

**CITY OF INGLESIDE  
MINUTES  
REGULAR CITY COUNCIL MEETING  
TUESDAY, APRIL 12, 2022  
6:30 P.M.**

**1. Call Meeting to order**

The Regular Meeting of the City of Ingleside was called to order by Mayor Parker at 6:30 p.m. on Tuesday, April 12, 2022, at City Hall 2671 San Angelo Ingleside, TX and live video streaming.

**2. Roll Call**

With Council Members present a quorum was established.

Council Members Present: Mayor Ronnie Parker and Council Members Julio Salinas, Ben Tucker, David Pruitt, John F. Schack, Stewart Wilson, and Steve Diehl.

**3. Invocation**

Mayor Parker led the invocation.

**4. Pledge of Allegiance**

Mayor Parker led the Pledge of Allegiance to the U.S. flag.

**Citizen Comments and Reports:**

Dennis Knippa, 3381 Ave A, addressed the Council to make a citizen's comment about Avenue A traffic being out of control.

Darrell Montgomery, 3352 Ave A, addressed the Council to make a citizen's comment about Avenue A speeding issues and the need for stop signs.

Chuck Sullivan, 2627 State Highway 361, addressed the Council to make citizen's comment and to inquire why City workers are not allowed to eat at his Twisted Apes Bar & Grill establishment.

Mayor Parker read the Report-A-Concern submissions in reference to zoning violations, rubbish, and other concerns.

**Presentations:**

**5. Introduction of Leticia Mejia, the new City of Ingleside, Human Resources Director.**

Leticia Mejia addressed the Council and introduced herself as the new Human Resources Director. She has over 15 years Human Resources experience and has earned a Master of Arts and Administration in Organizational Development Degree. In addition, has an Associates of Professional Human Resources Certification from the Human Resources Certification Institute and an active member of the Society of Human Resource Management (SHRM).

**6. Introduction of Ruby Mowles, the new City of Ingleside, City Secretary.**

Ruby Mowles addressed the Council and introduced herself at the new City Secretary. She has been in local government since 2010 and held a position directly related to City Secretary since 2012. She has earned three associate degrees with two of them in Business Administration and Psychology. In addition, is a Texas Registered Municipal Clerk (TMRC), Certified Municipal Clerk (CMC) and Master Municipal Clerk (MMC). She is also enrolled in the Certified Public Manager (CPM) program and is anticipating to graduate in 2023.

**7. Presentation of a Mayoral Proclamation for Animal Control Officer Appreciation Week.**

Mayor Parker proclaimed April 10-16, 2022 as Animal Control Officer Appreciation Week.

**8. Presentation of a Mayoral Proclamation for National Public Safety Telecommunicators Week.**

Mayor Parker proclaimed April 10-16, 2022 as National Public Safety Telecommunicators Week.

Mayor Parker closed the Regular City Council Meeting at 6:48 p.m. and proceeded to the Public Hearing.

**Public Hearing:**

Mayor Parker opened the Public Hearing at 6:48 p.m.

**9. A Public Hearing regarding an application filed by Amelia Segovia, to replat the following property: Property ID# 115496 LT 1-CR BLK 1 Segovia Estates to LTS 1-CRA & 1-CRB BLK 1 Segovia Estates fronting Fourth Street in Ingleside, San Patricio County, Texas.**

Speaking For: Jerry Brundrett, Griffith & Brundrett Surveying, addressed the Council remotely using video conferencing. Brundrett spoke stating it was a simple replat to turn one large lot into two and meets all city requirements.

Speaking Against: There was no one speaking against.

**10. Public Hearing regarding an application filed by Amanda Cantu to rezone the hereinafter described real property from its present classification of R-1 (Single Family Residential) to R-2 (Two Family Residential): Property ID# 54795 E ½ LT 2 & All of LT 3 & 4 Rufus Williams Subdivision also known as 2465 First Street, Ingleside, Texas.**

Speaking For: Amanda Cantu, 2465 First Street, addressed the Council stating she purchased the duplex and is requesting a rezoning from R-1 to R-2 in order to obtain a second electrical meter.

Speaking Against: There was no one speaking against.

Mayor Parker closed the Public Hearing at 6:50 p.m.

Mayor Parker reconvened the Regular City Council Meeting at 6:50 p.m.

**Action Items:**

**11. Discussion, consideration and action of a Resolution for a replat affecting the following property: Property ID# 115496 LT 1-CR BLK 1 Segovia Estates to LTS 1-CRA & 1-CRB BLK 1 Segovia Estates fronting Fourth Street in Ingleside, San Patricio County, Texas.**

Council Member Diehl inquired if this meets all city requirements. Staff responded that it did.

**Motion:** Council Member Diehl made the motion to approve a Resolution for a replat affecting the following property: Property ID# 115496 LT 1-CR BLK 1 Segovia Estates to LTS 1-CRA & 1-CRB BLK 1 Segovia Estates fronting Fourth Street in Ingleside, San Patricio County, Texas. Council Member Tucker seconded the motion. Motion carried with all present voting in favor.

**12. Discussion, consideration and action of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to R-2 (Two Family Residential) and further providing for effective date, reading, severance and publication: E ½ LT 2 & All of LT 3 BLK 4 Rufus Williams Subdivision also known as 2465 First Street, Ingleside, Texas. (First Reading)**

Council Member Diehl inquired if this meets all city requirements.

Council Member Schack expressed his concern for spot zoning and his opposing argument for setting a precedent.

Mayor Parker explained the owner's reasoning for the rezoning request. He stated the building was built years back and it is noncompliant today. The owner purchased this without the knowledge of knowing that it needed to be rezoned. The owner thought that all she had do was get an electrician and have a new meter installed. Mayor explained that the City does not allow two meters on one parcel of land. This is why the owner is requesting for a zoning change.

Council Member Schack stated he understands what the issue is for the owner, however, he cannot support spot zoning. He stated if there is something for residential nonconforming, he would be willing to help.

Discussion held among the Council and Cassie Bell, Building and Planning Office Manager, about spot zoning, other locations in the city where R-2 is next to R-1, potential complaints in surrounding area, and square footage restrictions.

Interim City Manager Pena explained the property can be rezoned but there are still building code requirements that need to be met and that an electric meter may still not be issued solely based on the zoning. The owner will be able to continue operations as nonconforming use. He stated our planning ordinances and our zoning ordinances will require this property to be replatted since it has half a lot. In addition, the owner will have a few other requirements to meet but this is the first step in the process.

Council Member Diehl said he was willing to pass on this first reading but wanted more information to make sure there are no other issues before the final reading.

**Motion:** Council Member Diehl made the motion to approve the first reading of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to R-2 (Two Family Residential) and further providing for effective date, reading, severance and publication: E ½ LT 2 & All of LT 3 BLK 4 Rufus Williams Subdivision also known as 2465 First Street, Ingleside, Texas. Council Member Wilson seconded the motion. Motion carried 4:3.

For Motion:	Council Member Wilson, Council Member Tucker, Council Member Diehl, and Mayor Parker
Against Motion:	Council Member Salinas, Council Member Pruitt, and Council Member Schack

**13. Discussion and action regarding an Ordinance of the City of Ingleside, Texas, re-appropriating an unencumbered balance of \$315,122 from the 2015 Parks and Streets Bond to the Faith Park Project Reserve.**

Discussion held among the Council regarding leaving the money in reserve for Faith Park or setting aside for street improvements.

Interim City Manager Pena explained Faith Park has several more projects coming up and the concern is there may not be enough money. He explained the Garden Center was recently inspected and may not be cost effective to renovate the building. The Garden Center is only budgeted for \$200,000 for this facility and it appears this project will need additional funding. He stated it will be ok if Council chooses to leave the funds in bond reserve. Pena explained that the \$315,122 balance is from the 2015 Bond and the funds can only be used for street and park improvements.

Council Member Diehl expressed his concern for having enough money in the budget for Faith Park completion. He explained things have changed with the economy and expenses are rising. Diehl requested for a complete project breakdown to include project estimation of current expenses and the projected cost. In addition, inquired on the project completion date.

Interim City Manager Pena explained that the estimated cost for Faith Park was in their packet and that there is a concern that there may not be enough funds without the \$315,122

to complete all the projects within Faith Park.

John Shrier, Project Manager, addressed the Council to discuss Council Member Diehl's questions. Shrier explained that he is working on a revised estimate cost for Faith Park for the next meeting. Shrier stated the Garden Center project was a concern because renovation may be more expensive than building a new structure.

Council Member Diehl asked when the estimated date for completion for all of Faith Park. John Shier, Project Manager estimated project completion date is about mid-July.

No action taken. Interim City Manager, Pena, stated the \$315,122 will remain in the 2015 Bond Fund Reserve.

14. **Approval of plans and specifications for the 4th Street Reconstruction Project, including the 2 Alley Utility Replacement Projects, and authorization for the City Manager to request bids. The 4th Street project consists of reconstructing a 20-foot-wide pavement of 4th Street from Avenue A to Avenue D, installing underground drainage, replacement of water and sewer lines and constructing sidewalks on the northern section of 4th Street. The project also includes an Additive Bid Part 1 to pave 4th Street from Ave D to G and related infrastructure and Additive Bid Part 2 to replace the water and sewer lines within Alley #1 between Ave C and D and Additive Bid Part 3 to replace the water and sewer lines within Alley #2 between 6th and 7th Streets. Funding is available from the 2020 Bond Program.**

Craig Thomspson, P.E. and Edward Saenz, P.E. with Hanson addressed the Council to provide the 4th Street Project Update presentation.

Council Member Wilson inquired about the 20-foot-wide pavement of 4<sup>th</sup> Street. Thompson explained 4<sup>th</sup> Street consists of reconstructing a 20-foot-wide pavement of 4<sup>th</sup> Street by maintaining 10-foot lanes and adding a 1-foot edge curb on each side for a full width of 22-foot edge to edge. This is a result of utilizing existing constraints and infrastructure.

Edward Saenz presented the PowerPoint presentation and discussed the project scope, final bid scope, roadway cross section, project budget, alley #1, alley #2, and proposed bid schedule.

Discussion held among the Council with Craig Thompson and Edward Saenz about the flow of water, hydraulic grade, cost savings on ribbon edge, infrastructure improvement, contractor bids for project, major construction project, and bid schedule.

Interim City Manager Pena suggested Council to consider Hansons construction management and testing functions be separated for Hanson's engineering and design contract.

Craig Thompson explained the testing is independent.

**Motion:** Council Member Diehl made the motion to approve the plans and specifications for the 4th Street Reconstruction Project, including the 2 Alley Utility Replacement Projects, and authorization for the City Manager to request bids. Council Member Wilson seconded the motion.

Mayor Parker stated there is a motion and a second. Mayor Parker inquired if there was any further discussion.

Council Member Salinas stated he had further discussion and clarification on the bid project.

Interim City Manager Pena explained the requirements for going out to bid, posting, pre-conference, bid opening, and agenda item for council review.

Craig Thomspson explained the proposed bid schedule as follows:

Authorize to advertise	April 12, 2022
1 <sup>st</sup> Advertisement	April 20, 2022
2 <sup>nd</sup> Advertisement	April 27, 2022

Pre-Bid Meeting	May 05, 2022
Bid Opening	June 01, 2022
Award Recommendation to Council	June 14, 2022
Estimated Construction Duration	16-18 Months

Discussion held among the Council with Interim City Manager Pena and Craig Thompson about construction duration, and performance-based pay structure.

**Amended Motion:** Council Member Diehl amended the original motion to include an incentive pay system for completing work sooner than the bidding date. Council Member Wilson seconded the motion. Motion carried 6:1.

For Motion:	Council Member Pruitt, Council Member Wilson, Council Member Tucker, Council Member Diehl, Council Member Schack and Mayor Parker
Against Motion:	Council Member Salinas

- 15. Approval of Change Order #02 in the amount of \$39,600.00 for the 12th Street Construction Project with Gerke Excavating, Inc. This change order includes two stub-outs to the northern ROW and one stub-out to the southern ROW. The revised contract amount including this change order is \$2,124,325.54. Funding is available in the 2020 Bond Program.**

Craig Thompson, P.E. addressed the Council to discuss Change Order #02 for the 12<sup>th</sup> Street Construction Project. Thompson explained he originally did not recommend the installation of the sanitary sewer connections due to the costs associated with the installation. He had recommended to bore into the existing sanitary sewer manholes rather than cutting into the street. Upon further review with contractors, Thompson explained there are concerns with settlement due to the soil type. Thompson is now recommending the addition of two stub outs to provide connection points for the undeveloped lots to the sewer line.

**Motion:** Council Member Diehl made the motion to approve Change Order #02 in the amount of \$39,600.00 for the 12th Street Construction Project with Gerke Excavating, Inc. Council Member Wilson seconded the motion. Motion carried 6:1.

For Motion:	Council Member Pruitt, Council Member Wilson, Council Member Tucker, Council Member Diehl, Council Member Schack and Mayor Parker
Against Motion:	Council Member Salinas

- 16. Consideration and action regarding a Resolution of the City of Ingleside, Texas finding that AEP Texas Inc.'s application to amend its distribution cost recovery factors to increase distribution rates within the City should be denied; authorizing participation with the cities served by AEP Texas; authorizing hiring of legal counsel; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the company and legal counsel.**

Council Member Schack inquired if AEP can come back in the future to recoup rates from the citizens.

Interim City Manager Pena was not able to confirm or deny.

**Motion:** Council Member Schack made the motion to approve a Resolution of the City of Ingleside, Texas finding that AEP Texas Inc.'s application to amend its distribution cost recovery factors to increase distribution rates within the City should be denied; authorizing participation with the cities served by AEP Texas; authorizing hiring of legal counsel; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the company and legal counsel. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

#### **Staff Comments and Reports:**

**17. Expenditures over \$3000**

Interim City Manager Pena presented the expenditures over \$3,000 paid out from March 17, 2022 to April 06, 2022.

**18. Monthly Financials**

Interim City Manager Pena presented the monthly financials.

**19. Hometown Pride Day**

Interim City Manager Pena stated Hometown Pride Day will be held on May 28, 2022 at N.O. Simmons Park.

**20. TML Small Town Conference**

Interim City Manager Pena stated Texas Municipal League will be hosting the Small-Town Conference in Fredericksburg on May 19-20, 2022. If Council is interested in going, please contact City Secretary Mowles for registration.

**Council Comments and Reports:**

Mayor Parker inquired about the construction project on Mooney Lane and the one section that does not look level with the road.

Dale McConnell, Assistant Public Works Director, addressed the Council and explained there is a drainage system installation project occurring on Mooney Lane. McConnell explained one of the boxes is sitting on top of water and gas lines that was not known till the install began. This has resulted in the drainage box being higher than anticipated.

Council Member Diehl directed staff to send him an email on written policies in reference to allowing or not allowing employees in uniform to patronize businesses classified as bars.

Council Member Diehl directed staff to research the regulations for speed humps with pros/cons for next council meeting.

Interim City Manager request special meeting to consider Texas First Group for Finance Interim.

Council Member Diehl recommended an executive session for a single item for personnel matters. Council consensus for next Wednesday, April 20, 2022 at 6:30 p.m.

Council Member Salinas stated he would forward concerns to the Interim City Manager for N.O. Simmons Park.

Council Member Wilson inquired on the status for additional lighting at N.O. Simmons.

John Shrier, Project Manager, addressed the Council and explained the lighting at the new playground will require going out for bid. Shrier explained the soccer fields will also need a bid for capital project.

**Adjourn**

Mayor Parker adjourned the Regular Meeting of the City of Ingleside at 8:22 p.m.

APPROVED:

  
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Ronnie Parker, Mayor

ATTEST:

  
\_\_\_\_\_  
Ruby Mowles, City Secretary