

**CITY OF INGLESIDE
MINUTES
SPECIAL CITY COUNCIL MEETING
MARCH 30, 2010**

1. Call meeting to order

The meeting was called to order at 6:30 p.m. with Mayor Stella Herrmann presiding. Council Members present: Mayor Stella Herrmann, and Council Members Stewart Wilson, Elaine Kemp, Steve Diehl, Luis Lamas, Jacob Lopez, and Willie Vaden. City of Ingleside Staff present: City Manager Jim Gray and City Secretary Kimberly Drysdale. There were approximately 25 guests.

2. Invocation

3. Pledge of Allegiance

4. The City Council may meet in closed executive session under the authority of Section 551.087 Texas Government Code to discuss commercial or financial information that the City has received from a business prospect the City seeks to have locate, stay or expand in or near the territory of the City and with which the City is conducting economic development negotiations related to said lands and facility and to deliberate the offer of a financial or other incentive to said business prospect.

City Manager Jim Gray explained that the City of Ingleside has received a copy of a letter from a prospective developer of the Naval Station Ingleside property. It is feasible for the City Council to consider what options they would deem appropriate should this or any other developer make a formal offer to locate within the city limits of Ingleside.

Mayor Herrmann and Council Member Diehl expressed their concerns with this agenda item because the letter in question was not addressed to the City of Ingleside.

Council Member Diehl made a motion to remove this item from the agenda and was seconded by Council Member Lamas.

Council Member Lamas questioned this agenda and meeting if the letter was not addressed to the City. Council Member Vaden stated he is the one who requested the agenda item in an effort to get the thought process started because eventually this information will be needed for this or any other developer. Council Member Diehl stated he does want to discuss incentives; however, not in closed executive session.

Council Member Diehl amended his motion to remove items # 4 and # 5 from the agenda and the motion was seconded by Council Member Lamas. The motion was approved unanimously.

5. Consideration and possible action regarding commercial or financial information that the City has received from a business prospect the City seeks to have locate, stay or expand in or near the territory of the City and with which the City is conducting economic development negotiations related to said lands and facility and to deliberate the offer of a financial or other incentive to said business prospect.

This item was removed as per the previous motion.

6. Consideration and possible action authorizing the staff to inform the Port of Corpus Christi Authority of the Ingleside City Council's concerns regarding the infrastructure and revenue needs of the City of Ingleside.

City Manager Jim Gray provided a handout to the Council Members of possible discussion points for a presentation to the Port of Corpus Christi Authority (POCCA). Mr. Gray has spoken with representatives of POCCA and they will include our presentation on their next agenda. At this point he requests input from Council in order to prepare a presentation to POCCA.

Each of the Council Members provided input of items they would like to be expressed in the presentation. It was stressed that if any developer requires more of the City than what our facilities can currently accommodate, that developer will have to help pay for those improvements. Council Members agreed their first commitment is to the current residents and to not unduly increase the taxes or utility rates. There are still existing infrastructures needs throughout

Ingleside that need to be considered prior to spending existing funds on new development. The Council Members would prefer the property be sold to a taxing entity and are always open to negotiating funds in lieu of taxes. Because the existing building on the property already have separate water meters we cannot charge impact fees to the new owner. Only new taps can be charged impact fees. If the developer does not open the property to the public there will be no other concerns besides the water and wastewater needs. If the developer desires to open the property to the public, they will have to negotiate with the City to take on the additional infrastructure needs for streets, sidewalks, parks, drainage, ROW's, etc. That is a whole different option that has not been discussed by POCCA or a developer. So far all discussions have been to maintain a closed facility. At this point the Council Members are not considering incentives to offer developers, but rather what a developer can offer the City. The City of Ingleside is in a unique position because we have some of the best undeveloped water front property left in the United States. As eager as the City is to see the development of the property, there is concern with accepting the first offer and whether such will be what is best for the citizens of Ingleside and the surrounding areas.

Council Member Diehl made a motion to (1) the staff to prepare and have the Mayor sign a letter requesting to be on the next POCCA agenda; (2) the staff to prepare a presentation; (3) a subcommittee of two (2) Council Members work with the staff to prepare the information; (4) that the presentation be emailed to the Council Members for additional input prior to the POCCA meeting. The motion was seconded by Council Member Kemp and was approved unanimously.

It was noted that the two (2) Council Members to work with the staff to prepare the presentation will be Mayor Herrmann and Council Member Diehl.

7. Consideration and possible action regarding a letter from the City of Ingleside to thank specific individuals from the Port of Corpus Christi Authority for their contribution to the future of the redevelopment of Naval Station Ingleside.

Council Member Lopez made a motion to write a letter to Port of Corpus Christi Authority (POCCA) Board Members Ken Berry, Bobby Gonzalez, and Francis Grandy thanking them for their assistance in bringing information to the City of Ingleside and was seconded by Council Member Lamas.

Council Member Vaden suggested that a letter not be written but that something could be subtly mentioned during the verbal presentation to the POCCA so as not to isolate any of the other Board Members. Council Members Kemp and Diehl agreed that although everyone is grateful of the inclusion by certain individuals; it would be better if the appreciation was shown in a more professional means than by singling out specific individuals.

Council Member Lopez stated he is not trying to offend anyone but he does want to recognize these people for going out of their way to make sure Ingleside is kept informed.

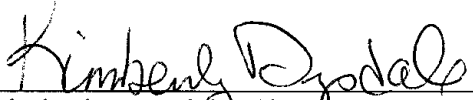
Mrs. Stephanie Pierce expressed her concern that by recognizing only three (3) people and not the entire Board, that the Council Members are jeopardizing the City as a whole by disengaging majority of the remaining four (4) Board Members.

Council Member Lopez amended his motion to not write a letter of thanks but for the individuals to be recognized by the Mayor in the presentation to the POCCA and was seconded by Council Member Lamas. The motion was approved with Mayor Herrmann and Council Members Wilson, Kemp, Diehl, Lamas, and Lopez voting aye; and Council Member Vaden voting no.

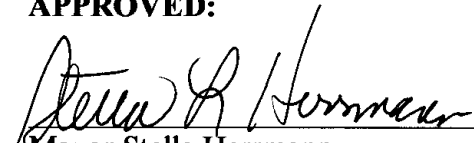
8. Adjourn

There being no further business, the meeting was adjourned at 7:33 p.m.

ATTEST:


Kimberly Drysdale, City Secretary

APPROVED:


Mayor Stella Herrmann