



**CITY OF INGLESIDE DEVELOPMENT CORPORATION (4B)
BOARD OF DIRECTORS
SPECIAL CALLED MEETING
AUGUST 18, 2020, 6:30 P.M.
JOINT MEETING WITH THE INGLESIDE CITY COUNCIL
MINUTES**

1. Call to Order. *The IDC meeting was called to order by President Rene Contreras at 6:32 PM. Mayor Ronnie Parker opened the City Council Meeting at 6:32 PM.*
2. Board Members Present: *Rene Contreras, Teresa Flores, Scott Shaler, Cindy Wilson, Towanda Martin, and Ben Tucker*
Board Members Absent: *Kody Fahrenthold*
IDC Staff Present: *Jodi Carr*
Guests Present: *Freese & Nichols Representatives Gail Katalenas and Brian Nichols*
3. Invocation. *Mayor Parker delivered the invocation.*
4. Pledge of Allegiance. *All attendees recited the Pledge of Allegiance.*

**This meeting was recessed at 6:34 PM to allow the IDC the time to finish the last portion of their previous meeting that had to end due to the recording equipment (Boxcast) set to disconnect at 6:30.*

This meeting reconvened at 6:39 PM. Both the City and the IDC opened their meetings back up at this time.

Mayor Parker thanked the IDC for inviting the City Council to participate in this joint meeting to discuss the parks and the Parks Master Plan. Mayor Parker said he appreciated the IDC.

Jodi Carr thanked the City Council for agreeing to meet together and expressed that she thought this meeting would be very beneficial. Ms. Carr introduced the representatives from Freese & Nichols and thanked them for conducting this presentation via Zoom.

5. Presentation by Freese and Nichols on the Parks Master Plan. This presentation to include review, discussion, direction, and possible action. *Gail Katalenas started the presentation and echoed Ms. Carr's sentiment to thank City Council for their participation. The presentation included the process overview, a summary of parks and recreation needs, goals and draft recommendations, and conceptual plans. Comments and questions after this meeting will need to be turned in to Jodi Carr by August 26, 2020.*

{Comments were made and questions posed during the presentation from both the City Council and the IDC Board Members.}

Mayor Parker stated the property located in the NW quadrant of the city that the previous City Manager said to include for soccer was never an option and should not be included in this Master Plan.

Ms. Carr informed Freese & Nichols that she had recently learned there could possibly be expansion plans for the City Library and that they would need to allow room in the conceptual plan to accommodate such expansion.

Councilman Steve Diehl asked if this was the first time members of the IDC had seen this plan, and the question was answered in the affirmative. Jodi Carr (Executive Director of IDC) and Mariana Rodriguez (Director of Parks & Recreation) had seen it in a previous meeting with Gail Katalenas. Jodi Carr paused the project after seeing the proposal. Ms. Carr thought that the IDC Board should look at this before the project progressed any further. Several items were identified that she didn't think was the direction the City would want to go, so she felt it in the best interest of the City and the IDC to pause the project until several decisions were made. The purpose of this joint meeting was to come to a consensus and get everything moving in the right direction.

Councilman Diehl asked where the idea for the civic center originated. Ms. Katalenas replied that David Huseman, the previous City Manager, had requested it.

Mayor Parker said that the ball fields at Faith Park had been discussed at a recent City Council Meeting and that the fields would stay at Faith. He also commented that a civic/community center, as proposed, would be expensive and if the city were to build this it would need to be centrally located.

IDC Vice President Teresa Flores informed the City Council that this was the first time the Board members of IDC had seen this Parks Master Plan and it was not a recommendation by the IDC; that the IDC is not prepared to give this to the City Council at this stage.

Ben Tucker, member of the IDC Board and Ingleside City Council, commented this was the first time seeing the concept. He was not in agreement of building a new civic center or another splash pad. He would rather have a full-sized swimming pool.

Councilman Stewart Wilson said he wants to keep the ball fields in Faith Park and lack of parking has always been an issue.

Councilman Diehl commented that the more input the City Council can give, it will provide a better plan.

Linnette Barker, Interim City Manager, informed the group that in the proposed budget, the City has included funds to rebuild the Garden Center in the same area.

Ms. Carr asked Councilmembers if the City would consider comparison costs of refurbishing /rebuilding the swimming pool at Faith Park versus building a new pool at N.O. Simmons Park, provided that the information was presented to them in another council meeting. Mayor Parker, and Councilmembers Diehl & Wilson replied they would support that information coming to Council. Mrs. Barker informed that the cost for an assessment of the pool as it stands costs \$600. Mrs. Rodriguez commented that this cost would be to access the pumps on the pool and she didn't know who would pay for it. IDC Board Member Cindy Wilson said there needs to be an estimate on whether to repair or revamp the pool; we don't really need someone to tell us that the pumps are bad, and that the Parks Dept. should pay for this, not the IDC. Mrs. Wilson asked where are the funds that the insurance company paid regarding Hurricane Harvey damages to the pool. Mayor Parker answered that he understood there were no monies paid for the swimming pool, only the fencing and pool building received insurance monies. He also stated that everyone knows the pumps are bad, but we need to know an estimate of how much it would cost to build the pool back.

Councilman Diehl stated he would like to put the swimming pool on the City Council Agenda in order to give guidance to the IDC. Councilman Wilson said this was the only olympic-sized pool in the area. Mrs. Flores commented that the pool has to be changed to be attractive to the community so people would want to use it.

Brian from Freese & Nichols continued the presentation and then turned the focus to Live Oak Park. He showed where they could put new sports fields, but it would be in an area that would need trees cleared. Carey Dietrich, Director of Building and Planning, said in no way would she support trees being cut at Live Oak. The City has a tree ordinance and she would uphold that ordinance. Mayor Parker agreed and said he would not support any trees being removed.

Councilman Tucker (also an IDC Board Member) said he would not be in favor of trees being removed in Live Oak Park, a swimming pool at Live Oak Park, or overnight camping (RV spots) in Live Oak Park.

Councilman Diehl commented he was not supportive of all the proposed pavilions and amphitheaters. He said his focus is on what can be done for existing citizens and the citizens have requested a swimming pool. He also stated that lighting in the parks should not impede traffic and this needs be included in the Master Plan.

Councilman Wilson commented that if the Garden Center is rebuilt, it should blend in with the surrounding neighborhood.

IDC Board Member Cindy Wilson asked where the dog park would be located. Mayor Parker said it would be near the new animal control facility at the 4th Street location. She then asked if the IDC can take the dog park off the items they were considering. Mayor Parker replied in the affirmative.

Mayor Parker commented that he would not support a new community/civic center for programs at Faith. Regarding the tennis courts at Faith Park, he said we should work with the school district. Ms. Carr informed the group that she had spoken with Troy Mircovich, Ingleside Superintendent of Schools, and he said in a perfect scenario they would have eight

courts to enable them to host tournaments. Teresa Flores (also a School Board Trustee) commented that the school district had shown interest in purchasing the land from the City to build the tennis courts.

Mayor Parker commented that he had no problem with the idea of revitalization or revamping the swimming pool at Faith Park, and he would put it on a future City Council Agenda for their discussion.

Mrs. Wilson told the group that we needed to focus on the conceptual plans for Faith and Live Oak Parks. She asked if a grant from the Texas Parks & Wildlife (TP&W) was an option. Mrs. Katalenas said if the case can be made that a pool is a top priority it makes a stronger case for the grant from TP&W. Councilman Diehl said he understood that Faith Park would be a priority on implementation.

Mrs. Wilson said she thought the proposed senior garden near the library was a great idea. She also said some type of ball fields need to be left at Faith Park. Ms. Wilson said kids still play on the basketball area at Faith. She liked the walking path around Faith Park. Mrs. Wilson suggested the Council consider combining the Garden Center and pool area together.

Mrs. Flores asked if Freese & Nichols had received some answers tonight. Mrs. Katalenas answered they had received clarity on three items that were a NO: no community center at Faith Park; no pool at Live Oak Park; do not include land that the city does not own in the Master Plan. Mrs. Katalenas said she needs a more solid list of what the city wants them to include in the plan.

Mayor Parker commented that in his opinion the community center is a no, tennis courts at Faith and Live Oak are a maybe, an additional sports complex at Live Oak is a maybe, swimming pool at Faith is a yes, there is no additional land to be purchased at Live Oak or in the NW quadrant of the city, no clearing of trees at Live Oak, holding festivals at Live Oak Park is a good idea, no RV parking area at Live Oak primarily because we don't have the staff to accommodate that.

Councilmember Diehl commented that redesigning Cove Park is necessary and it is the most underutilized park. Mrs. Flores stated she agreed with Councilmember Diehl about Cove Park but said the park is utilized a lot. She would like to see improvements here and use the water to our advantage.

Ms. Carr informed the group that the Master Plan would not drill down as deep into the other parks. Faith and Live Oak are the only ones scoped for conceptual plans. The other parks will have a list of considerations for improvements. Ms. Carr asked Council if a fishing pier at Live Oak Park pond would be an area to explore. Mayor Parker commented that could be a liability to the City.

Rene Contreras, President of IDC Board, said ball fields should be a priority over a third disc golf course at Live Oak Park.

Mrs. Wilson stated that feedback from the citizens of Ingleside regarding the parks programs express that all programs offered are only geared towards young children. There are no activities for preteens/teens and seniors. Mayor Parker said our Parks Director needs to open programs up to all ages.

Ms. Carr asked if City Council could give guidance to the IDC regarding the pool and Garden Center by their first meeting in September.

Councilmember Steve Diehl moved to direct the Interim City Manager to develop cost estimates of revamping/building the pool and Garden Center by the next meeting. Mayor Parker seconded and the motion passed unanimously.

Mrs. Katalenas requested everyone review the documents that Ms. Carr would be sending via email and comment back to Ms. Carr so she can formulate one document with comments to be returned back to Freese & Nichols.

President Contreras asked if a pool could be at Live Oak Park? Mayor Parker answered no because of the trees and security. For safety and security reasons, it would need to be in a more open area.

Mrs. Katalenas informed the group that after receiving the focused comments, they would finish the plan. The target date would be to have the finished product to IDC in October. After acceptance from the IDC, the IDC would take it to City Council for their review and possible adoption. Councilman Diehl said he doesn't want to rush the process just to meet deadlines.

Ms. Carr thanked City Council for meeting with the IDC. Councilmember Diehl said the IDC is doing a great job and he has confidence in this Board. Mayor Parker thanked IDC for inviting them to participate in this Parks Master Plan meeting.

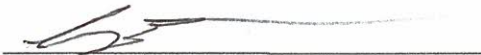
No official Board action was taken by IDC during this meeting.

6. Adjourn. Mayor Parker adjourned the City Council Meeting at 9:11 PM. President Contreras adjourned the IDC Meeting at 9:11 PM.

Minutes respectfully submitted by Jodi Carr.

ATTEST:

APPROVED:



Scott Shaler, Secretary



Rene Contreras, President