

**CITY OF INGLESIDE
JOINT MINUTES
CITY COUNCIL MEETING
WITH
INGLESIDE IMPLEMENTATION LOCAL REDEVELOPMENT AUTHORITY
MAY 10, 2011**

1. Call meeting to order

The meeting was called to order at 6:02 p.m. with Mayor Pete Perkins presiding. Council Members present: Mayor Pete Perkins, and Council Members Cynthia Wilson, Steve Diehl, Elaine Kemp, John F. Schack, Willie Vaden, and Paul Pierce. City of Ingleside Staff present: City Manager Jim Gray and City Secretary Kimberly Drysdale. There were approximately 50 guests.

2. Invocation

3. Pledge of Allegiance

4. Presentations from the Audience

Mrs. Sue Coleman thanked Council Member Wilson for responding to her email.

Mr. Mike Hass stated he does not feel the Stop signs located on Avenue A have slowed the traffic down as predicted. He suggested that the City put up blockades at the city limits and no longer allow Avenue A to be a thoroughfare for traffic to/from Aransas Pass. City Manager Jim Gray stated the staff are conducting speed tests as previously requested.

Mrs. Teresa Flores announced there is a Public Forum on May 23, 2011 at 6:30 p.m. at the Ingleside Independent School District Administrative Offices regarding the bus routes for the upcoming school year.

Mr. Dennis Knippa agreed with Mr. Hass that the Stop signs are not slowing down all of the traffic and again requested the installation of speed bumps along Avenue A.

5. Consideration and action of the minutes of the City Council Meetings dated April 7, 12, and 26, 2011.

A few clerical changes were brought forward for correction.

Council Member Vaden made a motion to approve the minutes of the City Council Meetings dated April 7, 12, and 26, 2011 with the clerical errors noted and was seconded by Council Member Pierce. The motion was approved with Mayor Perkins and Council Members Wilson, Diehl, Schack, Vaden, and Pierce voting aye; and Council Member Kemp voting aye regarding the minutes dated April 7, 12, 2011 and to abstain from the minutes dated April 26, 2011 because she was absent from that meeting.

6. Consideration and action of an Ordinance establishing Industrial Development Areas No. 9, 10, and 11, and authorizing the making of contracts establishing within said areas Industrial Districts No. 9, 10, and 11, each such district being Co-Terminus with its like numbered development area. (First Reading)

City Manager Jim Gray stated the signed documents from the respective Industry's are expected to be provided at the final reading of this Ordinance.

Council Member Diehl made a motion to pass for a second reading of an Ordinance establishing Industrial Development Areas No. 9, 10, and 11, and authorizing the making of contracts establishing within said areas Industrial Districts No. 9, 10, and 11, each such district being Co-Terminus with its like numbered development area; and was seconded by Council Member Wilson. The motion as approved unanimously.

7. **A Public Hearing regarding the application for a Replat of the 6.364 acres, including .0579 acres of Mooney Lane Right-of-Way, out of a 41.707 acre tract of land, called 45.0 acres, out of a portion of farm lots 1 and 2, and all of farm lots 3, 4, and 5, land block 80, T.P. McCambell Subdivision, City of Ingleside, TX.**

Mayor Perkins opened the Public Hearing at 6:45 p.m.

Speaking in favor of this application was Mr. Ram Garcia.

There were no speakers against this application.

Mayor Perkins closed the Public Hearing at 6:46 p.m.

8. **Consideration and action of an application for a Replat of the 6.364 acres, including .0579 acres of Mooney Lane Right-of-Way, out of a 41.707 acre tract of land, called 45.0 acres, out of a portion of farm lots 1 and 2, and all of farm lots 3, 4, and 5, land block 80, T.P. McCambell Subdivision, City of Ingleside, TX.**

Building Official Robert Stoddard recommended the application be approved with an amendment for an additional 10 foot dedicated easement for the City for a total 50 foot right of way. The land owner will still be required to adhere to the 25 foot set back from the corrected right of way. Mr. Jim Naismith of San Patricio County Municipal Water District (SPMWD) stated this has brought about additional questions regarding the SPMWD's property and they will work with the Building Department to provide for proper dedication on their neighboring property.

Council Member Vaden made a motion to approve the application for a Replat of the 6.364 acres, including .0579 acres of Mooney Lane Right-of-Way, out of a 41.707 acre tract of land, called 45.0 acres, out of a portion of farm lots 1 and 2, and all of farm lots 3, 4, and 5, land block 80, T.P. McCambell Subdivision, City of Ingleside, TX; and was seconded by Council Member Kemp. The motion was approved unanimously.

9. **Receive the Ingleside Chamber of Commerce Quarterly Report for the period January through March, 2011.**

Ingleside Chamber of Commerce (CoC) President, Jan Hart, gave an overview of their quarterly finances and some of the specific events and advertising. She noted that the most current event totals are not finalized and that information will be included in future reports. Mrs. Hart did bring notice to the fact that the CoC website hits have tripled and emphasized that Ingleside is being looked at for travel and economic purposes alike.

10. **Consideration and action of the exclusive use of the baseball fields at Live Oak Park by the Ingleside Pony League for the March 1 through July 31, 2011 season.**

City Manager Jim Gray recommended approval of the exclusive use agreement as presented by the Ingleside Pony League for the March 1 through July 31, 2011 season.

Council Member Pierce made a motion to approve the exclusive use of the baseball fields at Live Oak Park by the Ingleside Pony League for the March 1 through July 31, 2011 season with the amendment of the Insurance form to include the City of Ingleside's name as an additional insured; and was seconded by Council Member Diehl. The motion was approved unanimously.

11. **Consideration and action of the exclusive use of the Dixie Diegal Baseball Fields by the Ingleside Little League for the March 1 through July 31, 2011 season.**

City Manager Jim Gray recommended approval of the exclusive use agreement as presented by the Ingleside Little League for the March 1 through July 31, 2011 season.

Ingleside Little League President, Steve Smith, expressed the League's concern that the dates presented do not include possible play-off dates, the maintenance of the fields year

around, and requires the removal of their equipment within seven days from the end of season.

Council Member Vaden questioned what happened with the agreement utilized over ten years ago and Mr. Smith stated the League has no record of those agreements. There were further discussions regarding the portable equipment. Mr. Vaden stated anything portable should be removed at the end of season so the City is not responsible if something happens. Mr. Gray agreed the small storage building on the grounds can stay for the housing of the League's large equipment. The City does not want/need access to that storage unit. The City does have requests for use of the large field from other adult leagues and therefore will need access to the public areas. It is because of the other public uses of this field that the League needs to remove their portable equipment so there is no miscommunication or possible miss-use of their equipment. It was felt that an extension of the season to August 31, 2011 would allow for any play-off games but the Council continued with the requirement to return the keys of the public areas to the City within seven days of the end of the season.

Council Member Diehl made a motion to approve the exclusive use agreement as presented by the Ingleside Little League for the March 1 through August 31, 2011 season and was seconded by Council Member Kemp. The motion was approved unanimously.

12. Consideration and action regarding the stop sign located at the intersection of Avenue A and 12th Street.

Mrs. Chris Seymour expressed her family's concern with the Stop sign located in front of their home located 50-feet away from the intersection of Avenue A and 12th Street. She stated there are times that due to traffic backed up in front of their home; they cannot get into their own driveway. She requested that the City either remove the Stop sign or move it closer to the intersection itself.

City Manager Jim Gray explained that this intersection is unique because there are two trees located where the Stop sign should actually be located. This is a strange location for a Stop sign; however, the City is limited in options. In order to have a Stop sign on the West side of Avenue A, stopping South-Bound traffic, the City can (1) have the Stop sign where it is currently located or (2) cut the trees down and place the Stop sign closer to the intersection itself. The only way to appease the land owner is to remove the Stop sign altogether.

Council Member Pierce made a motion for the staff to remove the North and South Bound Stop signs located at the intersection of Avenue A and 12th Street; and was seconded by Council Member Diehl. City Manager Jim Gray explained that because the Stop sign was installed by order of an Ordinance, it will require an Ordinance to remove the Stop sign.

Mrs. Debra Sanders stated that she has seen more near-wrecks due to drivers not sure where to stop; at the sign or at the intersection. Mrs. Sue Coleman stated that the Stop sign at the intersection of Avenue A and Tiner is also another confusing intersection. Council Member Kemp noted this is not the only irregular intersection within our City Limits.

Council Member Pierce requested the vote be called for and the Mayor agreed. The motion was approved with Council Members Wilson, Diehl, Kemp, Schack, Vaden, and Pierce voting aye; and Mayor Perkins voting no. Mr. Gray stated an Ordinance will be brought back to Council at the next meeting.

13. Consideration and action of an Ordinance providing for a Municipal Court Building Security Fund; providing for an Assessment and Collection of a Municipal Court Building Security Fee; providing for severability; providing for publication and effective date; and ordaining other provisions related to the subject matter hereof. (Final Reading)

Municipal Court Judge Cheryl Deal noted that the change had been included for the fee to be whatever dollar figure is allowed by the Texas Code of Criminal Procedures, Article 102.017. The current amount allowed by this State Code is \$3.00 for each convicted misdemeanor offenses. Currently being considered by Legislation is an increase to \$5.00 or \$8.00. The wording of this Ordinance allows for whatever the current State Code is in affect at the time the offense occurs.

There was also discussion regarding the funds needed for the striping of the new Warrant Officer's vehicle and a radio. There will be a future agenda item for the additional funds needed.

Mayor Perkins made a motion to approve Ordinance # 1032 providing for a Municipal Court Building Security Fund; providing for an Assessment and Collection of a Municipal Court Building Security Fee; providing for severability; providing for publication and effective date; and ordaining other provisions related to the subject matter hereof and was seconded by Council Member Pierce. The motion was approved unanimously.

14. Consideration and action of an Ordinance amending Chapter 50 by adding Article VI, adopting minimum standards by the City of Ingleside's Recreation Department to operate the City's Youth Programs. (Final Reading)

Council Member Pierce further questioned the inclusion of the option to allow the staff to administer medication to the children within the program. It was explained that TML-IRP has stated they will cover the City for any liability. A copy of the coverage page provided by TML-IRP was provided and there were additional questions and concerns. Mr. Rayman Kinman suggested that the City require specific training and storage requirements.

Council Member Vaden made a motion to approve Ordinance # 1033 amending Chapter 50 by adding Article VI, adopting minimum standards by the City of Ingleside's Recreation Department to operate the City's Youth Programs to include the additional wording to provide medication training and the requirement of lock boxes to be installed on the wall of the staff area at the average height level, but out of reach of the children; and was seconded by Council Member Diehl.

Council Member Pierce requested additional wording regarding insurance coverage.

Council Member Vaden amended his motion to require the staff to seek further written clarification from TML-IRP for liability coverage and was seconded by Council Member Diehl. The motion was approved unanimously.

15. Consideration and action to renew the Nationwide Retirement Solutions employee benefit program.

City Manager Jim Gray explained there is no cost to the City to provide this benefit to the employee. There are currently no employee's enrolled in the program. If an employee choses to participate, all funds are provided by the employee.

Council Member Diehl made a motion authorizing the renewal of the Nationwide Retirement Solutions employee benefit program and was seconded by Council Member Kemp. The motion was approved unanimously.

16. Receive and discuss Monthly Departmental Reports for April 2011.

Council Member Kemp questioned what changes were made at the Library to be effective June 1, 2011 because the Library Report does not specify. Mrs. Debra Sanders spoke on behalf of the Library Board and explained the increase in fees for services (i.e. copies, faxes, etc.) to be more in-line with other Libraries. There was no change in fines, only service fees. Council Member Wilson requested that future Library Reports include the minutes from the Library Board Meetings.

Council Member Kemp questioned the alarms of the Wastewater Lift Stations and City Manager Jim Gray explained they are typically due to electrical surges; however, the staff is required to respond and confirm there is no loss of services. Mr. Dick Ehman from Ingleside on the Bay, who also assists the staff with the alarm system stated the staff has made adjustments to their system to allow for certain ranges for electrical surges and they have contacted AEP to notify them they are having issues. In the past AEP has made adjustments to their systems to decrease the load on that power grid.

Council Member Pierce questioned if there was still a 15% rate increase in the TWIA legislative changes. Mr. Gray stated that increase was pulled; however, there are other changes being carefully monitored.

Mayor Perkins questioned if the City bills the businesses known to cause sewer backups due to grease buildups and Public Works Director Donald Paty explained the information is provided to Code Enforcement to pursue any actions allowed by City Ordinance.

Mayor Perkins turned the Joint Meeting over to Ingleside Implementation Local Redevelopment Authority (ILRA) President Steve Diehl at 8:00 p.m.

- 17. Discussion and update by the Ingleside Implementation Local Redevelopment Authority (LRA) regarding the disposal process of the property known as the Electro Magnetic Reduction (EMR) Facility.**

ILRA President Diehl stated that he has spoken with the US Navy BRAC Representative Thuane Fielding and she indicates there are currently four entities interested in the EMR Facility. They are hoping that the final sale will be completed by September 2011.

- 18. Consideration and action by the Ingleside Implementation Local Redevelopment Authority (LRA) revising the By-Laws.**

ILRA President Diehl explained the City Secretary is preparing the close-out paperwork for the Special Project Grant for Phase I of the Industrial Corridor project. After this grant is completed, there will not be an immediate need for the ILRA; however, it is suggested that the ILRA remain functional in order to be eligible for certain federal grants that we would otherwise not be able to apply for. Because the needs for the ILRA will be very limited, it is felt that the By-Laws can be reduced to the lesser scope of work. There will be no need for regular meetings and when meetings are necessary they can be incorporated into the Regular Council Meetings. There is no need for several officers because it will be handled within the Council Meeting and actions carried out by the City Staff, as with any other Council action. This revision allows for the Mayor to be designated as the President. Council Member Pierce suggested the inclusion of the Mayor Pro-Tem to be the Vice President and therefore act in the Mayor/President's position when the Mayor/President is not present at the meeting.

Council Member Pierce made a motion to amend the Ingleside Implementation Local Redevelopment Authority (LRA) revising the By-Laws with the inclusion of the Mayor Pro-Tem to act as the Vice President; and was seconded by ILRA President/Council Member Diehl. The motion was approved unanimously.

Ingleside Implementation Local Redevelopment Authority (ILRA) President Steve Diehl turned the Joint Meeting back over to Mayor Perkins at 8:07 p.m.

- 19. Discussion regarding the liens placed against properties for mowing and/or demolition.**

City Manager Jim Gray explained that as the City is required to maintain abandoned or otherwise vacant property by mowing and/or demolishing buildings on that property. As these services are provided, liens are placed against the property and continue to build over the course of time. When the property is eventually sold by the property owner, or the County Courthouse steps, or once it has been turned over to the Tax Attorney's, these liens are still there. The new owner cannot get a "Clean Title" until these liens have been paid or otherwise removed by the City of Ingleside. As these liens build over time, they

often total more than the property is worth and from time to time someone from the public will come to the City Manager requesting the liens be reduced or removed entirely. We are seeking direction from the City Council as to how they would prefer these situations to be handled. Some of them have quick time limits. There are arguments in both directions; to get back on the tax rolls as soon as possible, and the fact that these are hard dollars already spent by the City and should be reimbursed. There is well over \$100,000 in outstanding liens owed to the City of Ingleside.

There were discussions regarding percentage rates vs. whether it had already gone for sale on the County Courthouse steps as well as which could be negotiated and settled by the City Manager alone vs. by the City Council. Mr. Gray stated he would get with the City Attorney to see if this type of direction would need to be in Ordinance format or could be simple Policy.

20. Reports from Staff

City Secretary Kimberly Drysdale stated the City Manager and Mayor's trip to Washington, D.C. to meet with Elected Officials, their staff, and the staff at the offices of OEA and EDA has been postponed till June due to coordination of so many schedules. The HOME Grant is getting closer to construction phase; there will be a photo-opportunity tomorrow morning at 10:00 a.m. when the five recipients will meet with the grant administrator to go over the last minute paperwork. OLETV is already in town videotaping other entities and will be meeting with the Ingleside Staff tomorrow for eight hours of taping to focus on our community. Today was the last day of Early Voting and there were 263 early voters. Election Day is this Saturday, May 14, 2011. The canvass of the Election will be at the next regular meeting scheduled for Tuesday, May 24, 2011.

21. Requests from Council

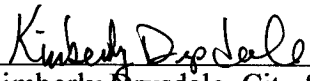
Council Member Kemp asked if the speed checks have been conducted on Avenue A yet. Police Chief Stan Bynum stated the random checks by the officer's indicate fewer violations. The equipment is scheduled to be on Avenue A very soon.

Council Member Vaden requested cost estimates for 30 foot wide Rumble Strips in sets of four.

22. Adjourn

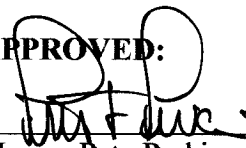
There being no further business, the meeting was adjourned at 8:39 p.m.

ATTEST:



 Kimberly Drysdale, City Secretary

APPROVED:



 Mayor, Pete Perkins