

CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
MINUTES
NOVEMBER 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 Pro-Tem Long at 6:30 p.m. on November 10, 2025, at City Hall 2671 San Angelo Ave., Ingleside, TX and live video streaming. Overflow location will be held at Hildegard Schmidt Garden Center, 2740 Mustang Drive, Ingleside, Texas 78362.

2. Roll Call.

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

Council Members Present: Linda Timmerman, John Salinas, David Pruitt, James Steward, Julio Salinas, and Mayor Pro-Tem Long.

Council Members Absent: Mayor Adame.

3. Invocation.

Council Member Pruitt led the invocation.

4. Pledge of Allegiance.

Mayor Pro-Tem Long led the Pledge of Allegiance to the U.S. flag.

5. Citizen Comments and Reports.

Captain Kelley, 410 N. Sandpiper, Ingleside on the Bay, addressed the Council.

6. Staff Comments and Reports.

a. Council Comments and Reports.

No discussion was held on this item.

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

No discussion was held on this item.

c. Report on Ingleside Little League donation request.

No discussion was held on this item.

d. Report on City activity and response to recent hailstorm.

Discussion was held between Council Members, City Manager Lewis, and Director of Development Services Rodriguez about roofs needing to be inspected, solicitors and the required permits, and brush pick up.

e. Report on future economic growth and development team meetings.

Discussion was held between Council Members, City Manager Lewis, and Cove Apartments representatives about growth and development in the City.

Presentations

There were no presentations presented for this meeting.

Mayor Pro-Tem Long requested that Agenda Item 14 be moved before Consent Agenda.

Consent Agenda

- 7. **Deliberate and take appropriate action on the Regular Meeting Minutes of October 27, 2025.**
- 8. **Deliberate and take appropriate action on a Special Event Permit request from the Port of Corpus Christi for a Tree For All event at N.O. Simmons Park on December 4, 2025.**

Motion: Council Member John Salinas made a motion to approve Consent Agenda as presented. Council Member Steward seconded the motion. Motion carried with all present voting in favor.

Public Hearing

- 9. **Public Hearing regarding an application filed by Ingleside Clean Ammonia Partners, LLC (“ICAP”) requesting a Special Use Permit pursuant to Section 78-267 of the Code of Ordinance for the intensive use consisting of construction and operation of the Ingleside Blue Ammonia facility on property located at 1450 Lexington Blvd, further described in the legal description below:**

Being the following described tracts of land: (1) 208.131 acres, more or less, out of a called 478.376-acre tract described in a deed, recorded in Volume 2081, Page 483, Deed Records, Nueces County, Texas and being part of the L. Von Zacharias Survey 1, Abstract 271 and being in San Patricio County, Texas, and being a portion of San Patricio Appraisal District Tax ID No. 67889, together with: (2) the piers, docks, bulkheads, wharves, and similar facilities and structures that are attached to said land (including the approximately 2.349 acres of dock and facilities being identified as San Patricio Appraisal District Tax ID No. 1021172) or that become attached to said land and extend into and over the waters of Corpus Christi Bay.

At 6:50 p.m. Mayor Pro-Tem Long convened the Ingleside City Council into the Public Hearing.

Speaking For:	Ricardo Trevino, Jr.	2322 Morgan Ln.
	Sarah Crumbley	2480 Henrietta Place
	Trey Turnbough	2008 1 st St.
	Wayne Kelly	415 King Ave, Agua Dulce
	Terry Kisilewich	3601 FM 4, Jacksboro
	Luis Perez	1450 Lexington Blvd
	Nicholas Burrell	1450 Lexington Blvd
	Lindsay Meade	208 Speargrass Ln, Odem
	Jared King	404 Rattan Dr., Victoria
	Dolly Trolley	2442 San Antonio St., Corpus Christi
	Chloe Castillo	313 E. Escobedo St., Taft
	Pedro Lopez	738 Retano Ave, Taft

Speaking Against:	Martha Habluetzel	3508 Ave A
	Liliana Salinas	2018 Jenica Dr.
	Bonnie Hodge	2829 Houston Ave
	Diane Thauburn	2541 Arkansas St.
	Dale Danforth	2412 Westlake Circle N.
	Gail Danforth	2075 Sabal Dr.
	John Barfoot	2302 Kenney Ln.
	Bethy Aguirre	2068 Buckeye Dr.
	Cynthia Baures	2621 Live Oak St.
	Betty Encrigo	2068 Buckeye Dr.
	H. Biel (Interpreter)	1620 Kenney Ln.
	Elisa Granados	1591 4 th S.
	Diane Forrest	2104 Capeheart St.
	Claudia Elliot	2176 Timberleaf Circle
	George Turner	2759 Ave F
	Nathaniel Mircovich	2401 Upton
	Richard Bee	402 Sunset

Zooey Robertson	2412 Westlake Circle N.
Arturo Carmona	2794 Houston Ave
Melanie Shafer	2290 6 th St.
Denise Hermes	1459 S. Main
Raymond Carroll	2083 Glenwood Dr.
Sandra Slvarado	2098 8th St.
Mariana Rodriguez	2429 Henrietta Place
Jessie Garcia	2289 Hillcrest
Sarah Jimenez	2279 Hultgreen
Rene Contreras	3246 Main St.
Frances Sawyer	2642 Live Oak St.
Rolland Forward	1548 Vineyard
David Contreras	2339 Kenney Ln.
Steve Diehl	2428 Westlake Circle N.
Kevin Schleicher	2589 Main St.
Tom Cerwonka	601 Starlight, IOB
Heather Blair	1408 Austin St., Portland
Butch Porter	511 Bayshore Dr., IOB
Louise Ruggiero	2574 Johnson Ave, Aransas Pass
Anastasia Ruggiero	2574 Johnson Ave, Aransas Pass
Lynn Porter	511 Bayshore Dr., IOB
Bill Woods	511 Woodhaven, IOB
Howard Gillespie	801 Sandpiper, IOB
Alejandro Benevides	5517 Candace St., Corpus Christi
Rachel Caballero	522 Hancock, Corpus Christi
Shiela Cerwonka	601 Starlight, IOB
Shawn Shippe	4101 Redwood St., Corpus Christi
Erik Glowka	321 N. Sandpiper, IOB
Berkley Jenkins	325 Woodhaven, IOB
Harbor Jenkins	325 Woodhaven, IOB
Ann Nyberg	320 Inglewood, IOB
Myra Alaniz	4695 FM 1889, Robstown
Suzanne Gallagher	3419 Riverview Dr., Robstown
Kellen Chiddix	96 Bayshore Dr., IOB
Michelle Mack	218 Bayshore Dr., IOB
Thomas Mack	218 Bayshore Dr., IOB
LeAnn Romines	97 Starlight Dr., IOB
Roy Riley	344 Inglewood, IOB
Lisa Riley	344 Inglewood, IOB
Ashley Griffith	2463 CR 2010, Aransas Pass
Tom Daley	904 Sandpiper, IOB
Cyndi Valdes	809 Bayshore Dr., IOB
Caren Childers	15637 Cuttysark St., Corpus Christi
Jenney Hill	4279 CR 4673, Aransas Pass
Luke Daily	619 Ave B, Port Aransas
Carole Howard	307 S. McCampbell, Aransas Pass
Cody Benavides	1013 Barracuda Pl., Corpus Christi
Payton Campbell	6242 Londonderry, Corpus Christi
Tim Doty	309 Barberry Park, Driftwood
Andrea Puyol	902 Ohio Ave, Corpus Christi
Jeffrey Jacoby	1301 Chicon St., Austin

At 9:54 p.m. Mayor Pro-Tem Long reconvened the Ingleside City Council into the Regular Meeting.

Mayor Pro-Tem Long paused the meeting for a 15-minute recess at 9:54 p.m.

Mayor Pro-Tem Long resumed the meeting from recess at 10:09 p.m.

Regular Agenda

- 10. Deliberate and take appropriate action on first reading of an Ordinance granting a Special Use Permit pursuant to Section 78-267 of the Code of Ordinance for the intensive use consisting of construction and operation of the Ingleside Blue Ammonia facility on property located at 1450 Lexington Blvd, further described in the legal**

description below and further providing for effective date, reading, severance, and publication.

Being the following described tracts of land: (1) 208.131 acres, more or less, out of a called 478.376-acre tract described in a deed, recorded in Volume 2081, Page 483, Deed Records, Nueces County, Texas and being part of the L. Von Zacharias Survey 1, Abstract 271 and being in San Patricio County, Texas, and being a portion of San Patricio Appraisal District Tax ID No. 67889, together with: (2) the piers, docks, bulkheads, wharves, and similar facilities and structures that are attached to said land (including the approximately 2.349 acres of dock and facilities being identified as San Patricio Appraisal District Tax ID No. 1021172) or that become attached to said land and extend into and over the waters of Corpus Christi Bay.

a. Presentation by Staff.

Director of Development Services Rodriguez gave a brief presentation on the public hearing publication in the local newspaper, and the item going before the Planning and Zoning Commission where it was recommended for approval.

b. Presentation by Applicant—YaREN Representatives.

YaREN Representatives Vince Paradis, Stephanie Hajducek, and Tarek Shaaban gave a presentation about safety, community engagement, obtaining state and federal permits, Yara being nationally and internationally known, \$60-\$80 million in tax revenue, stakeholder engagement, economic impact, technical aspect, location of facility, emergency response place, and proposed conditions.

c. Deliberation and action by Council

Discussion was held between Council Members, City Manager Lewis, City Attorney McCann, and YaREN representatives about ordinances; the application; monitoring the site; TCEQ permits; chain of benefits for building in Texas; the United States being nationally and internationally known for energy; notification system for leaks; Reverse Alert utilization; regulatory requirements for reporting; carbon capture; shipping the ammonia instead of transporting by road or train; flaring for maintenance operations and for safety shut down; noise level; safeguards; toxicity; 750 psi for storage tank pressure; public health and welfare; storage systems; OSHA Hierarchy of Controls; engineering; and referencing the application as an Exhibit in the Ordinance.

Motion: Council Member Pruitt made a motion to approve the first reading of an Ordinance granting a Special Use Permit pursuant to Section 78-267 of the Code of Ordinance for the intensive use consisting of construction and operation of the Ingleside Blue Ammonia facility on property located at 1450 Lexington Blvd, further described in the legal description below and further providing for effective date, reading, severance, and publication: being the following described tracts of land: (1) 208.131 acres, more or less, out of a called 478.376-acre tract described in a deed, recorded in Volume 2081, Page 483, Deed Records, Nueces County, Texas and being part of the L. Von Zacharias Survey 1, Abstract 271 and being in San Patricio County, Texas, and being a portion of San Patricio Appraisal District Tax ID No. 67889, together with: (2) the piers, docks, bulkheads, wharves, and similar facilities and structures that are attached to said land (including the approximately 2.349 acres of dock and facilities being identified as San Patricio Appraisal District Tax ID No. 1021172) or that become attached to said land and extend into and over the waters of Corpus Christi Bay, with the addition of the Special Use Permit application being an Exhibit in the Ordinance. Council Member John Salinas seconded the motion. Motion carried 4:2.

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

Mayor Pro-Tem Long requested that Item 11 be postponed to the next Regular City Council Meeting on December 9, 2025. There were no objections by Council, and Mayor Pro-Tem Long stated that the item was tabled.

- 11. Deliberate and take appropriate action on second and final reading of an Ordinance granting a special use permit pursuant to Section 78-267 of the Code of Ordinances for the Intensive Use consisting of crude oil storage tanks on property generally located south of Highway 361 and west of Coach Emory Bellard Dr and Avenue B, further described in the legal description below and further providing for effective date, reading, severance, and publication.**

A combined total of 288.13 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 2025-36.

Item 11 was postponed to the next Regular City Council meeting.

- 12. Deliberate and take appropriate action on the purchase of a new Pierce Stock M2-106 BX Pumper truck, through the Houston-Galveston Area Council Buy Board.**

Discussion was held between Council Members, City Manager Lewis, and Fire Chief Miller about the purchase of the new pumper, having the funds available, receiving the truck within a month, and getting a grant for reimbursement in the amount of \$300,000.

Motion: Council Member John Salinas made a motion to approve the purchase of a new Pierce Stock M2-106 BX Pumper truck, through the Houston-Galveston Area Council Buy Board. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

- 13. Deliberate and take appropriate action to accept an easement from the Ingleside Independent School District to the City of Ingleside for the Avenue B MIT-MOD Project.**

Discussion was held between Council Members and City Manager Lewis about being provided the easement from the school district for the MIT-MOD Project.

Motion: Council Member Steward made a motion to accept the temporary construction easement from the Ingleside Independent School District to the City of Ingleside for the Avenue B MIT-MOD Project and Authorize the City Manager to execute the agreement. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

- 14. Deliberate and take appropriate action on a Resolution to nominate Kiewit Offshore Services, LTD, for the Texas Enterprise Zone Program.**

Proposed Resolution 2025-38.

Discussion was held between Council Members, City Manager Lewis, and Texas Enterprise Zone Program representative Ryan about Kiewit Offshore Services, LTD renewing the application, the nomination by the City, Not a guarantee as they will be going against other applicants, and no financial support being required from the City.

Motion: Council Member Pruitt made a motion to approve Resolution 2025-38, a Resolution to nominate Kiewit Offshore Services, LTD, for the Texas Enterprise Zone Program. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

Mayor Pro-Tem Long requested that Executive Session Item 15 and Item 16 be removed from the Agenda. There were no objections from Council, and Mayor Pro-Tem Long stated that the items were removed.

Executive Session

15. 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 regarding potential claims involving the City.**

Item 15 was removed from the Agenda.

16. 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 regarding potential claims involving the City.**

Item 16 was removed from the Agenda.

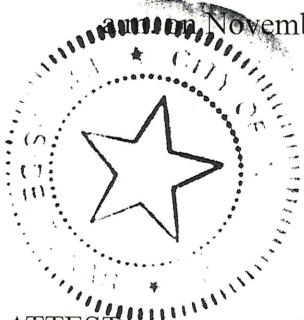
Closing Agenda

17. Items to consider for placement on future agendas.

Council Member Timmerman requested that the Charter be looked at in regards to Boards and Commissions.

18. Adjourn.

Mayor Pro-Tem Long adjourned the regular meeting of the City of Ingleside at 12:16 ~~on~~ November 11, 2025.



ATTEST:

Jana Stork, City Secretary

APPROVED:

Tracy Long, Mayor Pro-Tem