Council Member Parker stated that on a regular basis the winds pick up to high speeds, not just during hurricanes. When the metal is new it's very pretty, but as it rusts it becomes an eye sore and a hazard during high winds.

No action was taken.

- 8. Discussion, consideration, and action concerning an Ordinance granting Subsea 7 LLC a Special Permit to be allowed to place a substituting SS-1 dilute material in place of concrete or asphalt paving on the property located at PT ABST 292 TT Williamson, 69.26 acres and PT ABST 387 Dayland and Cattle Co. 49.74 acres located at 2269 Avenue B., and further providing for effective date, reading, severance, and publication. (Final Reading)**

Council Member Parker made a motion to approve Ordinance # 2017-26 granting Subsea 7 LLC a Special Permit to be allowed to place a substituting SS-1 dilute material in place of concrete or asphalt paving on the property located at PT ABST 292 TT Williamson, 69.26 acres and PT ABST 387 Dayland and Cattle Co. 49.74 acres located at 2269 Avenue B., and further providing for effective date, reading, severance, and publication; and was seconded by Council Member Adame. The motion was approved unanimously.

- 9. Discussion, consideration, and approval of a Resolution suspending the effective date of the rate changes filed by CenterPoint Energy Entex and CenterPoint Energy Texas Gas to Increase Rates in the South Texas Division with the Texas Railroad Commission.**

City Manager Melissa Byrne Vossmer explained this would delay the increase by 90-days and then it would automatically become effective.

Council Member Parker made a motion to approve Resolution # 2017-31 suspending the effective date of the rate changes filed by CenterPoint Energy Entex and CenterPoint Energy Texas Gas to Increase Rates in the South Texas Division with the Texas Railroad Commission; and was seconded by Council Member Adame. The motion was approved unanimously.

- 10. Discussion, consideration and approval of a Resolution related to the Ballot for Board of Directors of the San Patricio County Appraisal District and the City of Ingleside's 199 votes.**

City Manager Melissa Byrne Vossmer stated there was a change from 189 votes to 199 votes a Resolution is required by Council.

Council Member Parker made a motion to approve Resolution # 2017-32 related to the Ballot for Board of Directors of the San Patricio County Appraisal District and the City of Ingleside's 199 votes by dispersing the votes equally among all the candidates; and was seconded by Council Member Schack. The motion was approved unanimously.

- 11. Discussion, consideration, and action to appoint/reappoint members to serve on the Library Board of Trustees.**

Council Member Adame made a motion to appoint/reappoint the Library Board of Trustees as follows: Lana Young, Lou Rokohl, Yvonne Warren, Agatha Snyder, Monte Spalding, Mary Kelly, and Vicky Cook; and was seconded by Council Member Schack. The motion was approved unanimously.

- 12. Discussion and Consideration for the City Council to set a date to appoint five residents of Ingleside to the Animal Control Board of Appeals per City Ordinance, Chapter 14- Animal Control.**

Interim Police Chief Brent Stroman explained the Animal Control Ordinance and the Appeals process. He noted that there has not been a Board of Appeals in some time and therefore he will bring back to the Council some names for consideration. Chief Stroman encouraged anyone interested to contact his office.

Council Member Adame made a motion for anyone interested in serving on the Animal Control Board of Appeals to contact Chief Stroman no later than December 29, 2017 and for the recommendations to be brought back to Council on January 9, 2018; and was seconded by Council Member Tucker. The motion was approved unanimously.

13. Discussion, consideration, and action of recommended streets for the 2017-2018 Street Repair Project(s).

Public Works Director Donald Paty provided a handout to the Council that was requested at Council Member Underbrink's request. This year fewer streets are being presented due to using a better quality of Hot Mix to cover the street. The only streets being recommended are those that we can fix any drainage issues first. If there is a large drainage issue that we cannot fix, it is not on this list.

Council Member Parker questioned how many more could be completed with using the 2 part mix instead of the hot mix and that was not known at this meeting. He suggested that we budget the necessary funds for the drainage and use hot mix to complete the streets correctly.

Council Member Underbrink suggested that a schedule of maintenance of the streets to show that all streets were reviewed and repaired every few years be made. And further suggested that the Streets Committee review the whole City for recommendations. Council Member Adame explained that the Streets Committee did a lot of work with the staff and reviewed of the whole City about a year ago and the Council changed the recommendations of the Street Committee.

It was questioned when the Street Tax was to be brought back to the voters for action and Finance Director Paul Baen stated in May 2019.

Council Member Underbrink suggested that the South area of First, past Avenue A needed to be added to the list. Mr. Paty stated it was an alternate last year, but was not brought forward this year.

Building Official Carey Dietrich stated that some of the streets have a 40 foot ROW and we are only using 10-15 feet. She suggested that as we repair these areas, that we widen the roadway and add aprons. Council Member Schack suggested that we add the apron and bring back the cost figures.

Council Member Schack made a motion for the staff to refigure the cost for the base to be built back up and using Hot Mix; and was seconded by Mayor Lamas. The motion was approved unanimously.

14. Discussion, consideration, and action regarding the hiring of an investment advisory firm to assist the City with its treasury and banking functions.

Finance Director Paul Baen explained that the contract with Patterson and Associates expires this month and in anticipation of that, an RFQ was posted and there were three (3) responses. Upon review of the RFQ's, staff's recommendation is to award to Patterson and Associates.

Mayor Lamas made a motion authorizing the hiring of Patterson and Associates as our investment advisory firm to assist the City with its treasury and banking functions; and was seconded by Council Member Underbrink. The motion was approved unanimously.

15. Discussion of the notice of rate increase by CableOne.

City Secretary Kimberly Sampson explained this is a notification of the rate increase by Cable One. No action is required by Council.

Council Member Parker questioned if there is any other cable company in the area and it was noted there is no other hard wire lines in the area. The only other option to our citizens is the wireless internet.

16. Discussion, consideration, and approval of a Lease Agreement between the City of Ingleside and Kiewit for a Natural Gas Pipeline, owned by the City.

City Manager Melissa Byrne Vossmer stated that Hesco provided notice to the City in September/October timeframe that their lease of our pipeline would be up in December 2017 and a new company would be contacting us. This gas line provides gas to Kiewit Offshore Services. In November we received notice from Texla Energy Management that they would like to lease from us to provide gas to Kiewit. And since that time, Kiewit has asked to lease the pipeline themselves so they can purchase gas from whomever they contract with.

Apparently this was a gas pipeline built with a grant for the express purpose to provide gas to Kiewit. The attached lease is with Kiewit and with no end date and makes Kiewit responsible for the operations and maintenance of this line in accordance with all applicable laws addressing operations, safety, inspections, and maintenance. There are no franchise fees associated with this pipeline due to it being a grant.

Council Member Parker made a motion to approve the Lease Agreement between the City of Ingleside and Kiewit for a Natural Gas Pipeline, owned by the City for \$1.00 with a change to be a 10 year agreement with an automatic renewal; and was seconded by Council Member Adame. The motion was approved unanimously.

17. Discussion, consideration, and action to ratify a Memorandum of Understanding (MOU) between the City of Ingleside and Shell Energy Resources Company to cover the costs of replacing radio and thermal imagers totaling approximately \$70,000.

City Manager Melissa Byrne Vossmer explained that Shell Energy Resources Company has donate approximately \$70,000 to the City for the express purpose of replacing radio and thermal images. They requested an MOU be signed before we could bring to the Council. Staff is requesting the ratification of this MOU be approved.

Council Member Underbrink made a motion to accept the donation from Shell Energy Resources Company to cover the costs of replacing radio and thermal imagers totaling approximately \$70,000 and to ratify the Memorandum of Understanding (MOU) between the City of Ingleside and Shell Energy Resources Company; and was seconded by Council Member Tucker. The motion was approved unanimously.

18. Discussion related to the remediation of mold in the Ingleside Public Library.

Emergency Management Coordinator (EMC) Shanna Owens explained that at the request of the Council certain facilities were retested. Within the Library some areas increased in mold count and other areas decreased in mold count. The company originally approved by Council (Serve-Pro) to do the remediation has reviewed the new mold results and have not changed their bid. At this point, due to City Code, we will be doing the asbestos testing and then proceed with Serve-Pro for mold remediation.

Council Member Parker suggested the carpet be removed and replaced with tile or planks. Council Member Underbrink stated he felt Serve-Pro should make a recommendation. Mrs. Owens stated that the Library Director has expressed her desire to keep the carpet if at all possible. It was noted that once Serve-Pro gets into the building it will take about two and a half weeks to remediate.

19. Discussion, consideration, and action to ratify the expenditures related to the 8th Street Green Waste Debris removal.

City Manager Melissa Byrne Vossmer reminded the Council that at the last meeting it was noted that the green waste debris at the 8th Street location is a fire hazard and we knew we needed to begin removal soon. The following day there were three (3) different fires and it is being monitored constantly. Due to the safety issue and possible TCEQ fines we began the removal process immediately. She notified the Council via email that it was expected to be about \$25,000; however, it is not expected to be between \$25,000 and \$28,000. At this time we are seeking ratification by Council because it is unknown if this will extend past the City Manager's \$25,000 expenditure limit.

Council Member Schack made a motion to to ratify the expenditures related to the 8th Street Green Waste Debris removal and was seconded by Council Member Tucker. The motion was approved unanimously.

20. Discussion, consideration, and action of Hurricane Harvey Recovery Efforts and Programs it include, but not limited to a) Housing, b) Debris Collection, c) Staffing, d) Distribution of Donations, and e) Harvey Strategic Planning.

Emergency Management Coordinator (EMC) Shanna Owens stated she is meeting with FEMA representatives twice weekly to go over the projects. They have a scheduled site visit for January 8-10, 2018 at which time they will determine whether they will accept or reject our projects. Staff is currently pulling all documentation we can regarding each project. The last day for curbside debris pick up is still scheduled for December 18, 2017, but we are skeptical that all debris will be curb side by that time. It is unknown when TxDOT will discontinue their debris pick up along State Highways and Farm to Market roadways. The Street Sweeper will continue through the end of December 2017.

Mayor Lamas questioned if the housing needs were being met and Mrs. Owens stated that FEMA nor SBA has provided us any information, but we do have a meeting with the General Land Office (GLO) this Friday to discuss these needs. Building Official Carey Dietrich stated she is concerned that FEMA may allow Mobile Home Units and RV's in an R-1 zoned area without checking with the City first.

Council Member Parker questioned what the retesting of the mold at City Hall suggested and Recovery Specialist Chris Kehl stated that it did increase in the Safe and Copier area but did go down in other areas of City Hall. Staff is trying to prepare a Scope of Service to get a bid for the repairs. Council Member Parker questioned when the soonest we could get out of our lease for the Bay Vista Shopping Center and staff said 12 months.

Work Sessions:

21. Discussion of the ratio of multifamily dwelling units versus single family dwelling units.

Council Member stated he asked for this because he wanted to make sure we didn't get too much multi-family housing within our city limits as compared to R-1. Building Official Carey Dietrich stated the current ratios are as follows:

R-1	= 74%
R-2 and R-3	= 3%
Multi-Family	= 23%

Council Member Schack and Mayor Lamas stated if a property is zoned Multi-family and you tell the land owner they can't build because of the % rate to R-1, that's a takings and they will not support.

Executive Session:

22. Discussion, consideration, and possible action regarding Hurricane Harvey Contractual Services with City Manager Melissa Byrne Vossmer. The Council may meet in Closed Executive Session pursuant to Texas Government Code Section 551.074 (Personnel Matters).

Mayor Lamas recessed the Regular Meeting to go into Closed Executive Session at 8:15 p.m.

Mayor Lamas closed the Executive Session and reconvened the Regular meeting at 9:02 p.m.

23. Reports from Staff

City Manager Melissa Byrne Vossmer reminded the Council there no additional meeting scheduled in December and provide an update regarding the Police Chief Candidate Search.

24. Requests from Council Members

Council Member Parker asked what was being done with the drainage along Alana Lane and stated he feels this was a builder's flaw. City Manager Melissa Byrne Vossmer stated it is scheduled to be on the January 9, 2018 Council Meeting.

Council Member Parker questioned that the future agenda item was regarding a future development. Mrs. Vossmer stated she is working with a potential developer and a when the plan has been reviewed, that will be brought to Council for consideration.

25. Adjourn

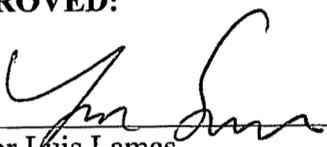
There being no further business, the meeting was adjourned at 9:08 p.m.

ATTEST:



Kimberly Sampson, City Secretary

APPROVED:



Mayor Luis Lamas