

**CITY OF INGLESIDE  
MINUTES  
REGULAR CITY COUNCIL MEETING  
SEPTEMBER 26, 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 Pro-Tem Oscar Adame and Council Members Ben Tucker, Dennis Knippa, Ronnie Parker, and John Schack. Council Members absent: Council Member Bill Underbrink. Staff present: City Manager Melissa Byrne Vossmer, Finance Director Paul Baen, and HR Administrative Assistant Anna Kucera. There were approximately 20 guests.

**2. Roll Call**

**3. Invocation**

**4. Pledge of Allegiance**

**5. Citizen Comments**

Gayle Goble, 2964 Lovers Lane and Kenneth Allen, 2948 Lovers Lane stated the debris and trees that they had to cut was supposed to be picked up by the City. This is not being done. The contractor will pick up some and not others or leave it because they cannot get to it. Residents are being told to put in a certain location and then it is still not picked up.

Mariana Garcia, Parks and Facility Manager, stated that Tuesday, October 3, 2017, at 6:30p.m. is National Night Out. The first responders including the Police, Fire, and Tri-County will be in attendance. There will be giveaways, and this year spelling out S-T-R-O-N-G.

**Presentations:**

N/A

**Public Hearings:**

- 6. 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). (Tabled from 9/12/17)**

Mayor Lamas opened the Public Hearing at 6:34 p.m.

Carey Dietrich, Interim Building Official stated that Ms. Barbara Evans requested that the item be table until the meeting in October because she was still out from Hurricane.

There were no speakers for or against this item.

Mayor Lamas closed the Public Hearing at 6:38 p.m.

**Action Items:**

- 7. Discussion, consideration, and action to allow Ingleside ISD to host District 31-AAAA Cross Country Championship Meet on October 12, 2017.**

Mariana Garcia, Parks and Facility Manger stated that the Ingleside Cross Country Team has hosted the Meet for the last ten (10) years at Live Oak Park. The City will go thru the course with school the day before to ensure safety of the participants.

Councilmember Schack motioned to approve to allow Ingleside ISD to host District 31-AAAA Cross Country Championship Meet on October 12, 2017 and was seconded by Council Member Adame. The motion was approved unanimously.

- 8. Consideration and appropriate action by the City Council appointing SAMCO Capital Markets, Inc. as the City's financial advisor and Norton Rose Fulbright Us**

**LLP as bond counsel; delegating the authority to the Mayor or the City Manager of the City to execute certain documents relating to the engagement of SAMCO Capital Markets, Inc. And Norton Rose Fulbright Us, LLP; and other matters in connection therewith. Consideration and approval of a Resolution requesting financial assistance from the Texas Water Development Board for constructing various public improvements to the City's Utility System; authorizing the City's financial advisors, bond counsel, and engineers to coordinate the submission of the application to the Texas Water Development Board; and other matters in connection therewith.**

Mayor Lamas motioned to approve to appoint SAMCO Capital Markets, Inc. as the City's financial advisor and Norton Rose Fulbright Us LLP as bond counsel; delegating the authority to the Mayor or the City Manager of the City to execute certain documents relating to the engagement of SAMCO Capital Markets, Inc. And Norton Rose Fulbright Us, LLP; and other matters in connection therewith and was seconded by Council Member Schack. The motion was approved unanimously.

Mark McCliney, SAMCO Capital Markets, Inc., explained that this was a request for authorization to make an application for financial assistance from the Texas Water Development Board (TWDB) for improvements to the utility system. Tonight's authorization to submit the application. SAMCO will come back for additional authorizations if TWDB approves the application. If TWDB is willing to lend the money, the City must demonstrate that it can make the payments. The City's 2016 audit reflects what the City is able to pay and it appears that a rate increase would be necessary to cover any new debt service. If the debt payments are to be made from the revenues of the Utility Fund, an \$18-\$19 increase in monthly rates would need to occur, based upon the projected costs of a new plant. If a certificate of obligation is issued, then a 9.9 cents increase would be needed in the ad valorem tax rate. Tonight's action will allow the City to make application by the Oct. 5, 2017 application deadline. It will take approximately three (3) months to evaluate the application. If accepted, the application would go before the Board of the TWDB in the January – February for consideration.

Councilmember Tucker motioned to approve Resolution #2017-27 requesting financial assistance from the Texas Water Development Board for the construction of various public improvements to the City's Utility System; authorizing the City's financial advisors, bond counsel, and engineers to coordinate the submission of the application to the Texas Water Development Board; and other matters in connection therewith and was seconded by Mayor Lamas. The motion was approved unanimously.

**9. Discussion, consideration, and action of a Resolution changing fees contained in Appendix "A" Fee Schedule of the Ingleside Code of Ordinances and in particular those monthly fees charged to users of solid waste services. (Tabled from 9/12/17)**

Melissa Byrne Vossmer, City Manager, explained that this item had been discussed at September 12, 2017 meeting. The City would need to consider the options for an increase for residential for next fiscal then extend additional five years or willing to extend the five (5) years with no increases to residential rate only on commercial the next fiscal year 17/18. This would take the City out six (6) years because we go for RFP's to get bids. City Manager recommended to hold rates for residential single family and extend the contract.

Councilmember Adame motioned to approve Resolution #2017-28 changing fees contained in Appendix "A" Fee Schedule of the Ingleside Code of Ordinances and in particular those monthly fees charged to users of solid waste services and was seconded by Council Member Knippa. The motion was approved unanimously.

**10. Discussion, consideration, and action 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). (First Reading)**

Councilmember Schack motioned to table item #10 and was seconded by Councilmember Adame. The motion was approved unanimously.

**11. Discussion, consideration, and action 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. (Final Reading)**

Councilmember Tucker motioned to approve an Ordinance #2017-23 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 Councilmember Knippa. The motion was approved unanimously.

**12. Discussion, consideration, and action regarding the adoption of an Ordinance amending the FY 2016/17 Budget for the City of Ingleside to provide for the initiation of a hurricane Recovery Fund and the associated expenditure of \$1,252,804. Allocations for the fund is a transfer from the General Fund (10) Fund Balance; and, directing the City Manager to make necessary entries upon the books and accounts of the City to show the additional appropriation, these appropriations will not expire at the end of the FY 16/17 Budget. (Budget Amendment 2017-008) (Single Reading)**

Councilmember Schack motioned to approve of Ordinance #2017-24 amending the FY 2016/17 Budget for the City of Ingleside to provide for the initiation of a hurricane Recovery Fund and the associated expenditure of \$1,300,000. Allocations for the fund is a transfer from the General Fund (10) Fund Balance; and, directing the City Manager to make necessary entries upon the books and accounts of the City to show the additional appropriation, these appropriations will not expire at the end of the FY 16/17 Budget and was seconded by Councilmember Parker. The motion was approved unanimously.

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

Melissa Byrne Vossmer, City Manager, explained this was the monthly report. There has not been much activity from last report other than the concession slab elevation there was no other change. John Michael, Hanson Engineering, gave an update on all the projects.

- Westlake Drainage Improvements – they were just about finished and should have easements finished within the month.
- Misc. Sidewalks and ADA Improvements – sidewalks were finished and there would be a walk thru next week
- Misc. Streets Projects – streets were done but they were still lacking Chandler Place ROW or private. It is ready to go but they needed this ROW.
- Emory Bellard Outfall – They were waiting on easements and were confident, the City would get them.
- NO Simmons Park – This project is complete.
- Live Oak Park – Baseball Fields – They are going thru the punch list with Garrett Construction. Eric with Hanson Engineering met with them today but the subcontractor was not present.
- Ave B – This project is ready to be go for bids.

**14. Discussion, consideration, and action approving the Interlocal Agreement for Emergency 9-1-1 Public Safety Answering Point Services between the Coastal Bend Council of Government and the City of Ingleside.**

Melissa Byrne Vossmer, City Manager, explained this as a contract with Coastal Bend Council of Government. The City has had this for a number of years.

Councilmember Schack motioned to approve the Interlocal Agreement for Emergency 9-1-1 Public Safety Answering Point Services between the Coastal Bend Council of Government and the City of Ingleside and was seconded Councilmember Adame. The motion was approved unanimously.

**15. Discussion, Consideration, and Approval of Determining a Valid Public Purpose to Provide Funding to the Ingleside Fire Corps as a result of Hurricane Harvey.**

Councilmember Schack motioned to approve \$25,000 a Valid Public Purpose to Provide Funding to the Ingleside Fire Corps as a result of Hurricane Harvey to be taken from the Recovery Fund and was seconded by Mayor Lamas. The motion was approved unanimously.

**16. Discussion, consideration, and action of a Resolution by the City Council of the City of Ingleside designating the Official Publication Paper.**

City Manager Melissa Byrne Vossmer explained that the Coastal Bend Herald was damaged during Hurricane Harvey and has not resumed operations. The Council voiced various issues with Ingleside Index publishing timelines during budget season. The City Manager explain that the Caller Times was very costly.

Councilmember Parker motioned to approve Resolution #2017-29 by the City Council of the City of Ingleside designating the Official Publication Paper for the short-term and was seconded by Mayor Lamas. The motion was approved unanimously.

**17. Discussion, consideration and action regarding whether to excuse or replace Council Member Bill Underbrink whose term expires May 2018.**

Councilmember Parker stated that Councilmember Underbrink did not specific on how long he would be out. It could be 1, 2, or 3 months. Mr. Underbrink has been sick in post and Council excused because it was a just cause. It is in the City best interest to have 7 members on the Council. Mayor Lamas stated the Charter states allows up to three (3) unexcused absence. This meeting was his first unexcused absence. Councilmember Schack stated to wait until the first meeting in October and if Councilmember Underbrink was unexcused absence again then consider to act on it. Mrs. Vossmer explained that Councilmember Underbrink did offer to resign if the absence was not acceptable. She also stated that she could reach out to Mr. Underbrink and ask him to submit his resignation. This might keep it moving and would allow Council to fill the position more quickly.

**Work Sessions:**

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

Melissa Byrne Vossmer, City Manager, stated there were a variety of report including City Hall, hosing recovery project, and brush.

Chris Kehl gave an overview of the brush in the city. The County was full so they will dispose of the brush and then continue. The City Hall mold remediation can be done for considerable time and money.

Councilman Parker stated the City Annex duct work could use the ultra violet lights to kill the mold. Chris Kehl stated the state had no guidelines, and the health department has guidelines. The City stance is to be cautious for employee and public. An Apartment complex has given residents an eviction notice no housing here. This has been sent to the state.

Councilmember Adame stated there was the City has insurance. The City Manager stated yes but Chris explained that there was no continuing of operations on some policies. Some values returned were extremely low. The City was looking at the future. Councilmember Adame also voiced his concern about the brush collections. The trucks are picking up randomly and not returning to where they let off. Chris Kehl explained that the City is targeted pick up. The County is the overseer of Crowder. Mr. Adame requested a schedule from the County Commissioner.

The City Manager explained that Staff met with Rebuild Texas leaders. Staff compiled the list for the survey to get a list to Chancellor Sharp's team and will be submitted to the Federal government.

1. Municipal Complex – Relocate City Hall and Annex functions to a consolidated municipal complex which also includes the Police Department, Municipal Court and Emergency Operations Center. Designed correctly, first responders and emergency managers would have a consolidated facility to support their efforts.
2. Utility System Improvements – Includes diesel powered generators, water pumps and improvements to ground storage facilities as well as Utility Facility providing first

- responders a facility to stay during the storms so that they can immediately begin to access damage, initiate repairs to these systems to bring normalcy to the community and allow residents to return to their homes.
3. Ave B Drainage Project – This project is a key component of drainage for the older portions of Ingleside that have flooded in the past and where roads were blocked by water and residents stranded during Harvey.
  4. Emergency Equipment – The equipment necessary to respond to an emergency is not currently owned by the City. This is equipment that helps move storm debris, open roads and clear drainage ways. This includes a -large dozer, front end loader, bobcat and additional dump trucks.
  5. Communications Technology – During Harvey, the ability to communicate between Police and Fire was lost. Cell Service was occasional, if at all, and the City's IT was not sufficient to respond effectively to the storm and maintaining continuity of services.
  6. Parks Recovery – Parks and Parks facilities suffered tremendous damage from Harvey. The damage to restrooms in several locations, splash pad, boat docks and facility lighting is a major setback for our community. The ability of our residents to find pleasure in these facilities is limited due to the damage. As such, restoring the continuity of the lives of our residents will be very difficult.
  7. Animal Shelter – The Animal Shelter was destroyed when a tree fell on the building. A new animal shelter is needed as part of the daily operations of the City and our ability to handle unwanted or stray pets.
  8. FEMA Multi-Purpose Dome – A multi-purpose dome would have provided a distribution location for managing donations as well as provided a facility for storage. This dome would have helped the distribution of donations be handled more effectively.

**Executive Session:**

N/A

**19. Staff Reports**

Fire Chief Loving stated that several hotels and apartment complexes were discovered that construction worker were trying to temporarily occupy. Chief Loving was creating a document of the type of occupancy allowed within code limit.

**20. Requests from Council Members**

Councilmember Schack expressed his appreciation to Ingleside ISD for the use of the Board Room facility to the City of Ingleside.

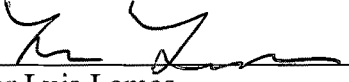
**21. Adjourn**

There being no further business, the meeting was adjourned at 7:56 p.m.

**ATTEST:**

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Anna Kucera, HR Administrative Assistant

**APPROVED:**

  
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Mayor Luis Lamas