

**CITY OF INGLESIDE
MINUTES
REGULAR CITY COUNCIL MEETING
TUESDAY, APRIL 26, 2022
6:30 P.M.**

Opening Agenda

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 26, 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.

5. Citizen Comments

No citizen comments.

Consent Agenda

All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of the items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

6. Deliberate and act on approval of Regular Meeting Minutes of April 12, 2022.

7. Deliberate and act on approval of the City of Ingleside expenditures paid over \$3000.00 for the period of April 7, 2022 through April 19, 2022.

8. Deliberate and act on a Resolution amending authorized representatives of the City of Ingleside, Texas, amending the City's TexPool accounts authorizing to add Interim City Manager Florencio Pena and Accountant Kelcey Fojtik to be added as authorized representatives to the account.

Motion: Council Member Schack made a motion to approve the Consent Agenda Items, as presented. Council Member Diehl seconded the motion. Motion carried with all present voting in favor.

Regular Agenda

9. Deliberate and act on acceptance of the HOT Funds Post Event Form from the Chamber of Commerce for Round Up and approval of \$29,000 HOT Funds due to the Chamber.

Jodi Carr, Economic Development Director, addressed the Council and stated the Council has previously approved \$54,000 HOT Funds for the Round Up event with \$25,000 paid in advance and the remaining amount due of \$29,000 post event.

Barbara Gregg, Executive Director, with the Ingleside Chamber of Commerce addressed the Council to answer any questions about the documentation submitted.

Motion: Council Member Diehl made a motion to accept the HOT Funds Post Event Form from the Chamber of Commerce for Round Up and approved the \$29,000 HOT Funds due to the Chamber. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

10. Presentation of the Drainage Analysis Report by Craig Thompson, P.E. and Edward Saenz, P.E. of Hanson Professional Services of the Vickery Lane, Mooney, Morgan, and Houghton Areas.

Craig Thompson, P.E. and Edward Saenz, P.E. of Hanson Professional Services presented the Drainage Analysis Report. Drainage Evaluations and Recommendations were presented for Vickery Lane, Mooney Lane, Morgan Lane, and Houghton Areas.

Discussion held among the Council and Craig Thompson, P.E. about City responsibility for culvert and drainage ditches, corrugated metal pipe concerns, collection box sizes, and storm event for 5 years and 25 years.

Martha Habluetzel, 3508 Ave. A, inquired if these are final plans or just recommendation to Council. Staff stated this was only a recommendation.

Discussion held among Council and Craig Thompson, P.E. about the next step, flood mitigation grants, rainfall amounts, and areas holding water.

Craig Thompson, P.E explained to Council that this was only a synopsis presentation and the full report is almost ready with full detail.

Discussion held among the Mayor, Interim City Manager Pena, and Council Member Diehl about moving forward, the Master Planning Contract with Freeze & Nichols, and a Project Manager who can coordinate this project with staff.

Interim City Manager Pena suggested staff would bring back an implementation plan on how to move forward with this project.

11. Presentation by Melanie Gavlik, P.E. of Hanson Professional Services Hanson Professional Services for the capacity analysis conducted for the wastewater systems in the northeast side of the city. This is the final draft presentation. Signed and sealed report to be issued after acceptance of report.

Melanie Gavlik, P.E. of Hanson Professional Services presented the Water and Wastewater Capacity Evaluation for Northern Ingleside and East 4th Street. Gavlik explained the scope of work was to evaluate the water and sewer capacity for existing and future buildout. The target areas for Northern Ingleside include Mooney Lane, Morgan Lane, Kenney Lane, and portions of 12th Street. In addition, portions of 4th Street. Gavlik explained the evaluation methodology, sanitary sewer tributary areas, sanitary sewer capacity evaluation and conclusions. Gavlik explained the water study areas, water evaluations, water capacity conclusions and recommendations.

Discussion held among the Council and Melanie Gavlik, P.E about planning for the project areas and the overall capacity with line work, lift stations, pushing max and holding water. Additional discussion on flow and TCEQ standards, piping capacity, and platting.

12. Deliberate and act on second and final 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.

Interim City Manager Pena addressed the Council and recommended tabling this item. Pena explained the R-2 zoning for this property does not meet the requirements, since the

individual apartments do not meet the 1,000 square foot minimum size requirement, lacks the required 4 paved parking spaces, and a number of outstanding building code issues.

Amanda Cantu, 2465 First Street, owner addressed the Council and stated she plans to use the property as a multi-family unit. Cantu's main concern is not having separate water and electric meters. Cantu stated she is aware that the property does not meet the minimum size requirement and that the building has structure issues.

Discussion held among the Council and Interim City Manager Pena about R-2 and R-3 zoning, minimum size requirements, and spot zoning.

Council Member Diehl questioned if Amanda Cantu understood what would be expected if the R-2 was approved and if she understood that there are no guarantees if Board of Adjustments would approve. Cantu stated she understood.

Motion: Council Member Diehl made a motion to approve the second and final 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 Diehl, Council Member Wilson, Council Member Tucker, and Mayor Parker
Against Motion:	Council Member Schack, Council Member Pruitt, and Council Member Salinas

13. Deliberate and act on an Ordinance of the City of Ingleside, Texas, adding additional appropriations in the Rolling Stock fund for \$10,000 to replace the Fire Department brush truck.

Steven Loving, Fire Chief, addressed the Council to answer questions.

Motion: Council Member Shack made a motion to approve an Ordinance of the City of Ingleside, Texas, adding additional appropriations in the Rolling Stock fund for \$10,000 to replace the Fire Department brush truck. Council Member Tucker seconded the motion. Motion carried with all present voting in favor.

14. Deliberate and act on a Resolution authorizing a tax resale deed in the amount of \$9,500 on conveying to NetLots Properties LLC for Account No. 44041; Lot 13, Block 2, Frank Phelps Garden Tracts Subdivision, San Patricio County, Texas, as described in Volume 192, Page 292, Deed Records of San Patricio County, Texas.

Mayor Parker stated this property has come before the Council in the past and was not accepted for a tax sale. The City has continued to maintain this property and has been tax delinquent for years.

Steven Saucedo, Attorney, with Linebarger addressed the Council and stated this property went up on a tax sale in 2014 and did not sell and was transferred over to the County. Saucedo addressed the liens on the property and not being able to collect all liens, because the lines were filed prior to County ownership. In addition, Saucedo addressed the delinquent property taxes.

Discussion held among the Council and Steven Saucedo about liens, property taxes, and the total amount of \$5,322.45 the City will receive. Saucedo explained the breakdown was for \$4,076.37 in liens for mowing fees and \$1,246.08 in delinquent taxes.

Motion: Council Member Pruitt made the motion to approve a Resolution authorizing a tax resale deed in the amount of \$9,500 on conveying to NetLots Properties LLC for Account No. 44041; Lot 13, Block 2, Frank Phelps Garden Tracts Subdivision, San Patricio County, Texas, as described in Volume 192, Page 292, Deed Records of San Patricio County, Texas. Council Member Diehl seconded the motion. Motion carried with all present voting in favor.

15. Deliberate, possible action, and presentation of the Faith Park Project. The Faith Park Project includes Pool, Multi-Purpose Fields, Parking Lot, Pool/Pump House, Walking Trail, Landscaping, Garden Center, and Basketball Courts.

John Shrier, Project Manager, presented the Faith Park Project update. Shrier presented some background information and outlined the original funds versus the revised funds breakdown on the overall project. Shrier stated all projects are currently within the original funding. Shrier addressed the Faith Park scheduled projects and timelines for the Multi-Purpose Athletic Fields, Ingleside Pool Renovation, Pool and Pump House Renovations, Parking Lot Addition, Walking Trail Landscaping throughout Park, Basketball Court Renovation, and Garden Center Renovation.

Discussion held among the Council and John Shrier, Project Manager, on each of the projects discussed to include project cost, contract timelines and materials availability, partial opening or to keep closed till full project completion, lighting, concrete walking trail width of 5' or 8', and renovate or rebuild the Garden Center.

Cindy Wilson, 2635 San Angelo, addressed the Council stating the school gym contract is delayed due to lack of material access, that seems to be a nationwide issue, and to take this into consideration with City contracts.

No action taken.

16. Deliberate and act on awarding a contract for the 2" Asphalt Paving Street Maintenance Project. Three bids were received as follows: LCR total Transportation LLC \$594,392; Tex-Mix Paving \$787,118.99; HAAS-Anderson Construction LTD \$948,000.

Interim City Manager Pena addressed the Council and stated the bidding process for this was not done correctly and is in violation of statutory requirements. The Attorney has reviewed the RFP for the Street Maintenance Project and recommends that the City of Ingleside reject all proposals and re-bid the project to comply with legal requirements.

Discussion held among the Council and Interim City Manager Pena on the bidding process time frame and reaching out to notify bidders.

Motion: Council Member Tucker made a motion to reject all bids. Seconded by Council Member Diehl. Motion carried with all present voting in favor.

17. Deliberate and act on possible extension of the Mayoral Executive Order. Changing the Executive Order effective date period from every seven (7) days to thirty (30) days.

Council Member Shack expressed his opposing argument stating that no other cities have this in effect and this is a Council Executive Order not a Mayoral Order.

Interim City Manager Pena explained the Mayor has authority to authorize a seven day extension and council can authorize a 30 day extension. Pena stated changes can be made at the next meeting.

Motion: Council Member Tucker made a motion to approve the extension of the Mayoral Executive Order. Changing the Executive Order effective date period from every seven (7) days to thirty (30) days. Council Member Diehl seconded the motion.

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

18. Deliberate and act on awarding a contract for Humble Air Conditioning Repair.

Interim City Manager Pena explained the City Attorney reviewed this bid process and was cleared for compliance.

Motion: Council Member Diehl made a motion to award a contract to Bell's Air Conditioning & Heating for the Humbe air condition repair. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

Executive Session

19. Closed Session

City Council will meet in Closed Session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

a. Section 551.074 Personnel Matters

At 9:54 p.m. Mayor Parker convened the Ingleside City Council into a closed session pursuant to provision of Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.074 Personnel Matters.

20. Open Session

City Council will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.

a. Section 551.074 Personnel Matters

At 10:24 p.m. Mayor Parker reconvened the Ingleside City Council into an open session pursuant to provision of Chapter 551 of the Texas Government Code to take any action necessary related to the executive session noted herein, or regular agenda items, noted above, and/or related items.

Motion: Council Member Schack made a motion to authorize the Interim City Manager to pursue a contract with Texas First Group for an Interim Finance Director. Council Member Tucker seconded the motion. Motion carried with all present voting in favor.

Motion: Council Member Schack made a motion to authorize the Interim City Manager to pursue a contract for an Interim Building Official. Council Member Tucker seconded the motion. Motion carried with all present voting in favor.

21. Announcements of Community Interest and/or upcoming events.

City Secretary Mowles reminded Council the TML Region 11 hosted by the City of Corpus Christi is Friday, May 6, 2022.

22. Items to consider for placement on future agendas.

Council Member Salinas is requesting for a 4th Street update.

23. Adjourn

Mayor Parker adjourned the Regular Meeting of the City of Ingleside at 10:27 p.m.

APPROVED:



Ronnie Parker, Mayor

ATTEST:



Ruby Mowles, City Secretary