

**CITY OF INGLESIDE
MINUTES
REGULAR CITY COUNCIL MEETING
SEPTEMBER 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, 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

San Patricio County Commissioner Precinct # 4 Howard Gillespie stated they will be relocating some of the bottled water from his Airport hanger space to Sinton due to the amount of water.

Mayor Lamas moved Agenda Item # 17 forward at the request of Council Member Underbrink in case he has to leave early from the meeting.

17. Requests from Council Members

Council Member Underbrink stated that his job will be taking him to Florida as an adjuster to assist with the Hurricane Recovery efforts there, much like ours here. He is not sure how long he is going to be gone (potentially up to three months), but he stated he would not be offended if they needed to replace him.

Mayor Lamas thanked everyone who is volunteering throughout this recovery period.

Presentations:

6. Staff and/or resources to provide briefing of the current emergency operations with regards to the recovery of Hurricane Harvey.

City Manager Melissa Byrne Vossmer introduced Mr. Chris Kehl as a Recovery Specialist sent to the City through a STAR Request by the State.

Mr. Kehl stated he has witnessed 8-9 trailers of nothing but clothing and over 250 pallets of water. We are trying to get the trucks backed up directly to the fire station doors, but there is a lot of items being stored in the driveway area. We now have 2-3 churches assisting us with the donations. One concern right now is the staff needs to get back to their usual jobs. The EOC has been overrun with day-to-day City Hall work because City Hall is damaged. As is typical with small communities, there is a need for more than one level of work load. The Staff, Council, and Volunteers are all in need of the ICSC training required by FEMA. The Council sets the policies and then the Staff and Volunteers to carry those tasks out. We are hoping to provide enough documentation to get FEMA to build a new City Hall. The communications and radios is always an issue for not just officer safety, but also for general work around for all departments. We will be reviewing the whole system and look for funding sources. The donations were overwhelming and those have slowed down, but we still have plenty of supplies to supplemental items that the public needs while they are experiencing lost wages. There is still a burn ban ongoing for Ingleside. The recovery process is a long phase, so we need to encourage the public to be patient. As we move through this process, we will be identifying city/public needs vs. citizen's personal needs and prioritizing what we can do with the resources available to us. The recently appointed EMC, Shanna Owens is taking over those duties and will be keeping everyone up to speed as we move forward.

Wilber Ladet of Crowder Gulf (Debris Removal Contractor) stated they are picking up the green debris first and then will begin picking up the other debris as later. The green debris needs to be removed first due to potential fire hazards.

Council Member Parker encouraged the public to divide their debris by (1) green waste, (2) construction and demolition debris, (3) white goods (appliances), and (4) chemicals.

Public Hearings:

7. **Public Hearing concerning an application filed by SNP Holdings, LLC, to rezone Lts 14-16, Blk 81 McCampbell Subdivision. SNP Holdings, LLC is requesting to be allowed to change the zoning from allowed to change the zoning from its present classification of R-1 (Single Family Residential) to C-2 (General Commercial).**

City Secretary Kimberly Sampson stated that the Realtor, Barbara (BJ) Evans, representing the property owner asked that this item be tabled because she is not yet back in town due to Hurricane Harvey

Mayor Lamas made an motion to table the Public Hearing and was seconded by Council Member Underbrink. The motion was approved unanimously.

Mayor Lamas opened the Public Hearing (no time recorded).

8. **Public Hearing concerning an application for a special permit filed by Dennis Cox, to be allowed to serve food from a mobile trailer to the public daily and at events location at Pt of Lts 5&6, Blk F, Burton & Danforth Subdivision also known as VFW – 1452 Hwy 361.**

Mr. Dennis Cox stated he is in favor of this Special Permit to be allowed to serve food from his mobile trailer.

There were no speakers against the Special Permit.

Because there was no written action item on the agenda, the Council invoked the statement at the top of the agenda: "With respect to any subject matter set forth below the City Council may take action, unless otherwise expressly indicated with respect to any particular subject matter." Council Member Tucker made a motion pass to a second reading the Ordinance for a special permit filed by Dennis Cox, to be allowed to serve food from a mobile trailer to the public daily and at events location at Pt of Lts 5&6, Blk F, Burton & Danforth Subdivision also known as VFW – 1452 Hwy 361; and was seconded by Council Member Underbrink. The motion was approved unanimously.

9. **Public Hearing for the Proposed FY 2017/2018 Annual Budget and Tax Rate.**

There were no speakers for or against the FY 2017/2018 Annual Budget and Tax Rate.

Mayor Lamas closed the Public Hearing (no time recorded).

Action Items:

10. **Consideration and action of an Ordinance adopting the Annual Budget for the City of Ingleside, Texas for the Fiscal Year beginning October 1, 2017 and ending September 30, 2018; estimating the revenue for said Fiscal Year; appropriating for the purposes stated, the sums set forth in said Budget; and directing the City Manager to make necessary entries upon the books and accounts of the City to show the appropriations and allocations herein provided.**

City Manager Melissa Byrne Vossmer stated the proposed budget includes the changes previously requested by Council and it is recognized that there will be a need for budget amendments due to the hurricane recovery efforts.

Mayor Lamas made a motion to approve Ordinance # 2017-21 adopting the Annual Budget for the City of Ingleside, Texas for the Fiscal Year beginning October 1, 2017 and ending September 30, 2018; estimating the revenue for said Fiscal Year; appropriating for the purposes stated, the sums set forth in said Budget; and directing the City Manager to make necessary entries upon the books and accounts of the City to show the appropriations and allocations herein provided; and was seconded by Council Member Adame. The motion was approved unanimously.

- 11. Consideration and action of an Ordinance providing for the levy of taxes for the year 2017 on all real and personal property within the Corporate Limits of the City of Ingleside, Texas; and appropriating monies for the payment of expenditures for the maintenance and upkeep of the City of Ingleside, and for other purposes.**

Council Member Parker made a motion to approve Ordinance # 2017-22 providing for the levy of taxes for the year 2017 on all real and personal property within the Corporate Limits of the City of Ingleside, Texas; and appropriating monies for the payment of expenditures for the maintenance and upkeep of the City of Ingleside, and for other purposes at the rate of \$0.602500/\$100 value; and was seconded by Mayor Lamas. The motion was approved unanimously.

- 12. Discussion, consideration, and action regarding the need for a remote City Hall, to include, but is not limited to, a potential lease of existing office space within Ingleside vs. renting and moving in modular units.**

City Manager Melissa Byrne Vossmer explained that the damages to the City Hall are not fully known because we are waiting for word back from the appraiser. We are also attempting to get a quote from the contractor that just did \$32,000 worth of renovations to City Hall as well. The contract being proposed is for 18 months with an option for six month early out or six month extension. The cost for 12 months would be \$28,800 before utilities. Staff also looked into the cost of a renting a modular building and the move in/out cost along with the rental for 12 months would be \$43,480 before utilities. There would also be the cost of utility connections to the modular facility.

Council Member Underbrink questioned whether the Bay Vista Center was big enough and Mrs. Vossmer stated it is not ideal, but it is better than working out of the EOC/Municipal Court Room. Mayor Lamas stated the \$25,000 donation from the City of Corpus Christi would pay for 12 months of rental at the Bay Vista Center. It was noted that the rental expenses will be eligible for FEMA reimbursement.

Interim Building Official Carey Dietrich stated that although we don't have anything back from the insurance adjusters yet, items noted were: the building did shift, roof damaged, window seals damaged, carpet damaged, ceiling in the copier room is caving in, and all the new paint is showing water marks.

Mayor Lamas asked the owner of the Bay Vista Center if he would consider a shorter lease term and he said he was comfortable with the 6 months early out of the 18 month contract, but that would be all he could do.

Council Member Underbrink stated he is not comfortable pouring more money into the old City Hall and when considering building a new City Hall, he wants a stick and brick building, not a metal building that will get blown away with the next hurricane.

Council Member Underbrink made a motion to enter into a lease agreement with Bay Vista Center for 18 months at \$2,400/month with the option for 6 month early termination or 6 months increase; and was seconded by Council Member Tucker. The motion was approved with Mayor Lamas and Council Members Tucker, Underbrink, Adame, Knippa, and Schack voting aye; and Council Member Parker voting no.

- 13. Discussion, consideration, and action of a Resolution changing various fees contained in the Appendix "A" Fee Schedule of the Ingleside Code of Ordinances and in particular those monthly fees charged to users of solid waste services.**

City Manager Melissa Byrne Vossmer requested this item be tabled due to the staff and the Republic Services representative negotiating different options for the City.

Mayor Lamas made a motion to table this Resolution and was seconded by Council Member Parker. The motion was approved unanimously.

- 14. Discussion, consideration and action to approve request for a variance to the Code of Ordinances Sec. 18-353 (b) (2) Nonresidential construction at the Restroom and Concession Stand in Live Oak Park.**

Craig Thomson with Hanson Professional Services explained that due to the Restroom and Concession Stand being in a park, not in a flood plain, and more than 400 feet from any

roadway, it is not necessary to have the building built up 12 inches above the roadway. The building was designed at 10 feet above the roadway, but not 12 inches. The lay of the land shows water moving away from the Restroom and Concession Stand towards the roadway and pond area, then further West towards FM1069. It doesn't show the water flowing from the roadway towards the Restroom and Concession Stand. Additionally, the designed plans are still 6 inches above the tree line in the park.

Council Member Parker stated he felt we should stick with the Ordinance by which we hold our citizens to. Council Member Underbrink suggested the staff bring forward a change of Ordinance. Mayor Lamas stated that until an Ordinance change is put into place, he agreed with Council Member Parker to not show preferential treatment.

Council Member Schack made a motion authorizing the staff to request for a variance to the Code of Ordinances Sec. 18-353 (b) (2) Nonresidential construction at the Restroom and Concession Stand in Live Oak Park; and was seconded by Council Member Underbrink. The motion was denied with Council Members Underbrink and Schack voting aye; and Mayor Lamas and Council Members Tucker, Adame, Knippa, and Parker voting no.

Work Sessions:

N/A

Executive Session:

15. Consideration and action regarding the six month evaluation and the salary for the City Manager, Melissa Byrne Vossmer. The City Council of the City of Ingleside may hold a closed executive session for the purpose of evaluating the six month evaluation and any salary adjustment of the City Manager, Melissa Byrne Vossmer pursuant to Section 551.074 (Personnel Matters) of the Texas Government Code.

Mayor Lamas recessed the Regular Meeting to go into Closed Executive Session.

Mayor Lamas closed the Executive Session and re-opened the Regular Meeting.

Council Member Schack made a motion to give City Manager, Melissa Byrne Vossmer a 3% salary increase and a Vote of Confidence and was seconded by Mayor Lamas. The motion was approved unanimously.

16. Staff Reports

City Secretary Kimberly Sampson reminded the Council of those attending the TML Annual Conference. City Manager, Melissa Byrne Vossmer stated that the Mayor and she may be altering their plans with TML due to the Coastal Bend to DC trip.

18. Adjourn


There being no further business, the meeting was adjourned at 8:13 p.m.

ATTEST:



 Kimberly Sampson, City Secretary

APPROVED:



 Mayor Luis Lamas