

**CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
AGENDA
FEBRUARY 10, 2026
6:30 PM**

Notice is hereby given that the Ingleside City Council will hold a Regular City Council Meeting on February 10, 2026, at 6:30 PM. The Meeting will be held in person at City Hall, 2671 San Angelo Street, Ingleside, Texas. Members of the public can view the meeting via live stream at <https://inglesidetx.gov/>.

With respect to any subject matter set forth below, the City Council may take action, unless otherwise expressly indicated with respect to any particular subject matter.

Opening Agenda

1. Call Meeting to Order.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.

5. Citizen Comments and Reports.

Persons wishing to address the Council and who have registered using the Citizen Participation Form will have up to three minutes to speak. In accordance with the Open Meetings Act, Council may not discuss or take action on any item that has not been posted on the agenda. While civil public criticism is not prohibited; disorderly conduct or disturbance of the peace as prohibited by law shall be cause for the chair to terminate the offender's time to speak.

6. Staff Comments and Reports.

The Council may discuss any subject which is specifically listed under this item.

- a. Council Comments and Reports.
- b. Announcements of Community Interest and/or upcoming events.
- c. Staff report regarding properties previously annexed into the City as temporary residential and an overview of the rezoning status to match the current and active uses on the properties.

Presentations

7. Quarterly Investment report from Hilltop Securities.

Consent Agenda

All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of the items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

8. Deliberate and take appropriate action on the second and final reading of an Ordinance of the City of Ingleside calling a General Election to be held jointly with City of Ingleside on the Bay, Texas, and Ingleside Independent School District San Patricio County on May 2, 2026, in the City of Ingleside, Texas to elect Mayor, Council Member Place 2, Council Member Place 4, and Council Member Place 6; making provision for the conduct of the election; providing for an order and notice of such election; providing for early voting, election day voting and provisional ballots; resolving other matters incident and related to such election; providing for severability and setting an effective date.
9. Deliberate and take appropriate action on the Regular Meeting Minutes of January 27, 2026.

Regular Agenda

10. Deliberate and take appropriate action on the second and final reading of an Ordinance changing the zoning of the following property generally located West of FM 1069 and East of Arleigh Burker Rd and further described in the legal description below, from R-1 – Single Family Residential to I – Industrial.

76.07 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and a 3.918-acre tract III being part of LV Zacharias Abstract 271, and 1.57 acres out of WM Docker Survey Abstract 271, and 6.998 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and 1.77 acres out of WM Docker Survey Abstract 271, and being a 8.77 acre tract of land situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being a portion of a called 106.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078 & 682036, Official Public Records of San Patricio County, Texas, and a portion of a called 1.62 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being all of a called 1.72 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being a 23.87 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 19.65 acre tract of land conveyed to Koch Pipeline Company, L.P., recorded in Clerk's File No. 444378, Official Public Records of San Patricio County, Texas, and in Clerk's File No. 1996032503, Official Public Records of Nueces County, Texas, being out of the called 10,301.37 acre tract of submerged land conveyed by the State of Texas to Nueces County navigation district No. 1 by patent No. 217, Volume 14-b, dated January 24, 1950, Abstract No. 2684, as recorded in Volume 455, page 586, Deed records of Nueces County, Texas, and being a 10.92 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 8.86 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas, and all of that called 2.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas.

11. Deliberate and take appropriate action on approving a resolution to standardize the rental fees for the City of Ingleside Garden Center and Humble Station Community and Youth Center.
12. Deliberate and take appropriate action for the City Council to authorize the City Manager to advertise a Request For Qualifications (RFQ) for Building Inspections and Plan Review Services.

Executive Session

13. Closed Session
City Council will meet in Closed Session pursuant to the provision 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 pending litigation styled Victor Polanco and Sarah Polanco v. City of Ingleside, et al., Cause No. S-25-5485-CV-B.
 - B. Pursuant to Section 551.071 (Consultation with Attorney) - Regarding pending litigation styled Port of Texas, LP v. City of Ingleside, Texas, Cause No. S-25-5288-CV-C.
14. 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 pending litigation styled Victor Polanco and Sarah Polanco v. City of Ingleside, et al., Cause No. S-25-5485-CV-B.
 - B. Pursuant to Section 551.071 (Consultation with Attorney) - Regarding pending litigation styled Port of Texas, LP v. City of Ingleside, Texas, Cause No. S-25-5288-CV-C.

Closing Agenda

15. Items to consider for placement on future agendas.
16. Adjourn.

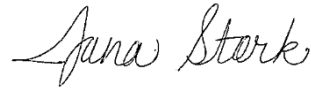
Special Accommodations

This facility is wheelchair accessible and there are special parking spaces near the main entrance. Request for accommodations or special services must be made 48 hours prior to this meeting. Please contact City Secretary's Office at (361) 776-2517 or Fax (361) 776-1027 or email citycouncilquestions@inglesidetx.gov for further information.

With respect to any subject matter listed on this agenda, the City Council may meet in Closed Executive Session, if and to the extent allowed by Chapter 551 of the Texas Government Code, including, but not limited to, any of the following sections of Chapter 551: Section 551.071 Consultations with Attorney, Section 551.072 Deliberation about Real Property, Section 551.073 Deliberation regarding Prospective Gift, Section 551.074 Personnel Matters, Section 551.087 Deliberation regarding Economic Development Negotiations, and Section 551.089 Deliberation regarding Security Devices Or Security Audits.

Certification

I, Jana Stork, certify that the above notice of this Regular Meeting of the City Council was posted on the City Hall bulletin board at 2671 San Angelo Street, Ingleside, Texas on February 04, 2026 by 5:00 p.m.



Jana Stork, City Secretary

This public notice was removed from the official posting board at the Ingleside City Hall on the following:

Date: _____

Time: _____

By: _____

City Secretary's Office
City of Ingleside, Texas

CITY COUNCIL AGENDA
Regular Meeting: February 10, 2026

AGENDA ITEM: 6.a

Council Comments and Reports.

SUBMITTED BY: Jana Stork, Director of Administrative Services/City Secretary

APPROVED FOR AGENDA: Jana Stork, Director of Administrative Services/City Secretary

BACKGROUND:

City Council may discuss any subject under this item.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

For information purposes only.

ATTACHMENTS:

None

CITY COUNCIL AGENDA

Regular Meeting: February 10, 2026

AGENDA ITEM: 6.b

Announcements of Community Interest and/or upcoming events.

SUBMITTED BY:

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

1. City of Ingleside Boards & Commissions Volunteers Needed
 2. Ingleside Public Library Childrens Programs, Various Days
 3. Ingleside Public Library Free Crochet for Beginners, Mondays
 4. Ingleside Public Library Tutoring, Mondays and Saturdays
 5. Ingleside Public Library Mr. Kippy, Thursdays and Fridays
 6. Ingleside Public Library Book Club, 3rd Tuesday of the Month
 7. Ingleside Public Library Super Smash Bros Tournamet, February 18 & 21, 2026
 8. Ingleside Parks & Recreation Toddler Time, February 19, 2026
 9. Ingleside Parks & Recreation Valentine Family Night, February 19, 2026
 10. Ingleside Parks & Recreation Vendors Market, February 21, 2026
 11. Ingleside Parks & Recreation Toddler Time, February 26, 2026
 12. Ingleside Citizen's Academy, Thursday Nights from April 2nd - April 30th, 2026
-

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

For information purposes only.

ATTACHMENTS:

1. 2026, 02-10 Community Events v3

City of Ingleside ***Volunteers Needed***

Boards & Commissions



***We Need
Help With***

- ✓ Planning & Zoning
- ✓ Board of Adjustments
- ✓ Street Advisory Group
- ✓ And many more!

CONTACT US

(361)776-2517 | citysecretary@inglesidetx.gov

INGLESIDE PUBLIC LIBRARY

CHILDREN PROGRAMS

AFTER SCHOOL PROGRAM
TUESDAYS 3:45 TILL 5:00P

GAME DAY
WEDNESDAYS 4:00 TILL 5:30P

MRI KIPPY
THURSDAY 3:30 TILL 4:30P
FRIDAY 8:30 TILL 9:30A

5&UNDER
FRIDAYS 9:30 TILL 10:30A

FREE CROCHET FOR BEGINNERS

Monday's
4:30 - 5:30 PM

**DOES YOUR CHILD NEED
TUTORING IN:**

**MATH?
READING?
OR
ENGLISH?**

Mondays = 4:00-6:00 PM

&

Saturdays = 9:00 - 11:00 AM

One Page at a Time

3rd Tuesday of the Month

1:30p

612 Sandpiper,

Ingleside on the Bay



Book Club

For more information Please call: GELINDA 972-463-0310
Or Ingleside Public Library: 361-775-5355

Ingleside Public Library



SUPER SMASH BROS.™

T o u r n a m e n t

Ingleside Public Library - Meeting Room

Placement matches 02-18-26 4:00pm to 5:30pm

Finals matches 02-21-26 10:00am to 11:30am

Sign up at the library | Ages 13 and up



FEB
18th & 21st



CITY OF INGLESIDE
PARKS AND RECREATION

A large, colorful word "TODDLER" in a playful, rounded font. The letters are multi-colored: 'T' is red, 'O' is pink, 'D' is blue, 'D' is purple, 'L' is teal, 'E' is yellow, and 'R' is orange. It is surrounded by various colorful stars and exclamation marks in shades of blue, green, pink, and yellow.

TODDLER

A large, colorful word "TIME" in a playful, rounded font. The letters are multi-colored: 'T' is red, 'I' is pink, 'M' is blue, and 'E' is purple. It is surrounded by various colorful stars and exclamation marks in shades of blue, green, pink, and yellow.

TIME

February 19th

9:00 AM – 11:00 AM

A block of text for the location, surrounded by several colorful stars in shades of orange, pink, and purple.

HUMBLE YOUTH CENTER
2821 MAIN ST. INGLESIDE, TX

OPEN TO AGES 5 YEARS AND UNDER ONLY

PLEASE JOIN US FOR A

Valentine Family Night



THURSDAY
6:00PM-7:30PM

FEBRUARY
19TH

2821 Main St, Ingleside, TX 78362

361-776-3438

SNACKS
CRAFTS
GAMES

Ingleside Parks and Recreation

VENDORS *Market*



FREE

SAT. FEB 21ST | 11AM-2PM

Save the date — your next favorite item is waiting!



N.O. Simmons Park – Basketball Pavillion
2867 Ave J, Ingleside, TX 78362

CITY OF INGLESIDE
PARKS AND RECREATION

A collection of colorful stars and exclamation marks in teal, pink, orange, and purple, scattered around the top of the page.

TODDLER

A collection of colorful stars and exclamation marks in purple, teal, pink, and orange, scattered around the middle of the page.

TIME

February 26th

9:00 AM – 11:00 AM

A collection of colorful stars and exclamation marks in orange, pink, and purple, scattered around the bottom of the page.

HUMBLE YOUTH CENTER
2821 MAIN ST. INGLESIDE, TX

OPEN TO AGES 5 YEARS AND UNDER ONLY

April
2ND-30TH

THURSDAYS
6PM-8PM



2026 *Enrollment Open*



SCAN ME

CITY COUNCIL AGENDA

Regular Meeting: February 10, 2026

AGENDA ITEM: 6.c

Staff report regarding properties previously annexed into the City as temporary residential and an overview of the rezoning status to match the current and active uses on the properties.

SUBMITTED BY: Bernard Rodriguez, Director of Development Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The City annexation inventory and permanent zoning status report provides a description of areas that are in compliance with the City of Ingleside annexation zoning ordinance and the parcels of land that are pending a review and recommendation of a zone change. The attached list reflects a total of acreage annexed at 6,480 and the remaining acreage pending to be rezoned at 1,016. Staff has completed rezone cases of the city-annexed areas, which shall be reflected and included in the updated zoning map. Pending rezone cases will require a land parcel review which will consist of taking an inventory of current land use, future land use consideration and other mitigating factors.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Report status only

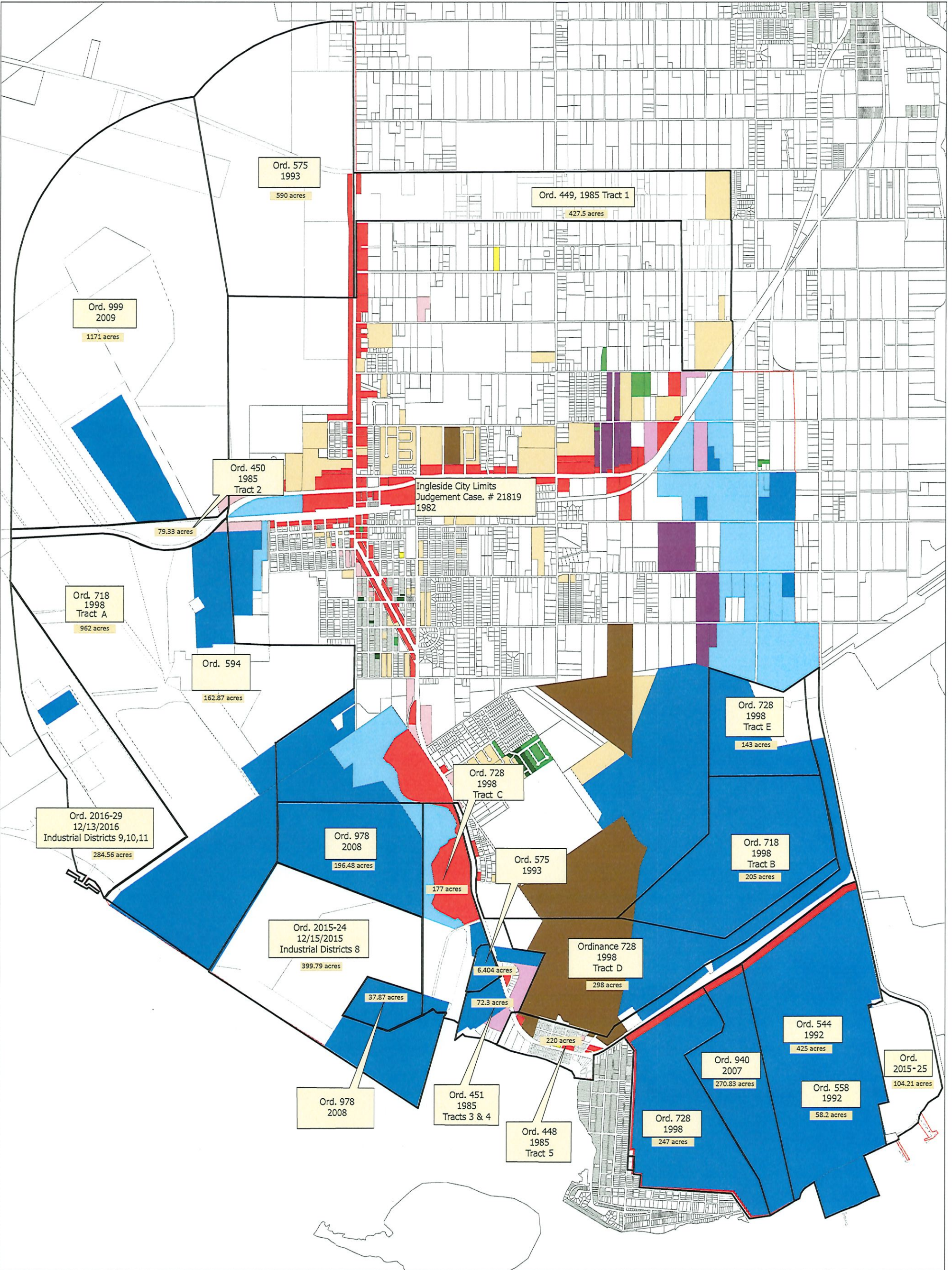
ATTACHMENTS:

1. 3. City Annexation Inventory Permanent Zoning Status
2. Annexation Map.1
3. Annexation Map.2

City of Ingleside Annexation Inventory Permanent Zoning Status

Year/ Ordinance #	Acreage Annexed	Zoning Status	Current Land Use	Permanent Zoning Recommendation	
1985 / 448	220	Complete	R-1/Vacant	R-1	
1985 / 449	427.5	Pending	Mixed	Pending Review	
1985 / 450	21.64	Pending	Vacant	Pending Review	
1985 / 451	72.3	Complete	Industrial	Industrial	
1992 / 544 & 558	483.2	Complete	Industrial	Industrial	
1993 / 575	590	Complete	Industrial	Industrial	
1993 / 575	6.404	Complete	Industrial	Industrial	
1993 / 594	162.87	Complete	Industrial	Industrial	
1998 / 718 A	962	Pending	Industrial	Industrial	
1998 / 718B	205	Complete	Industrial	Industrial	
1998 / 728C	177	Complete	C-2	C-2	
1998 / 728D	298	Pending	Vacant	Pending Review	
1998 / 728E	143	Complete	R-1	R-1	
1998 / 728	247	Complete	Industrial	Industrial	
2007 / 940	270.83	Complete	Industrial	Industrial	
2008 / 978	196.48	Complete	Industrial	Industrial	
2008 / 978	37.87	Complete	Industrial	Industrial	
2009 / 999	1171	Pending	Airport/ Unknown	Pending Review	
2015 / 2015-24	399.79	Complete	Industrial	Industrial	
2015 / 2015-25	104.21	Complete	Industrial	Industrial	
2016 / 2016-29	284.56	Pending	Industrial	Industrial	
TOTALS	6480.6				

Approximately 1,016 acres pending zoning review.





CITY COUNCIL AGENDA
Regular Meeting: February 10, 2026

AGENDA ITEM: 7

Quarterly Investment report from Hilltop Securities.

SUBMITTED BY: Priscilla Solis, Assistant Director of Finance, Luis Rios, Director of Finance

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Hilltop Securities, our investment advisory firm, has provided the quarterly investment report covering the period from October through December 2025. This report outlines the performance and status of our investment portfolio during the first quarter of FY26.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Report only.

ATTACHMENTS:

1. QTRLY INVESTMENT 10012025-12312025

INVESTMENT REPORT

City of Ingleside

.....

October 1 to December 31, 2025



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Market Recap

December saw the return of official government data following the 43 day shutdown. After two months of relying on private sources, financial markets finally received delayed October and November readings on inflation, the labor market, economic growth, and consumer sentiment.

Labor market data remained overwhelmingly negative throughout December. Private sector employment data showed more weakness ahead of the FOMC meeting, with the November ADP report revealing a 32k decline in payrolls, the largest monthly drop since early 2023. Small businesses shed 120k jobs, the biggest pullback since May 2020, while larger firms managed modest gains. Challenger's layoff data showed more than 1.17 million job cuts year to date, already the highest since 2020. By the time the BLS finally released its combined October–November report, the unemployment rate had jumped to 4.6%, and the underemployment rate rose sharply to 8.7%, reflecting a combination of lower survey participation, discouraged workers re entering the labor force, and softening in economic conditions. Payrolls increased a modest 64k in November after a steep 105k decline in October, and the three month average pace of job growth slowed to just 22k, down from 62k prior to the shutdown.

The weak job market has fed directly into collapsing consumer confidence. Both the University of Michigan and Conference Board measures slid toward multi decade lows, with Michigan's current conditions index hitting its lowest reading in nearly fifty years. Confidence eroded further as households continued to struggle with higher prices, slower wage gains, and a cooling job market. Retail categories tied to discretionary spending showed weakening momentum, while hiring freezes broadened across cyclically sensitive sectors such as manufacturing, transportation, information services, and finance.

With October CPI data never collected, the November CPI release only provided year over year changes. Even with the data disruptions, the numbers were striking, headline CPI unexpectedly fell from 3.0% to 2.7%, while core CPI softened from 3.0% to 2.6%, both reaching their lowest levels since early 2021. Shelter costs showed a questionable

deceleration, posting their smallest two month increase since the early months of the pandemic. Economists warned that shutdown related distortions may unwind in the coming months, but the overall picture reinforced the idea that the Fed's restrictive stance is continuing to exert downward pressure on inflation.

The Federal Reserve delivered its third consecutive 25 basis point cut at the December 10 meeting, lowering the target range to 3.50%–3.75%. The vote was fractured, with three dissents, the most since 2019, as Chicago's Goolsbee and Kansas City's Schmid argued for no change while Governor Miran pushed for a larger 50 bp move. Chair Powell described the decision as a "close call," noting that neither inflation nor employment data made a compelling case for easing, but the committee felt "well positioned to wait and see" heading into 2026. The updated Summary of Economic Projections offered mixed signals: the 2026 GDP forecast was revised sharply higher to 2.3%, while core PCE was nudged down to 2.5%, supporting the view that tariff related inflation pressures might be fading.

Later in the month, the economy delivered another surprise when Q3 GDP was revised up to 4.3%, the strongest quarterly growth in two years and well above every major forecast. Personal consumption remained the engine of expansion, while net exports provided an unusually large boost as imports fell sharply. But the stronger growth also pushed the GDP price index up to 3.8%, and the core PCE index rose to 2.9%, complicating the Fed's inflation narrative and reinforcing the idea that rate cuts in early 2026 are assured. Strong GDP with rising unemployment will be a challenge for policymakers next year, especially in an economy increasingly shaped by rapid technological changes and investment.

As the year wraps, the economic landscape remains uncertain marked by strong top line growth but weakening labor momentum, easing inflation but distorted data, and a Fed that cut while signaling caution ahead. The path of monetary policy early in 2026 will hinge on whether the economy's apparent strength proves durable or whether the growing signs of labor market softening begin to dominate the narrative.

Investment Officers' Certification

This report is prepared for the City of Ingleside (the "Entity") in accordance with Chapter 2256 of the Texas Public Funds Investment Act ("PFIA"). Section 2256.023(a) of the PFIA states that: "Not less than quarterly, the investment officer shall prepare and submit to the governing body of the entity a written report of the investment transactions for all funds covered by this chapter for the preceding reporting period." This report is signed by the Entity's investment officers and includes the disclosures required in the PFIA.

The investment portfolio complied with the PFIA and the Entity's approved Investment Policy and Strategy throughout the period. All investment transactions made in the portfolio during this period were made on behalf of the Entity and were made in full compliance with the PFIA and the approved Investment Policy.

Investment Officers

Brenton Lewis
City Manager

Luis Rios
Director of Finance

Priscilla Solis
Asst Director of Finance

Portfolio Overview

Portfolio Summary

	Prior 30 Sep-25	Current 31 Dec-25
Par Value	90,971,599.87	109,577,577.30
Original Cost	90,868,082.50	109,419,932.13
Book Value	90,894,395.43	109,503,070.69
Market Value	90,899,085.35	109,510,173.40
Accrued Interest	21,502.99	34,468.34
Book Value Plus Accrued	90,915,898.42	109,537,539.03
Market Value Plus Accrued	90,920,588.34	109,544,641.74
Net Unrealized Gain/(Loss)	4,689.91	7,102.71

Income Summary

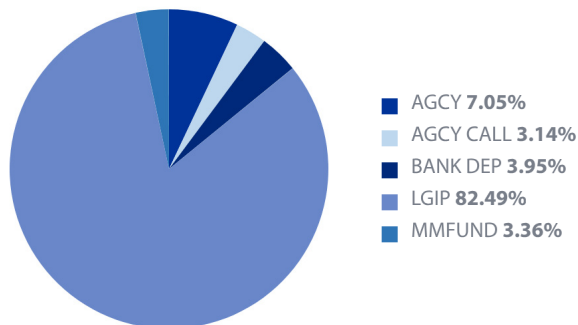
Current Period	1 Oct-25 to 31 Dec-25
Interest Income	1,009,141.21
Net Amortization/Accretion	56,825.63
Realized Gain/(Loss)	0.00
Net Income	1,065,966.84

Fiscal Year-to-Date	1 Oct-25 to 31 Dec-25
Net Income	1,065,966.84

Portfolio Characteristics

	Prior 30 Sep-25	Current 31 Dec-25
Yield to Maturity	4.215%	3.844%
Yield to Worst	4.215%	3.844%
Days to Final Maturity	14	15
Days to Effective Maturity	14	15
Duration	0.49	0.36

Asset Allocation

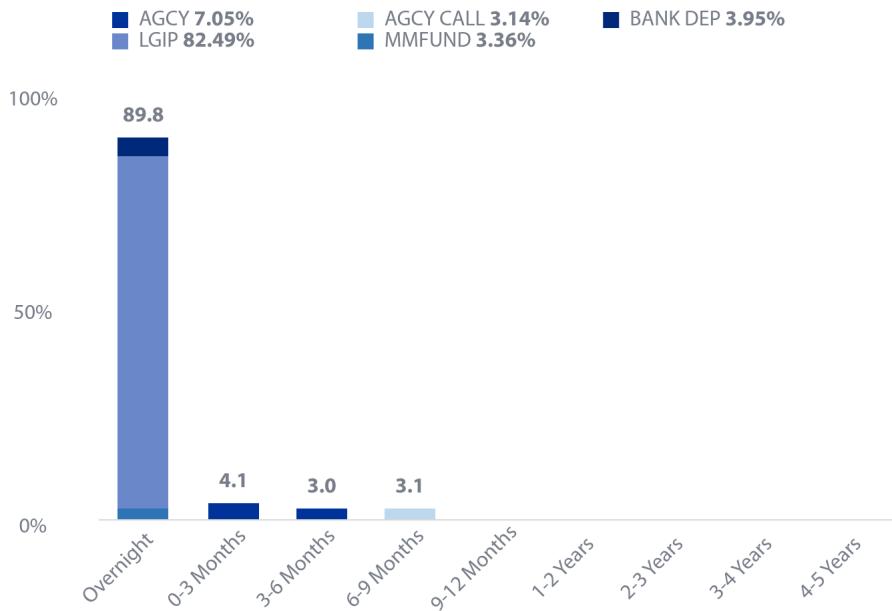


Transaction Summary

Transaction Type	Quantity	Principal	Interest	Total Amount	Realized Gain/Loss
Buy	4,760,000.00	(4,705,872.20)	(34,678.34)	(4,740,550.54)	0.00
Coupon	0.00	0.00	68,950.00	68,950.00	0.00

Portfolio Overview

Maturity Distribution by Security Type



Top Ten Holdings

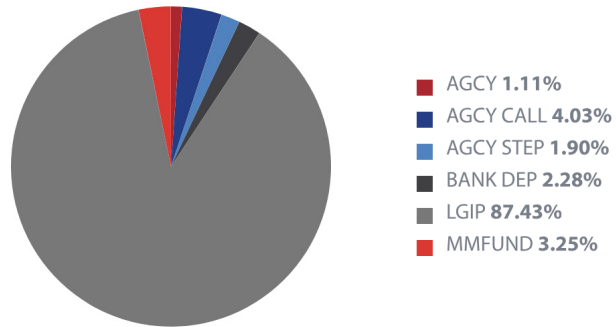
Issuer	Allocation
TEX PRIME	82.49%
Federal Home Loan Banks	7.21%
Federal Farm Credit Banks Funding Corporation	2.98%
MS	2.64%
1STCOMMBK	2.18%
FROST	1.77%
Invesco	0.72%

Maturity Distribution by Security Type

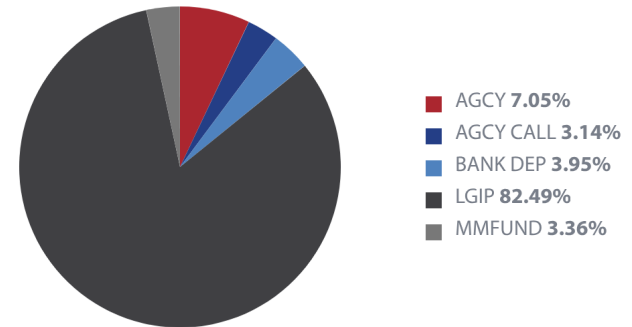
Security Type	Overnight	0-3 Months	3-6 Months	6-9 Months	9-12 Months	1-2 Years	2-3 Years	3-4 Years	4-5 Years	Portfolio Total
AGCY	--	4,454,997.56	3,265,424.95	--	--	--	--	--	--	7,720,422.51
AGCY CALL	--	--	--	3,440,070.88	--	--	--	--	--	3,440,070.88
BANK DEP	4,328,896.71	--	--	--	--	--	--	--	--	4,328,896.71
LGIP	90,333,637.16	--	--	--	--	--	--	--	--	90,333,637.16
MMFUND	3,680,043.43	--	--	--	--	--	--	--	--	3,680,043.43
Total	98,342,577.30	4,454,997.56	3,265,424.95	3,440,070.88	--	--	--	--	--	109,503,070.69

Asset Allocation

Asset Allocation by Security Type as of
30-Sep-2025



Asset Allocation by Security Type as of
31-Dec-2025



Book Value Basis Security Distribution

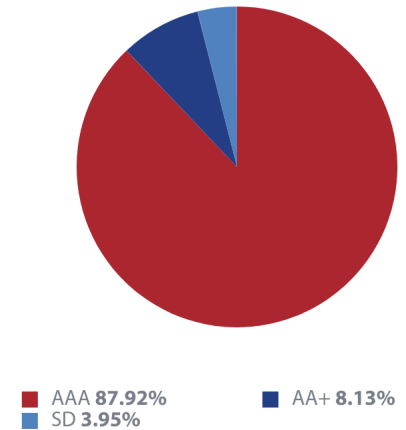
Security Type	Prior Balance 30-Sep-25	Prior Allocation 30-Sep-25	Change in Allocation	Current Balance 31-Dec-25	Current Allocation 31-Dec-25	Yield to Maturity
AGCY	1,005,036.75	1.11%	5.94%	7,720,422.51	7.05%	4.020%
AGCY CALL	3,664,950.40	4.03%	(0.89%)	3,440,070.88	3.14%	3.873%
AGCY STEP	1,727,808.41	1.90%	(1.90%)	0.00	0.00%	
BANK DEP	2,073,294.90	2.28%	1.67%	4,328,896.71	3.95%	0.805%
LGIP	79,467,943.04	87.43%	(4.93%)	90,333,637.16	82.49%	3.998%
MMFUND	2,955,361.93	3.25%	0.11%	3,680,043.43	3.36%	3.236%
Portfolio Total	90,894,395.43	100.00%		109,503,070.69	100.00%	3.844%

Credit Rating Summary

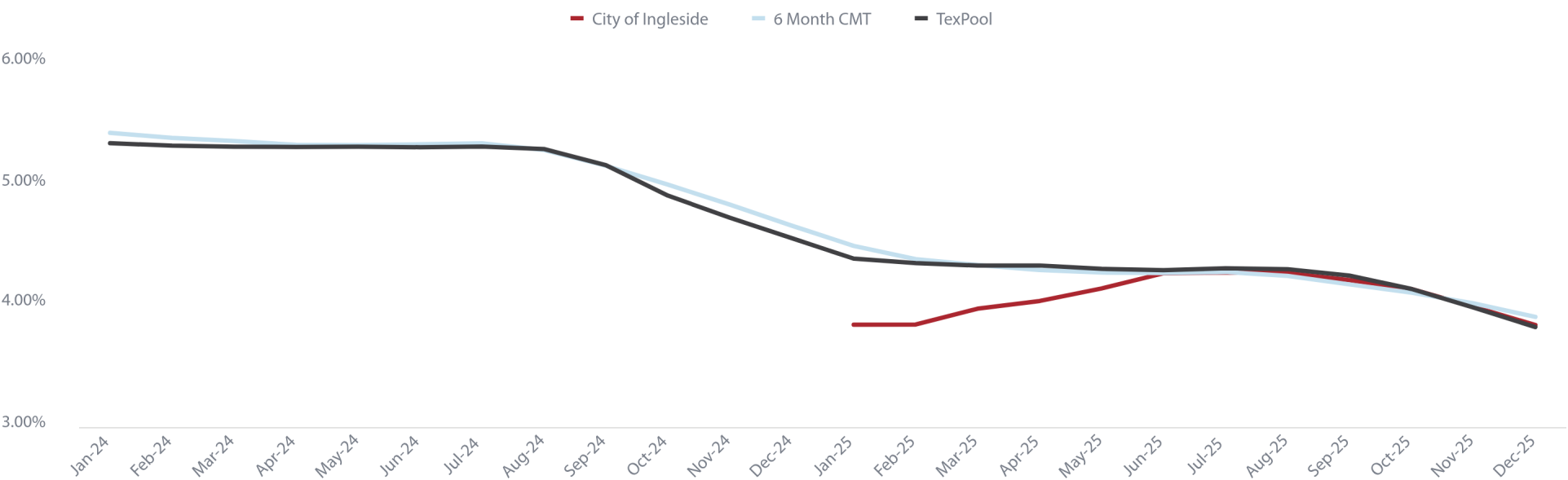
Rating Distribution

	Book Value	Portfolio Allocation
Secured Deposits (Insured or Collateralized)		
Demand Deposits	4,328,896.71	3.95%
Total Secured Deposits	4,328,896.71	3.95%
Local Government Investment Pools & Money Market Funds		
AAA	94,013,680.59	85.85%
Total Local Government Investment Pools & Money Market Funds	94,013,680.59	85.85%
Long Term Rating Distribution		
AAA	2,262,300.17	2.07%
AA+	8,898,193.22	8.13%
Total Long Term Rating Distribution	11,160,493.39	10.19%
Portfolio Total	109,503,070.69	100.00%

Allocation by Rating



Benchmark Comparison



Yield Overview

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
City of Ingleside	-	-	-	-	-	-	-	-	-	-	-	-	3.85	3.85	3.98	4.04	4.15	4.27	4.28	4.27	4.22	4.14	4.00	3.84
6 Month CMT	5.43	5.39	5.36	5.33	5.33	5.34	5.34	5.29	5.16	5.00	4.84	4.66	4.50	4.39	4.34	4.30	4.28	4.27	4.28	4.25	4.18	4.11	4.02	3.91
TexPool	5.35	5.33	5.32	5.31	5.32	5.31	5.32	5.30	5.16	4.91	4.73	4.56	4.39	4.36	4.33	4.34	4.31	4.30	4.31	4.31	4.25	4.14	3.99	3.83

Fund Overview

Fund Name	Prior Book Value	Prior Market Value	Changes to Market Value	Current Book Value	Current Market Value	Net Income	Days to Final Mty	YTM	YTW
CO 2020 TX Water Dev Board	2,862,883.06	2,862,883.06	25,169.25	2,888,052.31	2,888,052.31	25,169.25	1	3.150%	3.150%
CO Series 2024	10,271,347.03	10,271,347.03	2,369,680.82	12,640,638.62	12,641,027.85	125,304.94	30	3.956%	3.956%
CO Series 2025	18,279,244.85	18,279,244.85	(2,133,949.27)	16,143,895.91	16,145,295.58	168,353.68	36	3.968%	3.968%
Debt Service	826,494.43	826,494.43	(442,719.61)	383,774.82	383,774.82	3,992.33	1	3.998%	3.998%
General	2,361,613.70	2,361,613.70	24,599.71	2,386,213.41	2,386,213.41	24,599.71	1	3.998%	3.998%
General Capital Projects	10,727,808.89	10,727,808.89	111,743.17	10,839,552.06	10,839,552.06	111,743.17	1	3.998%	3.998%
General Fund Grants	328,817.15	328,817.15	92,468.96	421,286.11	421,286.11	364.34	1	0.528%	0.528%
Hotel-Motel	1,355,033.82	1,355,033.82	7,398.21	1,362,432.03	1,362,432.03	54,064.21	1	3.998%	3.998%
Impact Fees	1,768,454.12	1,768,454.12	18,421.01	1,786,875.13	1,786,875.13	18,421.01	1	3.998%	3.998%
Ingleside Development	3,834,137.94	3,834,500.69	68,741.81	3,902,471.68	3,903,242.50	39,963.56	19	4.043%	4.043%
Ingleside Street Maintenance	3,027,400.61	3,027,875.61	116,925.41	3,144,221.02	3,144,801.02	32,151.06	16	4.050%	4.050%
Pooled Cash	29,969,896.87	29,973,749.04	1,891,287.51	31,861,073.56	31,865,036.55	283,202.77	15	3.632%	3.632%
TWDB Proceeds	0.00	0.00	16,408,022.96	16,408,022.96	16,408,022.96	125,338.69	1	3.998%	3.998%
Utility	5,115,941.83	5,115,941.83	53,290.28	5,169,232.11	5,169,232.11	53,290.28	1	3.998%	3.998%
Utility Capital Improvement	165,321.13	165,321.13	7.83	165,328.96	165,328.96	7.83	1	0.010%	0.010%
Total	90,894,395.43	90,899,085.34	18,611,088.06	109,503,070.69	109,510,173.40	1,065,966.84	15	3.844%	3.844%

Detail of Security Holdings

CUSIP	Settle Date	Security Type	Security Description	CPN	Maturity Date	Next Call Date	Call Type	Par Value	Purch Price	Original Cost	Book Value	Mkt Price	Market Value	Days to Mty	Days to Call	YTM	YTW	Rating
CO 2020 TX Water Dev Board																		
MPCXX		MMFUND	Morgan Stanley Inst'l Liquidity Funds		12/31/25			2,888,052.31	100.000	2,888,052.31	2,888,052.31	100.000	2,888,052.31	1		3.150	3.150	AAA
Total CO 2020 TX Water Dev Board								2,888,052.31		2,888,052.31	2,888,052.31		2,888,052.31	1		3.150	3.150	
CO Series 2024																		
TEXPRIME		LGIP	TexPool Prime	3.998	12/31/25			10,378,338.45	100.000	10,378,338.45	10,378,338.45	100.000	10,378,338.45	1		3.998	3.998	AAA
3133ETKX4	10/14/25	AGCY	FFCB	4.000	06/11/26			2,260,000.00	100.147	2,263,322.20	2,262,300.17	100.119	2,262,689.40	162		3.766	3.766	AAA
Total CO Series 2024								12,638,338.45		12,641,660.65	12,640,638.62		12,641,027.85	30		3.956	3.956	
CO Series 2025																		
TEXPRIME		LGIP	TexPool Prime	3.998	12/31/25			13,686,835.08	100.000	13,686,835.08	13,686,835.08	100.000	13,686,835.08	1		3.998	3.998	AAA
3130ANGM6	10/08/25	AGCY CALL	FHLB	1.050	08/13/26	02/13/26	Monthly	1,000,000.00	97.645	976,450.00	982,801.68	98.387	983,872.00	225	44	3.902	3.902	AA+
3130ANN71	10/16/25	AGCY CALL	FHLB	1.050	08/26/26	02/26/26	Quarterly	1,500,000.00	97.740	1,466,100.00	1,474,259.15	98.306	1,474,588.50	238	57	3.740	3.740	AA+
Total CO Series 2025								16,186,835.08		16,129,385.08	16,143,895.91		16,145,295.58	36	52	3.968	3.968	
Debt Service																		
TEXPRIME		LGIP	TexPool Prime	3.998	12/31/25			383,774.82	100.000	383,774.82	383,774.82	100.000	383,774.82	1		3.998	3.998	AAA
Total Debt Service								383,774.82		383,774.82	383,774.82		383,774.82	1		3.998	3.998	
General																		
TEXPRIME		LGIP	TexPool Prime	3.998	12/31/25			2,386,213.41	100.000	2,386,213.41	2,386,213.41	100.000	2,386,213.41	1		3.998	3.998	AAA
Total General								2,386,213.41		2,386,213.41	2,386,213.41		2,386,213.41	1		3.998	3.998	
General Capital Projects																		
FROSTBK		BANK DEP	Frost Bk	0.010	12/31/25			288.77	100.000	288.77	288.77	100.000	288.77	1		0.010	0.010	SD
TEXPRIME		LGIP	TexPool Prime	3.998	12/31/25			10,839,263.29	100.000	10,839,263.29	10,839,263.29	100.000	10,839,263.29	1		3.998	3.998	AAA
Total General Capital Projects								10,839,552.06		10,839,552.06	10,839,552.06		10,839,552.06	1		3.998	3.998	
General Fund Grants																		
1STCOMMBK		BANK DEP	1st Community Bank	1.450	12/31/25			151,647.67	100.000	151,647.67	151,647.67	100.000	151,647.67	1		1.450	1.450	SD

Detail of Security Holdings

CUSIP	Settle Date	Security Type	Security Description	CPN	Maturity Date	Next Call Date	Call Type	Par Value	Purch Price	Original Cost	Book Value	Mkt Price	Market Value	Days to Mty	Days to Call	YTM	YTW	Rating
FROSTBK		BANK DEP	Frost Bk	0.010	12/31/25			269,638.44	100.000	269,638.44	269,638.44	100.000	269,638.44	1		0.010	0.010	SD
Total General Fund Grants								421,286.11		421,286.11	421,286.11		421,286.11	1		0.528	0.528	
Hotel-Motel																		
TEXPRIME		LGIP	TexPool Prime	3.998	12/31/25			1,362,432.03	100.000	1,362,432.03	1,362,432.03	100.000	1,362,432.03	1		3.998	3.998	AAA
Total Hotel-Motel								1,362,432.03		1,362,432.03	1,362,432.03		1,362,432.03	1		3.998	3.998	
Impact Fees																		
TEXPRIME		LGIP	TexPool Prime	3.998	12/31/25			1,786,875.13	100.000	1,786,875.13	1,786,875.13	100.000	1,786,875.13	1		3.998	3.998	AAA
Total Impact Fees								1,786,875.13		1,786,875.13	1,786,875.13		1,786,875.13	1		3.998	3.998	
Ingleside Development																		
TEXPRIME		LGIP	TexPool Prime	3.998	12/31/25			2,184,397.30	100.000	2,184,397.30	2,184,397.30	100.000	2,184,397.30	1		3.998	3.998	AAA
3130AKWK8	08/27/25	AGCY	FHLB	0.510	02/12/26		Expired	1,725,000.00	98.385	1,697,132.63	1,718,074.38	99.643	1,718,845.20	43		4.100	4.100	AA+
Total Ingleside Development								3,909,397.30		3,881,529.93	3,902,471.68		3,903,242.50	19		4.043	4.043	
Ingleside Street Maintenance																		
TEXPRIME		LGIP	TexPool Prime	3.998	12/31/25			2,148,901.02	100.000	2,148,901.02	2,148,901.02	100.000	2,148,901.02	1		3.998	3.998	AAA
3130AKVV5	08/26/25	AGCY	FHLB	0.500	02/18/26		Expired	1,000,000.00	98.284	982,840.00	995,320.00	99.590	995,900.00	49		4.163	4.163	AA+
Total Ingleside Street Maintenance								3,148,901.02		3,131,741.02	3,144,221.02		3,144,801.02	16		4.050	4.050	
Pooled Cash																		
1STCOMMBK		BANK DEP	1st Community Bank	1.450	12/31/25			2,238,873.24	100.000	2,238,873.24	2,238,873.24	100.000	2,238,873.24	1		1.450	1.450	SD
AGOXX		MMFUND	Invesco Gov't & Agency MM		12/31/25			791,991.12	100.000	791,991.12	791,991.12	100.000	791,991.12	1		3.550	3.550	AAA
FROSTBK		BANK DEP	Frost Bk	0.010	12/31/25			1,503,119.63	100.000	1,503,119.63	1,503,119.63	100.000	1,503,119.63	1		0.010	0.010	SD
TEXPRIME		LGIP	TexPool Prime	3.998	12/31/25			23,599,351.56	100.000	23,599,351.56	23,599,351.56	100.000	23,599,351.56	1		3.998	3.998	AAA
3130AL6L3	08/07/25	AGCY	FHLB	1.000	02/26/26		Expired	1,750,000.00	98.252	1,719,410.00	1,741,603.18	99.593	1,742,874.00	57		4.220	4.220	AA+
3133EPUD5	05/01/25	AGCY	FFCB	4.750	05/28/26			1,000,000.00	100.815	1,008,150.00	1,003,124.78	100.406	1,004,059.00	148		3.965	3.965	AA+
3130ANDM9	05/06/25	AGCY CALL	FHLB	1.000	07/27/26	02/27/26	Monthly	1,000,000.00	96.395	963,950.00	983,010.04	98.477	984,768.00	208	58	4.045	4.045	AA+

Detail of Security Holdings

CUSIP	Settle Date	Security Type	Security Description	CPN	Maturity Date	Next Call Date	Call Type	Par Value	Purch Price	Original Cost	Book Value	Mkt Price	Market Value	Days to Mty	Days to Call	YTM	YTW	Rating
Total Pooled Cash								31,883,335.55		31,824,845.55	31,861,073.56		31,865,036.55	15	58	3.632	3.632	
TWDB Proceeds																		
TEXPRIME		LGIP	TexPool Prime	3.998	12/31/25			16,408,022.96	100.000	16,408,022.96	16,408,022.96	100.000	16,408,022.96	1		3.998	3.998	AAA
Total TWDB Proceeds								16,408,022.96		16,408,022.96	16,408,022.96		16,408,022.96	1		3.998	3.998	
Utility																		
TEXPRIME		LGIP	TexPool Prime	3.998	12/31/25			5,169,232.11	100.000	5,169,232.11	5,169,232.11	100.000	5,169,232.11	1		3.998	3.998	AAA
Total Utility								5,169,232.11		5,169,232.11	5,169,232.11		5,169,232.11	1		3.998	3.998	
Utility Capital Improvement																		
FROSTBK		BANK DEP	Frost Bk	0.010	12/31/25			165,328.96	100.000	165,328.96	165,328.96	100.000	165,328.96	1		0.010	0.010	SD
Total Utility Capital Improvement								165,328.96		165,328.96	165,328.96		165,328.96	1		0.010	0.010	
Grand Total								109,577,577.30		109,419,932.13	109,503,070.69		109,510,173.40	15	54	3.844	3.844	

Earned Income

CUSIP	Security Type	Detailed Security Description	Beginning Accrued	Interest Earned	Interest Rec'd/ Sold/Matured	Interest Purchased	Ending Accrued	Disc Accr/Prem Amort	Net Realized Gain/Loss	Net Income
CO 2020 TX Water Dev Board										
MPCXX	MMFUND	Morgan Stanley Inst'l Liquidity Funds	0.00	25,169.25	25,169.25	0.00	0.00	0.00	0.00	25,169.25
Total CO 2020 TX Water Dev Board			0.00	25,169.25	25,169.25	0.00	0.00	0.00	0.00	25,169.25
CO Series 2024										
TEXPRIME	LGIP	TexPool Prime	0.00	106,991.42	106,991.42	0.00	0.00	0.00	0.00	106,991.42
3133ETKX4	AGCY	FFCB 4.0 06/11/2026	0.00	19,335.55	45,200.00	(30,886.67)	5,022.22	(1,022.03)	0.00	18,313.52
Total CO Series 2024			0.00	126,326.97	152,191.42	(30,886.67)	5,022.22	(1,022.03)	0.00	125,304.94
CO Series 2025										
TEXPRIME	LGIP	TexPool Prime	0.00	148,140.77	148,140.77	0.00	0.00	0.00	0.00	148,140.77
3130ANGM6	AGCY CALL	FHLB 1.05 08/13/2026	0.00	2,420.83	0.00	(1,604.17)	4,025.00	6,351.68	0.00	8,772.51
3130ANN71	AGCY CALL	FHLB 1.05 08/26/2026	0.00	3,281.25	0.00	(2,187.50)	5,468.75	8,159.15	0.00	11,440.40
Total CO Series 2025			0.00	153,842.85	148,140.77	(3,791.67)	9,493.75	14,510.83	0.00	168,353.68
Debt Service										
TEXPRIME	LGIP	TexPool Prime	0.00	3,992.33	3,992.33	0.00	0.00	0.00	0.00	3,992.33
Total Debt Service			0.00	3,992.33	3,992.33	0.00	0.00	0.00	0.00	3,992.33
General										
TEXPRIME	LGIP	TexPool Prime	0.00	24,599.71	24,599.71	0.00	0.00	0.00	0.00	24,599.71
Total General			0.00	24,599.71	24,599.71	0.00	0.00	0.00	0.00	24,599.71
General Capital Projects										
FROSTBK	BANK DEP	Frost Bk	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.01
TEXPRIME	LGIP	TexPool Prime	0.00	111,743.16	111,743.16	0.00	0.00	0.00	0.00	111,743.16
Total General Capital Projects			0.00	111,743.17	111,743.17	0.00	0.00	0.00	0.00	111,743.17
General Fund Grants										
1STCOMMBK	BANK DEP	1st Community Bank	0.00	351.57	351.57	0.00	0.00	0.00	0.00	351.57
FROSTBK	BANK DEP	Frost Bk	0.00	12.77	12.77	0.00	0.00	0.00	0.00	12.77

Earned Income

CUSIP	Security Type	Detailed Security Description	Beginning Accrued	Interest Earned	Interest Rec'd/ Sold/Matured	Interest Purchased	Ending Accrued	Disc Accr/Prem Amort	Net Realized Gain/Loss	Net Income
Total General Fund Grants			0.00	364.34	364.34	0.00	0.00	0.00	0.00	364.34
Hotel-Motel										
TEXPRIME	LGIP	TexPool Prime	0.00	54,064.21	54,064.21	0.00	0.00	0.00	0.00	54,064.21
Total Hotel-Motel			0.00	54,064.21	54,064.21	0.00	0.00	0.00	0.00	54,064.21
Impact Fees										
TEXPRIME	LGIP	TexPool Prime	0.00	18,421.01	18,421.01	0.00	0.00	0.00	0.00	18,421.01
Total Impact Fees			0.00	18,421.01	18,421.01	0.00	0.00	0.00	0.00	18,421.01
Ingleside Development										
TEXPRIME	LGIP	TexPool Prime	0.00	22,593.78	22,593.78	0.00	0.00	0.00	0.00	22,593.78
3130AKWK8	AGCY	FHLB 0.51 02/12/2026	1,197.44	2,199.38	0.00	0.00	3,396.81	15,170.40	0.00	17,369.78
Total Ingleside Development			1,197.44	24,793.16	22,593.78	0.00	3,396.81	15,170.40	0.00	39,963.56
Ingleside Street Maintenance										
TEXPRIME	LGIP	TexPool Prime	0.00	21,931.06	21,931.06	0.00	0.00	0.00	0.00	21,931.06
3130AKVV5	AGCY	FHLB 0.5 02/18/2026	597.22	1,250.00	0.00	0.00	1,847.22	8,970.00	0.00	10,220.00
Total Ingleside Street Maintenance			597.22	23,181.06	21,931.06	0.00	1,847.22	8,970.00	0.00	32,151.06
Pooled Cash										
1STCOMMBK	BANK DEP	1st Community Bank	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AGOXX	MMFUND	Invesco Gov't & Agency MM	0.00	991.12	991.12	0.00	0.00	0.00	0.00	991.12
FROSTBK	BANK DEP	Frost Bk	0.00	60.32	60.32	0.00	0.00	0.00	0.00	60.32
TEXPRIME	LGIP	TexPool Prime	0.00	244,204.91	244,204.91	0.00	0.00	0.00	0.00	244,204.91
3130AL6L3	AGCY	FHLB 1.0 02/26/2026	1,701.39	4,375.00	0.00	0.00	6,076.39	13,794.77	0.00	18,169.77
3133EPUD5	AGCY	FFCB 4.75 05/28/2026	16,229.17	11,875.00	23,750.00	0.00	4,354.17	(1,911.97)	0.00	9,963.03
3130ANDM9	AGCY CALL	FHLB 1.0 07/27/2026	1,777.78	2,500.00	0.00	0.00	4,277.78	7,313.62	0.00	9,813.62
Total Pooled Cash			19,708.33	264,006.35	269,006.35	0.00	14,708.33	19,196.42	0.00	283,202.77

Earned Income

CUSIP	Security Type	Detailed Security Description	Beginning Accrued	Interest Earned	Interest Rec'd/ Sold/Matured	Interest Purchased	Ending Accrued	Disc Accr/Prem Amort	Net Realized Gain/Loss	Net Income
TWDB Proceeds										
TEXPRIME	LGIP	TexPool Prime	0.00	125,338.69	125,338.69	0.00	0.00	0.00	0.00	125,338.69
Total TWDB Proceeds			0.00	125,338.69	125,338.69	0.00	0.00	0.00	0.00	125,338.69
Utility										
TEXPRIME	LGIP	TexPool Prime	0.00	53,290.28	53,290.28	0.00	0.00	0.00	0.00	53,290.28
Total Utility			0.00	53,290.28	53,290.28	0.00	0.00	0.00	0.00	53,290.28
Utility Capital Improvement										
FROSTBK	BANK DEP	Frost Bk	0.00	7.83	7.83	0.00	0.00	0.00	0.00	7.83
Total Utility Capital Improvement			0.00	7.83	7.83	0.00	0.00	0.00	0.00	7.83
Grand Total			21,502.99	1,009,141.21	1,030,854.20	(34,678.34)	34,468.34	56,825.63	0.00	1,065,966.84

Investment Transactions

CUSIP	Trade Date	Settle Date	Security Type	Security Description	Coupon	Maturity Date	Call Date	Par Value	Price	Principal Amount	Interest Purchased/Received	Total Amount	Realized Gain/Loss	YTM	YTW
CO Series 2024															
Buy															
3133ETKX4	10/10/25	10/14/25	AGCY	FFCB	4.000	06/11/26		2,260,000.00	100.147	2,263,322.20	30,886.67	2,294,208.87	0.00	3.766	3.766
Total Buy								2,260,000.00		2,263,322.20	30,886.67	2,294,208.87	0.00		
Coupon															
3133ETKX4	12/11/25	12/11/25	AGCY	FFCB	4.000	06/11/26		0.00		0.00	45,200.00	45,200.00	0.00	--	--
Total Coupon								0.00		0.00	45,200.00	45,200.00	0.00		
CO Series 2025															
Buy															
3130ANGM6	10/07/25	10/08/25	AGCY CALL	FHLB	1.050	08/13/26	12/13/25	1,000,000.00	97.645	976,450.00	1,604.17	978,054.17	0.00	3.902	3.902
3130ANN71	10/15/25	10/16/25	AGCY CALL	FHLB	1.050	08/26/26	02/26/26	1,500,000.00	97.740	1,466,100.00	2,187.50	1,468,287.50	0.00	3.740	3.740
Total Buy								2,500,000.00		2,442,550.00	3,791.67	2,446,341.67	0.00		
Pooled Cash															
Coupon															
3133EPUD5	11/28/25	11/28/25	AGCY	FFCB	4.750	05/28/26		0.00		0.00	23,750.00	23,750.00	0.00	--	--
Total Coupon								0.00		0.00	23,750.00	23,750.00	0.00		

Investment Transactions Totals

Transaction Type	Quantity	Principal Amount	Interest	Total Amount	Realized G/L	YTM	YTW
Total Buy	4,760,000.00	(4,705,872.20)	(34,678.34)	(4,740,550.54)	0.00	3.786	3.786
Total Coupon	0.00	0.00	68,950.00	68,950.00	0.00		

Amortization and Accretion

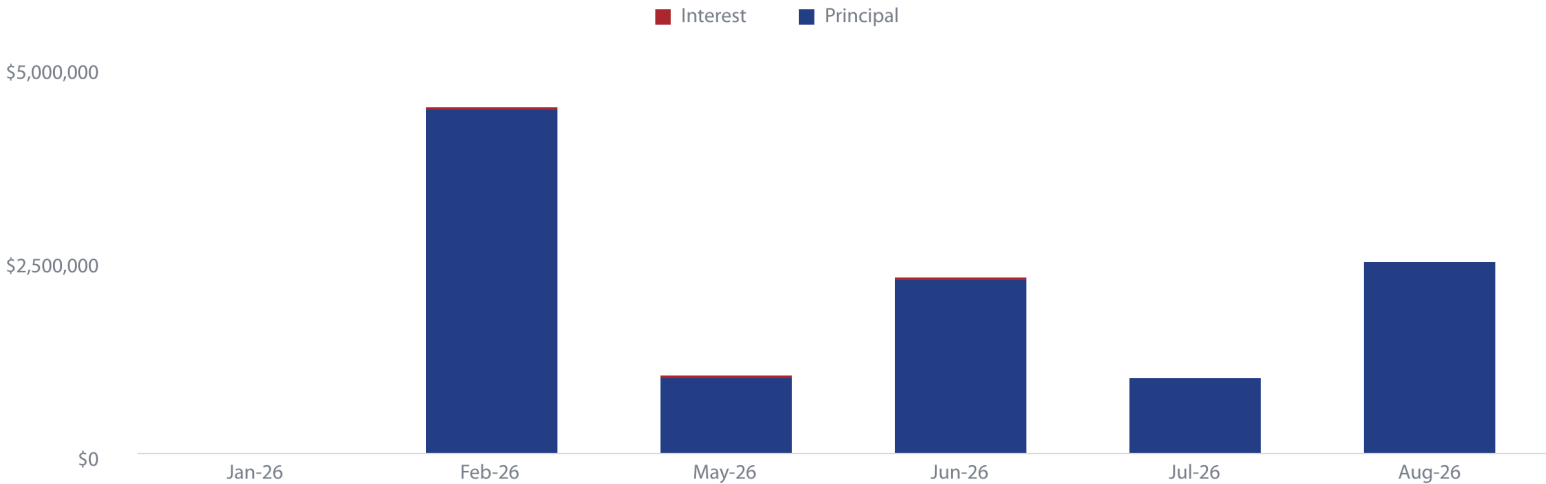
CUSIP	Settle Date	Security Type	Detailed Security Description	Purchase Qty	Orig Price	Original Cost	Amort/Accr for Period	Total Amort/Accr Since Purch	Remaining Disc/Premium	Ending Book Value
CO Series 2024										
3133ETKX4	10/14/25	AGCY	FFCB 4.0 06/11/2026	2,260,000.00	100.147	2,263,322.20	(1,022.03)	(1,022.03)	2,300.17	2,262,300.17
Total CO Series 2024				2,260,000.00		2,263,322.20	(1,022.03)	(1,022.03)	2,300.17	2,262,300.17
CO Series 2025										
3130ANGM6	10/08/25	AGCY CALL	FHLB 1.05 08/13/2026	1,000,000.00	97.645	976,450.00	6,351.68	6,351.68	(17,198.32)	982,801.68
3130ANN71	10/16/25	AGCY CALL	FHLB 1.05 08/26/2026	1,500,000.00	97.740	1,466,100.00	8,159.15	8,159.15	(25,740.85)	1,474,259.15
Total CO Series 2025				2,500,000.00		2,442,550.00	14,510.83	14,510.83	(42,939.17)	2,457,060.83
Ingleside Development										
3130AKWK8	08/27/25	AGCY	FHLB 0.51 02/12/2026	1,725,000.00	98.385	1,697,132.63	15,170.40	20,941.75	(6,925.62)	1,718,074.38
Total Ingleside Development				1,725,000.00		1,697,132.63	15,170.40	20,941.75	(6,925.62)	1,718,074.38
Ingleside Street Maintenance										
3130AKV5	08/26/25	AGCY	FHLB 0.5 02/18/2026	1,000,000.00	98.284	982,840.00	8,970.00	12,480.00	(4,680.00)	995,320.00
Total Ingleside Street Maintenance				1,000,000.00		982,840.00	8,970.00	12,480.00	(4,680.00)	995,320.00
Pooled Cash										
3130AL6L3	08/07/25	AGCY	FHLB 1.0 02/26/2026	1,750,000.00	98.252	1,719,410.00	13,794.77	22,193.18	(8,396.82)	1,741,603.18
3133EPUD5	05/01/25	AGCY	FFCB 4.75 05/28/2026	1,000,000.00	100.815	1,008,150.00	(1,911.97)	(5,025.22)	3,124.78	1,003,124.78
3130ANDM9	05/06/25	AGCY CALL	FHLB 1.0 07/27/2026	1,000,000.00	96.395	963,950.00	7,313.62	19,060.04	(16,989.96)	983,010.04
Total Pooled Cash				3,750,000.00		3,691,510.00	19,196.42	36,228.01	(22,262.00)	3,727,738.01
Grand Total				11,235,000.00		11,077,354.83	56,825.63	83,138.56	(74,506.61)	11,160,493.39

Projected Cash Flows

CUSIP	Detailed Security Description	Post Date	Interest	Principal	Total Amount
CO Series 2024					
3133ETKX4	FFCB 4.0 06/11/2026	06/11/26	45,200.00		45,200.00
3133ETKX4	FFCB 4.0 06/11/2026	06/11/26		2,260,000.00	2,260,000.00
CO Series 2025					
3130ANGM6	FHLB 1.05 08/13/2026	02/13/26	5,250.00		5,250.00
3130ANN71	FHLB 1.05 08/26/2026	02/26/26	7,875.00		7,875.00
3130ANGM6	FHLB 1.05 08/13/2026	08/13/26	5,250.00		5,250.00
3130ANGM6	FHLB 1.05 08/13/2026	08/13/26		1,000,000.00	1,000,000.00
3130ANN71	FHLB 1.05 08/26/2026	08/26/26	7,875.00		7,875.00
3130ANN71	FHLB 1.05 08/26/2026	08/26/26		1,500,000.00	1,500,000.00
Ingleside Development					
3130AKWK8	FHLB 0.51 02/12/2026	02/12/26	4,398.75		4,398.75
3130AKWK8	FHLB 0.51 02/12/2026	02/12/26		1,725,000.00	1,725,000.00
Ingleside Street Maintenance					
3130AKVV5	FHLB 0.5 02/18/2026	02/18/26	2,500.00		2,500.00
3130AKVV5	FHLB 0.5 02/18/2026	02/18/26		1,000,000.00	1,000,000.00
Pooled Cash					
3130ANDM9	FHLB 1.0 07/27/2026	01/27/26	5,000.00		5,000.00
3130AL6L3	FHLB 1.0 02/26/2026	02/26/26	8,750.00		8,750.00
3130AL6L3	FHLB 1.0 02/26/2026	02/26/26		1,750,000.00	1,750,000.00
3133EPUD5	FFCB 4.75 05/28/2026	05/28/26	23,750.00		23,750.00
3133EPUD5	FFCB 4.75 05/28/2026	05/28/26		1,000,000.00	1,000,000.00
3130ANDM9	FHLB 1.0 07/27/2026	07/27/26	5,000.00		5,000.00
3130ANDM9	FHLB 1.0 07/27/2026	07/27/26		1,000,000.00	1,000,000.00
Grand Total			120,848.75	11,235,000.00	11,355,848.75

Projected Cash Flows Totals

Month and Year	Interest	Principal	Total Amount
January 2026	5,000.00		5,000.00
February 2026	28,773.75	4,475,000.00	4,503,773.75
May 2026	23,750.00	1,000,000.00	1,023,750.00
June 2026	45,200.00	2,260,000.00	2,305,200.00
July 2026	5,000.00	1,000,000.00	1,005,000.00
August 2026	13,125.00	2,500,000.00	2,513,125.00
Total	120,848.75	11,235,000.00	11,355,848.75



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CITY COUNCIL AGENDA

Regular Meeting: February 10, 2026

AGENDA ITEM: 8

Deliberate and take appropriate action on the second and final reading of an Ordinance of the City of Ingleside calling a General Election to be held jointly with City of Ingleside on the Bay, Texas, and Ingleside Independent School District San Patricio County on May 2, 2026, in the City of Ingleside, Texas to elect Mayor, Council Member Place 2, Council Member Place 4, and Council Member Place 6; making provision for the conduct of the election; providing for an order and notice of such election; providing for early voting, election day voting and provisional ballots; resolving other matters incident and related to such election; providing for severability and setting an effective date.

SUBMITTED BY: Jana Stork, Director of Administrative Services/City Secretary

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Pursuant to Texas Election Code Sections 31.092 and 271.002, and pursuant to Chapter 31, and Chapter 271 of the Texas Election Code, the City has made provision to contract in a joint election with San Patricio County, the City of Ingleside on the Bay, Texas and Ingleside Independent School District on May 2, 2026, in the City of Ingleside, Texas.

The State of Texas provides that the Election Code of the State of Texas is applicable to the Texas Election Code, which requires an ordinance to call the election and establish procedures consistent with the Constitution, the Code, and the Charter.

San Patricio County and entities desire that a joint election be held in order to provide a convenient, simple, and cost-saving election for the voters in their respective jurisdictions. Please see the accompanying Ordinance to Order a General Election to be held on May 02, 2026.

FISCAL ANALYSIS:

The current budget includes the projected election cost.

RECOMMENDATION:

Staff recommends Council approve the Ordinance, as presented, to Order a General Election to be held on May 02, 2026.

ATTACHMENTS:

1. ORD 2026-XX DOCS1-#355779-v1-
Rev_Draft_Gen_Election_Ord_Calling_May_2_26_Election_Revised 02.02.2026

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY OF INGLESIDE CALLING A GENERAL ELECTION TO BE HELD JOINTLY WITH CITY OF INGLESIDE ON THE BAY, TEXAS, AND INGLESIDE INDEPENDENT SCHOOL DISTRICT SAN PATRICIO COUNTY ON MAY 2, 2026 IN THE CITY OF INGLESIDE, TEXAS TO ELECT MAYOR, COUNCIL MEMBER PLACE 2, COUNCIL MEMBER PLACE 4, AND COUNCIL MEMBER PLACE 6; MAKING PROVISION FOR THE CONDUCT OF THE ELECTION; PROVIDING FOR AN ORDER AND NOTICE OF SUCH ELECTION; PROVIDING FOR EARLY VOTING, ELECTION DAY VOTING AND PROVISIONAL BALLOTS; RESOLVING OTHER MATTERS INCIDENT AND RELATED TO SUCH ELECTION; PROVIDING FOR SEVERABILITY AND SETTING AN EFFECTIVE DATE.

WHEREAS, the terms for Mayor, Council Members Place 2, Place 4, and Place 6 are set to expire in May 2026 and there is a need to call for a General Election; and

WHEREAS, the laws of the State of Texas further provide that the Election Code of the State of Texas is applicable to said elections, and in order to comply with said Code, an Ordinance and order should be passed ordering said elections; and

WHEREAS, the Texas Constitution, the *Texas Election Code* (the “Code”), is applicable to said General Election (hereinafter referred to as the “election”) and in order to comply with applicable laws, an ordinance is required to call the elections and establish procedures consistent with the Constitution, the Code, and the Charter; and

WHEREAS, the election will be held jointly with San Patricio County, Texas, the City of Ingleside, Texas, the City of Ingleside on the Bay, Texas, and Ingleside Independent School District pursuant to Texas Election Code Sections 31.092 and 271.002 for a May 2, 2026 election to be administered by Victoria Pereida, San Patricio County Elections Administrator; and

WHEREAS, San Patricio County and entities desire that a joint election be held in order to provide a convenient, simple, and cost-saving election to the voters in their respective jurisdictions; and

WHEREAS, the City has made provision to contract with San Patricio County to conduct the City's election, pursuant to Chapter 31, and Chapter 271 of the Texas Election Code (the “Contract for Election Services” or “contract”), and such contract provides for political subdivisions subject to the contract that hold election on the same day in all or part of the same territory to hold a joint election as authorized in *Chapter 271, Tex. Elec. Code*;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE, COUNTY OF SAN PATRICIO, STATE OF TEXAS:

SECTION 1. The City Council of the City of Ingleside, pursuant to Section 3.005 of the Texas Election Code, hereby orders a general election to be held in the City of Ingleside, Texas, on

May 2, 2026, the first Saturday in May, which date is not less than thirty (30) days from the date of adoption of this ordinance, for the purpose of electing the following municipal officers:

Mayor
City Council Member, Place 2
City Council Member, Place 4
City Council Member, Place 6

Such election shall be held jointly with San Patricio County, Texas, the City of Ingleside on the Bay, Texas, and the Ingleside Independent School District pursuant to Texas Election Code Sections 31.092 and 271.002, and shall be administered by Victoria Pereida, San Patricio County Elections Administrator.

SECTION 2. The City Council of the City of Ingleside authorizes the Mayor to sign the order calling the General Election and any subsequent orders adjusting the polling locations, dates and times that are subject to change due to agreements with the San Patricio County Elections Department and other joint election agreements up until the final posting deadline of such notice pursuant Texas Election Code (“Code”) § 4.003(a)(b) and (c).

SECTION 3. The San Patricio County Election Administrator and his/her employees and appointees, and the election judges, alternate judges and clerks properly appointed for the election, shall hold and conduct the election in the manner provided by the Contract for Election Services, and the law governing the holding of general elections; and the official ballots, together with such other election materials as are required by the *Tex. Elec. Code*, shall be prepared in both the English and Spanish languages and shall contain such provisions, markings and language as is required by law.

SECTION 4. Early voting, both by personal appearance and by mail, will be conducted by the San Patricio County Election Administrator, who is designated and appointed as the Early Voting Clerk, in accordance with the *Tex. Elec. Code*. Early voting by personal appearance shall be conducted at places and locations authorized by state law and designated by the San Patricio County Election Administrator. Early voting shall commence Monday, April 20, 2026, and last day of Early Voting will be April 28, 2026, with dates and times to be determined by the San Patricio County Elections Department and will be posted accordingly.

SECTION 5. Applications for ballot by mail shall be requested from and mailed to San Patricio County Elections Office, Attn: Victoria Pereida, PO Box 579, Sinton, TX 78387. Applications for ballots by mail must be received by the Elections Administrator no later than the close of business on April 20, 2026.

SECTION 6. Publication and Posting of the Notice. That notice of the election in English and Spanish shall be given by posting a notice of election on the City Hall bulletin board used for posting notices of the meetings of the City Council not less than twenty-one (21) days prior to the date upon which the election is to be held, and by publication of said notice at least once in a newspaper of general circulation within the city, the date of said publication to be not less than ten (10) days and not more than thirty (30) days prior to the date set for the election. Notice of the Election shall also be posted at each polling place and early voting polling place used in the

Election, as required by the Texas Election Code.

SECTION 7. City Council has adopted an Ordinance calling for this General Election and the City has met its legal requirements for calling an election. The Mayor and the City Secretary of the City, in consultation with its City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the General Election, whether or not expressly authorized herein. The City will enter into a contract with San Patricio County Elections Administrator outlining dates and locations for early voting and locations for the May 2, 2026, election day.

SECTION 8. That the returns of said election be made in accordance with the State Election Code and may be canvassed by the City Council no sooner than May 5, 2026, but no later than May 13, 2026, in accordance with the Texas Election Code.

SECTION 9. Severability. That should any part, section, subsection, paragraph, sentence, clause or phrase contained in this ordinance be held to be unconstitutional or of no force and effect, such holding shall not affect the validity of the remaining portion of this ordinance, but in all respects said remaining portion shall be and remain in full force and effect.

SECTION 10. Effective Date. This Ordinance shall be in force and effect from and after the date of its adoption, and it is so ordained.

PASSED, ORDAINED, APPROVED AND ADOPTED this ____ day of _____, 2026 by _____ (ayes) to _____ (nays) with _____ abstentions by a vote of the City Council of the City of Ingleside.

CITY OF INGLESIDE, TEXAS

Pedro Oscar Adame, Mayor

ATTEST:

Jana Stork, City Secretary

First Reading: January 27, 2026

Second Reading: _____

CITY COUNCIL AGENDA
Regular Meeting: February 10, 2026

AGENDA ITEM: 9

Deliberate and take appropriate action on the Regular Meeting Minutes of January 27, 2026.

SUBMITTED BY: Jana Stork, Director of Administrative Services/City Secretary

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Please see the accompanying Regular City Council Meeting Minutes of January 27, 2026.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends Council approve the Minutes, as presented.

ATTACHMENTS:

1. 2026, 01-27 Regular Council Meeting Minutes_DRAFT v1

**CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
MINUTES
JANUARY 27, 2026**

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 January 27, 2026, 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, David Pruitt, James Steward, Julio Salinas (via Zoom), and Mayor Adame.

Council Members Absent: John Salinas.

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.

Courtney Shane, 2181 Capeheart St., addressed the Council.

6. Staff Comments and Reports.

a. Council Comments and Reports.

Council Member Pruitt wanted to thank the first responders for their professionalism during an incident at Live Oak Park on Monday.

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 November & December 2025.

No discussion was held on this item.

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

No discussion was held on this item.

e. City of Ingleside monthly financial report as of December 2025.

No discussion was held on this item.

f. Report on school crosswalk for Leon Taylor Middle School.

Discussion was held between Council Members, City Manager Lewis, and Director of Infrastructure Services Paredez about meeting with the school, extending the sidewalks by the pool, the purchase of the flashing crosswalk signs, and maintenance of the crosswalk painting.

g. Report on the construction of the 2.0 Million Gallons per Day (MGD) Wastewater Treatment Plant submitted by AGCM.

AGCM Construction Manager, Mark Price, gave a project update on the 2.0 MGD Wastewater Treatment Plant.

Presentations

7. Presentation, by Nick Winkelmann, Corpus Christi Water, regarding the current and future plans on the water supply.

Brett Van Hazel, Director of Water Supply for the City of Corpus Christi, gave a presentation regarding the current and future plans on water supply.

Consent Agenda

Agenda Item 11 was pulled from Consent Agenda and moved into the Regular Agenda for separate discussion.

8. Deliberate and take appropriate action on approval of the HOT Fund Post Event Form from Ingleside Chamber of Commerce for the Ingleside Renaissance Faire Event and authorizing payment in the amount of \$38,000.00.

9. Deliberate and take appropriate action on the first and only reading of an Ordinance amending the Fiscal Year 2025-2026 Budget for the City of Ingleside, Texas, for the General Fund for the appropriation of the donation funds for the Volunteer Fire Department received from Texas Gas Transmission, LLC.

Proposed Ordinance 2026-02.

10. Deliberate and take appropriate action regarding authorization for the Mayor to execute a Contract between the San Patricio County Elections Administrator and the City of Ingleside, Texas for election Services for the May 02,2026, Municipal Election.

11. Deliberate and take appropriate action on the Regular Meeting Minutes of December 09, 2025.

Discussion was held between Council Members and City Manager Lewis about the amendments to the minutes and removing the amendments.

Motion: Mayor Pro-Tem Long made a motion to approve the December 09, 2025 Regular Meeting Minutes before the amendments. Council Member Julio Salinas seconded the motion. Motion carried with all present voting in favor.

12. Deliberate and take appropriate action on the Regular Meeting Minutes of January 13, 2026.

Motion: Mayor Adame made a motion to approve the Consent Agenda excluding Item 11 which was removed from the Consent Agenda for separate discussion. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

Public Hearing

13. Public Hearing regarding a City of Ingleside rezone of property generally located West of FM 1069 and East of Arleigh Burker Rd and further described in the legal description below, from R-1 – Single Family Residential to I – Industrial.

76.07 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and a 3.918-acre tract III being part of LV Zacharias Abstract 271, and 1.57 acres out of WM Docker Survey Abstract 271, and 6.998 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and 1.77 acres out of WM Docker Survey Abstract 271, and being a 8.77 acre tract of land situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being a portion of a called 106.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078 & 682036, Official Public Records of San Patricio County, Texas, and a portion of a called 1.62 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being all of a called 1.72 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being a 23.87 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 19.65 acre tract of land conveyed to Koch Pipeline Company, L.P., recorded in Clerk's File No. 444378, Official Public Records of San Patricio County, Texas, and in Clerk's File No. 1996032503, Official Public Records of Nueces County, Texas, being out of the called 10,301.37 acre tract of submerged land conveyed by the State of Texas to Nueces County navigation district No. 1 by patent No. 217, Volume 14- b, dated January 24, 1950, Abstract No. 2684, as recorded in Volume 455, page 586, Deed records of Nueces County, Texas, and being a 10.92 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 8.86 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas, and all of that called 2.06 acre tract of land

conveyed to Flint Hills Resources Ingleside, LLC, recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas.

At 7:15 p.m. Mayor Adame convened the Ingleside City Council into the Public Hearing.

Speaking For: None

Council Member Julio Salinas recused himself from Agenda Item 13, and Agenda Item 17.

Speaking Against: None

Council Member Julio Salinas left the meeting, via Zoom, at 7:16 p.m..

At 7:16 p.m. Mayor Adame reconvened the Ingleside City Council into the Regular Meeting.

Regular Agenda

14. POSTPONED 01/13/2026: Deliberate and take appropriate action on the acceptance of the Ingleside Volunteer Fire Department's new fire truck.

Discussion was held between the Council Members, City Manager Lewis, and Fire Chief Miller about the new fire truck, the truck still being outfitted with equipment, and the truck being available for calls.

Motion: Council Member Pruitt made a motion to accept the Ingleside Volunteer Fire Department's new fire truck. Council Member Steward seconded the motion. Motion carried with all present voting in favor.

15. Deliberate and take appropriate action on a Resolution of the City of Ingleside, San Patricio County, Texas, adopting the 2026 San Patricio County Multi-Jurisdictional Hazard Mitigation Action Plan.

Proposed Resolution 2026-03.

Discussion was held between Council Members, City Manager Lewis, and San Patricio County Emergency Management Coordinator Scott Marion about the purpose of the Action Plan, FEMA requirements of the adoption, and at no cost to the City to adopt the plan.

Motion: Mayor Pro-Tem Long made a motion to approve Resolution 2026-03, a Resolution of the City of Ingleside, San Patricio County, Texas, adopting the 2026 San Patricio County Multi-Jurisdictional Hazard Mitigation Action Plan. Mayor Adame seconded the motion. Motion carried with all present voting in favor.

16. Deliberate and take appropriate action on the purchase of mobile solar light towers through the BuyBoard Purchasing Cooperative for use at City-sponsored festivals, special events, and activities that attract visitors and promote tourism and hotel occupancy within the City of Ingleside using HOT funds.

Discussion was held between Council Members, City Manager Lewis, Police Chief Molina, and Core Projects Energy representative Mike Reeves about purpose of the

purchase for City-sponsored events, safety of the citizens and community, enhancement of visitor experience, economic impact, battery life, warranty coverage, where the towers would be stored when not in use, dispatch having the capability to monitor the cameras, and the duration of the towers.

Council Member Julio Salinas returned to the meeting, via Zoom, at 7:37 p.m.

Further discussion and motion were made following Item 24, once answers were verified by the vendor representative who was present.

Further discussion was held about battery life, the cost of each battery, and the towers having the ability to charge with an AC charger.

Motion: Council Member Pruitt made a motion to approve the purchase of mobile solar light towers through the BuyBoard Purchasing Cooperative for use at City-sponsored festivals, special events, and activities that attract visitors and promote tourism and hotel occupancy within the City of Ingleside using HOT funds, not to exceed \$72,248.00. Council Member Steward seconded the motion. Motion carried with all present voting in favor.

17. Deliberate and take appropriate action on the first reading of an Ordinance changing the zoning of the following property generally located West of FM 1069 and East of Arleigh Burkner Rd and further described in the legal description below, from R-1 – Single Family Residential to I – Industrial.

76.07 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and a 3.918-acre tract III being part of LV Zacharias Abstract 271, and 1.57 acres out of WM Docker Survey Abstract 271, and 6.998 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and 1.77 acres out of WM Docker Survey Abstract 271, and being a 8.77 acre tract of land situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being a portion of a called 106.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078 & 682036, Official Public Records of San Patricio County, Texas, and a portion of a called 1.62 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being all of a called 1.72 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being a 23.87 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 19.65 acre tract of land conveyed to Koch Pipeline Company, L.P., recorded in Clerk's File No. 444378, Official Public Records of San Patricio County, Texas, and in Clerk's File No. 1996032503, Official Public Records of Nueces County, Texas, being out of the called 10,301.37 acre tract of submerged land conveyed by the State of Texas to Nueces County navigation district No. 1 by patent No. 217, Volume 14- b, dated January 24, 1950, Abstract No. 2684, as recorded in Volume 455, page 586, Deed records of Nueces County, Texas, and being a 10.92 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces

County, Texas, and being all of that called 8.86 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas, and all of that called 2.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas.

Discussion was held between Council Members, City Manager Lewis, and Director of Development Services Rodriguez about the property being annexed in years ago, legal requirements being met, and the cleanup of paperwork.

Council Member Julio Salinas left the meeting, via Zoom, at 7:40 p.m.

Motion: Council Member Steward made a motion to approve the first reading of an Ordinance changing the zoning of the following property generally located West of FM 1069 and East of Arleigh Burkner Rd and further described in the legal description below, from R-1 – Single Family Residential to I – Industrial. 76.07 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and a 3.918-acre tract III being part of LV Zacharias Abstract 271, and 1.57 acres out of WM Docker Survey Abstract 271, and 6.998 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and 1.77 acres out of WM Docker Survey Abstract 271, and being a 8.77 acre tract of land situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being a portion of a called 106.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078 & 682036, Official Public Records of San Patricio County, Texas, and a portion of a called 1.62 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being all of a called 1.72 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being a 23.87 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 19.65 acre tract of land conveyed to Koch Pipeline Company, L.P., recorded in Clerk's File No. 444378, Official Public Records of San Patricio County, Texas, and in Clerk's File No. 1996032503, Official Public Records of Nueces County, Texas, being out of the called 10,301.37 acre tract of submerged land conveyed by the State of Texas to Nueces County navigation district No. 1 by patent No. 217, Volume 14- b, dated January 24, 1950, Abstract No. 2684, as recorded in Volume 455, page 586, Deed records of Nueces County, Texas, and being a 10.92 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 8.86 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas, and all of that called 2.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas. Council Member Timmerman seconded the motion. Motion carried 4:0:1.

For Motion: Council Member Steward, Council Member Pruitt, Council Member Timmerman, and Mayor Pro-Tem Long.

Against Motion: None

Abstained: Mayor Adame

- 18. Deliberate and take appropriate action on the first reading of an Ordinance of the City of Ingleside calling a General Election to be held between San Patricio County and the City of Ingleside, Texas on May 02, 2026, in the City of Ingleside, Texas to elect Mayor, Council Member Place 2, Council Member Place 4, and Council Member Place 6, making provision for the conduct of the Election; including designating the main Early Voting place for such Election; providing for an Order and Notice of such Election; providing for Early Voting, Election Day voting and provisional ballots; resolving other matters incident and related to such Election; providing for severability and setting an effective date.**

No discussion was held on this item.

Motion: Mayor Pro-Tem Long made a motion to approve the first reading of an Ordinance of the City of Ingleside calling a General Election to be held between San Patricio County and the City of Ingleside, Texas on May 02, 2026, in the City of Ingleside, Texas to elect Mayor, Council Member Place 2, Council Member Place 4, and Council Member Place 6, making provision for the conduct of the Election; including designating the main Early Voting place for such Election; providing for an Order and Notice of such Election; providing for Early Voting, Election Day voting and provisional ballots; resolving other matters incident and related to such Election; providing for severability and setting an effective date. Mayor Adame seconded the motion. Motion carried with all present voting in favor.

Mayor Adame requested that Item 19 and Item 20 be postponed to the next Regular City Council Meeting on February 10, 2026. There were no objections by Council, and Mayor Adame stated that the items were postponed.

- 19. Deliberate and take appropriate action on an agreement between the City of Ingleside and the Ingleside Little League Association for the use of the Bennie Diegel Baseball / Softball Complex.**

Item 19 was postponed to the next Regular City Council meeting.

- 20. Deliberate and take appropriate action on an agreement between the City of Ingleside and the Mustang Infinite Softball Association for the use of the Faith Park Baseball / Softball Complex.**

Item 20 was postponed to the next Regular City Council meeting.

- 21. Deliberate and take appropriate action on a Resolution authorizing the establishment of an Advisory Group to provide guidance and support for the conduct of a Facilities Feasibility Study.**

Proposed Resolution 2026-04.

Discussion was held between Council Members and City Manager Lewis about the preliminary Feasibility Study, purpose of the Advisory Group, posting on website, Council wanting citizen input, the possibility of publishing in the newspaper, and bringing back at the next meeting.

No Action Taken.

22. Deliberate and take appropriate action directing the City Manager to terminate the treasury management agreement and remote deposit capture agreement with 1st Community Bank.

Discussion was held between Council Members, City Manager Lewis, and Director of Finance Rios about the purpose of the termination of the agreement.

Motion: Mayor Adame made a motion to direct the City Manager to terminate the treasury management agreement and remote deposit capture agreement with 1st Community Bank. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

23. POSTPONED 01/13/2026: Deliberate and take appropriate action on a Resolution of the City Council of the City of Ingleside, Texas, designating primary depository services to Frost Bank and for the City Council of the City of Ingleside to authorize the City Manager to finalize and execute a contract for the City of Ingleside Depository Services for three (3) years beginning on February 1, 2026, with the option to extend for two (2) additional one-year periods to Frost Bank for the city's primary bank.

Proposed Resolution 2026-04.

Discussion was held between Council Members, City Manager Lewis, and Director of Finance Rios about the misunderstanding of the Sweep requirement during the RFP process, and Frost Bank being ranked second in the overall review.

Motion: Council Member Pruitt made a motion to approve Resolution 2026-04, a Resolution of the City Council of the City of Ingleside, Texas, designating primary depository services to Frost Bank and for the City Council of the City of Ingleside to authorize the City Manager to finalize and execute a contract for the City of Ingleside Depository Services for three (3) years beginning on February 1, 2026, with the option to extend for two (2) additional one-year periods to Frost Bank for the city's primary bank. Council Member Timmerman seconded the motion. Motion carried with all present voting in favor.

24. Deliberate and take appropriate action on approving a proposal submitted by Levy Dykema for the design and engineering of electrical upgrades to Live Oak Park and N.O. Simmons Park.

Discussion was held between Council Members, City Manager Lewis, and Director of Infrastructure Services Paredez about Council approval for bids on engineering services, funds already budgeted, and the purpose of the electrical upgrades.

Motion: Council Member Steward made a motion to approve the proposal submitted by Levy Dykema for the design and engineering of electrical upgrades to Live Oak Park and N.O. Simmons Park. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

Executive Session

25. Closed Session

City Council will meeting in Closed Session pursuant to the provision of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

- A. Pursuant to Section 551.071 (Consultation with Attorney) – Discussion of legal issues related to a proposed Administrative Services Agreement between the Ingleside Development Corporation and the City of Ingleside.**
- B. Pursuant to Section 551.087 (Economic Development Negotiations) – Update on ongoing industry and retail negotiations.**

At 8:01 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) – Discussion of legal issues related to a proposed Administrative Services Agreement between the Ingleside Development Corporation and the City of Ingleside, and Section 551.087 (Economic Development Negotiations) – Update on ongoing industry and retail negotiations.

26. 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) – Discussion of legal issues related to a proposed Administrative Services Agreement between the Ingleside Development Corporation and the City of Ingleside.**
- B. Pursuant to Section 551.087 (Economic Development Negotiations) – Update on ongoing industry and retail negotiations.**

At 8:31 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

Item B: No Action Taken

Closing Agenda

27. Items to consider for placement on future agendas.

Mayor Pro-Tem Long requested an update on which properties were left to finalize proper rezone from annexation.

28. Adjourn.

Mayor Adame adjourned the regular meeting of the City of Ingleside at 8:33 p.m.

APPROVED:

Pedro Oscar Adame, Mayor

ATTEST:

Jana Stork, City Secretary

DRAFT

CITY COUNCIL AGENDA
Regular Meeting: February 10, 2026

AGENDA ITEM: 10

Deliberate and take appropriate action on the second and final reading of an Ordinance changing the zoning of the following property generally located West of FM 1069 and East of Arleigh Burker Rd and further described in the legal description below, from R-1 – Single Family Residential to I – Industrial.

76.07 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and a 3.918-acre tract III being part of LV Zacharias Abstract 271, and 1.57 acres out of WM Docker Survey Abstract 271, and 6.998 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and 1.77 acres out of WM Docker Survey Abstract 271, and being a 8.77 acre tract of land situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being a portion of a called 106.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078 & 682036, Official Public Records of San Patricio County, Texas, and a portion of a called 1.62 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being all of a called 1.72 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being a 23.87 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 19.65 acre tract of land conveyed to Koch Pipeline Company, L.P., recorded in Clerk's File No. 444378, Official Public Records of San Patricio County, Texas, and in Clerk's File No. 1996032503, Official Public Records of Nueces County, Texas, being out of the called 10,301.37 acre tract of submerged land conveyed by the State of Texas to Nueces County navigation district No. 1 by patent No. 217, Volume 14-b, dated January 24, 1950, Abstract No. 2684, as recorded in Volume 455, page 586, Deed records of Nueces County, Texas, and being a 10.92 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 8.86 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas, and all of that called 2.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas.

SUBMITTED BY: Bernard Rodriguez, Director of Development Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The city-initiated rezoning of approximately 80 acres from the current zone of (R-1) Single Family Residential District to (I) Industrial District is requested to conform with the City of Ingleside Code of Ordinance. Furthermore, the City Council, at its regular scheduled meeting on January 14, 2025, directed city staff to begin the process of re-zoning tracts or property annexed into the City of Ingleside from temporary residential zoning in accordance with the City of Ingleside Comprehensive Plan.

The subject tract of land is currently occupied by Flint Hills Resources Corpus Christi, LLC operations. The subject property was designated as an Industrial Development Area by the City of Ingleside through adoption of Ordinance No. 537 in 1992.

The official zoning map classifies the property surrounding the subject tract as I-Industrial District. The Future Land Use map designates the subject tract and property surrounding the subject tract as Heavy Industrial (HI) District. Please note that the (HI) Heavy Industrial District designation was omitted from the official code of ordinance. However, due to the existing use of the property and zoning of adjacent properties, an (I) Industrial District zone designation is most suitable.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Based on the review of the existing zoning map and future land use map, staff recommends approval of the rezoning to be in compliance with the City of Ingleside Code of Ordinance.

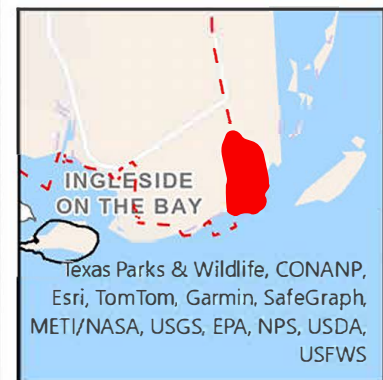
ATTACHMENTS:

1. Radius Map
2. #672 - Ordinance (1)

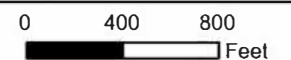
Location:
Legal Description: ABST 271 L V
Zarcharias WM Docker Sur No 1

Legend

-  400' Radius
-  Subject Parcels
-  Industrial Zone



This product is for informational purposes only and may not have been prepared for or be suitable for use in legal, engineering, or surveying products. It does not represent an on-the-ground survey and only represents the relative location of property boundaries.



ORDINANCE NO. 2026-_____

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING PROPERTY GENERALLY LOCATED WEST OF FM 1069 AND EAST OF ARLEIGH BURKER RD AND FURTHER DESCRIBED IN THE LEGAL DESCRIPTION BELOW, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO I – INDUSTRIAL.

76.07 ACRES BEING PART OF ABSTRACT 271 LV ZACHARIAS WM DOCKER SURVEY NUMBER 1, AND A 3.918-ACRE TRACT III BEING PART OF LV ZACHARIAS ABSTRACT 271, AND 1.57 ACRES OUT OF WM DOCKER SURVEY ABSTRACT 271, AND 6.998 ACRES BEING PART OF ABSTRACT 271 LV ZACHARIAS WM DOCKER SURVEY NUMBER 1, AND 1.77 ACRES OUT OF WM DOCKER SURVEY ABSTRACT 271, AND BEING A 8.77 ACRE TRACT OF LAND SITUATED IN J. ROBINSON SURVEY, ABSTRACT NO. 225, SAN PATRICIO COUNTY, & NUECES NAVIGATION DISTRICT NO. 1 SURVEY, ABSTRACT NO. 2684, NUECES COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 106.06 ACRE TRACT OF LAND CONVEYED TO FLINT HILLS RESOURCES INGLESIDE, LLC, AS RECORDED IN CLERK'S FILE NO. 694078 & 682036, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND A PORTION OF A CALLED 1.62 ACRE TRACT OF LAND CONVEYED TO FLINT HILLS RESOURCES INGLESIDE, LLC, AS RECORDED IN CLERK'S FILE NO. 694078, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.72 ACRE TRACT OF LAND CONVEYED TO FLINT HILLS RESOURCES INGLESIDE, LLC, AS RECORDED IN CLERK'S FILE NO. 694078, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND BEING A 23.87 ACRE TRACT OF SUBMERGED LAND, SITUATED IN J. ROBINSON SURVEY, ABSTRACT NO. 225, SAN PATRICIO COUNTY, & NUECES NAVIGATION DISTRICT NO. 1 SURVEY, ABSTRACT NO. 2684, NUECES COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 19.65 ACRE TRACT OF LAND CONVEYED TO KOCH PIPELINE COMPANY, L.P., RECORDED IN CLERK'S FILE NO. 444378, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND IN CLERK'S FILE NO. 1996032503, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, BEING OUT OF THE CALLED 10,301.37 ACRE TRACT OF SUBMERGED LAND CONVEYED BY THE STATE OF TEXAS TO NUECES COUNTY NAVIGATION DISTRICT NO. 1 BY PATENT NO. 217, VOLUME 14-B, DATED JANUARY 24, 1950, ABSTRACT NO. 2684, AS RECORDED IN VOLUME 455, PAGE 586, DEED RECORDS OF NUECES COUNTY, TEXAS, AND BEING A 10.92 ACRE TRACT OF SUBMERGED LAND, SITUATED IN J. ROBINSON SURVEY, ABSTRACT NO. 225, SAN PATRICIO COUNTY, & NUECES NAVIGATION DISTRICT NO. 1 SURVEY, ABSTRACT NO. 2684, NUECES COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 8.86 ACRE TRACT OF LAND CONVEYED TO FLINT HILLS RESOURCES

INGLESIDE, LLC RECORDED IN CLERK'S FILE NO. 704768 & 606954, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND ALL OF THAT CALLED 2.06 ACRE TRACT OF LAND CONVEYED TO FLINT HILLS RESOURCES INGLESIDE, LLC, RECORDED IN CLERK'S FILE NO. 704768 & 606954, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS.

WHEREAS, the City Council of the City Ingleside (“City Council”) has previously approved and adopted a Comprehensive Zoning Ordinance and Zoning Map of the City of Ingleside; and

WHEREAS, the City Council has previously created and appointed a Planning and Zoning Commission as authorized by the Texas Local Government Code; and,

WHEREAS, the Texas Local Government Code authorizes a municipality to adopt zoning districts after compliance with statutory notice provisions; and,

WHEREAS, application was made to rezone the real property, 76.07 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and a 3.918-acre tract III being part of LV Zacharias Abstract 271, and 1.57 acres out of WM Docker Survey Abstract 271, and 6.998 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and 1.77 acres out of WM Docker Survey Abstract 271, and being a 8.77 acre tract of land situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being a portion of a called 106.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078 & 682036, Official Public Records of San Patricio County, Texas, and a portion of a called 1.62 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being all of a called 1.72 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being a 23.87 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 19.65 acre tract of land conveyed to Koch Pipeline Company, L.P., recorded in Clerk's File No. 444378, Official Public Records of San Patricio County, Texas, and in Clerk's File No. 1996032503, Official Public Records of Nueces County, Texas, being out of the called 10,301.37 acre tract of submerged land conveyed by the State of Texas to Nueces County navigation district No. 1 by patent No. 217, Volume 14-b, dated January 24, 1950, Abstract No. 2684, as recorded in Volume 455, page 586, Deed records of Nueces County, Texas, and being a 10.92 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 8.86 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas, and all of that called 2.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas; and,

WHEREAS, after complying with the statutory publication and notification requirements, on November 17, 2025, the Ingleside Planning and Zoning Commission (“Commission”) conducted a public hearing on the potential rezoning application and after considering the testimony and evidence, has provided a recommendation to the City Council on the rezoning of said lots; and,

WHEREAS, after hearing and considering the application, the recommendation of the Commission, the present zoning and use of each of the properties in the surrounding area, the comprehensive master plan of the city, the future development of the city as a whole, and other relevant factors, the City Council is of the opinion and finds that it is in the best interest of the public health, safety, and welfare of the city to rezone this property, that the rezoning effected by this ordinance is in compliance with the Comprehensive Master Plan, that changing the zoning of the aforesaid property would not be detrimental to the public health, safety, or general welfare, and will, in fact, promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Ingleside, and as well, the owners and occupants of the property, and the City generally.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE, COUNTY OF SAN PATRICIO, STATE OF TEXAS:

Section 1. Zoning Change. The Zoning of the property hereinafter described is hereby changed from R-1 (Single Family Residential) to I (Industrial)

76.07 ACRES BEING PART OF ABSTRACT 271 LV ZACHARIAS WM DOCKER SURVEY NUMBER 1, AND A 3.918-ACRE TRACT III BEING PART OF LV ZACHARIAS ABSTRACT 271, AND 1.57 ACRES OUT OF WM DOCKER SURVEY ABSTRACT 271, AND 6.998 ACRES BEING PART OF ABSTRACT 271 LV ZACHARIAS WM DOCKER SURVEY NUMBER 1, AND 1.77 ACRES OUT OF WM DOCKER SURVEY ABSTRACT 271, AND BEING A 8.77 ACRE TRACT OF LAND SITUATED IN J. ROBINSON SURVEY, ABSTRACT NO. 225, SAN PATRICIO COUNTY, & NUECES NAVIGATION DISTRICT NO. 1 SURVEY, ABSTRACT NO. 2684, NUECES COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 106.06 ACRE TRACT OF LAND CONVEYED TO FLINT HILLS RESOURCES INGLESIDE, LLC, AS RECORDED IN CLERK'S FILE NO. 694078 & 682036, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND A PORTION OF A CALLED 1.62 ACRE TRACT OF LAND CONVEYED TO FLINT HILLS RESOURCES INGLESIDE, LLC, AS RECORDED IN CLERK'S FILE NO. 694078, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.72 ACRE TRACT OF LAND CONVEYED TO FLINT HILLS RESOURCES INGLESIDE, LLC, AS RECORDED IN CLERK'S FILE NO. 694078, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND BEING A 23.87 ACRE TRACT OF SUBMERGED LAND, SITUATED IN J. ROBINSON SURVEY, ABSTRACT NO. 225, SAN PATRICIO COUNTY, & NUECES NAVIGATION DISTRICT NO. 1 SURVEY, ABSTRACT NO. 2684, NUECES COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 19.65 ACRE TRACT OF LAND CONVEYED TO KOCH PIPELINE COMPANY, L.P., RECORDED IN CLERK'S FILE NO. 444378, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND IN CLERK'S FILE NO. 1996032503, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, BEING OUT OF THE CALLED 10,301.37 ACRE TRACT OF SUBMERGED LAND CONVEYED BY THE STATE OF TEXAS TO NUECES COUNTY NAVIGATION DISTRICT NO. 1 BY PATENT NO. 217, VOLUME 14-B, DATED JANUARY 24, 1950, ABSTRACT NO. 2684, AS RECORDED IN VOLUME 455, PAGE 586, DEED RECORDS OF NUECES COUNTY, TEXAS, AND BEING A 10.92 ACRE TRACT OF SUBMERGED LAND, SITUATED IN J. ROBINSON SURVEY,

ABSTRACT NO. 225, SAN PATRICIO COUNTY, & NUECES NAVIGATION DISTRICT NO. 1 SURVEY, ABSTRACT NO. 2684, NUECES COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 8.86 ACRE TRACT OF LAND CONVEYED TO FLINT HILLS RESOURCES INGLESIDE, LLC RECORDED IN CLERK'S FILE NO. 704768 & 606954, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND ALL OF THAT CALLED 2.06 ACRE TRACT OF LAND CONVEYED TO FLINT HILLS RESOURCES INGLESIDE, LLC, RECORDED IN CLERK'S FILE NO. 704768 & 606954, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Section 2. Zoning Map. It is directed that the official zoning map of the city be changed to reflect the zoning classification change, rezoning, effected by this ordinance.

Section 3. Effective Date. As provided by Article III, Section 3.11C of the Charter of the City of Ingleside, this ordinance shall be effective upon adoption and, in addition, if any penalty, fine or forfeiture is imposed by this ordinance, then this ordinance shall be effective only after publication of this ordinance in its entirety or in summary form once in the official newspaper of the City of Ingleside.

Section 4. Reading. As provided by Article III, Section 3.11.B of the Charter of the City of Ingleside, this ordinance, or the caption of it shall be read at two City Council meetings with at least two weeks elapsing between each reading.

Section 5. Severance. If any part of this ordinance is invalid or void or is declared to be so, then said part shall be severed from the balance of this ordinance and said invalidity shall not affect the balance of this ordinance, the balance of the ordinance to be read as if said invalid or void portion thereof were not included.

Section 6. Publication. As provided by Article III, Section 3.11C, this ordinance shall be published one time in the official newspaper of the City of Ingleside, San Patricio County, Texas, which publication shall contain the caption of this ordinance stating in substance the purposes of same.

PASSED, ORDAINED, APPROVED AND ADOPTED this 10th day of February 2026 by ____ (ayes) to ____ (nays) with ____ abstentions by a vote of the City Council of the City of Ingleside.

CITY OF INGLESIDE, TEXAS

Pedro Oscar Adame, Mayor

ATTEST:

Jana Stork, City Secretary

First Reading: January 27, 2026

Second Reading: February 10, 2026

DRAFT

CITY COUNCIL AGENDA

Regular Meeting: February 10, 2026

AGENDA ITEM: 11

Deliberate and take appropriate action on approving a resolution to standardize the rental fees for the City of Ingleside Garden Center and Humble Station Community and Youth Center.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The current rental agreement for the City of Ingleside Garden Center was last amended in May 2025. The rental agreement for the Humble Station Community and Youth center has a different rate structure and has a similar available square footage as the Ingleside Garden Center. In an effort to standardize the rate schedule for both buildings, staff has provided a standardized rental agreement that will be utilized for both the Garden Center and Humble Station Community and Youth Center. Pursuant to Section 51 of the Constitution of the State of Texas, all rentals will be charged the standard rental rates.

The Constitution of the State of Texas Sec. 51. GRANTS OF PUBLIC MONEY PROHIBITED. states in part: The Legislature shall have no power to make any grant or authorize the making of any grant of public moneys to any individual, association of individuals, municipal or other corporations whatsoever; provided that the provisions of this Section shall not be construed so as to prevent the grant of aid in cases of public calamity.

Because of Sec 51, when a Texas city leases property, it must meet the three prongs of the Texas Supreme Court's "public purpose" test:

Public purpose: The lease's primary goal must accomplish a legitimate public purpose, not just benefit a private party.

Sufficient control: The city must retain enough control over the property to ensure the public purpose is actually carried out.

Return benefit: The city must receive a tangible return benefit, such as increased revenue, economic development, or a public service. A rent-free arrangement would likely be viewed as failing the return benefit requirement. As stated in the Return benefit prong test, the City must receive a tangible return benefit, such as increased revenue, economic development, or a public service. A rent-free arrangement would likely be viewed as failing the return benefit requirement. The various non-profit organizations within the City do not have a direct quantifiable benefit to the City. Therefore, the charges for the use of the facility are fair and equitable. The providing of the City of Ingleside Garden Center to the Ingleside Garden Club

can be justified because the Ingleside Garden Club assists the City in several beautification projects and is heavily involved in selecting foliage for City property. Therefore, the return benefit prong can be quantified.

Pursuant to the three-prong test regarding use of City monies, the Ingleside Garden Club meets the requirements to have use of the facility(s) at no charge due to their continuous contributions to the City of Ingleside through their city beautification and foliage maintenance efforts.

Current City of Ingleside Humble Community Center Rental Rates:

Resident Rate: \$25 per hour (minimum 4 hours)

Deposit: \$100

Booking Fee: \$25 (non-refundable)

Staff Recommendations for Resident Rate:

Increase to \$30 per hour (minimum 4 hours)

Deposit: \$150

Booking Fee: \$25 (non-refundable)

Non-Resident Rate (no change recommended):

\$75 per hour (minimum 4 hours)

Deposit: \$300

Booking Fee: \$25 (non-refundable)

The aforementioned rates were based on a comparison of comparable Portland facilities. Staff has provided a copy of the Portland Community Center fee schedule for comparison purposes.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends approving a resolution to standardize the rental fees for the City of Ingleside Garden Center and Humble Station Community and Youth Center.

ATTACHMENTS:

1. Portland Fee Schedule
2. RES 2026-XX Standardize Rental Fees
3. Rental Agreement 2026



Portland Community Center Ballroom Fee Schedule

Room/Description Size sq. ft.	Capacity				Rate Per Hour		Deposit	
	Theatre	Class-room	Ballroom	w/ Dance Floor	Mon-Thurs (2hr Min)	Fri-Sun (4hr min)	No Alcohol	With Alcohol
Grand Ballroom - 13,000 sq.ft	1200	500	800	400	\$180	\$225	\$500	\$800
Half Ballroom - 6,000 sq.ft	600	250	400	240	\$100	\$125	\$400	\$650
2/3 Half Ballroom - 4,500 sq.ft	300	200	150	120	\$85	\$105	\$300	\$500
1/3 Half Ballroom - 2,100 sq. ft.	150	100	75	N/A	\$75	\$90	\$250	\$425
Medium Room - 1,400 sq.ft	100	60	50	N/A	\$65	N/A	\$200	\$350
Small Room - 700 sq.ft	32	20	N/A	N/A	\$55	N/A	\$175	\$300
Multipurpose Room - 1,037 sq.ft	32	20	N/A	N/A	\$60	\$65	\$150	N/A
Atrium	22	N/A	N/A	N/A	\$45	\$55	\$130	N/A
Lobby	15	N/A	N/A	N/A	\$40	\$45	\$125	N/A
Hallway Section	10	N/A	N/A	N/A	\$25	\$30	\$120	N/A
Gym Rental	N/A	N/A	N/A	N/A	\$50	\$50	\$300	N/A

Additional Services

Stages-	16'X36'	\$400	16'X20'	\$300		
Dance Floors-	20'X20'	\$150	20'X40'	\$275	30'X50'	\$300
Projectors/Screens-	Ceiling	\$100	Portable	\$50		
Table Linens-	\$8 each (Black or White)					
Up Lighting-	\$100		Coffee Service (Mon-Thurs)-		\$35	
Excessive cleaning fee-	\$250 plus \$20 per hr		Additional Layout Changes-		\$75	

Reservation office is open Monday-Friday, 8am-5pm

Monday-Thursday Rentals: All reservation requests must be received in at least two weeks prior to event.

Friday-Sunday Rentals: Full Ballroom can be reserved one year in advance.

Half Ballroom can be reserved six months in advance.

2/3 & 1/3 Half Ballroom can be reserved 2 months in advance.

Security Deposit will be due at the initial rental meeting. All other fees must be paid one month prior to the event.

If the event is less than one month in advance, full balance is due at the initial rental meeting.

RESOLUTION NO. 2026-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLESIDE, TEXAS,
STANDARDIZING THE CITY OF INGLESIDE GARDEN CENTER AND HUMBLE
STATION COMMUNITY AND YOUTH CENTER RENTAL AGREEMENT AND
APPROVING UPDATED RENTAL RATES.**

WHEREAS, the City desires to standardize the rental agreement utilized for both the Ingleside Garden Center and the Humble Community Center to ensure consistency, fairness, and administrative efficiency; and

WHEREAS, staff has reviewed the existing rental agreements and has provided a standardized Rental Agreement to be utilized for both facilities; and

WHEREAS, the City Council has determined that nonprofit rental rates are no longer in the City's best interest and may conflict with the State Constitution; and

WHEREAS, staff recommends updates to the resident rental rates while maintaining the existing non-resident rental rates;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE, COUNTY OF SAN PATRICIO, STATE OF TEXAS:

SECTION 1. The City Council hereby deliberates and takes appropriate action to approve the standardized Rental Agreement for use by both the Ingleside Garden Center and the Humble Community Center.

SECTION 2. Effective upon adoption of this Resolution, all rentals shall be charged standard rental rates in accordance with the approved Rental Agreement.

SECTION 3. The City Council hereby approves the following updated Resident Rental Rates for both facilities:

- **Rental Rate:** \$30.00 per hour (minimum of four (4) hours)
- **Security Deposit:** \$150.00
- **Booking Fee:** \$25.00 (non-refundable)

SECTION 4. City staff is authorized and directed to implement the standardized Rental Agreement and updated rental rates and to take all actions necessary to carry out the intent of this Resolution.

PASSED AND APPROVED this 10th day of **February, 2026** by ___ (ayes) to ___ (nays) with ___ abstentions by a vote of the City Council of the City of Ingleside, Texas.

PASSED, ORDAINED, APPROVED AND ADOPTED this 10th day of _____ February 2026 by ___ (ayes) to ___ (nays) with ___ abstentions by a vote of the City Council of the City of Ingleside.

CITY OF INGLESIDE, TEXAS

Pedro Oscar Adame, Mayor

ATTEST:

Jana Stork, City Secretary



Rental Agreement

The Garden Center/Humble Station Community and Youth Center is reserved on a first come first serve basis up to 12 months in advance with priority given to garden club activities and city events. Other activities may be going on in the park during your event. Please be courteous to others.

Renter: _____ Facility: _____
Physical Address: _____ Mailing Address: _____
City/State: _____ Zip Code: _____
Phone Number: _____ Additional Contact: _____
Rental Date: _____ Rental Time: _____ AM/PM to _____ AM/PM

This agreement is entered by the City of Ingleside, Texas, herein called the "City" and (Name) _____ herein called the "Renter". The City agrees to rent the City owned facility known as the "Garden Center / Humble Station Community and Youth Center" to the renter on the above dates and times.

Resident Rental Rates

(The rental times include set up and clean up)

Deposit \$150
Booking Fee \$25 (Non-Refundable)
Rate per Hour \$30 (minimum of 4 hours)

Non-Resident Rental Rates

(The rental times include set up and clean up)

Deposit \$300
Booking Fee \$25 (Non-Refundable)
Rate per Hour \$75 (minimum of 4 hours)

Residents must produce a valid picture ID with an Ingleside address. If address has not been changed to Ingleside an ID with a water bill with their name will be approved.

If any person or group has a history of causing damage the City Manager has the authority to increase the deposit as he/she sees fit.

The Ingleside Garden Club may utilize the facility at no charge in recognition of their ongoing contributions to the City of Ingleside through their beautification efforts. If the requested date is not available, the Ingleside Garden Club will be accommodated at the Humble Station Community and Youth Center at no charge.

Applicant Initials _____



Deposits and fees are to be paid prior to use and are received at the Parks and Recreation office. The deposit and booking fee are due within 2 days of booking the facility. The reservation is not confirmed until the rental fee has been paid in full. The rental fee is due 2 days before the event. The deposit is to correct minor damage only; renters are responsible for the complete cost of any repairs needed beyond the one hundred- and fifty-dollar (\$150)/three hundred (\$300) deposit.

No individual/group may rent the facility for more than 2 same weekend days in a row (i.e. 2 consecutive Saturdays). Rentals are not available on City Council approved holidays; this includes Good Friday, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, the day following Thanksgiving, Christmas Eve and Christmas Day, and New Year's Eve. Additionally, facility rentals are subject to cancellation or relocation during local, state, or federal elections. If a previously reserved date is required for election-related use, the City reserves the right to cancel the rental or relocate the reservation to the alternate facility, with notice provided to the renter.

Deposit Return Requirements

The deposit will be returned if no damage is found, the building is cleaned, the lights are turned off and the key is in the drop box immediately after your permitted rental time. Once it is determined requirements were met, the deposit will be sent to the address listed by the renter.

Deposit checks take up to 3-4 weeks to return.

If there are any issues before or during your event, please call the Ingleside police department's non-emergency number at (361)776-2531.

Extra Fees

Removal of Items Left by Renter	\$25
Cleaning Fee per Hour per Staff	\$25
Damaged Walls (Tack/Staple holes)	\$25
Other Damage	\$25

Further, by signing this agreement, the renter agrees to the following conditions of the rental:

The hours granted are those and only those, set forth in this rental agreement.

Entrance/Lockup of Facility

Parks and Recreation staff will meet the respective renters at the facility **10 minutes** prior to their listed rental time. Staff will open the facility and issue the renter a key. This key will be used to lock the facility after their authorized rental time. The key must be returned to the drop box located at the Parks and Recreation Office at 2821 Main St. immediately after the authorized rental time is up. If the key is not return to the drop box after the renter's event, the renter may be placed on a "No Rent" list, prohibiting them from renting the facility for future events. Not returning the key will also result in the renter's deposit being withheld.

Applicant Initials _____



Decorations

Decorations are not allowed on the walls, murals, ceiling, pictures, displays, windows or doorways. Use of nails, tacks, tape, staples, hot glue and other mounting devices are prohibited. Violation will be subject to a fine or forfeiture of the deposit.

Conduct

Any “renter” whose conduct is disorderly or disruptive in respect to any of the following or any other conduct deemed inappropriate may be escorted off the premises by the City’s authorized representative or peace officer. The renter shall hold the City harmless, indemnify and defend the City, its officers, agents, and employees against any claim related to such ejection:

- A. Renter must comply with noise ordinance
- B. Intoxication
- C. Use of abusive, indecent, profane or vulgar language
- D. Making Offensive gestures or displays
- E. Abusing or threatening another person in an obviously offensive manner
- F. Making unreasonable loud noises
- G. Physically fighting with another person
- H. Any form of vandalism

Live or amplified music is permitted, but renters must observe all noise ordinances. If the police department receives complaints about noise or general rowdiness, they may exercise their professional judgement. If they order the premises vacated prior to the events conclusion, no refunds will be given.

Alcoholic Beverages Policy

Alcoholic beverages are allowed only during the hours that the facility is not open to the public. Usage must comply with Texas Alcoholic Beverage Commission regulations and the City Code. Renters must obtain permission for alcoholic beverages from the City Manager or his/her designee. The City cannot be held liable for any damage suits filed in connection with alcoholic beverages served to an intoxicated guest.

The sale of alcoholic beverages is prohibited. The City of Ingleside reserves the right to require security at the renter’s expense, if in the opinion of the City Manager or his/her designee, the nature or size of an event or function requires the presence of uniformed security.

Priority of the facility use is given to the garden club and will preclude allowing alcohol in the building during a garden club event.

Setup

All renters are responsible for setting up what they need for their event. This includes setting up chairs, tables and decorations. Renters may use the kitchen and its appliances. Cooking utensils, silverware, dishes, towels, coffee pots and other supplies are not provided, and the renter will be responsible for providing what they need.

Applicant Initials _____



Cleanup

All renters are responsible for cleanup and ensuring all objects belonging to the facility are placed back in the proper storage area, this includes:

- Removing any decorations renter brought in
- Throwing out ALL trash
- Sweeping and Mopping floors
- Wiping off ALL counters/stovetops/sinks/tables
- Clearing refrigerator of any food/beverages
- Stacking chairs in the proper storage area
- Putting tables back in their proper storage areas
- Setting temperature back to 75
- Locking up

The City provides all cleaning supplies that is needed, including, brooms, wipes, trash bags, mops, mopping solution and other cleaning solutions.

After Hours Contact

After hours, notify the Ingleside Police Department of any issues that may arise during the rental on the non-emergency phone line at **(361)776-2531**.

Withholding Deposit

The facilities must be left in the same condition as existed to prior usage by the renter/group. Conditions which lead to withholding part or all the deposit include but are not limited to:

- Improper cleanup
- Exceeding authorized rental times
- Building/Equipment Memorabilia damage during the use of the facility
- Disappearance of equipment/Memorabilia
- Unauthorized entrance of adjacent portion of the Humble Station Community and Youth Center

In the event of cancellation, users must notify the city of cancellation within 1 business day of the rental. Failure to give proper notice will result in forfeiture of a portion of the security deposit in the amount of one hundred dollars (\$100).

Executed this the ____ day of _____, 20____.

(City of Ingleside)

(Applicant)

Deposit: \$ _____	Date: _____	Staff: _____	Amount Owed: \$ _____ as of two days prior
Booking Fee: \$ _____	Date: _____	Staff: _____	
Rental Fee: \$ _____	Date: _____	Staff: _____	Copy of Rental Agreement: _____

Applicant Initials _____

CITY COUNCIL AGENDA

Regular Meeting: February 10, 2026

AGENDA ITEM: 12

Deliberate and take appropriate action for the City Council to authorize the City Manager to advertise a Request For Qualifications (RFQ) for Building Inspections and Plan Review Services.

SUBMITTED BY: Bernard Rodriguez, Director of Development Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

City staff is requesting to solicit a Request for Qualifications (RFQ) for qualified Contractor(s) to provide third party building inspection and plan review services for commercial and residential structures. Services shall conduct building inspections and plan reviews as required by the City's Building official, ordinances, adopted codes, code reference standards, utility provider requirements, and engineered designs. Services shall provide building inspection personnel certified by the International Code Council with minimum certifications of Residential Combination, Commercial Combination, Residential Energy, and Commercial Energy. All building inspection personnel shall be licensed Plumbing Inspectors with the Texas State Board of Plumbing Examiners. Services shall provide plan review personnel certified by the International Code Council with minimum certifications of Residential Building Plans Examiner, Commercial Building Plans Examiner, and Commercial Energy Plans Examiner.

FISCAL ANALYSIS:

The Development Services Department approved FY 2026 budget includes line item, 10-512-475, Contract Labor/Inspections, which will cover expected expenses.

RECOMMENDATION:

Staff recommends the City Council authorize the City Manager to advertise a Request For Qualifications (RFQ) for Building Inspections and Plan Review Services.

ATTACHMENTS:

None