

**CITY OF INGLESIDE  
MINUTES  
REGULAR CITY COUNCIL MEETING  
JANUARY 22, 2019**

**1. Call meeting to order**

The meeting was called to order at 6:30 p.m. with Mayor Ronnie Parker presiding. Council Members present: Mayor Ronnie Parker and Council Members Ben Tucker, Kody Fahrenthold, and John Schack. Council Members absent: Council Members Oscar Adame, Dennis Knippa, and Pete Perkins. Staff present: City Manager David Huseman and City Secretary Kimberly Sampson. There were approximately 40 guests present

**2. Roll Call**

Council Members Oscar Adame, Dennis Knippa, and Pete Perkins were absent.

**3. Invocation**

**4. Pledge of Allegiance**

**5. Citizen Comments**

There were no comments from the public.

**Mayor Parker moved agenda items 9 and 25 forward in the meeting.**

**9. Discussion of the appointment of the Municipal Court Clerk as Municipal Court Relief Judge. The Council may meet in Closed Executive Session in accordance with the Texas Government Code Section 551.071 (Consultations with Attorney) and Section 551.074 (Personnel Matters).**

**25. Consideration and possible action regarding the Annual Evaluation and Reappoint of the Municipal Court Judge, Valarie Glover in accordance with the City Charter Section 4.02.B and Texas Government Code Section 29.005 for a two (2) year term to run from January 1, 2019 through December 31, 2020. (Reappointment was not acted upon from 12/11/18 or the 1/8/19 Meeting) The Council may meet in Closed Executive Session in accordance with the Texas Government Code Section 551.074 (Personnel Matters).**

Mayor Parker stated there was a suggestion that these agenda items be postponed until the next Regular Meeting due to the number of Council Members absent tonight. Council Members present agreed, there was no objections, and these items were tabled.

**Presentations:**

**6. Introduction of the Staff recently promoted from within and new hires.**

Public Works Director, Donald Paty introduced his new staff members: Streets Laborer, Chase Bowers and Drainage Laborer, Bill Smith. Parks and Facilities Director, Mariana Rodriguez introduced their new Recreation Program Assistant, Carl Nicols. And Building Official, Carey Dietrich introduced their new GIS Extern, Eric Koenig.

**7. Introduction of Public Safety Employees to council and citizens.**

Interim Police Chief, Robert Luna introduced their new Evidence Tech, Jamie Matis; their Terminal Agency Coordinator (TAC), Linda Murphy; and Reserve Officer, Dennis Bazemore.

**Public Hearings:** (A Public Hearing is not a forum for discussion between elected officials and the persons addressing the Council. It is intended only to allow the citizen(s) the opportunity to express their feelings and make those opinions part of the official record. Now, it would be appropriate to open the Public Hearing to allow interested parties the opportunity to

voice their opinions of the project. NO action is required on these Agenda items. The action items will follow later within the Agenda.)

- 8. Public hearing regarding unsafe structures and/or nonconforming 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 as per Section 18-299 of the Ingleside City Code:**

Mayor Parker opened the Public Hearing at 6:38 p.m.

- A) Property #1: Owners: Hector Marroquin & Trinidad L. Marroquin and Daniel J. Marroquin  
Lots 1-6, Block 14, RJ Williams Subdivision,  
Otherwise known as 2652 Avenue E**

Speaking against the demolition was owner Hector Marroquin. He stated the damages were due to Hurricane Harvey and the floor sunk in. He was able to do some work on it about six months ago and he is now ready to start on the windows. He has been working on his primary residence in Ingleside on the Bay as well.

- B) Property #2 Owner: Inez Pena & Gregoria Pena  
Lots 4 & 5, Block 9, Houghton Subdivision  
Otherwise known as 2777 Dallas**

There were no speakers for or against this demolition.

Mayor Parker closed the Public Hearing at 6:43 p.m.

### **Action Items:**

- 10. 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 as per Section 18-299 of the Ingleside City Code - Owner: Hector Marroquin & Trinidad L. Marroquin and Daniel J. Marroquin, Lots 1-6, Block 14, RJ Williams Subdivision, Otherwise known as 2652 Avenue E.**

Code Enforcement Officer, Karisma Luke provided an overview of all of the notices, communications, and permits sent and received for 2652 Avenue E. No one has resided in the residence since August 2017. There was a permit pulled on February 27, 2018; however, no requests for inspections have occurred, there has been no information from any engineer, and the permit has expired. The house remains unimproved with further signs of deterioration.

Mr. Hector Marroquin stated that as the permit was expiring he was in the hospital and could not extend the permit. Additionally he noted he didn't feel there was a need for windstorm inspection. This house was built in 1947 and there are no engineered drawings to review.

Building Official, Carey Dietrich stated she at least needs to see the drawings and the report from the people who leveled the house. Council Member Schack agreed there needs to be some type of report from an Engineer, Inspector, Windstorm, or someone who says this house is still a sound structure.

Council Member Schack made a motion to table this agenda item four (4) weeks to allow Mr. Marroquin time to provide a report from an Engineer that this is a sound structure; and was seconded by Council Member Tucker. The motion was approved unanimously.

- 11. 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 as per Section 18-299 of the Ingleside City Code - Owner: Inez Pena & Gregoria Pena, Lots 4 & 5, Block 9, Houghton Subdivision, Otherwise known as 2777 Dallas.**

Code Enforcement Officer, Karisma Luke provided an overview of all of the notices mailed for 2777 Dallas. No one has lived at this location since September 2017. There have been no permits pulled and all notices have been returned. Both owners are deceased and the son has not made any effort to improve the property.

Council Member Fahrenthold made a motion authorizing the Demolition Order # 2019-01-001 determining that the following structure does not meet the minimum standards of adopted codes and shall be demolished and removed from the property - Owner: Inez Pena & Gregoria Pena, Lots 4 & 5, Block 9, Houghton Subdivision, Otherwise known as 2777 Dallas; and was seconded by Council Member Tucker. The motion was approved unanimously.

**12. Consideration and action of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to C-2 (General Commercial) and further providing for effective date, reading, severance, and publication: Property # 1034381 Abst 295 TT Williamson Fronting FM 1069. (Final Reading)**

Council member Schack made a motion to approve Ordinance # 2019-03 changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to C-2 (General Commercial) and further providing for effective date, reading, severance, and publication: Property # 1034381 Abst 295 TT Williamson Fronting FM 1069; and was seconded by Council Member Fahrenthold. The motion was approved unanimously.

**13. Discussion regarding the Live Oak Park Sports Complex Electrical Work and how staff will proceed with this project.**

Parks and Facilities Director, Mariana Rodriguez explained that once again we only received one bid for the Live Oak Parks Sports Complex Electrical Work. The funds allotted for the electrical work of two fields was \$30,000. Eric Rivera, of Hanson Professional Services, noted that the City increased this from two fields to three fields and the only proposal received was for \$223,844 from Gourley Contractors, LLC. Mr. Brad Holseman a subcontractor for Gourley Contractors, LLC explained the various materials and the durability of those materials.

City Manager, David Huseman explained that the Council can either accept the bid, but not award until the staff has an opportunity to value engineer it in order to reduce the cost, or the Council can reject the bid and have the staff and engineer relook at the specs to rebid the project.

There was some discussion regarding separating the labor and materials for the City to buy the materials directly in order to save funds and thereby shift the risk from the contractor to the City. It was noted that when dividing this out in that manner, it often leads to more delays and possible incorrect materials. Mr. Riveria reminded the Council at previous meetings they have ordered the staff and engineers to write the specifications to do things right the first time so they last longer and require less maintenance in the long run. It was questioned if there were grants we could use to assist in funding and staff explained there was not enough time to apply for a grant and wait for a response.

Council questioned funding sources and Mrs. Rodriguez stated that there are some bond funds that were set aside for matching grant funds for Soccer Fields that have not been used to date because the grant was not awarded to Ingleside. She was unsure of the balance at the time of this meeting.

Mayor Parker made a motion to accept the bid, but to not award at this time until the staff can value engineer it out to consider possible reductions; and was seconded by Council Member Schack.

There was additional discussion regarding the timing of baseball season and the amount of time it takes to order and receive the materials. Mr. Holseman noted that some of the fixtures take a minimum of 6-weeks from the date of order until the items are shipped.

Mayor Parker withdrew his motion.

Mayor Parker made a motion to accept and award the contract to Gourley Contractors, LLC in the amount of \$223,844 for the Live Oak Park Sports Complex Electrical Work and ordered the staff to bring to the next Council Meeting a budget amendment; and was seconded by Council Member Schack. The motion was approved unanimously.

**14. Discussion, consideration and action regarding the possible award or approval of entering into negotiations with the low bidder (Gourley Contracting LLC) for the Cove Park Restroom Building associated with Hurricane Harvey repairs. If award of the base bid only is authorized then a budget amendment will be brought back at a future meeting. If negotiations are required and successful, an agenda item for approval of the contract and the associated budget amendment will be brought back at a future meeting.**

Shane Torno, the Project Manager from Freeze and Nichols explained the base bid includes the shingle roof, a door, lights, electrical work, and plumbing and the low bid was for \$49,500. Alternate 1 at \$7,000 is to replace the metal maintenance door and is not part of the Harvey project and is therefore being kept separate. It is a wooden frame, metal door that has rusted, swelled, and retracted to the point it is not properly functioning. The plans are to replace it with a fiberglass frame/door like the Texas A&M University Corpus Christi has been using for several years now. Alternate 2 at \$10,000 is for a metal roof. The structure was originally built with a metal roof. After discussion with the low bidder late Friday, it was determined that the \$10,000 would be reduced to \$4,800 due to the credit for the shingled room materials. The total of all three items is now at \$61,300, which is still less than the \$75,000 originally estimated.

Parks and Facilities Director, Mariana Rodriguez noted that the \$7,000 for the Alternate 1 would be coming from the maintenance budget within her department. The rest of the funds would be from Insurance and a request to FEMA for any differences.

Council Member Tucker stated the cost to replace the roof is outrageous and questioned why we couldn't have the City Staff to repair and just not re-insure the structure. Mayor Parker and Council Member Schack agreed that it was a high price; however, with Insurance and FEMA it was worth it to build it back to what it was and then consider whether to re-insure it or not. Mayor Parker requested the staff to look into any areas for reductions of cost.

Council Member Schack made a motion to table this agenda item and was seconded by Council Member Tucker. The motion was approved unanimously.

**15. Consideration and action regarding the commitment of Community Development Block Grant – Disaster Recovery (CDBG-DR) funds for Hurricane Harvey related Infrastructure and Buyout/Acquisition options. The Texas General Land Office is requesting confirmation of the City's commitment of funds.**

City Secretary, Kimberly Sampson Henry stated that the CDBG-DR funds awarded to Ingleside were \$1,954,326 for Local Infrastructure and \$1,215,968 for Local Buyout/Acquisition. This is a 100% grant with zero matching requirement. Originally the General Land Office (GLO) was going to allow the funds to be shifted between the two divisions; however, when majority of the municipalities were requesting a shift of all funds towards the Local Infrastructure, the GLO redacted their earlier statement. At this time the City needs to determine whether they want to move forward with only Local Infrastructure or if the City wants to consider any Local Buyout/Acquisition projects. We had a deadline of January 31, 2019 for our application and that has been shifted to April 30, 2019.

City Manager, David Huseman suggested accepting both and see what the grant allows for. Some grants are tied to 100 year flood zones and others aren't.

Council Member Fahrenthold made a motion to accept both the Local Infrastructure and the Local Buyout/Acquisition grants; and was seconded by Council Member Schack. The motion as approved unanimously.

**16. Consideration and action to award the bid for Information Technology Services and authorizing the City Manager to negotiate and sign a contract with Local IT Solutions for a three (3) year period to begin February 1, 2019.**

Council Member Schack made a motion to award the bid for Information Technology Services and authorizing the City Manager to negotiate and sign a contract with Local IT Solutions for a three (3) year period to begin February 1, 2019; and was seconded by Council Member Fahrenthold. The motion was approved unanimously.

**17. Consideration and action of an Interlocal Agreement between the City of Ingleside and San Patricio County for the reconditioning of non-County roads located with the City limits of Ingleside. The projects will be discussed during the budget process. This Agreement obligates no City funds to a project.**

Council Member Fahrenthold made a motion to approve the Interlocal Agreement between the City of Ingleside and San Patricio County for the reconditioning of non-County roads located with the City limits of Ingleside; and was seconded by Council Member Tucker. The motion was approved unanimously.

**18. Consideration and action of a Resolution supporting cooperation and dialog between San Patricio County, Nueces County, the City of Corpus Christi, and the Port of Corpus Christi on matters of Port of Corpus Christi Authority Governance.**

Mayor Parker explained this is a Resolution to show our support of the Collision's efforts to get two more San Patricio County voting members on the Port of Corpus Christi Authority's Executive Board.

Council Member Fahrenthold made a motion to approve Resolution # 2019-04 supporting cooperation and dialog between San Patricio County, Nueces County, the City of Corpus Christi, and the Port of Corpus Christi on matters of Port of Corpus Christi Authority Governance; and was seconded by Mayor Parker. The motion was approved unanimously.

**19. Hurricane Harvey Recovery updates**

- a) **Insurance**
- b) **Buildings and Facilities**
- c) **FEMA Debris Removal**
- d) **Fund 19 Fund Report**

City Secretary, Kimberly Sampson Henry reminded the Council of the partial reimbursement of \$352,149.57 and noted we have now received a spreadsheet of the items by building number so we can see what they have and have not allowed for with their calculations. We are still waiting on their second review and response for additional coverages.

Shane Torno, the Project Manager from Freeze and Nichols explained that most items are still being discussed back and forth with the Insurance Adjuster; however, one building they are not budging on is the Public Works Lab/Administration Office. Both the Insurance and FEMA are having a difficult time looking past the original Engineer's review of the structure that says it is not Harvey related. We are still trying to get them both to acknowledge the staff's response and thereby the Engineer's follow up report that says it is Harvey related. The Insurance Adjuster's Engineer that he brought to the site is claiming the cracks are from age, poor construction, and poor maintenance. We are still waiting for their final report.

**Consent Agenda:** (All of the following items are considered to be self-explanatory by the City Council and will be enacted with one motion; there will be no separate discussion of these items unless a Council Member requests.)

**Council Member Schack requested item # 24 be removed from the Consent Agenda.**

20. Discussion, consideration, and action of a Resolution # 2019-05 of an election to be held on May 4, 2019 for the purpose of electing three Council Members positions, 1, 3, and 5 for full terms (two-year terms).
21. Discussion, consideration, and action of a Resolution # 2019-06 by the City Council of Ingleside establishing procedures for a Joint General Election with the Ingleside Independent School District on May 4, 2019.
22. Consideration and action to pass to a second reading the Ordinance of the City Council of the City of Ingleside, Texas, ordering and calling a Special Election pursuant to Section 327.007 of the Texas Tax Code to determine whether the citizens desire to reauthorize the Local Sales and Use Tax to continue providing Revenue for Maintenance and Repair of Municipal Street; prescribing the form of ballot; providing for notices; providing a severability clause; and declaring an effective date. (First Reading)
23. Discussion, consideration, and action of the Contract between the City of Ingleside and San Patricio County Elections Administrator for Election Services for the May 4, 2019.

Council Member Schack made a motion to approve the Consent Agenda and was seconded by Council Member Tucker. The motion was approved unanimously.

24. Approval of City Council Minutes dated November 13, 2018, December 11, 2018, and January 8, 2019.

Council Member Schack requested changes as follows:

- December 11, 2018, item # 16 indicates there was a flag-lot and there were actually two flag-lots on the proposed re-plat.
- January 8, 2019, item # 12, he requested the minutes to reflect that to approve the rezone was because the rezoning meets the guidelines of the Master Land Use Map.
- January 8, 2019, item 13, he requested the minutes to reflect his motion to deny the re-plat was due to there being two flag-lots.

Council Member Schack made a motion to approve the City Council Minutes dated November 13, 2018, December 11, 2018, and January 8, 2019 with the corrections noted above and was seconded by Council Member Fahrenthold. The motion was approved unanimously.

### **Executive Session:**

Moved forward on agenda

26. Reports from Staff
  - A) City of Ingleside expenditures to be paid
  - B) Quarterly Departmental Reports

Council Member Tucker questioned the Code Enforcement's report of the number of "Knock and Talks" and asked if that could be increased.

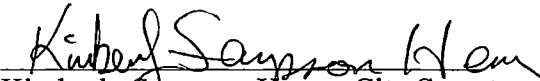
27. Requests from Council Members

Council Member Tucker asked about the fire hydrants being tested and City Manager, David Huseman stated he is currently working with the Water Department and Fire Department to ensure all hydrants are tested at least once per year.

28. Adjourn

There being no further business, the meeting was adjourned at 8:02 p.m.

ATTEST:

  
Kimberly Sampson Henry, City Secretary

APPROVED:

  
Mayor Ronnie Parker