

CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
MINUTES
JUNE 10, 2025

Opening Agenda

1. Call Meeting to Order.

The Regular City Council Meeting of the City of Ingleside was called to order by Mayor Adame at 6:30 p.m. on June 10, 2025, at City Hall 2671 San Angelo Ave., Ingleside, TX and live video streaming.

2. Roll Call.

With Council Members present, at roll call, a quorum was established.

Council Members Present: Mayor Pro-Tem Long, Linda Timmerman, John Salinas, 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.

Matthew Guajardo, 1560 Vineyard St., addressed the Council about having a visual impairment, House Bill 5271, and asking the City to build a more inclusive and accessible community for everyone.

Vicky Cook, 3009 Lakeview West Dr., addressed the Council about the importance of pollinators, and encouraged Council and residents to garden to have more pollinators in the area.

6. Staff Comments and Reports.

a. Council Comments and Reports.

No discussion was held on this matter.

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

No discussion was held on this matter.

c. Ingleside Garden Club Recognition for being awarded the following five (5) First Place awards, one (1) Second Place award, and one (1) Certificate of Accomplishment from the Texas Garden Club District VII.

No discussion was held on this matter.

d. Report on General Projects.

Discussion was held between Council Members, City Manager Lewis, and Director of Infrastructure Paredes on an update of general projects, including: the Wastewater Treatment Plant being in the contractual phase; the loading ramp at the Recycling Center; assisting the Ingleside Development Corporation (IDC) with the basketball court, and awaiting a scheduled date from IDC to have a ground breaking ceremony; West Main Street Parking Lot at Humble and Gallion Street repair in the

RFP phase; awaiting contractors to fix minor leaks in roofs; lighting at Live Oak Park is ready to begin construction by the contractors; digital signs at N.O. Simmons Park and on 8th Street; and the manhole replacement at Hwy 1069 and Church Street waiting for a Purchase Order to issue a Notice to Proceed.

Presentations

- 7. Proclamation to recognize National Pollinator Week June 16-22, 2025 in the City of Ingleside.**

Mayor Adame presented the Proclamation for National Pollinator Week to the Ingleside Garden Club.

Consent Agenda

Agenda Item 9 was pulled from Consent Agenda and moved into Regular Agenda for separate discussion.

- 8. Deliberate and take appropriate action on the Regular Meeting Minutes of May 27, 2025.**
- 10. Deliberate and take appropriate action on the second and final 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.**

Proposed Ordinance 2025-17.

Motion: Council Member John Salinas made a motion to approve the Consent Agenda excluding Item 9 which was removed from the Consent Agenda for separate discussion. Council Member Julio Salinas seconded the motion. Motion carried with all present voting in favor.

Public Hearing

No Public Hearing was presented for this meeting.

Regular Agenda

- 9. Deliberate and take appropriate action on the second and final 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.**

Proposed Ordinance 2025-18.

Discussion was held between Council Members, City Manager Lewis, and City Attorney McCann about what the Nonsubstantive Amendments entails.

Motion: Mayor Adame made a motion to approve Ordinance 2025-18, 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.

- 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.

Proposed Ordinance 2025-19.

Discussion was held between Council Members and City Manager Lewis about the land not being suitable for residential zoning, zoning being the right of the Council and the City, and the contamination of the property.

Motion: Mayor Pro-Tem Long made a motion to approve Ordinance 2025-19, 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

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

Mayor Adame requested that Agenda Item 17 be moved before Agenda Item 12.

Mayor Adame requested that Agenda Item 16 be moved before Agenda Item 12, after discussion on Agenda Item 17.

12. Deliberate and take appropriate action on changing the October 28, 2025, November 11, 2025 City Council Meetings to, October 27, 2025 (due to TML Annual Conference in Fort Worth), and November 10, 2025 (due to Veteran’s Day).

No discussion was held on this matter.

Motion: Mayor Adame made a motion to approve the changing of the City Council Meeting dates as presented on the Agenda. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

13. Deliberate and take appropriate action on authorizing the City Manager to finalize and enter into a contract with the firm AGCM for Project Management Services.

Discussion was held between the Council Members and City Manager Lewis about AGCM being project managers on sight for projects, the fee schedule, City representatives on project site as well, project managers from the company will be based on project type, and budget coming out of the individual project budget.

Motion: Council Member Julio Salinas made a motion to authorize the City Manager to finalize and enter into a contract with the firm AGCM for Project Management Services. Council Member Steward seconded the motion. Motion carried with all present voting in favor.

14. Deliberate and take appropriate action on the approval of the Final Change Order for the Kenny Lane Project which included water, wastewater, drainage, and street reconstruction.

Discussion was held between Council Members, City Manager Lewis, and Director of Infrastructure Services Paredes about Kenny Lane being a turnkey project, four (4) houses not being on sewer but on septic tanks and putting in a lift station for those houses to be on sewer, and the Final Change Order coming to a cost of \$123,108.04.

Motion: Council Member John Salinas made a motion to approve the Final Change Order for the Kenny Lane Project which included water, wastewater, drainage, and street reconstruction. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

15. Deliberate and take appropriate action on the approval of the final pay application and project closeout on the Kenny Lane Project which included water, wastewater, drainage, and street reconstruction.

Discussion was held between Council Members, City Manager Lewis and Director of Infrastructure Services Paredes about negotiating with the contractor for a five (5) year maintenance plan, and the final pay application coming to a cost of \$118,152.10.

Motion: Council Member Pruitt made a motion on the approval of the final pay application and project closeout on the Kenny Lane Project which included water, wastewater, drainage, and street reconstruction. Mayor Pro-Tem Long seconded the motion. Motion carried with all present voting in favor.

16. Deliberate and take appropriate action on an Ordinance Authorizing The Issuance Of "City Of Ingleside, Texas Combination Tax And Limited Pledge Revenue Certificates Of Obligation, Series 2025"; Providing For The Payment Of Said Certificates By The Levy Of An Ad Valorem Tax Upon All Taxable Property Within The City And Further Securing Said Certificates By A Lien On And Pledge Of The Pledged Revenues Of The System; Authorizing The Execution Of Any Necessary Engagement Agreement With The City's Financial Advisors; And Providing An Effective Date.

Proposed Ordinance 2025-20.

Discussion was held between Council Members, City Manager Lewis, and SAMCO Representative Andrew Friedman about the handout he provided to Council, the schedule of the Certificates of Obligations, the issuance of the bond for the 2.0 MGD Wastewater Treatment Plant, having to show proof of having the funds to the Texas Water Development Board, money to be acquired by the City no later than June 25th, 2025, and still having the capability to go out and apply for grants.

Motion: Council Member John Salinas made a motion to approve Ordinance 2025-20, an Ordinance Authorizing The Issuance Of "City Of Ingleside, Texas Combination Tax And

Limited Pledge Revenue Certificates Of Obligation, Series 2025”; Providing For The Payment Of Said Certificates By The Levy Of An Ad Valorem Tax Upon All Taxable Property Within The City And Further Securing Said Certificates By A Lien On And Pledge Of The Pledged Revenues Of The System; Authorizing The Execution Of Any Necessary Engagement Agreement With The City’s Financial Advisors; And Providing An Effective Date. Council Member Pruitt seconded the motion. Motion carried 6:1.

For Motion: Council Member Steward, Council Member Pruitt, Council Member John Salinas, Council Member Timmerman, Mayor Pro-Tem Long, and Mayor Adame

Against Motion: Council Member Julio Salinas

17. Deliberate and take appropriate action on a Special Event Permit request for Courtney Shane Ingleside 4th of July Parade on July 4, 2025.

Discussion was held between Council Members, City Manager Lewis, Director of Infrastructure Services Paredez, Police Chief Molina, and Courtney Shane about the route for the parade, all permits being acquired, the Police Department contacting TxDOT and DPS, and having patrol units stop traffic for the parade.

Motion: Council Member John Salinas made a motion to approve the Special Event Permit request for Courtney Shane Ingleside 4th of July Parade on July 4, 2025. Council Member Timmerman seconded the motion. Motion carried with all present voting in favor.

Executive Session

18. 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. Pursuant to Section 551.071 (Consultation with Attorney) to confer with the City’s attorney and representatives of San Patricio County Appraisal District regarding pending litigation affecting the City.**

At 7:29 p.m. Mayor Adame 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 Pursuant to Section 551.071 (Consultation with Attorney) to confer with the City’s attorney and representatives of San Patricio County Appraisal District regarding pending litigation affecting the City.

19. 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. Pursuant to Section 551.071 (Consultation with Attorney) to confer with the City’s attorney and representatives of San Patricio County Appraisal District regarding pending litigation affecting the City.**

At 8:03 p.m. Mayor Adame 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.

Item A: No Action Taken.

Closing Agenda

20. Items to consider for placement on future agendas.

Council Member John Salinas requested staff to look at Ordinances when it comes to permits for the School District.

21. Adjourn.

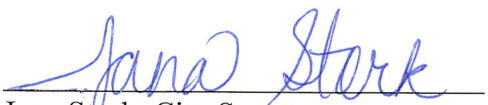
Mayor Adame adjourned the regular meeting of the City of Ingleside at 8:07 p.m.

APPROVED:



Pedro Oscar Adame, Mayor

ATTEST:


Jana Stork, City Secretary