

City of Ingleside
Minutes
Special City Council Meeting
October 20, 2020
6:30 PM

1. Call Meeting to Order

The Special City Council Meeting on October 20, 2020, was called to order at 6:30 p.m., with Mayor Ronnie Parker presiding.

2. Roll Call

Council Members present: Mayor Ronnie Parker, Council Member Diehl, Council Member Wilson, Council Member Schack, Council Member Fahrenthold, and Council Member Luna. Council Member Tucker was present via Zoom Meeting. Several City staff were in attendance.

3. Invocation

4. Pledge of Allegiance

5. Citizens Comments

There were no citizens comments.

Council Member Diehl, commented on an email sent by Interim City Manager, Linnette Barker, to each City Council Member, regarding requiring an inspection report and appraisal on the Clayton property. Council Member Diehl, disassociated himself with the email. Council Member Diehl, commented this email was sent out of good intent, but the email used the word "consensus", which is a perception issue. Council Member Diehl, commented he will make decisions at this meeting based only on information shared within this meeting.

Council Member Schack, commented he considered the email a "hidden vote", and the public was not involved.

Action Items:

6. Discussion, consideration, and action, to by-pass the appraisal on the Clayton Property.

Interim City Manager, Linnette Barker, commented that at the last Regular City Council Meeting of October 14, 2020, the Clayton property proposed contract was presented, with a closing date scheduled for October 23, 2020. City Council directed the Interim City Manager, Linnette Barker to order an appraisal and inspection. The inspection was completed, but the appraisal report could take approximately 30 days to receive. This is when the email was sent, asking the thoughts of each Council Member.

Council Member Diehl, commented that \$575,000.00 of citizens money would be spent to purchase the Clayton property, and what is the purpose and plan to buy this property. He asked the Interim City Manager, Linnette Barker, what the City Attorneys recommendation regarding getting an appraisal on the proposed property. Interim City Manager, Linnette Barker, commented the appraisal would give you the general value of the property. Council Member Diehl, commented that he went to Public Works, to only ask questions regarding the storage of equipment. He agreed the administrative offices need to move out of the current offices. Council Member Diehl, commented he questioned if City Council had done due diligence, and stated he saw this as a \$575,000.00 band-aid, and questioned why the City would purchase the vacant lot. Interim City Manager, commented the owner of the property was selling all three parcels together. Council Member Diehl, commented that when the property is sold by the current owner, it must change to residential, and the property would then be removed from the tax rolls. Council Member Diehl, commented that a plan needs to be made by the City Council for the City of Ingleside.

Council Member Wilson, commented that soon there would be no properties around the City. Housing and the Port are locking us in.

Council Member Fahrenthold, commented that the problem was, the City does not have a plan.

Mayor Parker, commented that the reason the property was considered was the need for Public Works, and the vacant lot of the proposed property could house a nice storage building.

Council Member Diehl, commented it is budget to expand the current buildings.

Council Member Schack, asked Interim City Manager, Linnette Barker, why this property was looked at. Interim City manager, Linnette Barker, commented she knew there was a need for administrative space for Public Works, and for storage for new Public Works equipment, and she was curious about this property. Council Member Schack, said he visited with a neighbor of the property, and he found out the agreement was if the current owner ever sold the property, it would change to residential, and the city does not have the right to change from the agreement, since the property was not zoned industrial. Council member Schack, asked why we were going back on the agreement. Interim City Manager, Linnette Barker, said she followed through at City Council's authority.

Mayor Parker, commented the vacant lots are what would go back to residential, not the buildings.

Council Member Fahrenthold, commented that the problem is not having a plan, and a plan needs to be put into place.

Council Member Tucker, commented he agrees to slow down on the purchase, and get a plan.

Council Member Luna, commented maybe the purchase of the property should be stepped away from at this time until more research is done. No action was taken.

7. Discussion, consideration, and action on an Ordinance of the City of Ingleside, Texas approving the contract to purchase the Clayton Property and amending the 2020/2021 Capital Fund Budget to add additional appropriations for the purchase of the property.

Council Member Schack, made a motion, seconded by Council Member Luna, to not approve the contract to purchase the Clayton Property, and hold until a fund plan budget has been made. The motion passed with six votes yes, and one vote no by Mayor Parker.

8. Discussion, consideration, and action regarding Cove Park.

Interim City Manager, Linnette Barker, commented she provided pictures, and a copy of the lease agreement of Cove Park, and the parking lot failure. The site was secured, and County Commissioner Gillespie and Judge Krebs have been contacted. Mayor Parker, reported the woman that fell at the site had a prior medical procedure which was possibly affected by this incident. Interim City Manager, Linnette Barker, commented the dock belongs to the City. The ramp, concrete, asphalt, and pilings belong to the County.

Oscar Adame, of 2747 Avenue E, commented that the dock and anything that is wood that is attached to the bulkhead, belongs to the City.

Other:

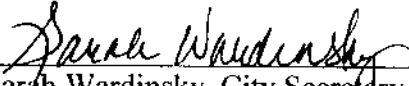
9. Requests from Council

Council Member Diehl, requested the staff, at the next Regular City Council Meeting as an agenda item, with specific needs, assessment, and proposals regarding the Public Works Administrative Building. Council Member Diehl, also requested finding the drawings of options for N. O. Simmons Park, with the Police Department and Fire Department to be moved to N. O. Simmons.

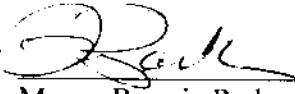
Council Member Wilson, asked if the barn at Avenue A and Highway 361 that was sold by the County to the City, could possibly be removed.

10. Adjourn

Mayor Parker, adjourned the Special City Council Meeting at 7:37 p.m.



Sarah Wardinsky, City Secretary



Mayor Ronnie Parker