

**CITY OF INGLESIDE
MINUTES
CITY COUNCIL MEETING
JANUARY 27, 2015**

1. Call meeting to order

The meeting was called to order at 6:30 p.m. with Mayor Pete Perkins presiding. Council Members present: Mayor Pete Perkins and Council Members Cynthia Wilson, Ben Tucker, Elaine Kemp, Kevin Robbins, Willie Vaden, and Paul Pierce. Staff present: City Manager, Jim Gray, Finance Director Rosie Vela, and City Secretary Kimberly Sampson. There were approximately 15 guests.

2. Invocation

3. Pledge of Allegiance

4. Presentations from the Audience

Mr. Michael Just requested an update regarding the SH-200 and FM 1069 projects. Because staff cannot comment during Audience Presentations, City Manager Jim Gray stated he would provide an update during Staff Reports.

5. Consideration and action of the Minutes of the Regular City Council Meeting of January 13, 2015.

Council Member Kemp made a motion to approve the Minutes of the Regular City Council Meeting of January 13, 2015 and was seconded by Council Member Tucker. The motion was approved with Mayor Perkins and Council Members Wilson, Tucker, Kemp, Robbins, and Vaden voting aye; and Council Member Pierce abstaining because he was not present at that meeting.

6. Consideration and action authorizing the staff to terminate the Agreement with Southwest Securities for their service as Financial Advisors.

City Manager Jim Gray explained that Southwest Securities was bought out by another company and is being moved to Dallas, Texas. Staff is recommending the termination of this agreement.

Council Member Kemp made a motion authorizing the staff to terminate the Agreement with Southwest Securities for their service as Financial Advisors and was seconded by Council Member Pierce. The motion was approved unanimously.

7. Consideration and action authorizing the staff to enter into an Agreement with SAMCO Capital Markets, Inc. to serve as Financial Advisors for the City of Ingleside.

City Manager Jim Gray stated the staff from Southwest Securities has moved to SAMCO Capital Markets, Inc. and the fees are the same as when with Southwest Securities.

Council Member Kemp made a motion authorizing the staff to enter into an Agreement with SAMCO Capital Markets, Inc. to serve as Financial Advisors for the City of Ingleside and was seconded by Council Member Pierce. The motion was approved unanimously.

8. Consideration and action of Timeline for Series 2015 Tax Notes for the amount of \$780,000 to reimburse the City for the purchase of the new Fire Department Ladder Truck that was approved by Council on December 22, 2014.

Andrew Freeman of SAMCO Capital Markets, Inc. explained the interest rates are very low at this time and they believe we can get the loan at approximately 2%, which is better than the 2.6% offered by the lowest lease provider bid we received. The timeline presented allows for us to receive proposals and bring back to Council at the February 10, 2015 regular meeting.

Council Member Kemp made a motion to approve the timeline for Series 2015 Tax Notes for the amount of \$780,000 to reimburse the City for the purchase of the new Fire Department Ladder Truck that was approved by Council on December 22, 2014 and was seconded by Mayor Perkins. The motion was approved unanimously.

9. The City Council of the City of Ingleside may hold a closed executive session for the purpose of employee evaluation of Municipal Court Judge Cheryl Deal and/or City Manager Jim Gray pursuant to Section 551.074 (Personnel Matters) of the Texas Government Code.

Mayor Perkins recessed the Regular meeting to go into Closed Executive Session at 6:41 p.m.

Mayor Perkins closed the Executive Session and reconvened the Regular meeting at 8:15 p.m.

10. A public hearing regarding the following:

Mayor Perkins opened the Public Hearing at 8:16 p.m.

- a) **An application requesting an excavation permit to increase elevation of the property located at Lots 15 and 16, Block 80, TP McCampbell Subdivision; also known as 3530 Main;**

Speaking in favor of the excavation permit was Michael Just. He stated this will allow the Church to complete the parking area, which has been reviewed by an engineer to drain to the pond located on the property so it will not impact the surrounding neighbors.

Mr. Gary Edwards stated he is not against the project; however, he stressed his concern with the drainage and the fact that previous excavation was not permitted prior to bring the dirt to the site.

There were no speakers against the excavation permit.

- b) An application to change the zoning of the N35 feet of Lot 15 and all of Lot 16, Block 23, Houghton Subdivision, also known as 2734, 2736, and 2738 Dallas Avenue from its present zoning of R-1 (Single-Family Residential) to C-1 (Local Commercial).**

Speaking in favor of the change in zoning was Chris Shepard. He stated this property is surrounded by commercial zoning and is will be used for a commercial purpose.

There were no speakers against the excavation permit.

Mayor Perkins closed the Public Hearing at 8:20 p.m.

- 11. Consideration and action of an excavation permit to increase elevation of the property located at Lots 15 and 16, Block 80, TP McCampbell Subdivision; also known as 3530 Main.**

There was discussion as to where on the property the parking area will be and if it will affect the neighbors or the FM 1069 project by TxDOT. City Manager Jim Gray stated the project has been reviewed and approved by an engineer to ensure that the fill dirt is directed towards the pond and therefore will not affect the neighbors or FM 1069, even with the widening of FM 1069.

Council Member Pierce made a motion to approve the excavation permit to increase elevation of the property located at Lots 15 and 16, Block 80, TP McCampbell Subdivision; also known as 3530 Main; and was seconded by Council Member Kemp. 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-1 (Local Commercial) and further providing for effective date, reading, severance and publication: N35 feet of Lot 15 and all of Lot 16, Block 23, Houghton Subdivision, also known as 2734, 2736, and 2738 Dallas Avenue. (First Reading)**

Council Member Vaden made a motion to pass to a second reading the Ordinance changing the zoning for the following property from its present zoning of R-1 (Single-Family Residential) to C-1 (Local Commercial) and further providing for effective date, reading, severance and publication: N35 feet of Lot 15 and all of Lot 16, Block 23, Houghton Subdivision, also known as 2734, 2736, and 2738 Dallas Avenue; and was seconded by Council Member Kemp. The motion was approved unanimously.

13. Consideration and action of a Contract for Election Services between the San Patricio County Elections Administration and the City of Ingleside.

Mayor Perkins made a motion to approve the Contract for Election Services between the San Patricio County Elections Administration and the City of Ingleside for the May 9, 2015 Election and was seconded by Council Member Vaden. The motion was approved unanimously.

14. Consideration and action of a Resolution to order an election to be held on May 9, 2015 for the purpose of electing three Council Members positions 1, 3, and 5 for full terms (two-year terms).

Council Member Kemp made a motion to approve Resolution # 2015-01 to order an election to be held on May 9, 2015 for the purpose of electing three Council Members positions 1, 3, and 5 for full terms (two-year terms); and was seconded by Mayor Perkins. The motion was approved unanimously.

15. Consideration and action of a Resolution by the City Council of the City of Ingleside establishing procedures for a Joint General Election with the Ingleside Independent School District on May 9, 2015.

Council Member Pierce questioned the number of voters within the City Limits vs. the number of voters in the School District in case the Council wants to consider changing the terms of the contract with the School District. City Secretary Kimberly Sampson stated she would contact the Voter Registrar's Office to confirm those numbers and forward to Council via email.

Council Member Kemp made a motion to approve Resolution # 2015-02 by the City Council of the City of Ingleside establishing procedures for a Joint General Election with the Ingleside Independent School District on May 9, 2015; and was seconded by Council Member Tucker. The motion was approved unanimously.

16. Consideration and action of an 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. (Final Reading)

Council Member Pierce noted that the Election Precinct Numbers listed within the Ordinance were the previous numbers prior to the restructuring of the County Precincts and change to three-digit numbers. He also questioned Section IX requiring the approval subject to the Department of Justice. This was an old requirement that is not necessary at this time. City Secretary Kimberly Sampson stated this information was copied from the Ordinance four years ago and will be updated prior to signature by the Mayor.

Council Member Kemp made a motion to approve Ordinance # 2015-03 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 with the changes noted above; and was seconded by Council Member Tucker. The motion was approved unanimously.

17. Consideration and action of an Ordinance changing the zoning for the following property from its present zoning of C-1 (Local Commercial) and R-1 (Single Family Residential) to C-2 (General Commercial) and further providing for effective date, readings, severance, and publication: Lot 1 Rockland Development Addition, also known as 2905 Rockland Boulevard. (Final Reading)

Council Member Kemp made a motion to approve Ordinance # 2015-04 changing the zoning for the following property from its present zoning of C-1 (Local Commercial) and R-1 (Single Family Residential) to C-2 (General Commercial) and further providing for effective date, readings, severance, and publication: Lot 1 Rockland Development Addition, also known as 2905 Rockland Boulevard; and was seconded by Council Member Wilson. The motion was approved unanimously.

18. Receive and discuss the City's financial situation, including but not limited to its budget, revenues, expenses, assets and debts.

Finance Director Rosie Vela provided a brief overview of the City's finances. There was a net increase of \$286,235.82 even with the payment for the new ladder truck of \$763,000. We have received approximately 40% of the ad valorem taxes to date.

19. Receive the Quarterly Investment Report for the period ending December 31, 2014.

Finance Director Rosie Vela explained this is the second Quarterly Investment Report the Council has received. This report provides the beginning, ending, and average balances for all bank and TexPool accounts for the quarter ending December 31, 2014. The staff tries to maintain a certain cash balance in the local bank accounts in order to offset the bank fees and in this quarter saved the City \$1,716.03 in fees, which is equivalent to a return of .33% on our portfolio.

20. Discussion and direction for staff to attend a joint ICSC Conference in Las Vegas, Nevada with the San Patricio County Delegation.

City Manager Jim Gray explained that San Patricio County Economic Development Corporation (SPEDC) has already purchased a large booth and is now asking the cities within the County to go with them to the International Council for Shopping Centers (ICSC) conference in Las Vegas, Nevada scheduled for May 17-20, 2015. Aransas Pass

has already joined their group to attend. There are funds in the budget for this trip; however, because it is out of the State of Texas, we wanted to make sure the Council was aware and has an opportunity to voice any concerns. There is a lot going on in May this year so if Council doesn't want staff to attend, we can send materials only with SPEDC. The cost estimates provided are only preliminary, no reservations have been made. Mr. Gray stated this conference was the preferred conference suggested by Retail Coach to attend; however, last year we focused on the Dallas, Texas ICSC Conference.

Council Members expressed concern that SPEDC was not providing much voice for Ingleside in years past and therefore were worried if Ingleside Staff didn't attend, how would our City be recognized? Council Member Vaden voiced his concern that SPEDC doesn't know Ingleside well enough to promote us to potential Retail providers. Council Member Wilson questioned why we provide any funds to SPEDC at all. There were no objections from Council for Staff to attend this conference.

21. Staff Reports

City Manager Jim Gray asked Council Members to RSVP with the City Secretary if they plan to attend the Fulton Oyster Fest Press Event scheduled for February 14, 2015. He also provided updates regarding: (a) amendment to zoning of R3 (Three and Four Residential) is being worked on by staff; (b) we were notified just yesterday that Ingleside was denied a grant through the Texas Parks and Wildlife Department for the Live Oak Park expansion; (c) the agreement with OxyChem for land to be used or an Entry Way Sign is undergoing a final review by Oxy's legal department; (d) SH-200 continues to move slowly through the last questions of environmental concerns, at 6:00 p.m. this evening we were finally able to get authorization from Exxon to enter their property for the 3rd testing of their soil; (e) FM 1069 continues to move forward with TxDOT and at this point the City will be going out for bids to complete the necessary changes we will be required to make; and (f) the sewer camera is mostly working but any future repairs will be conducted by our staff and we will not be sending it back to the company for repairs because they are out of business.

22. Requests from Council Members

Council Member Vaden requested the Flag at N.O. Simmons Park be replaced because it is tattered and torn. City Secretary Kimberly Sampson stated the Flag was replaced Monday morning by the Parks Department.

23. Adjourn

There being no further business, the meeting was adjourned at 9:05 p.m.

ATTEST:

Kimberly Sampson, City Secretary

APPROVED:

Mayor Pete Perkins

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