

**CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
MINUTES
MAY 27, 2025**

Opening Agenda

1. Call regular meeting to order.

The Regular Council Meeting of the City of Ingleside was called to order by Mayor Adame at 6:30 p.m. on May 27, 2025, at City Hall 2671 San Angelo Ave., Ingleside, TX and live video streaming.

2. Roll Call.

With Council Members present a quorum was established.

Council Members Present: Mayor Pro-Tem Long, Linda Timmerman, John Salinas (via Zoom), David Pruitt, James Steward, Julio Salinas, and Mayor Adame

3. Invocation.

Council Member Pruitt led the invocation.

4. Pledge of Allegiance.

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

5. Citizen Comments and Reports.

Scott Kilgore, 2664 San Angelo, addressed the Council about the rezone of property by the High School, industry within Ingleside, and the consideration for the safety of students.

Cindy Wilson, 2635 San Angelo, addressed the Council about the swimming pool, and providing a space for kids and families to hold events instead of them having to go outside of Ingleside.

Monte Shugart, 2396 Kenny Lane, addressed the Council about a water leak taking place at Portside Villas Apartment Complex, provided pictures to Council Members of the leak, was told by property manager that it was a leak on City side, and City informing him that it is private property and they can't fix the leak without permission.

Courtney Shane, 2181 Capeheart St., addressed the Council about doing the Texas Pledge at Council meetings, sending an email to Council Members about doing Fourth of July events, being able to speak with Congressman Cloud, and about cleaning up the property that is up for rezone.

Martha Habluetzel, 3508 Ave A, addressed the Council about the rezone of property by the High School, opposition of more industry development, requesting an ordinance for a school safety zone, and how the ordinance is doable under safety regulations.

6. Staff Comments and Reports.

a. Council Comments and Reports.

Council Member Pruitt made a comment on the new paint job at the Live Oak Park sign, at the entrance.

Council Member Julio Salinas and Mayor Adame made a comment on the test paving, that was done at Live Oak, and commended the employees on the work.

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

No discussion was held on this item.

c. City of Ingleside expenditures paid over \$3,000.00 for the period of April 2025.

No discussion was held on this item.

d. City of Ingleside monthly financial report as of April 2025.

No discussion was held on this item.

e. Quarterly Report on the Ingleside Development Corporation (IDC) Work Plan.

Discussion was held between Council Members, City Manager Lewis, and IDC Board President Wilson about the work plans, sales tax, statistics from a retail coach, businesses to request help for signs if they qualify, putting a hold on starting new projects if current projects aren't completed, and beautifying the City.

Presentations

There were no presentations presented for this meeting.

Consent Agenda

7. Deliberate and take appropriate action on the Regular Meeting Minutes of May 13, 2025.

8. Deliberate and take appropriate action on the second and final reading of an Ordinance appointing a Cort Clerk of the Municipal Court of Record for the City of Ingleside and further providing for the administration of the position, effective date, reading, and severance.

Proposed Ordinance 2025-15.

Motion: Mayor Pro-Tem Long made a motion to approve the consent agenda, as presented. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

Public Hearing

9. Public hearing regarding a City of Ingleside rezone of property generally located at Highway 361 and Avenue B, further described in the legal description below, from R-1 – Single Family Residential to I – Industrial:

A combined total of 299.77 acres consisting of an 89.75 Acre Tract of land, as described in file number 728165 (filed Nov. 17, 2022), Deed of Records, San Patricio County, Texas and a 210.02 Acre Tract, being out of a 28.62 acre tract, a 1.61 acre tract, a 9.22 acre tract and a 5.54 acre tract as recorded in Volume 326, Page 475, Deed Records, San Patricio County, Texas; the remainder of a 50.91 acre tract as recorded in Volume 113 Page 182, Deed Records, San Patricio County, Texas; the remainder of a 48.18 acre tract as recorded in Volume 90, Page 553, Deed Records, San Patricio County, Texas; the remainder of a 46.81 acre tract, recorded in Volume 149, Page 502, Deed Records, San Patricio County, Texas; a 4.54 acre tract as recorded in Volume 148, Page 514, Deed Records, San Patricio County, Texas; and an 8.93 acre tract as recorded in Volume 101, Page 391, Deed Records, San Patricio County, Texas and a 2.29 acre tract recorded in Volume 88, Page 15, Deed Records, San Patricio County, Texas.

At 6:57 p.m. Mayor Adame convened the Ingleside City Council into the Public Hearing.

Speaking For: None

Speaking Neutral: Rob Killen 10101 Reunion Place, San Antonio, TX

Speaking Against: None

At 7:01 p.m. Mayor Adame reconvened the Ingleside City Council into the Regular Meeting.

10. Public Hearing on the adoption of an Ordinance to Repeal and Replace the Existing Drought Contingency Plan in Chapter 66, Article II, Division 4 of the Ingleside Code of Ordinances, with an Updated Plan Aligned with the San Patricio Municipal Water District, Including Provisions for Enforcement and Penalties for Noncompliance.

At 7:01 p.m. Mayor Adame convened the Ingleside City Council into the Public Hearing.

Speaking For: None

Speaking Against: None

At 7:02 p.m. Mayor Adame reconvened the Ingleside City Council into the Regular Meeting.

Regular Agenda

11. Deliberate and take appropriate action on the first reading of an Ordinance regarding a City of Ingleside rezone of property generally located at Highway 361 and Avenue B, further described in the legal description below, from R-1 – Single Family Residential to I – Industrial:

A combined total of 299.77 acres consisting of an 89.75 Acre Tract of land, as described in file number 728165 (filed Nov. 17, 2022), Deed of Records, San Patricio County, Texas and a 210.02 Acre Tract, being out of a 28.62 acre tract, a 1.61 acre tract, a 9.22 acre tract and a 5.54 acre tract as recorded in Volume 326, Page 475, Deed Records, San Patricio County, Texas; the remainder of a 50.91 acre tract as recorded in Volume 113 Page 182, Deed Records, San Patricio County, Texas; the remainder of a 48.18 acre tract as recorded in Volume 90, Page 553, Deed Records, San Patricio County, Texas; the remainder of a 46.81 acre tract, recorded in Volume 149, Page 502, Deed Records, San Patricio County, Texas; a 4.54 acre tract as recorded in Volume 148, Page 514, Deed Records, San Patricio County, Texas; and an 8.93 acre tract as recorded in Volume 101, Page 391, Deed Records, San Patricio County, Texas and a 2.29 acre tract recorded in Volume 88, Page 15, Deed Records, San Patricio County, Texas.

Discussion was held between Council Members, City Manager Lewis, Director of Development Services Rodriguez, and Port of Texas Representative Killen about Council directing staff in January 2025 to cleanup the rezoning following the 1998 annexation, strictly rezoning the property, letters being sent out to surrounding residents, the Future Land Use Map, the ongoing cleanup of the property, TCEQ regulations, SH 200 easement, the rezoning should have been done in a timely manner and not years later, and the City not having any financial burdens with the rezone of the property.

Martha Habluetzel, 3508 Ave A, made a citizen comment.

Motion: Mayor Pro-Tem Long made a motion to approve the first reading of an Ordinance regarding a City of Ingleside rezone of property generally located at Highway 361 and Avenue B, further described in the legal description below, from R-1 – Single Family Residential to I – Industrial: A combined total of 299.77 acres consisting of an 89.75 Acre Tract of land, as described in file number 728165 (filed Nov. 17, 2022), Deed

of Records, San Patricio County, Texas and a 210.02 Acre Tract, being out of a 28.62 acre tract, a 1.61 acre tract, a 9.22 acre tract and a 5.54 acre tract as recorded in Volume 326, Page 475, Deed Records, San Patricio County, Texas; the remainder of a 50.91 acre tract as recorded in Volume 113 Page 182, Deed Records, San Patricio County, Texas; the remainder of a 48.18 acre tract as recorded in Volume 90, Page 553, Deed Records, San Patricio County, Texas; the remainder of a 46.81 acre tract, recorded in Volume 149, Page 502, Deed Records, San Patricio County, Texas; a 4.54 acre tract as recorded in Volume 148, Page 514, Deed Records, San Patricio County, Texas; and an 8.93 acre tract as recorded in Volume 101, Page 391, Deed Records, San Patricio County, Texas and a 2.29 acre tract recorded in Volume 88, Page 15, Deed Records, San Patricio County, Texas. Council Member John Salinas seconded the motion. Motion carried 4:2:1.

- For Motion:** Council Member Pruitt, Council Member John Salinas, Council Member Timmerman, and Mayor Pro-Tem Long.
- Against Motion:** Council Member Julio Salinas and Council Member Steward.
- Abstained:** Mayor Adame

12. Deliberate and take appropriate action on the first reading of an Ordinance to Repeal and Replace the Existing Drought Contingency Plan in Chapter 66, Article II, Division 4 of the Ingleside Code of Ordinances, with an Updated Plan Aligned with the San Patricio Municipal Water District, Including Provisions for Enforcement and Penalties for Noncompliance.

Discussion was held between Council Members, City Manager Lewis, and Director of Infrastructure Services Paredes about being under contract with San Patricio Municipal Water District, recommendations to make it easier for enforcement, surrounding cities doing the same, the change having nothing to do with current legislation, and no obligation of finances.

Motion: Mayor Adame made a motion to approve the first reading of an Ordinance to Repeal and Replace the Existing Drought Contingency Plan in Chapter 66, Article II, Division 4 of the Ingleside Code of Ordinances, with an Updated Plan Aligned with the San Patricio Municipal Water District, Including Provisions for Enforcement and Penalties for Noncompliance. Council Member Timmerman seconded the motion. Motion carried with all present voting in favor.

13. Deliberate and take appropriate action on amending the City of Ingleside Garden Center Rental Agreement fees.

Discussion was held between Council Members, City Manager Lewis, and Director of Infrastructure Services about the Garden Club not having to pay fees to meet at the Garden Center, the minimum hours to rent, the fee changes for the Resident rate, and the deposit fees.

Motion: Mayor Pro-Tem Long made a motion to approve the amendment of the City of Ingleside Garden Center Rental Agreement fees. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

14. Deliberate and take appropriate action on the City Council to authorize the City Manager to negotiate and execute a contract with the firm 6S Engineering Inc. for the Cove Park Improvements project.

Discussion was held between Council Members, City Manager Lewis, Director of Infrastructure Services Paredes, 6S Representative Swaim about finalizing negotiations and going through legal, a mock up of the best use for the facility before going out for bids for engineers, only being in the Planning Phase, including the entire property, the cost covering the planning phase, and negotiate minor changes.

Motion: Council Member Pruitt made a motion to authorize the City Manager to negotiate and execute a contract with the firm 6S Engineering Inc. for the Cove Park Improvements project not to exceed \$82,553. Council Member Steward seconded the motion. Motion carried with all present voting in favor.

15. Deliberate and take appropriate action on the Special Event Permit request for Pan American Civic Association (PACA) El Concerto de El Quete at N.O. Simmons Park on July 5, 2025.

Discussion was held between Council Members, City Manager Lewis, and Director of Infrastructure Services Paredes about the name change of the permit so it does not confuse citizens with the Special Use Permit for developments, free of charge to the public, VIP being a charge, set up like Round Up but without the carnival, and the organization being advised of the noise ordinance.

Motion: Council Member Julio Salinas made a motion to approve the Special Event Permit request for Pan American Civic Association (PACA) El Concerto de El Quete at N.O. Simmons Park on July 5, 2025. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

16. Deliberate and take appropriate action on awarding the bid to replace a collapsing manhole at the intersection of HWY 1069 and Church Street.

Discussion was held between Council Members, City Manager Lewis, and Director of Infrastructure Services Paredes about the collapsing manhole, TCEQ regulations being against brick manholes, going out for three quotes and JJ Fox Construction being the lowest, funding coming from the wastewater collection fees, project will begin once notice to proceed is issued, no notification is required, no shutoffs will take place, and the manhole being 12-14 feet deep.

Motion: Mayor Pro-Tem Long made a motion to award the bid to JJ Fox Construction, to replace a collapsing manhole at the intersection of HWY 1069 and Church Street, not to exceed \$65,800. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

17. Deliberate and appropriate action on the first reading of an Ordinance providing for the Nonsubstantive Amendments of the City Charter for the City of Ingleside pursuant to Section 11.11 of the Charter and further providing for effective date, reading, severance, and publication.

Discussion was held between Council Members, City Manager Lewis, and City Attorney McCann about the Nonsubstantive Amendments to the Charter, the cleanup of verbiage within the Charter, and these changes not having to go before the citizens for a vote.

Motion: Mayor Adame made a motion to approve the first reading of an Ordinance providing for the Nonsubstantive Amendments of the City Charter for the City of Ingleside pursuant to Section 11.11 of the Charter and further providing for effective date, reading, severance, and publication. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

18. Deliberate and take appropriate action on the first and only reading of an Ordinance amending the Fiscal Year 2024-2025 budget for the City of Ingleside, Texas, of reclassification of the Municipal Court Administrator position to Clerk of the Court from the Municipal Court budget in the General Fund.

Proposed Ordinance 2025-16.

Discussion was held between Council Members and City Manager Lewis about the title change to the position only, and no amount of money is changing since it is already in the budget.

Motion: Council Member Julio Salinas made a motion to approve Ordinance 2025-16, an Ordinance amending the Fiscal Year 2024-2025 budget for the City of Ingleside, Texas, of reclassification of the Municipal Court Administrator position to Clerk of the Court from the Municipal Court budget in the General Fund. Council Member Steward seconded the motion. Motion carried with all present voting in favor.

- 19. Deliberate and take appropriate action to authorize the City Manager to issue Requests for Proposals (RFP) for administrative and plan development services for the Community Development Block Grant – Mitigation (CDBG-MIT) Local Hazard Mitigation Plans Program (LHMPP) grant program administered by the Texas General Land Office (GLO).**

Discussion was held between Council Members and City Manager Lewis about meeting with a grant administrator, and going out for RFP's for a professional grant writer.

Motion: Mayor Adame made a motion to authorize the City Manager to issue Requests for Proposals (RFP) for administrative and plan development services for the Community Development Block Grant – Mitigation (CDBG-MIT) Local Hazard Mitigation Plans Program (LHMPP) grant program administered by the Texas General Land Office (GLO). Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

- 20. Deliberate and take appropriate action to authorize the City Manager to issue Requests for Proposals (RFP) for administrative and planning services for GLO CDBG-MIT Resilient Communities Program (and all eligible activities per the application guidance) as administered by the General Land Office.**

Discussion was held between Council Members and City Manager Lewis about going out for RFP's to get a professional grant writer, grants having strings attached, and Council not obligated to accept any grants.

Motion: Council Member Pruitt made a motion to authorize the City Manager to issue Requests for Proposals (RFP) for administrative and planning services for GLO CDBG-MIT Resilient Communities Program (and all eligible activities per the application guidance) as administered by the General Land Office. Council Member Steward seconded the motion. Motion carried 5:2.

For Motion: Council Member Timmerman, Council Member Pruitt, Council Member Steward, Council Member Julio Salinas, and Mayor Adame.

Against Motion: Mayor Pro-Tem Long and Council Member John Salinas.

- 21. Deliberate and take appropriate to authorize the City Manager to issue Requests for Proposals for administrative services (RFP) as a disaster recovery management service provider to complete application and project implementation and requests for qualifications (RFQ) for engineering services for the Federal Emergency Management Agency (FEMA) Public Assistance (PA)/Hazard Mitigation Assistance (HMA) funding administered by the Federal Emergency Management Agency, Texas Division of Emergency Management and/or Texas Water Development Board.**

Discussion was held between Council Members and City Manager Lewis about what grants fit the needs of the City.

Motion: Mayor Adame made a motion to authorize the City Manager to issue Requests for Proposals for administrative services (RFP) as a disaster recovery management service provider to complete application and project implementation and requests for qualifications (RFQ) for engineering services for the Federal Emergency Management Agency (FEMA) Public Assistance (PA)/Hazard Mitigation Assistance (HMA) funding administered by the Federal Emergency Management Agency, Texas Division of

Emergency Management and/or Texas Water Development Board. Council Member Steward seconded the motion. Motion carried with all present voting in favor.

Executive Session

No Executive Session was held for this meeting.

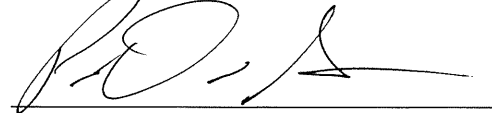
22. Items to consider for placement on future agendas.

Council Member Julio Salinas requested a general projects update.

23. Adjourn Regular Meeting.

Mayor Adame adjourned the regular meeting of the City of Ingleside at 8:16 p.m.

APPROVED:



Pedro Oscar Adame, Mayor

ATTEST:


Jana Stork, City Secretary