

**CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
AGENDA
AUGUST 25, 2026
6:30 PM**

Notice is hereby given that the Ingleside City Council will hold a Regular City Council Meeting on August 25, 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. City of Ingleside expenditures paid over \$3,000.00 for the period of July 2026.
- d. Report on liability of League and Facility Use Agreements.
- e. Report on Proposed Coastal Bend LNG Project.

Presentations

7. Presentation and recognition of Ingleside Police Department Captain promotion.

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. Discussion, consideration, and possible action on the Special Meeting Minutes of August 08, 2026, and the Regular Meeting Minutes of August 11, 2026.
9. Discussion, consideration, and possible action on the second and final reading of an Ordinance of the City of Ingleside, Texas, creating and adding Article VII, "Motor-Assisted Scooters, Bicycles, and Electric Bicycles," to Chapter 62, "Traffic and Vehicles," of the Code of Ordinances of the City of Ingleside; adopting regulations governing the operation of motor-assisted scooters, bicycles, and electric bicycles upon public property; providing a penalty; providing a savings clause; providing a severability clause; providing for publication; and providing an effective date.

Regular Agenda

10. Discussion, consideration, and possible action on a Resolution appointing a member to the Ingleside Development Corporation (IDC) Board of Directors.
11. Discussion, consideration, and possible action on a contract for Goods and Services and Tourism Promotion Services between the City of Ingleside and the Ingleside Chamber of Commerce for services from October 01, 2026 to September 30, 2027.
12. Discussion, consideration, and possible action to ratify and confirm the termination of the City's subscription services and agreement with Flock Group, Inc. (Flock Safety), and authorize the City Manager to execute any necessary termination documents.
13. Discussion, consideration, and possible action on a request from the Ingleside Chamber of Commerce requesting a Special Event Permit to host Smoke Showdown BBQ Cook-Off at Live Oak Park from Thursday, October 15, 2026, through Monday, October 19, 2026, and to permit overnight camping.
14. Discussion, consideration, and possible action on approval of the closeout of the Gallion Street Reconstruction Project.
15. Discussion, consideration, and possible action for City Council to authorize the City Manager to finalize an agreement with Able City for Consulting Services to update the City of Ingleside Comprehensive Master Plan, based on the negotiated fee schedule.
16. **TABLED 08/11/2026** Discussion, consideration, and possible action on an agreement between the City of Ingleside and the Texas Coast Youth Soccer League for the use of N.O. Simmons Park Soccer Fields for the period from August 31, 2026, through December 06, 2026, and from January 04, 2027, through May 09, 2027.
17. Discussion, consideration, and possible action on designating streets to be reconstructed during Fiscal Year 2026-2027.
18. Discussion, consideration, and possible action on the Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election.

19. Discussion, consideration, and possible action on the first draft of the City Manager's Proposed Budget for Fiscal Year 2026-2027.
20. Discussion, consideration, and possible action on setting the proposed tax rate for Fiscal Year 2026-2027.
21. Discussion, consideration, and possible action on setting the dates and times for the public hearing(s) on the proposed budget for Fiscal Year 2026-2027 and the Tax Rate for 2027.

Executive Session

22. 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 Texas Government Code Section 551.071 (Consultation with Attorney): Consultation with the City Attorney regarding legal issues concerning the administrative services agreement between the City of Ingleside and the City of Ingleside Development Corporation.
23. 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 Texas Government Code Section 551.071 (Consultation with Attorney): Consultation with the City Attorney regarding legal issues concerning the administrative services agreement between the City of Ingleside and the City of Ingleside Development Corporation.

Closing Agenda

24. Items to consider for placement on future agendas.
25. Adjourn.

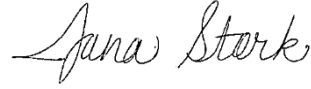
Special Accommodations

This facility is wheelchair accessible and there are special parking spaces near the main entrance. Requests for accommodations or special services must be made 48 hours prior to this meeting. Please contact the 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 August 19, 2026 by 6:15 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: August 25, 2026

AGENDA ITEM: 6.a

Council Comments and Reports.

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

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

City Council may discuss any subject under this item.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

For informational purposes only.

ATTACHMENTS:

None

CITY COUNCIL AGENDA

Regular Meeting: August 25, 2026

AGENDA ITEM: 6.b

Announcements of Community Interest and/or upcoming events.

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

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

1. City of Ingleside Planning & Zoning Commission Volunteers Needed
 2. Ingleside Parks & Recreation Not Your Mother's Book Club, Various Dates from Facebook
 3. Ingleside Public Library Mr. Kippy, Fridays beginning August 06, 2026
 4. Ingleside Public Library After School Program, Tuesdays beginning August 18, 2026
 5. Ingleside Public Library 5 & Under Program, Fridays beginning August 21, 2026
 6. Ingleside Parks & Recreation Toddler Time, August 27, 2026
 7. Ingleside Parks & Recreation Homecoming Mum Class, September 07, 2026
 8. Ingleside Parks & Recreation Toddler Time, September 10, 2026
 9. Ingleside Volunteer Fire Department 9/11 Remembrance Ceremony, September 11, 2026
 10. Ingleside Parks & Recreation Vendors Market, September 19, 2026
 11. Ingleside Parks & Recreation Homecoming Mum Class, September 21, 2026
 12. Ingleside Parks & Recreation Toddler Time, September 24, 2026
 13. Ingleside Parks & Recreation Blood Drive, September 24, 2026
 14. Ingleside Parks & Recreation Toddler Time, October 08, 2026
 15. Ingleside Parks & Recreation Zombie Walk, October 10, 2026
 16. Ingleside Parks & Recreation Dunkin' for a Pumpkin, October 24, 2026
 17. Ingleside Parks & Recreation Vendors Market, November 07, 2026
 18. Ingleside Parks & Recreation Family Night, November 19, 2026
 19. Ingleside Parks & Recreation Thanksgiving Camp, November 23-27, 2026 - registration opens November 02, 2026
 20. Ingleside Parks & Recreation & Ingleside Volunteer Fire Department Christmas in Ingleside, December 04-05, 2026
 21. Ingleside Parks & Recreation Family Night, December 17, 2026
 22. Ingleside Parks & Recreation Winter Camp, December 21-31, 2026 - registration opens November 30, 2026
-

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

For information purpose only.

ATTACHMENTS:

1. 2026, 08-25 Community Events v2



**CARE ABOUT THE GROWTH
AND DEVELOPMENT OF
INGLESIDE?**

VOLUNTEER FOR THE

**PLANNING & ZONING
COMMISSION**

CONTACT:

CITY SECRETARY'S DEPARTMENT

CITYSECRETARY@INGLESIDETX.GOV

361-776-2517



Ingleside Parks and Recreation

NOT YOUR MOTHER'S *Book Club!*



FOLLOW US ON FACEBOOK
FOR LATEST MEETING DATES.

HUMBLE YOUTH CENTER
2821 MAIN ST. INGLESIDE

CHILDREN'S PROGRAMS

**After School
Program**

TUESDAYS

3:45-4:45P

Beginning August 18th



5 & UNDER

Fridays

RIGHT AFTER MR. KIPPY

10-11a

Beginning August 21st

MR. KIPPY

Fridays

8:30-9:30a

Beginning August 6th

**INGLESIDE PUBLIC
LIBRARY**

361-776-5355



**GAME
DAY**

**Dates to be
Determined**

For any question call: 361-776-5355

or log into our website

<https://inglesidetx.gov/226/Library>



WITH MS. HOLLY

Monday

2:00-4:00p

August 10th

Saturday's

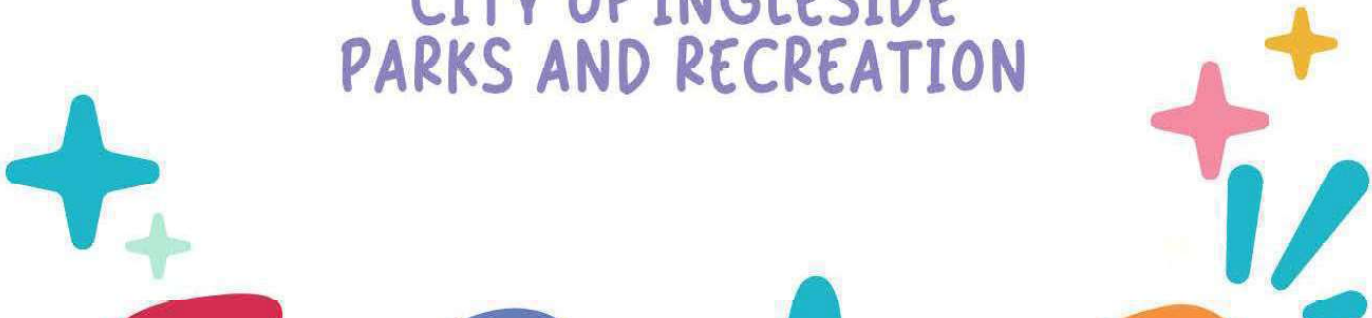
9:30-11:30a

August 1st

August 8th

August 15th

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.

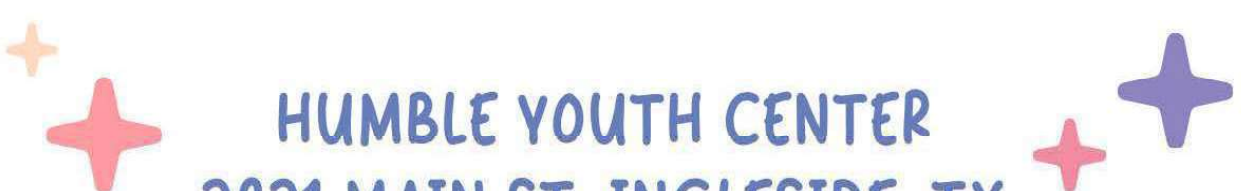
TODDLER

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

TIME

August 27th

9:00 AM – 11:00 AM

A collection of colorful stars 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

Ingleside Parks and Recreation
HOMECOMING
MUM Class

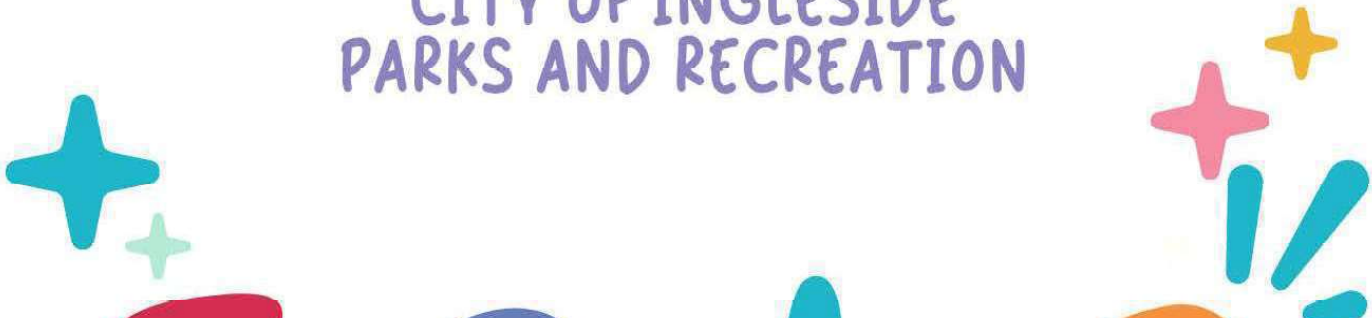


\$50
PER CLASS

DATES: SEPTEMBER 7 & 21 @6:30PM

HUMBLE YOUTH CENTER 2821 MAIN ST., INGLESIDE TX

CITY OF INGLESIDE
PARKS AND RECREATION

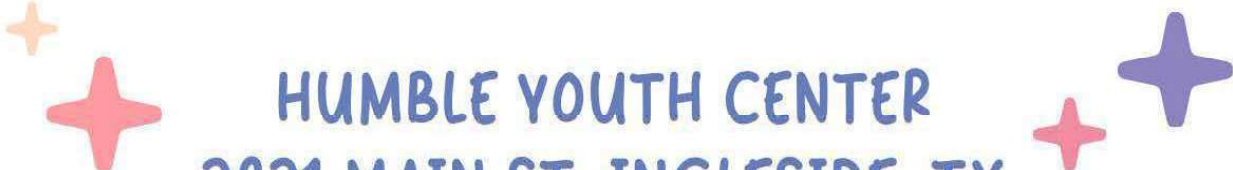


TODDLER

TIME

September 10th

9:00 AM – 11:00 AM



HUMBLE YOUTH CENTER
2821 MAIN ST. INGLESIDE, TX

OPEN TO AGES 5 YEARS AND UNDER ONLY



9/11 NEVER FORGET REMEMBRANCE CEREMONY

**SEPTEMBER 11, 2026
8:30AM
INGLESIDE FD**

**HONOR GUARD PRESENT COLORS
OPENING PRAYER
SPEECH
RINGING OF THE BELL
CLOSING PRAYER**

AS WE REMEMBER SEPTEMBER 11, WE HONOR THE LIVES LOST, THE HEROES WHO ANSWERED THE CALL, AND THE STRENGTH AND RESILIENCE SHOWN BY OUR NATION. JOIN US AS WE PAUSE TO REFLECT, REMEMBER, AND PAY TRIBUTE TO ALL THOSE IMPACTED BY THE EVENTS OF 9/11.





INGLESIDE PARKS AND RECREATION



VENDORS MARKET

JANUARY 17TH

FEBRUARY 21ST

MARCH 21ST

APRIL 18TH

MAY 23RD



JUNE 20TH

JULY 18TH

AUGUST 15TH

SEPTEMBER 19TH

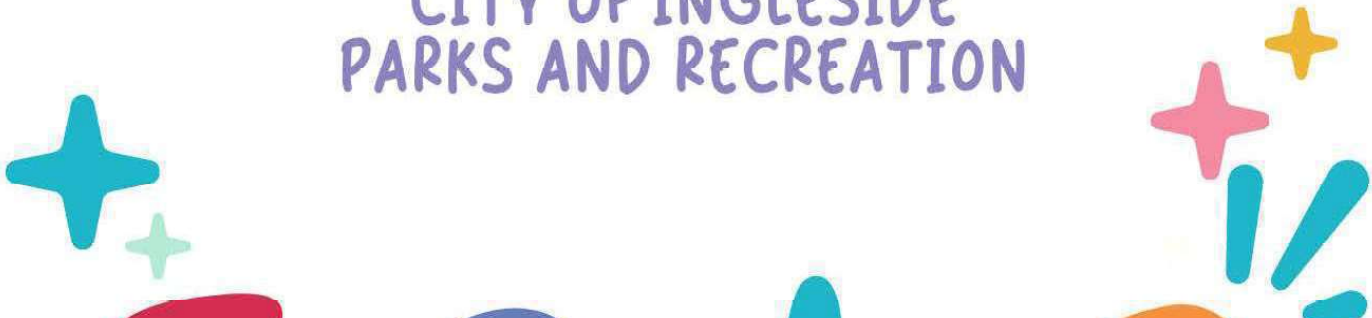
NOVEMBER 7TH

**ALL DATES SUBJECT TO CHANGE*



N.O. SIMMONS PARK | BASKETBALL PAVILLION

CITY OF INGLESIDE
PARKS AND RECREATION



TODDLER



TIME

September 24th

9:00 AM – 11:00 AM



HUMBLE YOUTH CENTER
2821 MAIN ST. INGLESIDE, TX

OPEN TO AGES 5 YEARS AND UNDER ONLY



Coastal Bend
Blood Center

CITY OF INGLESIDE - PARKS AND RECREATION

BLOOD DRIVE

THURSDAY, SEPTEMBER 24
2:00 PM - 4:30 PM

LOCATION: 2821 MAIN STREET

RECEIVE A SHIRT & A FREE CHICKEN FRIED STEAK MEAL!



Nolan's
RESTAURANT

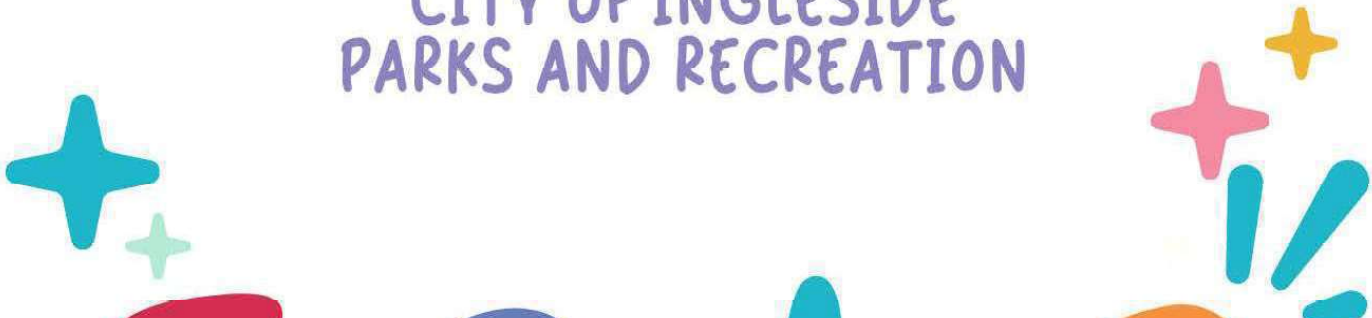
FREE MEAL!



Appointments are recommended & walk-ins are welcome.

Call the Blood Center at 361-855-4943, go to our website or scan the QR above to sign up! Donors will receive a T-shirt & a Nolan's Chicken Fried Steak Meal served with Mashed Potatoes or French Fries Voucher.

CITY OF INGLESIDE
PARKS AND RECREATION

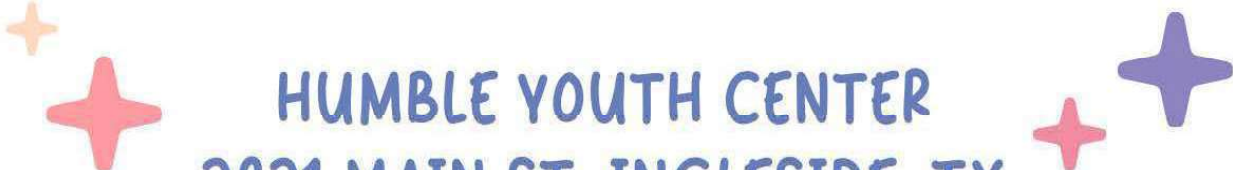


TODDLER

TIME

October 8th

9:00 AM – 11:00 AM



HUMBLE YOUTH CENTER
2821 MAIN ST. INGLESIDE, TX

OPEN TO AGES 5 YEARS AND UNDER ONLY

Ingleside Parks and Recreation

ZOMBIE WALK

Saturday,
October
10th

5-7pm

Walk starts
at 5:15pm

- & Trick or Treat Trail -

LIVE OAK PARK
INGLESIDE, TX 78362

SCREAM CONTEST, FACE PAINTING, ZOMBIE WALK & MORE

Ingleside Parks and Recreation

Dunkin' for a Pumpkin

★ ★ **FLOATING PUMPKIN PATCH** ★ ★

**October 24th
12-3PM**



**Charles H. Doherty Swimming Pool
2746 Mustang Dr. Ingleside, TX 78362**

Ingleside Parks and Recreation

Family Night.

PAINTING



19 NOVEMBER 2026

6:00PM - 7:30PM

2821 Main St., Ingleside, TX 78362





HUMBLE YOUTH CENTER

THANKSGIVING

CAMP

NOVEMBER 23RD - 27TH

**REGISTRATION WILL OPEN ON
MONDAY, NOVEMBER 2, 2025 AT 8AM.
STOP BY THE HUMBLE YOUTH CENTER TO REGISTER**

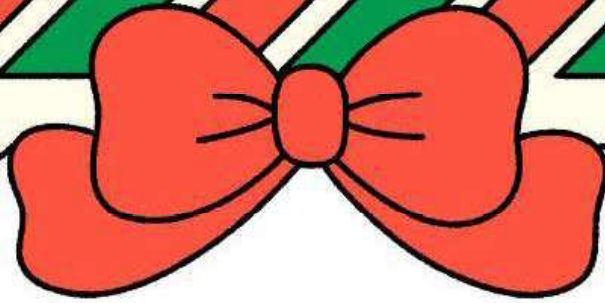
CAMP HOURS
7:30A-5:30P

OPEN TO
AGES 6-12

\$35.00 FOR 3 DAYS - CHECK OR MONEY ORDER ONLY

INGLESIDE PARKS AND RECREATION
361-776-3438





IVFD & Ingleside Parks and Recreation

Christmas - *in* - INGLESIDE

Friday, December 4th

Parade 6PM starts and end at N.O. Simmons Parks
Join us after the Parade for the Lighting of the
Christmas Tree till 9PM

Saturday, December 5th - TBD

Breakfast with Santa at the Fire Department

for more information call us at 361-776-3438



Ingleside Parks and Recreation

Family
NIGHT

DECEMBER 17TH
6:00PM – 7:30PM

2821 Main St., Ingleside, TX 78362

Humble Youth Center

WINTER *Camp*

December 21st-31st

Registration opens on Monday, November 30th at 8AM

7:30AM-5:30PM

Open to ages 6-12

Tuition: \$130 - 7 days



Ingleside Parks and Recreation - 361-776-3438

CITY COUNCIL AGENDA
Regular Meeting: August 25, 2026

AGENDA ITEM: 6.c

City of Ingleside expenditures paid over \$3,000.00 for the period of July 2026.

SUBMITTED BY: Luis Rios, Director of Finance

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Purchases are in compliance with the Procurement Policy and Procedures. Purchase orders have been approved by the appropriate officials.

FISCAL ANALYSIS:

City of Ingleside expenditures paid over \$3,000.00 from 07/01/2026-07/31/2026.
Total A/P Checks and Invoices totaling over \$3,000 — Amount: \$6,710,915.11

RECOMMENDATION:

For informational purposes only

ATTACHMENTS:

1. OVER 3K REPORT 07012026-07312026



City of Ingleside, TX

Check Report

By Check Number

Date Range: 07/01/2026 - 07/31/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: PCOP-POOLED CASH - OPERATING						
06024	AGCM, INC	07/01/2026	Regular	0.00	9,804.00	84246
04387	DAVIDSON TROILO REAM & GARZA	07/01/2026	Regular	0.00	21,536.67	84254
05910	GREAT LAKES PETROLEUM CO	07/01/2026	Regular	0.00	4,333.65	84261
05873	JORDAN STAFFING, LLC	07/01/2026	Regular	0.00	10,130.63	84264
01614	KIEWIT OFFSHORE SERVICES, LTD.	07/01/2026	Regular	0.00	24,260.37	84265
03259	LEXIPOL, LLC	07/01/2026	Regular	0.00	4,536.00	84267
06232	STERLING PERSONNEL, INC.	07/01/2026	Regular	0.00	4,443.75	84276
01092	TEXAS INDUSTRIES, INC.	07/01/2026	Regular	0.00	12,181.31	84279
04434	AXON ENTERPRISE, INC.	07/09/2026	Regular	0.00	26,080.00	84286
05230	ES OPCO USA, LLC.	07/09/2026	Regular	0.00	8,647.00	84293
06157	EVINS GLASS SERVICE, INC.	07/09/2026	Regular	0.00	34,699.50	84294
01614	KIEWIT OFFSHORE SERVICES, LTD.	07/09/2026	Regular	0.00	62,276.68	84301
00541	TEXAS MUNICIPAL LEAGUE - IRP	07/09/2026	Regular	0.00	61,934.25	84321
06024	AGCM, INC	07/16/2026	Regular	0.00	30,089.00	84326
04760	AMAZON CAPITAL SERVICES, INC.	07/16/2026	Regular	0.00	3,649.50	84328
01706	CLAYTON, CHRISTOPHER D.	07/16/2026	Regular	0.00	6,956.00	84336
06107	FREEIT DATA SOLUTIONS, INC.	07/16/2026	Regular	0.00	10,100.00	84342
03532	GEXA ENERGY, LP	07/16/2026	Regular	0.00	53,303.01	84346
05910	GREAT LAKES PETROLEUM CO	07/16/2026	Regular	0.00	4,272.83	84348
00344	INGLESIDE CHAMBER OF COMMERCE	07/16/2026	Regular	0.00	6,750.00	84352
05873	JORDAN STAFFING, LLC	07/16/2026	Regular	0.00	4,246.88	84354
05858	LINEBARGER GOGGAN BLAIR & SAMPSON LLP	07/16/2026	Regular	0.00	31,501.29	84355
00366	MCCOY CORPORATION	07/16/2026	Regular	0.00	3,439.82	84357
05483	PROGRESSIVE COMMERCIAL AQUATICS, INC	07/16/2026	Regular	0.00	5,589.18	84365
00034	REPUBLIC SERVICES, INC.	07/16/2026	Regular	0.00	121,406.96	84366
00054	SAN PATRICIO MUNICIPAL WATER DISTRICT	07/16/2026	Regular	0.00	100,472.40	84371
00069	UNITED STATES POSTAL SERVICE	07/16/2026	Regular	0.00	5,800.00	84381
05733	WILLIAMS SCOTSMAN, INC.	07/16/2026	Regular	0.00	27,735.03	84385
05188	AT&T MOBILITY LLC	07/23/2026	Regular	0.00	5,649.92	84392
04932	CHAVEZ, JIM	07/23/2026	Regular	0.00	3,165.24	84398
06255	CRAZY TRAILER WORLD, LLC	07/23/2026	Regular	0.00	20,463.47	84399
00778	FERGUSON US HOLDINGS, INC	07/23/2026	Regular	0.00	5,264.76	84403
05910	GREAT LAKES PETROLEUM CO	07/23/2026	Regular	0.00	3,481.06	84406
06185	HB Systems Inc	07/23/2026	Regular	0.00	25,250.00	84407
04840	HERRERA, PAUL	07/23/2026	Regular	0.00	9,500.00	84408
06077	KINECT COMMUNICATIONS LLC	07/23/2026	Regular	0.00	37,683.01	84411
03259	LEXIPOL, LLC	07/23/2026	Regular	0.00	17,003.17	84413
01936	RICOH USA, INC.	07/23/2026	Regular	0.00	3,657.21	84422
00126	STATE COMPTROLLER	07/23/2026	Regular	0.00	19,928.32	84429
00169	TRI COUNTY EMERGENCY MEDICAL SERVICES, II	07/23/2026	Regular	0.00	21,307.23	84437
00008	TYLER TECHNOLOGIES, INC.	07/23/2026	Regular	0.00	4,651.25	84438
05379	WEX BANK	07/23/2026	Regular	0.00	6,657.13	84442
03718	ACT PIPE & SUPPLY	07/30/2026	Regular	0.00	3,380.10	84445
05876	CARASOFT TECHNOLOGY CORPORATION	07/30/2026	Regular	0.00	3,263.16	84451
01706	CLAYTON, CHRISTOPHER D.	07/30/2026	Regular	0.00	15,337.81	84452
00411	COAST MATERIALS, INC.	07/30/2026	Regular	0.00	9,206.10	84453
04387	DAVIDSON TROILO REAM & GARZA	07/30/2026	Regular	0.00	21,593.48	84455
06267	ERNEST W FISCHER JR	07/30/2026	Regular	0.00	4,200.00	84457
05230	ES OPCO USA, LLC.	07/30/2026	Regular	0.00	8,647.00	84458
06107	FREEIT DATA SOLUTIONS, INC.	07/30/2026	Regular	0.00	7,533.00	84463
04638	FREESE AND NICHOLS, INC.	07/30/2026	Regular	0.00	20,480.35	84464
05910	GREAT LAKES PETROLEUM CO	07/30/2026	Regular	0.00	5,605.76	84466
04295	HANSON PROFESSIONAL SERVICES, INC	07/30/2026	Regular	0.00	23,700.00	84468
06077	KINECT COMMUNICATIONS LLC	07/30/2026	Regular	0.00	18,292.42	84472

Check Report

Date Range: 07/01/2026 - 07/31/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
06232	STERLING PERSONNEL, INC.	07/30/2026	Regular	0.00	5,162.79	84480
06257	TEXAS MATERIALS GROUP, INC.	07/30/2026	Regular	0.00	6,040.67	84481
06008	GONZALEZ, JR ARMANDO	07/31/2026	Bank Draft	0.00	5,000.00	2026-07
00325	CARD SERVICE CENTER	07/17/2026	Bank Draft	0.00	22,783.04	20260628
05481	SYSTEMSEVEN SERVICES, LLC	07/02/2026	Bank Draft	0.00	4,594.72	INV73920
06092	ASSOCIATED CONSTRUCTION PARTNERS, LTD.	07/09/2026	Bank Draft	0.00	2,324,528.46	PAYAPP10
06092	ASSOCIATED CONSTRUCTION PARTNERS, LTD.	07/23/2026	Bank Draft	0.00	2,940,027.62	PAYAPP11
00011	TEXAS MUNICIPAL RETIREMENT SYSTEM	07/15/2026	Bank Draft	0.00	63,428.11	DFT0000429
00011	TEXAS MUNICIPAL RETIREMENT SYSTEM	07/15/2026	Bank Draft	0.00	63,802.39	DFT0000452
00010	IRS	07/10/2026	Bank Draft	0.00	7,627.74	DFT0000465
00010	IRS	07/10/2026	Bank Draft	0.00	19,085.32	DFT0000466
00010	IRS	07/10/2026	Bank Draft	0.00	32,615.76	DFT0000467
00159	TML INTERGOVERNMENT	07/01/2026	Bank Draft	0.00	134,019.69	DFT0000468
00010	IRS	07/24/2026	Bank Draft	0.00	7,374.36	DFT0000482
00010	IRS	07/24/2026	Bank Draft	0.00	18,216.14	DFT0000483
00010	IRS	07/24/2026	Bank Draft	0.00	31,531.64	DFT0000484

Bank Code PCOP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	93	56	0.00	1,036,280.12
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	14	14	0.00	5,674,634.99
EFT's	0	0	0.00	0.00
	107	70	0.00	6,710,915.11

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	93	56	0.00	1,036,280.12
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	14	14	0.00	5,674,634.99
EFT's	0	0	0.00	0.00
	107	70	0.00	6,710,915.11

Fund Summary

Fund	Name	Period	Amount
90	POOLED CASH	7/2026	6,710,915.11
			6,710,915.11

CITY COUNCIL AGENDA
Regular Meeting: August 25, 2026

AGENDA ITEM: 6.d

Report on liability of League and Facility Use Agreements.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The City of Ingleside entered into agreements with several sports leagues that operate throughout the City, including Ingleside Little League, Texas Coast Youth Soccer League, and Mustang Infinite Softball Association. The license agreements the City enters into with these leagues have a requirement for each entity to carry General Liability insurance. The requirement in the agreement requires \$1,000,000.00 (one million dollars) per occurrence naming the City of Ingleside as an additional insured. Each entity carries this minimum requirement. Attached are the current liability insurance certificates provided by each league for this purpose.

FISCAL ANALYSIS:

N/A.

RECOMMENDATION:

For informational purposes only.

ATTACHMENTS:

1. Insurance Requirements_Redacted

G. Additional Provisions

MIS shall provide the following items to the City as a prerequisite for use of the Facilities:

1. MIS agrees to carry liability insurance in the amounts of \$1,000,000.00 (one million) per person and \$1,000,000.00 (one million) per occurrence naming the City of Ingleside as additional insured, insuring MIS against liabilities and claims occurring during the term of this agreement and related to the use, occupancy, possession, maintenance or repair of the Facilities by MIS. Further, MIS agrees to, and shall, provide the City with proof of such insurance coverage before the agreement is in effect and use of the Facility is permitted.

G. Additional Provisions

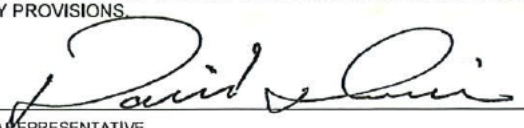
Little League shall provide the following items to the City as a prerequisite for use of the Facilities:

1. Little League agrees to carry liability insurance in the amounts of \$1,000,000.00 (one million) per person and \$1,000,000.00 (one million) per occurrence naming the City of Ingleside as additional insured, insuring Little League against liabilities and claims occurring during the term of this agreement and related to the use, occupancy, possession, maintenance or repair of the Facilities by Little League. Further, Little League agrees to, and shall, provide the City with proof of such insurance coverage before the agreement is in effect and use of the Facility is permitted.

H. Additional Provisions

Texas Coast shall provide the following items to the City as a prerequisite for use of the Facilities:

1. Texas Coast agrees to carry liability insurance in the amounts of \$1,000,000.00 (one million) per person and \$1,000,000.00 (one million) per occurrence naming the City of Ingleside as an additional insured, insuring Texas Coast against liabilities and claims arising out of or related to Texas Coast's use of or activities at the Facilities under this Agreement. Texas Coast shall maintain such insurance continuously through the term of this Agreement. Such insurance shall be primary to and noncontributory with, any insurance carried by the City. Further, Texas Coast agrees to, and shall, provide the City with proof of such insurance coverage before the Agreement is in effect and use of the Facility is permitted.

CERTIFICATE OF INSURANCE						DATE (MM/DD/YY) 01/03/26		
PRODUCER Keystone Risk Managers, LLC 1215 Manor Drive, Suite 208 Mechanicsburg, PA 17055				CERTIFICATE #: 3432905-2026-1		9 43 29		
				INSURERS AFFORDING COVERAGE:				
ADDITIONAL NAMED INSURED: INGLESIDE LL 2997 Westlake Drive INGLESIDE, TX 78362				INSURER A: Interstate Fire & Casualty Company				
				INSURER B: National Union Fire Insurance Company of (Non-Liability) Pittsburgh, PA				
				INSURER C: AIG Specialty Insurance Company				
				INSURER D: Markel American Insurance Company				
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. * SUBJECT TO \$5,000,000 AGGREGATE SUBLIMIT OF LIABILITY FOR ALL LEAGUES, COMBINED, UNDER THE MASTER D&O POLICY, FOR ALL LOSS ARISING FROM ALL CLASS ACTION CLAIMS AND COMMON LEAGUE CLAIMS, AS MORE FULLY DESCRIBED IN ENDORSEMENT #31 OF THE MASTER D&O POLICY. ** SUBJECT TO \$5,000,000 AGGREGATE SUBLIMIT OF LIABILITY FOR ALL LEAGUES, COMBINED, UNDER THE MASTER CYBER POLICY, FOR SPECIFIED DEFENSE COSTS, AS MORE FULLY DESCRIBED IN ENDORSEMENT #14 OF THE MASTER CYBER POLICY.								
INSR LTR	ADD'L NAMED INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS		
A	X	GENERAL LIABILITY	[REDACTED]	01/01/2026	01/01/2027	EACH OCCURRENCE	\$1,000,000	
		X OCCURRENCE				GENERAL AGGREGATE	\$2,000,000	
		X INCL PARTICIPANTS				Property Damage Deductible: \$250	PRODUCTS/COMP OPS AGGREGATE	\$1,000,000
		X SEXUAL ABUSE					Sexual Abuse OCCURRENCE	\$1,000,000
							Sexual Abuse AGGREGATE	\$1,000,000
		MEDICAL PAYMENTS				Any One Person		
C	X	DIRECTORS & OFFICERS	[REDACTED]	01/01/2026	01/01/2027	EACH LOSS	\$1,000,000*	
						AGGREGATE	\$1,000,000	
C	X	CYBER LIABILITY COVERAGE	[REDACTED]	01/01/2026	01/01/2027	LIMIT OF LIABILITY CLAIMS MADE	\$100,000 PER LEAGUE AGGREGATE	
	S&P	SECURITY AND PRIVACY LIABILITY INSURANCE	\$100,000 PER LEAGUE SUBLIMIT OF LIABILITY** \$1,000 PER LEAGUE RETENTION		RETROACTIVE DATE	CONTINUITY DATE		
		REGULATORY ACTION SUBLIMIT OF LIABILITY	\$100,000 PER LEAGUE SUBLIMIT OF LIABILITY \$1,000 PER LEAGUE RETENTION		POLICY INCEPTION	POLICY INCEPTION		
	EM	EVENT MANAGEMENT INSURANCE	\$100,000 PER LEAGUE SUBLIMIT OF LIABILITY** \$1,000 PER LEAGUE RETENTION		NOT APPLICABLE	POLICY INCEPTION		
D	X	INLAND MARINE/PROPERTY FLOATER	[REDACTED]	01/01/2026	01/01/2027	EACH LOSS	\$35,000 Deductible: \$500	
A	X	CRIME	[REDACTED]	01/01/2026	01/01/2027	EACH LOSS	\$35,000 Deductible: \$1,000	
B	X	SPORTS EXCESS ACCIDENT	[REDACTED]	01/01/2026	01/01/2027	As in Master Policy: Med. Max. \$250,000 Deductible \$50	As in Master Policy Excess	
"X" INDICATES COVERAGE(S) SELECTED FOR ADDITIONAL NAMED INSURED								
ADDITIONAL INSURED Who is an Insured (SECTION II) of the General Liability policy is amended to include as an insured the person or organization shown in the schedule, but only with respect to liability arising out of the above-named Little League's maintenance or use of ball fields, or other premises loaned, donated, or rented to that Little League by such person or organizations and subject to the following additional exclusions: 1. Structural alterations, new construction, maintenance, repair, or demolition operations performed by or on behalf of the person or organization designated in the Schedule and/or performed by the above-named Little League; and 2. That part of the ball field or other premises not being used by the above-named Little League.								
NAME AND ADDRESS OF PERSON OR ORGANIZATION: 1. The City of Ingleside								
INSURED Little League Baseball Risk Purchasing Group, Incorporated 539 U.S. RT. 15 Highway South Williamsport, PA 17702				CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE				



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/3/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Keystone Risk Managers, LLC 1215 Manor Drive Suite 208 Mechanicsburg PA 17055		CONTACT NAME: David Irwin PHONE (A/C, No, Ext): (570) 473-2150 FAX (A/C, No): (570) 473-2151 E-MAIL ADDRESS: Dlrwin@Keystoneinsgrp.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Interstate Fire & Casualty Company	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

INSURED Little League Baseball Risk Purchasing Group, Incorporated INGLESIDE LL 2997 Westlake Drive INGLESIDE TX 78362		NAIC # 22829	
---	--	------------------------	--

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☒ OTHER: Per League	X	X		01/01/2026	01/01/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 SEXUAL ABUSE OCC/AGG \$ 1M/\$1M
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$ ☐						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A					PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is named as Additional Insured per form CG 2026 (12/19)

CERTIFICATE HOLDER**CANCELLATION**

The City of Ingleside P.O. Box Drawer 400 Ingleside TX 78362	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

© 1988-2015 ACORD CORPORATION. All rights reserved.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/30/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LIC #40558248 Player's Health Cover USA Inc. 200 Southdale Center Edina MN 55435		CONTACT NAME: PHONE (A/C, No, Ext): 612-345-9683 FAX (A/C, No): E-MAIL: certificates@playershealth.com ADDRESS:
INSURED South Texas Youth Soccer Association 2851 Joe DiMaggio Blvd. #23 Round Rock TX 78665		INSURER(S) AFFORDING COVERAGE INSURER A: SirlusPoint America Insurance Company NAIC # 38776 INSURER B: AXIS Insurance Company 37273 INSURER C: Everspan Indemnity Insurance Company 16882 INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: 293165

REVISION NUMBER: 3

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR VVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☒ LOC OTHER:	Y			9/1/2026	9/1/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 PARTICIPANT LEGAL LIAB \$ 2,000,000
A	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY				9/1/2026	9/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$ 0				9/1/2026	9/1/2027	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Participant Accident Medical				9/1/2026	9/1/2027	PER INJURY LIMIT \$ 100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate issued for activities sanctioned or approved by the state soccer association. Certificate Holder is Additional Insured as required by written contract or written agreement, subject to endorsement PH-GL-CW-0057. Coverage is primary and noncontributory where required by written contract or written agreement. General Liability contains Sexual abuse and Molestation limits of \$2,000,000 Occurrence/\$2,000,000 Aggregate. This certificate is issued on behalf of: Texas Coast Youth Soccer League

CERTIFICATE HOLDER**CANCELLATION**

N.O. Simmons Park, City of Ingleside 2867 Ave J Ingleside TX 78362	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Dan Pullen</i>
--	--

© 1988-2015 ACORD CORPORATION. All rights reserved.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/18/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Terry L. Green & Associates, Inc. 3100 Five Forks Trickum Rd Suite 101 Lilburn, GA 30047	CONTACT NAME: PHONE (A/C, No, Ext): 1-800-550-5029 FAX (A/C, No): 770-978-2780 E-MAIL ADDRESS: info@esportsinsurance.com																					
INSURED Mustang Infinite Softball 2441 Fogg Ave Ingleside, TX 78362	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Fortegra Specialty Insurance Company</td><td># 16823</td></tr><tr><td>INSURER B:</td><td>AXIS Insurance Company</td><td># 37273</td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Fortegra Specialty Insurance Company	# 16823	INSURER B:	AXIS Insurance Company	# 37273	INSURER C:			INSURER D:			INSURER E:			INSURER F:		
INSURER(S) AFFORDING COVERAGE		NAIC #																				
INSURER A:	Fortegra Specialty Insurance Company	# 16823																				
INSURER B:	AXIS Insurance Company	# 37273																				
INSURER C:																						
INSURER D:																						
INSURER E:																						
INSURER F:																						

COVERAGES

CERTIFICATE NUMBER: F6SBTX026850-2

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	X		[REDACTED]	02/19/2026 12:01 AM	02/19/2027 12:01 AM	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Each occurrence) \$ 1,000,000						
	MED EXP (Any one person) \$ 10,000						
	PERSONAL & ADV INJURY \$ 1,000,000						
A	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY ☒ Not provided while in Hawaii			[REDACTED]	02/19/2026 12:01 AM	02/19/2027 12:01 AM	GENERAL AGGREGATE \$ 5,000,000
	PRODUCTS - COMP/OP AGG \$ 1,000,000						
	LEGAL LIAB TO PARTICIPANTS \$ 1,000,000						
	COMBINED SINGLE LIMIT (Each accident) \$ 1,000,000						
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$						BODILY INJURY (Per person) \$
	BODILY INJURY (Per accident) \$						
	PROPERTY DAMAGE (Per accident) \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE
B	Accident/Medical Coverage			[REDACTED]	02/19/2026 12:01 AM	02/19/2027 12:01 AM	EXCESS MEDICAL \$ 25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Legal Liability to Participants (LLP) limit is a per occurrence limit

Sport: Softball

Age Group: 16-18

The certificate holder is added as an additional insured, but only for liability caused, in whole or in part, by the acts or omissions of the named insured.

Membership ID: F6SBTX026850

CERTIFICATE HOLDER

Faith Park
2715 Houghton Ave
Ingleside, TX 78362

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

CITY COUNCIL AGENDA
Regular Meeting: August 25, 2026

AGENDA ITEM: 6.e

Report on Proposed Coastal Bend LNG Project.

SUBMITTED BY: Brenton Lewis, City Manager

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

On August 4, 2026, Coastal Bend LNG filed a "Request to Initiate FERC Pre-Filing Process for Coastal Bend LNG Project, Docket No. PF- -000." City representative(s) were notified of the August 4, 2026, during a meeting with representatives of Coastal Bend LNG and San Patricio Economic Development Corporation. Items discussed varied with one topic being the locating of the proposed LNG project. Initial review of the proposed project site places the project in an area zoned for a LNG project. In addition, the representatives are exploring establishing a community outreach program.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Report only.

ATTACHMENTS:

1. 20260804-5204_CBLNG_Request for Pre-Filing



August 4, 2026

Debbie-Anne A. Reese, Secretary
Federal Energy Regulatory Commission
888 First Street, NE
Washington, DC 20426

**Re: Request to Initiate FERC Pre-Filing Process for Coastal Bend LNG
Project, Docket No. PF- -000**

Dear Secretary Reese,

Pursuant to the Federal Energy Regulatory Commission's ("FERC" or "Commission") regulations,¹ Coastal Bend LNG Development LLC ("CBLNG" or "Applicant")² hereby requests that the Director of the Office of Energy Projects ("OEP") initiate the pre-filing review process ("Pre-filing Process") for the Coastal Bend LNG Project (the "Project"). As required by 18 C.F.R. § 157.21(c), Applicant consulted with FERC staff on February 26, 2026, for an initial consultation regarding the project, this pre-filing request, and the company's readiness to begin the pre-filing process.

The Project is a proposed liquefied natural gas ("LNG") liquefaction, storage, and export terminal located in Ingleside, Texas. The Project will include four liquefaction trains, each capable of producing 4.8 million tons per annum ("mtpa") (19.2 mtpa total) of LNG and supporting utility and auxiliary facilities and infrastructure to be owned,

¹ 18 C.F.R. § 157.21.

² CBLNG is a limited liability company organized and existing under the laws of the State of Delaware, with its principal place of business at PO Box 55186, Houston, Texas 77255.

constructed, and operated by CBLNG. The Project will utilize a ConocoPhillips' Optimized Cascade® Process ("OCP") for lower carbon intensity liquefaction. Carbon capture will be implemented on both natural gas pretreatment in the liquefaction train, and post-combustion at the combined-cycle turbine facilities to lower the total carbon emissions profile across the entire facility.

As described in greater detail herein, CBLNG's liquefaction, storage, and export facilities (the "LNG Facilities") are proposed to be developed at the Enbridge Ingleside Energy Center ("EIEC"). CBLNG will secure all necessary EIEC leases, easements, and usage rights, including for existing deep-draft Docks 4 and 5. CBLNG will construct and own all LNG Facilities at the EIEC, will have ultimate responsibility for operating the LNG Facilities, and intends to contract with one or more subsidiaries of Enbridge for loading-related operations and other customary maritime services.

By siting the LNG Facilities at the EIEC and utilizing existing marine infrastructure, the Project reduces the need for new coastal construction and associated environmental disturbance while benefiting from the EIEC's proven deep-draft access and operational capabilities.

In accordance with 18 C.F.R. § 157.21(d), CBLNG provides the following information for the Project.

(1) A description of the schedule desired for the project including the expected application filing date and the desired date for Commission approval (18 C.F.R. § 157.21(d)(1))

Applicant requests the Director of OEP authorize CBLNG to commence the Pre-filing Process by August 2026 and that FERC grant its Natural Gas Act ("NGA")

authorization for the siting, construction, and operation of the Project by May 2028. A schedule for the Project is provided in **Table 1** below.

CBLNG will file an NGA Section 3 application³ no sooner than 180 days after commencement of the Pre-filing Process and only after OEP staff agree that the draft Resource Reports are complete and address the issues raised during the scoping process.

Table 1: Key Milestones

Milestones	Estimated Date
Submit Request to Initiate Pre-filing Process	Aug-26
OEP issues pre-filing notice	Aug-26
Submit Draft Resource Reports 1 and 10	Sep-26
Submit Draft Resource Reports 1 – 13	Dec-26
File NGA section 3 Application at FERC	Mar-27
FERC issues EA/FEIS	Feb-28
FERC Issues Order Granting Section 3 Authorization	May-28
Issuance of Notice to Proceed and Authorization to Commence Construction	Q2-28
Commence Construction	Q2-28
In-service	Q3-31

Applicant's target window to place the Project into service is Q3 2031, and it will notify the Commission if the target timeframe should be altered after the completion of engineering studies.

Upon commencement of the Pre-filing Process, Applicant will comply with the regulations governing pre-filing review, including deadlines for submitting the required Resource Reports under 18 C.F.R. § 157.21.

³ 15 U.S.C. § 717b.

(2) For LNG terminal facilities, a description of the zoning and availability of the proposed site and marine facility location (18 C.F.R. § 157.21(d)(2))

CBLNG will construct the LNG Facilities at the EIEC, an industrial-zoned property in Ingleside, Texas, in San Patricio County (*see Exhibit 1*). The EIEC is located on the Corpus Christi Ship Channel, approximately eleven miles from the Gulf of America. CBLNG has executed a Heads of Agreement with Enbridge which provides the framework for the parties to negotiate the following: (i) a lease which will allow for the construction, ownership, and operation of the LNG Facilities on EIEC property and the facilities required for loading LNG on to oceangoing carriers, and (ii) a contract with one or more Enbridge subsidiaries for loading-related operations and other customary maritime services.

(3) For natural gas facilities other than LNG terminal facilities and related jurisdictional natural gas facilities, an explanation of why the prospective applicant is requesting to use the pre-filing process under this section (18 C.F.R. § 157.21(d)(3))

Not applicable.

(4) A detailed description of the project, including location maps and plot plans to scale showing all major plant components, that will serve as the initial discussion point for stakeholder review (18 C.F.R. § 157.21(d)(4))

The Project is a proposed LNG liquefaction, storage, and export terminal located in Ingleside, Texas. The Project will include four liquefaction trains, each capable of producing 4.8 mtpa (19.2 mtpa total) of LNG and supporting utility and auxiliary facilities and infrastructure to be owned, constructed and operated by CBLNG. The Project will utilize ConocoPhillips' OCP for lower carbon intensity liquefaction. Carbon capture will be implemented on both natural gas pretreatment in the liquefaction train, and post-combustion at the combined-cycle turbine facilities to lower the total carbon emissions profile across the entire facility.

As described in greater detail herein, CBLNG will secure a lease, easement(s), and usage right(s) for the beneficial use of existing marine infrastructure and authorization to construct and own the facilities to produce and store LNG at the EIEC. CBLNG will deliver and load that LNG onto oceangoing carriers. CBLNG will have ultimate responsibility for operating the LNG Facilities. CBLNG intends to contract with one or more subsidiaries of Enbridge for loading-related operations and other customary maritime services.

Exhibit 1 attached hereto depicts the Project location and illustrates the preliminary site configuration and plot plan proposed for the Project. The following subsections describe the Project's major components:

Pretreatment System

The Project will employ four modular pretreatment units, one per LNG train. Each pretreatment system will remove impurities, including CO₂, from incoming feed gas to meet the strict quality specifications required for the ConocoPhillips OCP liquefaction technology. The pretreatment units incorporate comprehensive treatment processes including acid gas removal, dehydration, and mercury removal systems. Critical components include Acid Gas Removal Units ("AGRU"), Nitrogen Rejection Units, and Heavy Hydrocarbon Recovery Units, which condition the feed gas for liquefaction and ensure the produced LNG meets end-user specifications. The AGRU functionally serves as one of the Project's carbon capture systems, where CO₂ will be captured from the natural gas stream before liquefaction.

LNG Processing

The Project utilizes ConocoPhillips' OCP for liquefaction, a proven technology with 60 years of design and operating experience. The OCP employs a three-refrigerant cascade system using a combined-cycle gas turbine as mechanical drives for propane and ethylene compressors. Heat recovery steam generators capture waste heat to generate steam to power steam turbines that drive the methane compressors. This integrated approach delivers industry-leading performance with lower carbon emissions compared to alternative liquefaction technologies.

LNG Storage Tanks

CBLNG plans to have two (2) full-containment LNG storage tanks, each with 220,000 cubic meters capacity, for a total net storage capacity of 440,000 cubic meters, which will provide inland on-site storage for LNG prior to transport. LNG storage tanks will comply with 49 C.F.R. Part 193 Liquified Natural Gas Facilities; National Fire Protection Association ("NFPA") 59A Standard for the Production, Storage, and Handling of LNG; API 620: Design and Construction of Large, Welded, Low-Pressure Storage Tanks; and other applicable industry standards.

Marine Facilities

The Marine Facilities will leverage EIEC's deep-draft infrastructure on the Corpus Christi Ship Channel. CBLNG has executed a Heads of Agreement with Enbridge which provides the framework for the parties to negotiate the following: (i) a lease which will allow for the construction, ownership, and operation of the LNG Facilities on EIEC property and the facilities required for loading LNG on to oceangoing carriers, and (ii) a

contract with one or more Enbridge subsidiaries for loading-related operations and other customary maritime services.

As shown in **Exhibit 1**, the Project intends to utilize existing EIEC Docks 4 and 5, located on opposite sides of a deep-draft pier originally constructed by the U.S. Navy. Dock 5 will serve as the dedicated LNG carrier loading berth, while Dock 4 will serve both LNG and crude oil carriers. Both docks can accommodate conventional LNG carriers, providing flexibility for global market access. CBLNG intends to enter into a definitive agreement for the coordination of vessel traffic at the EIEC.

Cryogenic Loading Line

The Project will include a cryogenic loading line, recirculation line, and boil-off gas return line to connect the LNG production and storage facilities to the Marine Facilities at EIEC Docks 4 and 5. The loading line will be designed and constructed pursuant to 33 C.F.R. Part 127 and sited per 49 C.F.R. Part 193 safety requirements for LNG facilities, with detailed engineering specifications finalized during front-end engineering design studies.

Feed Gas

CBLNG intends to become one of the anchor tenants for an intrastate natural gas transportation service to deliver feed gas from an interconnection at Agua Dulce. The intrastate natural gas pipeline will not be jurisdictional to FERC. The proposed route is shown in **Exhibit 1**.

Flare System

The Project will incorporate ground flares at the LNG Facilities. These flares will use multiple, small burner tips enclosed within a fenced, refractory-lined structure to hide the flame, eliminate smoke, reduce noise, and minimize thermal radiation. The flare system is shown on the respective plot plan in **Exhibit 1**.

Carbon Capture and Sequestration (CCS)

The Project plans to incorporate CO₂ capture during natural gas pretreatment in the liquefaction train, and post-combustion at the gas turbines and combined-cycle turbine facilities. CBLNG will own and operate the CO₂ capture facilities, including dehydration and compression of the captured CO₂ to a supercritical phase suitable for pipeline transport. CBLNG will contract with a third-party CO₂ transport and storage provider responsible for the pipeline transportation from the Project fenceline and for geologic sequestration of the captured CO₂. The custody transfer point will be located at the LNG Facility fence line where the pipeline transportation will begin.

The CO₂ capture, dehydration, and compression facilities will be located within the LNG Facilities' fence line. The third-party CO₂ transport and storage facilities will not be "LNG Terminal" facilities as defined under Section 2(11) of the NGA,⁴ and therefore will lie outside the Commission's jurisdiction under Section 3 of the NGA. Such facilities will be regulated separately by Pipeline and Hazardous Materials Safety Administration ("PHMSA") under 49 C.F.R. Part 195 and by the Texas Railroad Commission under the Underground Injection Control Class VI program.

⁴ 15 U.S.C. § 717a(11).

Power Supply

The LNG Facilities will integrate combined-cycle facilities directly into each of the four liquefaction trains. The system for each train will include a gas turbine with a waste heat recovery steam generator and a steam turbine. In addition, stand-alone power islands comprising of gas turbines will supply the electrical demand of the remaining process and utility units and generate steam to meet both inside battery limits (“ISBL”) and outside battery limits (“OSBL”) requirements. The facility will use proven gas turbine and compressor technologies. The LNG Facilities will also be connected to the electric system of the Electric Reliability Council of Texas to meet operational power needs.

Water

A water treatment facility will be designed and permitted in accordance with applicable Texas Commission on Environmental Quality (“TCEQ”) requirements, including any necessary water rights, intake, and discharge authorizations.

The water treatment process will produce a concentrated brine stream as a byproduct. Subject to commercial agreements, the produced brine will be supplied for beneficial reuse to adjacent industrial facilities operated by third parties.

The water treatment facilities and the third-party facilities receiving and utilizing the brine, and any associated brine transportation infrastructure will not be “LNG Terminal” facilities as defined under Section 2(11) of the NGA,⁵ and therefore will lie outside the Commission’s jurisdiction under Section 3 of the NGA. Those third-party

⁵ 15 U.S.C. § 717a(11).

facilities will be regulated separately by TCEQ under the Texas Water Code and applicable provisions of Title 30 of the Texas Administrative Code.

(5) A list of the relevant federal and state agencies in the project area with permitting requirements. For LNG terminal facilities, the list shall identify the agency designated by the governor of the state in which the project will be located to consult with the Commission regarding state and local safety considerations (18 C.F.R. § 157.21(d)(5))

Exhibit 2 identifies the federal, state, and local agencies that have review, consultation, and/or permitting authority over the Project, including agency awareness of Applicant's intent to use FERC's Pre-filing Process, agency participation agreements, and proposed filing dates for respective permits and authorizations.

Texas has designated the Texas Railroad Commission to consult with the Commission regarding state and local safety considerations.

CBLNG has commenced notifying responsible agencies of the Project and will reach out to the agencies listed in **Exhibit 2** to inform them of Applicant's intent to work through the Pre-filing Process. Applicant intends to pursue associated authorizations concurrent with the Pre-filing Process and expects to submit all applications for federal authorizations no later than the date that Applicant files a formal NGA Section 3 application with FERC.

(i) That those agencies are aware of the prospective applicant's intention to use the pre-filing process (including contact names and telephone numbers)

Applicant has already engaged the U.S. Coast Guard, PHMSA, the Department of Energy, and the Texas Commission on Environmental Quality ("TCEQ") regarding the Project and its intention to use the FERC Pre-filing Process. Applicant will continue notifications to the agencies listed in **Exhibit 2** of the intention to use the FERC Pre-filing Process and will provide a description of the Project. Applicant plans to initiate informal

consultation once the Pre-filing Process begins and will maintain open communication throughout the review process. Applicant will keep FERC staff apprised of developments concerning such agencies' participation in the Pre-filing Process and respond in a timely manner to requests for information from federal and state permitting agencies.

(ii) Whether the agencies have agreed to participate in the process

As per **Exhibit 2**, CBLNG has initiated engagement for the agencies to participate in the process.

(iii) How the applicant has accounted for agency schedules for issuance of federal authorizations

CBLNG's timeline accounts for agency review schedules. CBLNG anticipates relevant agencies will issue respective authorizations in accordance with the schedule FERC sets pursuant to 18 C.F.R. § 157.22. If other agencies have not issued their authorizations when FERC approves the Project, Applicant expects FERC will require those permits before construction begins.

(iv) When the applicant proposes to file with these agencies for their respective permits or other authorizations

See Exhibit 2.

(6) A list and description of the interest of other persons and organizations who have been contacted about the project (including contact names and telephone numbers) (18 C.F.R. § 157.21(d)(6))

CBLNG is engaging in discussions with various interested parties and organizations. A list of contacts made to date and contact types is provided in **Exhibit 2**.

(7) A description of what work has already been done, e.g., contacting stakeholders, agency consultations, project engineering, route planning, environmental and engineering contractor engagement, environmental surveys/studies, and open houses (18 C.F.R. § 157.21(d)(7))

As described below, CBLNG has made substantial progress in project development.

Project Engineering

CBLNG completed technology selection through engineering evaluations. CBLNG has selected KBR and Técnicas Reunidas for the front-end engineering and design (“FEED”) of the liquefaction, storage, and export facilities.

Site Selection and Route Planning

Work for site development includes securing beneficial use of the EIEC. Project maps and site plans are provided in **Exhibit 1**.

Environmental and Engineering Contractor Engagement

CBLNG has engaged the following engineering and environmental contractors:

- KBR: Engineering inside battery limits
- Técnicas Reunidas: Engineering outside battery limits
- Hyundai Engineering: Owners Engineer
- Technip Engineering: Owners Engineer
- CH.IV: Hazard Analysis and Regulatory Compliance
- EXP: Primary environmental consultant
- AcuTech: Waterway suitability assessment
- SLR Consulting: Noise assessment and modeling

- Halff Engineering: Topographic survey
- Intertek PSI: Geotechnical Survey
- Permeta: Permit review and analysis
- Skadden, Arps, Slate, Meagher & Flom LLP: Legal counsel

Contacting Stakeholders and Agency Consultations

Consistent with FERC’s desire for early stakeholder input, CBLNG has begun informing stakeholders about the Project as noted in **Section (5)** above.

Environmental Surveys/ Studies

CBLNG engaged EXP to conduct environmental baseline studies covering terrestrial and marine ecosystems, cultural resources, noise and air quality, and socioeconomics to support National Environmental Policy Act (“NEPA”) documentation and regulatory permit applications.

Preliminary work has begun for the following studies: Wetland/Waterbody Delineation Survey, Listed Species Survey, Archeological Survey, Baseline Noise Survey, and Traffic Impact Study. In addition, Topographic and Geotechnical surveys are in progress.

(8) For LNG terminal projects, proposals for at least three prospective third-party contractors from which FERC staff may make a selection to assist in the preparation of the requisite NEPA document (18 C.F.R. § 157.21(d)(8))

Following consultation with OEP, CBLNG issued a Request for Proposal (“RFP”) for third-party environmental support to qualified environmental consulting firms. Consistent with FERC’s regulations and its Handbook for Using Third-Party Contractors

to Prepare Environmental Documents,⁶ CBLNG will provide to FERC staff, under separate cover and marked as “Privileged and Confidential,” all contractor proposals received.

9) For natural gas facilities other than LNG terminal facilities and related jurisdictional natural gas facilities, proposals for at least three prospective third-party contractors from which Commission staff may make a selection to assist in the preparation of the requisite NEPA document, or a proposal for the submission of an applicant-prepared draft Environmental Assessment as determined during the initial consultation (18 C.F.R. § 157.21(d)(9))

Not applicable.

(10) Acknowledgement that a complete Environmental Report and complete application are required at the time of filing (18 C.F.R. § 157.21(d)(10))

CBLNG acknowledges that it must submit a complete Environmental Report and NGA Section 3⁷ Application to the Commission at the time of filing.

(11) A description of a Public Participation Plan which identifies specific tools and actions to facilitate stakeholder communications and public information, including a project website and a single point of contact. This plan shall also describe how the applicant intends to respond to requests for information from federal and state permitting agencies, including, if applicable, the governor's designated agency for consultation regarding state and local safety considerations with respect to LNG facilities (18 C.F.R. § 157.21(d)(11))

CBLNG will inform stakeholders, address concerns, and maintain transparency throughout the Project. The Public Participation Plan (“Plan”) establishes a single contact point, project website, and toll-free number for public inquiries. CBLNG will hold Open House meetings, distribute informational materials, and respond promptly to questions from communities, agencies, and landowners. Applicant will track all stakeholder contacts

⁶ See FERC, *Handbook for Using Third-Party Contractors to Prepare Environmental Documents for Natural Gas Facilities and Hydropower Projects*, at ch. 2 (rev. Feb. 2025), https://www.ferc.gov/sites/default/files/2025-02/Handbook%20for%20Using%20Third-Party%20Contractors%20to%20Prepare%20Environmental%20Documents_1.pdf.

⁷ 15 U.S.C. § 717b.

and coordinate with FERC staff on outreach activities. A copy of the complete Plan is included in **Exhibit 3**.

CBLNG has established a single point of contact for consistent and responsive stakeholder communication:

Harsha Dissanayake
PO Box 55186, Houston, TX 77255
Phone: (800) 958-2872
Email: contact@coastalbendlng.com

(12) Certification that a Letter of Intent and a Preliminary WSA have been submitted to the U.S. Coast Guard or, for modifications to an existing or approved LNG terminal, that the U.S. Coast Guard did not require such information (18 C.F.R. § 157.21(d)(12))

As required by 18 C.F.R. § 157.21(d)(12) and 33 C.F.R. § 127.007(a) and (e), CBLNG filed a Letter of Intent and Preliminary Waterway Suitability Assessment (“WSA”) with the U.S. Coast Guard (“Coast Guard”) Captain of the Port Sector Corpus Christi concurrently with the filing of this request to initiate the FERC Pre-filing Process. In accordance with 18 C.F.R. § 157.21(f)(13) and 33 C.F.R. § 127.007(g)(1)(i), CBLNG will submit a Follow-on WSA to the Coast Guard no later than the filing of the NGA Section 3 Application, unless the Coast Guard determines such assessment is not required.

Contact Information

Should you have any questions about this request, please feel free to contact the following:

Harsha Dissanayake
Program Management Office
Coastal Bend LNG Development LLC
Houston, TX 77255
Tel: (800) 958-2872
Email: project@coastalbendlng.com

Mike Naeve
Kyrstin M. Wallach
Skadden, Arps, Slate, Meagher & Flom LLP
Washington, DC 20005
Tel: (202) 371-7070
mike.naeve@skadden.com
kyrstin.wallach@skadden.com

Conclusion

CBLNG respectfully requests FERC grant this request to initiate the pre-filing review process by August 17, 2026.

Respectfully submitted,

/s/ Nick Flores
Nick Flores
Chief Executive Officer
Coastal Bend LNG Development
LLC

/s/ Mike Naeve
Mike Naeve
Skadden, Arps, Slate, Meagher &
Flom LLP
Washington, DC 20005

On Behalf of CBLNG

Exhibit 1

Plot Plan

Figure 1. Plot plan for Coastal Bend LNG Development LLC’s (“CBLNG”) liquefaction and storage site.

This plot plan is being filed under separate cover as “CONTAINS CRITICAL ENERGY INFRASTRUCTURE INFORMATION—DO NOT RELEASE” and “CUI//CEII.”

Under Order Nos. 630,¹ this submission is Critical Energy Infrastructure Information (“CEII”)² and should be treated as confidential. This submission is for use only by FERC Staff and is not to be released to the public. CBLNG is submitting this information as CEII because it contains design information that could be useful to a person in planning an attack on critical infrastructure.

CBLNG requests that the plot plan be treated as CEII for the maximum period of time allowed under the Commission regulations.

[REDACTED]

¹ *Critical Energy Infrastructure Information*, Order No. 630, 102 FERC ¶ 61,190 (2003), 68 Fed. Reg. 9857 (Mar. 3, 2003), FERC Stats. & Regs. ¶ 31,140 (2003), *order on reh’g*, Order No. 630-A, 104 FERC ¶ 61,106 (2003), 68 Fed. Reg. 46456 (Aug. 6, 2003), FERC Stats. & Regs. ¶ 31,147 (2003).

² *See* 18 C.F.R. § 388.113.

Figure 2. Intrastate pipeline interconnecting from Agua Dulce

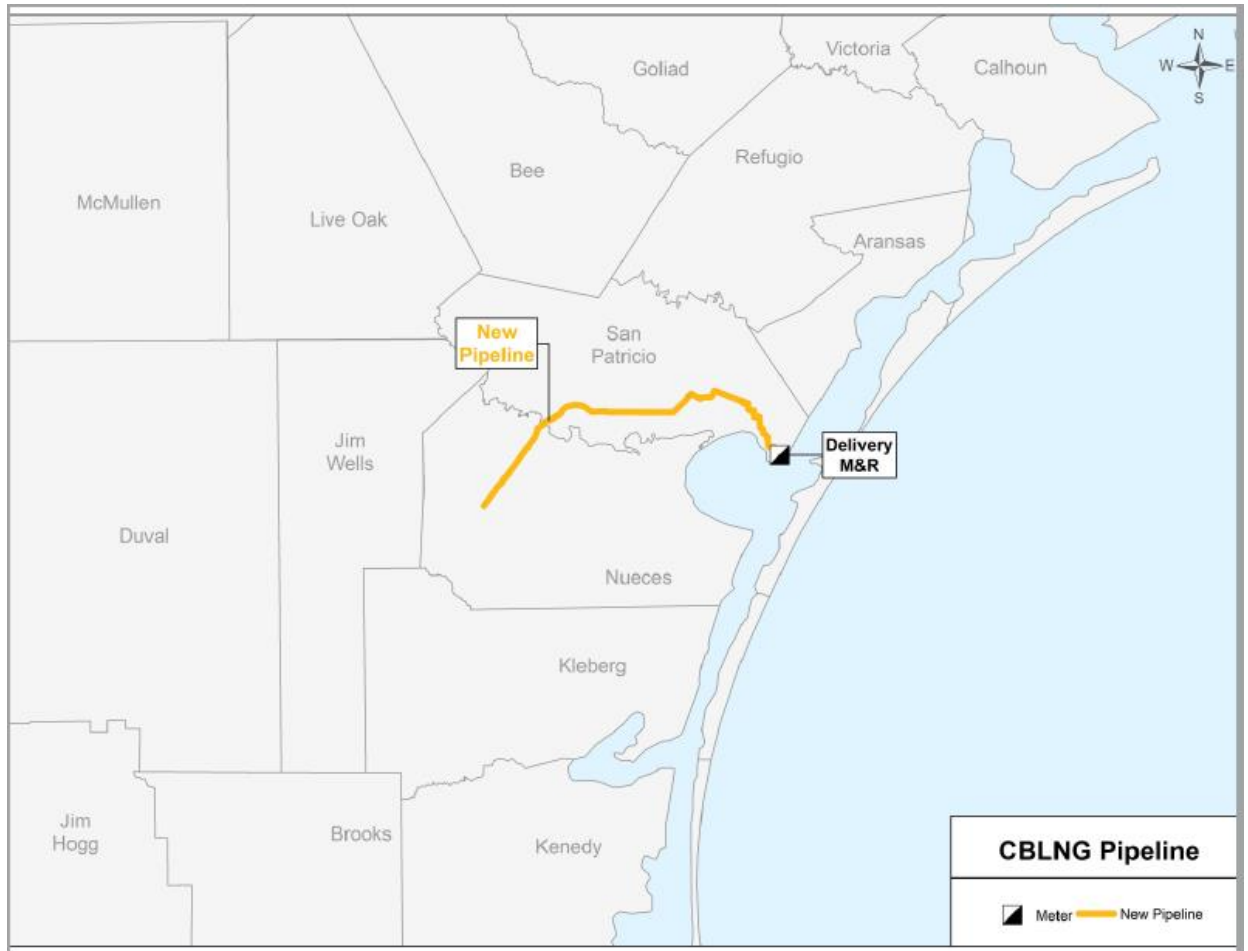




Exhibit 2

Table of Permits, Consultations, and Outreach

Coastal Bend LNG Project Environmental Permits, Approvals, & Consultations ^a					
Agency	Permit/Approval/ Consultation	Agency Contact	Filing Date	Approval / Anticipated Approval Date	Summary of Agency Outreach
Federal					
U.S. Department of Energy, Office of Fossil Energy (DOE/FE)	Section 3 of the Natural Gas Act (NGA)	Curt Coccodrilli Principal Deputy Assistant Secretary Hydrocarbons and Geothermal Energy Office U.S. Department of Energy 1000 Independence Avenue, SW Washington, DC 20585	TBD	TBD	Project introductory letter sent on June 1, 2026.
Federal Energy Regulatory Commission (FERC or Commission)	Section 3 of the NGA	Terry Turpin Federal Energy Regulatory Commission Director, Office of Energy Projects (OEP) 888 First Street, NE Washington, DC 20426 202-502-8700	TBD	TBD	Project introductory meeting held (virtually) on February 26, 2026.
United States Army Corps of Engineers	Section 10 Rivers and Harbors Act (RHA) / Section 404 Clean Water Act (CWA) – Individual Permit	Jayson Hudson Lead Special Projects Branch	TBD	TBD	Project introductory meeting held (virtually) on

Coastal Bend LNG Project Environmental Permits, Approvals, & Consultations^a					
Agency	Permit/Approval/ Consultation	Agency Contact	Filing Date	Approval / Anticipated Approval Date	Summary of Agency Outreach
(USACE), Galveston District	Section 14 of the RHA - Request to Alter or Temporarily or Permanently Occupy or Use USACE Federally Authorized Civil Works Projects Pursuant to 33 U.S.C. section 408	U.S. Army Corps of Engineers, Galveston District 2000 Fort Point Rd, Galveston, TX 77550 409-766-3108 jayson.m.hudson@usace.army.mil			February 23, 2026; will participate as a cooperator on the EIS.
	Federal Dredge Management Placement Area (DMPA) Letter of Permission (LOP)				
United States Fish and Wildlife Service (USFWS), Texas Coastal and Central Plains Ecological Services Field Office	Consultation under Section 7 of the Endangered Species Act (ESA); Fish and Wildlife Coordination Act; Migratory Bird Treaty Act (MBTA); Bald and Golden Eagle Protection Act; and Marine Mammal Protection Act (MMPA), Section 10. USFWS consultation under all five of these acts is done concurrently.	Catrina Martin U.S. Fish and Wildlife Service Texas Coastal and Central Plains Ecological Services Field Office 4444 Corona Drive Suite 215 Corpus Christi, TX 78411 281-286-8282 Catrina_Martin@fws.gov	TBD	TBD	Project introductory meeting held (virtually) on March 5, 2026.

Coastal Bend LNG Project Environmental Permits, Approvals, & Consultations^a					
Agency	Permit/Approval/ Consultation	Agency Contact	Filing Date	Approval / Anticipated Approval Date	Summary of Agency Outreach
NOAA National Marine Fisheries Service (NMFS, also known as NOAA Fisheries), Habitat Division, Protected Species Division, and Marine Mammal Division	Consultation under the: ESA, Section 7; MMPA, Section 10; Magnuson Stevens Fishery Conservation and Management Act (MSFA); and Fish and Wildlife Coordination Act.	Charrish Stevens National Marine Fisheries Service Habitat Conservation Division Southeast Regional Office 263 13th Avenue South St. Petersburg, FL 33701 281-393-7128 Charrish.Stevens@noaa.gov <i>TBD</i> – ESA Consultation Protected Resources Division Southeast Regional Office 263 13th Avenue South St. Petersburg, FL 33701 727-824-5312 nmfs.ser.esa.consultations@noaa.gov	TBD	TBD	None to date.
U.S. Environmental Protection Agency (EPA), Region 6	CWA Coordination National Pollutant Discharge Elimination System (NPDES) Permit for Wastewater (Section 402 of the CWA)	<i>TBD</i> Water Division EPA Region 6 Main Office 1201 Elm Street, Suite 500 Dallas, TX 75270 800-887-6063	TBD	TBD	None to date.

Coastal Bend LNG Project Environmental Permits, Approvals, & Consultations^a					
Agency	Permit/Approval/ Consultation	Agency Contact	Filing Date	Approval / Anticipated Approval Date	Summary of Agency Outreach
	Industrial Stormwater Permit (Section 402 of the CWA)	214-665-2200 (Outside of Region 6) <i>TBD</i> Air and Radiation Division EPA Region 6 Main Office 1201 Elm Street, Suite 500 Dallas, TX 75270 800-887-6063 214-665-2200 (Outside of Region 6)			
	Clean Air Act (CAA) coordination				
Federal Aviation Authority (FAA), Air Space Branch	Notification of Proposed Construction or Alteration	Doug Lane Southwest Regional Administrator 10101 Hillwood Parkway Fort Worth, TX 76177-1524 817-222-5001	TBD	TBD	None to date.
U.S. Coast Guard (USCG)	Waterway Suitability Assessment (WSA)	Chief Petty Officer (CPO) William Rogers, USCG (USA)	TBD	TBD	Contacted via email on October 27, 2025; Project introductory meeting held (virtually) on May 19, 2026.
	Local Notice to Mariners (LNM)	William.T.Rogers@uscg.mil Lt. Tim J. Cardenas			
	Transportation Worker Identification Credential (TWIC); Emergency Response Plan (ERP); and Operations Manual.	Chief, Waterways Management Sector Corpus Christi 361-244-4784			
Advisory Council on Historic Properties	Consultation under section 106 of the National Historic Preservation Act (NHPA)	<i>TBD</i> Office of Federal Agency Programs 401 F Street NW, Suite 308 Washington, DC 20001 202-517-0200 achp@achp.gov	TBD	TBD	None to date.

Coastal Bend LNG Project Environmental Permits, Approvals, & Consultations^a					
Agency	Permit/Approval/ Consultation	Agency Contact	Filing Date	Approval / Anticipated Approval Date	Summary of Agency Outreach
Pipeline and Hazardous Materials Safety Administration (PHMSA) Southwest Region, U.S. Department of Transportation (DOT)	Compliance with Part 192, Part 193, and Part 195 (as required)	Bryan Lethcoe PHMSA Pipeline Safety Southwest Region Office Director 8701 S. Gessner Road, Suite 630 Houston, TX 77074 PHP400 Main Line: 713-272-2859	TBD	TBD	Project introductory meeting held (virtually) May 1, 2026; Project update meeting held (virtually) July 14, 2026.
State of Texas					
Texas Commission on Environmental Quality (TCEQ), Austin	Section 401 CWA Water Quality Certification (WQC)	Kristyn Campbell Texas Commission on Environmental Quality Office of Air Air Permit Division MC 163 P.O. Box 13087 Austin, TX 78711 512-239-1359 Roberto Vega Texas Commission on Environmental Quality Office of Water Industrial Wastewater Section MC 148 P.O. Box 13087 Austin, TX 78711 512-239-4726	TBD	TBD	Project introductory meeting held April 28, 2026.
	Stormwater General Permit for Construction Activities N/A - Construction activities associated with the exploration, development, or production of oil or gas, including construction associated with the transportation of crude oil or natural gas by pipeline are exempt				
	Temporary Water Use Appropriation Permit				
	CAA Standard Permit or New Source Performance Standards (NSPS)/ Prevention of Significant Deterioration (PSD)				
	CAA Title V Operating Permit				

Coastal Bend LNG Project Environmental Permits, Approvals, & Consultations^a					
Agency	Permit/Approval/ Consultation	Agency Contact	Filing Date	Approval / Anticipated Approval Date	Summary of Agency Outreach
Railroad Commission (RRC) of Texas	Intrastate Pipeline Construction Permit T-4 (if required)	Leslie Savage, P.G. Chief Geologist Oil and Gas Division Railroad Commission of Texas 512-463-7308 Leslie.Savage@rrc.texas.gov	TBD	TBD	Project introductory meeting held (virtually) on February 19, 2026.
	Hydrostatic Test-water Discharge Permit	Oil and Gas Division Railroad Commission of Texas Technical Permitting Section P. O. Box 12967 Austin, TX 78711 512-463-6772			
RRC, Texas General Land Office (GLO)	Coastal Zone Management Act (CZMA) Consistency Determination	Leslie Koza Federal Consistency Coordinator Texas General Land Office P.O. Box 12967 Austin, Texas 78711 512-463-7497 leslie.koza@glo.texas.gov	TBD	TBD	Project introductory meeting held (virtually) on February 26, 2026.
Texas Historical Commission, State Historic Preservation Officer (SHPO)	NHPA, Section 106 consultation	Tracy Lovingood Texas Historical Commission P.O. Box 12276 Austin, TX 78711 512-463-6508 Tracy.lovingood@thc.texas.gov	TBD	TBD	None to date.

Coastal Bend LNG Project Environmental Permits, Approvals, & Consultations^a					
Agency	Permit/Approval/ Consultation	Agency Contact	Filing Date	Approval / Anticipated Approval Date	Summary of Agency Outreach
Texas Parks and Wildlife Department (TPWD)	Consultation for state threatened and endangered species	Ms. Jackie Robinson Lower Coast Team Lead, Ecosystem Resources Assessment Texas Parks and Wildlife Department Coastal Fisheries Division 1409 Waldron Rd. Corpus Christi, TX 78418 361-461-6003 Jackie.Robinson@tpwd.texas.gov	TBD	TBD	Project introductory meeting held (virtually) on February 20, 2026.
Texas Department of Transportation (TxDOT)	Permit Loads and Traffic Improvement Code Compliance	Texas Department of Motor Vehicles 1-800-299-1700	TBD	TBD	None to date.
State Fire Marshall Office, Texas Department of Insurance	Inspections	Debra Knight Texas State Fire Marshall PO Box 12107 Austin, TX 78711 512-676-6800 Fire.Marshall@tdi.texas.gov	TBD	TBD	None to date.
Texas Division of Emergency Management, Region 5	Consultation	Garry Barney Texas Division of Emergency Management, Region 5 Preparedness & Response 2525 N. International Blvd Weslaco, TX 78596	TBD	TBD	None to date.
San Patricio County					

Coastal Bend LNG Project Environmental Permits, Approvals, & Consultations^a					
Agency	Permit/Approval/ Consultation	Agency Contact	Filing Date	Approval / Anticipated Approval Date	Summary of Agency Outreach
San Patricio County	Floodplain Development Permit	Susan Boutwell, CFM San Patricio County Floodplain/Permits Manager 219 W 5th Street building #7 Sinton, TX 78387 361-587-3567 sboutwell@sanpatriciountytx.gov	TBD	TBD	None to date.
	Notice of Proposed Utility Line Activity Form	John Hernandez San Patricio County County Engineer 219 W 5th Street building #7 Sinton, TX 78387 361-364-9155 jhernandez@sanpatriciountytx.gov	TBD	TBD	None to date.
	Road Usage Bond				
	Emergency Management	Scott Marion San Patricio County Emergency Management Coordinator San Patricio County Fire Marshall 219 W. 5th Street, Building # 7 Sinton, TX 78387 361-587-3558 emc@sanpatriciountytx.gov	TBD	TBD	None to date.

Coastal Bend LNG Project Environmental Permits, Approvals, & Consultations^a					
Agency	Permit/Approval/ Consultation	Agency Contact	Filing Date	Approval / Anticipated Approval Date	Summary of Agency Outreach
	Public Information Officer	Christopher Dorsey San Patricio County Governmental Affairs/Public Information Officer/Legal San Patricio Admin Annex 1301 E. Sinton Street, Unit C Sinton, TX 78387 361-364-6148 cadorsey@sanpatriciocountytexas.gov	TBD	TBD	None to date.
City of Ingleside					
City Manager	Consultation	Brenton Lewis City of Ingleside City Manager P.O. Drawer 400 Ingleside, TX 78362 blewis@inglesidetexas.gov 361-776-2517	TBD	TBD	Project information meeting held on July 27, 2026.
Fire Marshal	Consultation	Thomas Miller City of Ingleside Fire Marshall 2671 San Angelo P.O. Drawer 400 Ingleside, TX 78362 361-776-7422 tmiller@inglesidetexas.gov	TBD	TBD	None to date.

Coastal Bend LNG Project Environmental Permits, Approvals, & Consultations^a					
Agency	Permit/Approval/ Consultation	Agency Contact	Filing Date	Approval / Anticipated Approval Date	Summary of Agency Outreach
Development Services Building Department	Excavation/Grading Permit Tree Removal Permit Commercial Building Permit Mechanical, Electrical, and Plumbing (MEP) Permit Utilities Permit	Bernard Rodriguez City of Ingleside Director of Development Services PO Drawer 400 2665 San Angelo Ingleside, TX 78362 Phone: 361-776-3815 building@inglesidetx.gov	TBD	TBD	None to date.
City of Corpus Christi					
City Manager	Consultation	Peter Zanoni City of Corpus Christi City Manager P.O. Box 9277 Corpus Christi, TX 78469 361-826-3220 PeterZ@CorpusChristiTX.gov	TBD	TBD	None to date.
Office of Emergency Management	Consultation	Jace Johnson City of Corpus Christi Emergency Management Coordinator P.O. Box 9277 Corpus Christi, TX 78469 361-826-3900	TBD	TBD	None to date.
Tribal Consultation					
Kickapoo Tribe of Oklahoma		Mr. Darwin Kaskaske, Chairperson darwin.kaskaske@okkt.net	TBD		None to date.

Coastal Bend LNG Project Environmental Permits, Approvals, & Consultations ^a					
Agency	Permit/Approval/ Consultation	Agency Contact	Filing Date	Approval / Anticipated Approval Date	Summary of Agency Outreach
	Consultation for cultural resources under Section 106 of the NHPA	Mr. Eddie (Moose) Anico, Historic Preservation eddie.anico@gmail.com			
		Ms. Susan Tiger, NAGPRA Representative s.tiger@okkt.net			
Kickapoo Traditional Tribe of Texas		Mr. Hector Gonzalez hector.gonzalez@kttribe.org	TBD		None to date.
		Mr. Rene Trevino Rene.Trevino@kttribe.org			
Tonkawa Tribe of Indians of Oklahoma		Mr. Russell Martin, President rmartin@tonkawatribe.com	TBD		None to date.
		Mr. Joshua Waffle, Executive Director jwaffle@tonkawatribe.com			
		Ms. Miranda Myer, Cultural Director mallen@tonkawatribe.com			
Apache Tribe of Oklahoma		Mr. Darren Cisco, TCNS darrin.cisco@apachetribe.org; apacheculture510@yahoo.com	TBD		None to date.
Cheyenne & Arapaho Tribes		Mr. Max Bear, THPO mbear@c-a-tribes.org; mbear@cheyenneandarapaho-nsn.gov	TBD		None to date.

Coastal Bend LNG Project Environmental Permits, Approvals, & Consultations ^a					
Agency	Permit/Approval/ Consultation	Agency Contact	Filing Date	Approval / Anticipated Approval Date	Summary of Agency Outreach
		Mr. Chester Whiteman, Cheyenne NAGPRA Representative cwhiteman@cheyenneandrapaho-nsn.gov			
		Mr. Fred Mosqueda, Arapaho NAGPRA Representative fmosqueda@cheyenneandrapaho-nsn.gov			
Comanche Nation		Ms. Martina Minthorn, THPO Martina.minthorn@comanchenation.com	TBD		None to date.
Mr. Hah-Tee Delgado, NAGPRA Director Hah-tee.delgado@comanchenation.com					
Mr. Theodore Villicana, Section 106 theodorev@comanchenation.com					
Kiowa Indian Tribe		Ms. Amanda Hill, THPO THPO@kiowatribe.org	TBD		None to date.
Mescalero Apache Tribe		Ms. Thora Welsh Padilla, President Not Available	TBD		None to date.
		Ms. Holly Houghten, THPO holly@mathpo.org			
		Mr. Jacob Daukei, Deputy THPO jdaukei@mathpo.org			
Note: ^a This table will be revised as the Project progresses and agency contacts continue to be confirmed.					

Exhibit 3

Public Participation Plan

COASTAL BEND LNG PROJECT (TEXAS)

PUBLIC PARTICIPATION PLAN



August 2026

TABLE OF CONTENTS

1.0	Introduction	1
2.0	Stakeholder Identification and Consultation	2
2.1	Outreach	2
2.1.1	Elected Official and Community Leader Outreach.....	3
2.1.2	Agency Outreach	3
2.1.3	Landowner Outreach	4
2.1.4	Ongoing Outreach.....	4
2.2	Open Houses	5
3.0	Project Information Dissemination	6
3.1	Single Point of Contact	6
3.2	Informational Materials	6
3.3	Website	7
4.0	Documentation	8

LIST OF TABLES

Table 1 Coastal Bend LNG Project Contact Information.....	6
Table 2 Coastal Bend LNG Project Website Content.....	7

LIST OF APPENDICES

APPENDIX A – STAKEHOLDER LIST	A-1
--	------------

ACRONYMS

CBLNG	Coastal Bend LNG Development LLC
FAQ	Frequently Asked Questions
FERC or Commission	Federal Energy Regulatory Commission
FERC Application	Application pursuant to Natural Gas Act Section 3
LNG	Liquefied Natural Gas
mtpa	Million Tonnes per Annum
OEP	Office of Energy Projects
Plan	Public Participation Plan
Project	Coastal Bend LNG Project

1.0 Introduction

Coastal Bend LNG Development LLC (“CBLNG”) is proposing the Coastal Bend LNG Project (“Project”), a liquefied natural gas (“LNG”) liquefaction, storage, and export terminal located in Ingleside, Texas. At maximum buildout, the Project will include four liquefaction trains, each capable of producing 4.8 million tonnes per annum (“mtpa”) (19.2 mtpa total) of LNG. The purpose of this Public Participation Plan (“Plan”) is to discuss how CBLNG will identify, engage, and sustain relationships with key community stakeholders, implement effective methods of communication and outreach, and document the public consultation process. CBLNG is dedicated to engaging early, often, and consistently with our stakeholders so that those who are interested may participate and/or voice their views in the decision-making process. CBLNG believes an early and collaborative approach will lead to Project designs that minimize impacts to landowners, communities, and the environment, and provide comprehensive permit applications.

This Public Participation Plan will be implemented and evolve throughout all phases of the Project, including development, construction, and operations. The goals of the Plan are to:

- Inform stakeholders about the Project through regular and direct communication.
- Engage with local landowners in and around the proposed facilities.
- Facilitate opportunities for interested stakeholders to pose questions or express concerns.
- Continue to identify additional stakeholders and inform them about the Project, addressing any issues that are raised.
- Establish internal feedback and input process for questions, issues, and information requests.
- Identify the process for producing and distributing fact-based information about the Project in a timely manner.
- Support ongoing public outreach throughout the life of the Project.

Key elements of the program include:

- Holding meetings with local, state, and federal regulatory agencies to facilitate pre-filing activities.

- Engaging with local landowners in and around the proposed facilities. Contacts will also be made to obtain permission to conduct engineering and environmental studies/surveys.
- Designating a single point of contact for the public to direct comments and questions.
- Hosting Open House meetings for stakeholders to serve as a forum to introduce the Project and answer questions from the public. The Federal Energy Regulatory Commission's ("FERC" or "the Commission") Office of Energy Projects ("OEP") staff will be invited to attend and participate in the Open Houses.
- Producing and distributing informational materials regarding the Project.
- Documenting and responding to questions and issues raised through an iterative engagement process.
- Establishing a Project website presence, e-mail address, toll-free phone number, and mailing address.

CBLNG will work in good faith with stakeholders to identify and address issues early and proactively. The public consultation team, with the support of the constituent departments of the Project team (e.g., engineering, construction, legal, external affairs and environmental compliance, etc.), will collaborate to implement this Plan.

2.0 Stakeholder Identification and Consultation

The Project team will gather stakeholder contact information that includes elected officials and staff (local, state, and federal), community leaders, tribal leaders, landowners, state and federal agencies, emergency responders, community groups, news media, libraries, and other interested stakeholders. The contact information for all stakeholders will be maintained for use in the distribution of information about the Project (e.g., fact sheets, public meetings). Communication with affected stakeholders will continue throughout the life of the Project.

2.1 Outreach

During Project development, stakeholder consultation is critical to understanding concerns and issues, enabling CBLNG to mitigate potential impacts of the Project. Key criteria essential to implementing a successful Public Participation Plan include the ability and knowledge to explain a Project's benefits and its potential impacts; to respond to questions, concerns, and issues; and,

whenever possible, to mitigate potential impacts. To sustain a successful program, CBLNG seeks to involve, inform, and respond to stakeholders with open and collaborative activities.

2.1.1 Elected Official and Community Leader Outreach

CBLNG will engage with elected officials and community leaders at the local, state, and federal levels with jurisdiction or interest near the Project area. CBLNG will complete one-on-one meetings with, or contact via letter, the identified elected officials and community leaders to alert them of the proposed Project and assist in the identification of additional stakeholders.

CBLNG will engage in early, open, and transparent engagement to ensure officials and leaders are well-informed about the Project. As CBLNG works through the FERC pre-filing process, engagement with the elected officials and community leaders will continue, ensuring that each community becomes part of an ongoing dialogue about the federal and state permitting processes.

2.1.2 Agency Outreach

CBLNG has identified the federal, state, and local agencies with permitting or consultation authority over the Project and has begun consultation with them. This outreach is ongoing. Relevant agencies will be invited to all public meetings. As part of initial consultation, CBLNG is holding Project introduction meetings and sending formal introduction letters or emails to all relevant agencies. As pre-filing progresses, CBLNG will keep these agencies updated and submit complete and thorough permit applications.

CBLNG will respond to requests for information from federal and state permitting agencies promptly and with the most current information available. CBLNG recognizes the Railroad Commission of Texas as the agency designated by the Governor of Texas to consult with the Commission regarding state and local safety considerations under Section 3A of the Natural Gas Act and will coordinate with and respond to that agency accordingly throughout the pre-filing process and subsequent permitting.

2.1.3 Landowner Outreach

Notifications will be sent to all affected landowners within fourteen (14) days of the Director of the OEP's issuance of a notice commencing the pre-filing process. Affected landowners include all landowners crossed by the Project or within 0.5 miles of the LNG facilities. Landowner notifications will include:

- The docket number of the FERC filing.
- The most recent edition of the Commission's pamphlet *An Interstate Natural Gas Facility on My Land? What Do I Need to Know?* explaining the Commission's certificate process and addressing the basic concerns of landowners.
- A description of CBLNG and the proposed Project, its location (including a general location map), its purpose, and the timing of the Project.
- A general description of what CBLNG will need from the landowner if the Project is approved and how the landowner may contact CBLNG.
- A summary of the landowner's rights before the Commission and in proceedings under the eminent domain rules (if applicable) of the relevant state.
- Information on how the landowner can get a copy of the Application pursuant to Natural Gas Act Section 3 ("FERC Application") from CBLNG.
- A copy of the Commission's notice of the FERC Application, specifically stating the date by which timely motions to intervene are due, together with the Commission's information sheet on how to intervene in FERC proceedings.

If any notice is returned as undeliverable, CBLNG will make a reasonable attempt to find the correct address and notify the landowner.

Following CBLNG's filing of the FERC Application, affected landowners will be recontacted. In addition, public notices will be filed twice in a daily or weekly newspaper of general circulation in San Patricio County where the Project is located.

2.1.4 Ongoing Outreach

Throughout development, construction, and operation of the Project, CBLNG will conduct proactive outreach with all interested stakeholders, including community leaders, landowners, media, elected officials, civic organizations, government agencies, and tribal leaders.

2.2 Open Houses

Within seven (7) days of the Director of OEP's notice commencing the pre-filing process, and after consulting the Commission staff's project manager assigned to the Project, CBLNG will establish the dates and location of the Open House meeting. By holding an Open House meeting, landowners, public officials, community members, and other stakeholders are given the chance to learn about the scope of the Project directly from CBLNG. The Open Houses will be structured to foster one-on-one discussions with subject-matter experts and will provide stakeholders with the opportunity to learn about the Project and share any concerns. Project maps and informational materials will be distributed. At a minimum, the following topics will be addressed at the Open House:

- Company overview.
- Project management.
- Environment.
- Engineering and construction.
- Regulatory.
- Safety.
- Public and government affairs.

The Open House venue and time will be communicated as follows:

- After the Director of OEP's notice commencing the pre-filing process, an invitation letter will be sent to identified stakeholders, including affected landowners, agency representatives, elected officials, and other community leaders.
- Advertisements will be placed in area newspapers with an invitation and Project map.

Feedback from Open House participants will be documented and considered for integration into Project design.

3.0 Project Information Dissemination

CBLNG's contact information for stakeholders is listed in **Table 1**. This contact information will be shared in disseminated materials, public meetings, and on the Project's website (*see infra* Section 3.3).

Table 1 Coastal Bend LNG Project Contact Information	
Contact	Details
Single Point of Contact	Harsha Dissanayake, Program Management Officer
Toll-Free Number	1-800-958-2872
Email Address	contact@coastalbendlng.com
Website	https://coastalbendlng.com/
Mailing Address	PO Box 55186, Houston, TX 77255

3.1 Single Point of Contact

Harsha Dissanayake, Program Management Officer, is designated as the Project's single point of contact. Additionally, a toll-free number, email address, and mailing address have been established to facilitate stakeholder communication with the Project team (*see Table 1*).

3.2 Informational Materials

CBLNG will develop materials tailored to address the questions and concerns of stakeholders. Printed Fact Sheets and Frequently Asked Questions ("FAQ") documents will be generated for dissemination through direct mail, at Open House meetings, at individual meetings, and upon request, as well as being posted on the Project's website (*see infra* Section 3.3). The printed materials will enable involvement of stakeholders without website access. Updates will also be sent to stakeholders at appropriate Project milestones. Further, the Project team will create and maintain an e-newsletter whereby interested parties may opt-in to receive periodic Project updates.

3.3 Website

The Project's website is provided in **Table 1**. This site will be updated throughout the duration of the Project with the information listed in **Table 2**.

Table 2 Coastal Bend LNG Project Website Content	
Type of Information	Details
General Project Information	Project overview
	Location map and images
	Proposed schedule
	Project benefits
	News releases
Informational Materials Regarding Key Topics	Fact sheets
	Answers to FAQs
	Public participation opportunities
	Description of the regulatory processes
	Description of the construction process
	Description of the facility design
	Public repositories (libraries) where Project-related information is available for viewing
Meeting Information	Open House dates and locations
	Supplemental materials used at meetings
	Media advisories
Contact Information	Project toll-free number
	E-mail address
	Mailing address
FERC Information	Link to the FERC website
	Project docket number
	FERC LNG brochure
	Environmental documents issued by FERC

4.0 Documentation

CBLNG has established a tracking system to ensure stakeholder contacts and issues are documented and addressed promptly and accurately.

APPENDIX A – STAKEHOLDER LIST

The following stakeholder lists will continue to be updated through all phases, including development, construction, and operation, of the Coastal Bend LNG Project.

Federal, State, & Local Agency Stakeholders					
Name	Agency	Title	Email	Telephone	Address
<i>Federal Agencies</i>					
Andrew Kohout	U.S. Federal Energy Regulatory Commission (FERC)	Director, Division of LNG Facility & Inspections, Office of Energy Projects	andrew.kohout@ferc.gov	202-502-6595	888 First St., NE Washington, DC 20426
Scott Mason	U.S. Environmental Protection Agency (EPA)	Regional Administrator, Region 6	Mason.scott@epa.gov	214-665-2100	1201 Elm St., Suite 500 Dallas, TX 75270
Kristie Wood	U.S. Army Corps of Engineers (USACE) Corpus Christi Regulatory Field Office	Supervisor	Kristie.A.Wood@usace.army.mil	361-814-5847 x 1005	5151 Flynn Parkway, Suite 306 Corpus Christi, TX 78411
Curt Coccodrilli	U.S. Department of Energy, Hydrocarbons and Geothermal Energy Office	Principal Deputy Assistant Secretary	Curt.Coccodrilli@hq.doe.gov	202-586-6660	1000 Independence Avenue, SW Washington, DC 20585
David Hoth	U.S. Fish and Wildlife Service (USFWS) Texas Coastal Ecological Services Field Office	Assistant Field Supervisor	David_Hoth@fws.gov	281-705-7436	17629 El Camino Real, Suite 211 Houston, TX 77058

Federal, State, & Local Agency Stakeholders					
Name	Agency	Title	Email	Telephone	Address
Charrish Stevens	National Marine Fisheries Service (NMFS/NOAA Fisheries) Habitat Conservation Division	Fishery Biologist	charrish.stevens@noaa.gov	713-715-9613	4700 Ave U Galveston, TX 77551
Ben Polak	U.S. Department of Defense (DOD)	Community Planning Liaison, NAS Corpus Christi	Benjamin.l.polak.civ@us.navy.mil	361-445-6039	8851 Ocean Drive, Building 19 Naval Air Station, Corpus Christi, TX 78419-5021
LT Laura Beck	U.S. Coast Guard (USCG)	Lieutenant, US Coast Guard Coordination	ccwaterways@uscg.mil	361-939-5130	249 Glasson Dr., Corpus Christi, TX 78406
Linda Daugherty	Pipeline and Hazardous Materials Safety Administration (PHMSA)	Acting Associate Administrator for Pipeline Safety	Linda.daugherty@dot.gov	202-366-4595	1200 New Jersey Avenue, SE Washington, DC 20590
Doug Lane	Federal Aviation Administration (FAA)	Southwest Regional Administrator	Doug.lane@faa.gov	817-222-5001	10101 Hillwood Parkway Fort Worth, TX 76177-1524
Joseph Bell	Advisory Council on Historic Properties (ACHP)	Executive Director, Texas Historical Commission	Joseph.bell@thc.texas.gov	512-463-6100	1511 Colorado St. Austin, TX 78701
James D. Wells	Federal Communications Commission (FCC)	District Director, Dallas	James.wells@fcc.gov	(214) 575-6361	5200 Simpson Stuart Rd. Dallas, TX 75241
Kyle Ward	NOAA Office of Coastal Survey	Regional Navigation Manager, Southwest	Kyle.ward@noaa.gov	301-651-4852	2234 South Hobson Avenue Charleston, SC 29405-1200

Federal, State, & Local Agency Stakeholders					
Name	Agency	Title	Email	Telephone	Address
State Agencies					
Leslie Savage	Texas Railroad Commission (RRC)	Chief Geologist Oil and Gas Division	Leslie.Savage@rrc.texas.gov	512-463-7308	1701 N. Congress Austin, TX 78701
Melanie Edwards	Texas Commission on Environmental Quality (TCEQ)	TCEQ, Compliance and Enforcement, Region 14	Melanie.edwards@tceq.texas.gov	361-881-6900	500 North Shoreline Blvd, Ste. 500 Corpus Christi, TX 78401-0318
Amy Nunez	Texas General Land Office (GLO)	Lower Coast Regional Manager	Amy.nunez@glo.texas.gov	361-886-1600	602 N Staples St, #240 Corpus Christi, TX 78401
Mike Morgan	Texas Parks and Wildlife Department (TPWD) Coastal Fisheries Division	Coastal Ecologist	Mike.morgan@tpwd.state.tx.us	281-534-0146	1502 FM 517 E Dickinson, TX 77539
Mike Walsh	Texas Department of Transportation (TxDOT)	District Engineer	Mike.walsh@txdot.texas.gov	361-808-2500	1701 S Padre Island Dr. Corpus Christi, TX 78416
Debra Knight	State Fire Marshal Office	State Fire Marshal	Debra.knight@tdi.texas.gov	512-676-6800	1601 Congress Ave. Austin, TX 78701
Brandi Ashby	Texas Division of Emergency Management	Assistant Chief, District 6	Brandi.ashby@tdem.texas.gov	512-708-9006	1297 Churchill Dr. New Braunfels, TX 78130
Local Agencies					
Susan Boutwell	San Patricio County Floodplain Development	County Floodplain Administrator	sboutwell@sanpatriciocountytexas.gov	361-587-3567	219 W 5th St., Building #7 Sinton, TX 78387
Freddy Wolff	San Patricio County Utility Line Activity	General Manager, San Patricio County Cooperative	fwolff@sanpatricioelectric.org	361-364-2220	402 E Sinton St. Sinton, TX 78387

Federal, State, & Local Agency Stakeholders					
Name	Agency	Title	Email	Telephone	Address
Mike Walsh	San Patricio County Road Usage	District Engineer	Mike.walsh@txdot.texas.gov	361-808-2500	1701 S Padre Island Dr. Corpus Christi, TX 78416
Scott Marion	San Patricio County Fire Safety	Fire Marshal and Emergency Management Coordinator	emc@sanpatriciocountytx.gov	361-587-3558	219 W. 5th St., Building 7 Sinton, TX 78387
Frank Resendez	City of Ingleside Municipal Permits	Deputy Building Official	fresendez@inglesidetx.gov	361-776-2517	2671 San Angelo P.O. Drawer 400 Ingleside, TX 78362
Melanie Barrera	City of Corpus Christi Floodplain Management	Floodplain & Coastal Protection	Melanieb2@cctexas.com	361-826-3890	1201 Leopard St. Corpus Christi, TX 78401
Mike Walsh	City of Corpus Christi Transportation	District Engineer	Mike.walsh@txdot.texas.gov	361-808-2500	1701 S Padre Island Dr. Corpus Christi, TX 78416
Bill Wittliff	City of Corpus Christi Building Permits	Deputy Building Official	williamw@cctexas.com	361-813-8126	1201 Leopard St. Corpus Christi, TX 78401

Elected Officials, Community Members, Business Leaders, and Others					
Name	Organization	Title	Email	Telephone	Address
<i>Congressional Officials</i>					
Michael Cloud	U.S. House of Representatives	District 27 Congressman	michael.cloud@mail.house.gov	361-884-2222	555 N. Carancahua St. Tower II, Suite 980 Corpus Christi, TX 78401
John Cornyn	U.S. Senate	Senator	Ana.garcia@cornyn.senate.gov	202-224-2934	517 Hart Senate Office Building Washington, DC 20510
Ted Cruz	U.S. Senate	Senator	Rosa.ibanez@cruz.senate.gov	202-224-5922	167 Russell Senate Office Building Washington, DC 20510
<i>Texas Officials</i>					
JM Lozano	Texas House of Representatives	District 43 Representative	jm.lozano@house.texas.gov	361-643-0063	1211 US Highway 181 #106 Portland, TX 78374
Adam Hinojosa	Texas Senate	District 27 Senator	adam.hinojosa@senate.texas.gov	512-463-0127	P.O. Box 12068 Capitol Station Austin, TX 78711
LJ Francis	State Board of Education	District 2 Board Member	LJ.Francis@sboe.texas.gov	361-502-1442	4833 Saratoga Boulevard # 114 Corpus Christi, TX 78413
Greg Abbott	State of Texas	Governor	greg.abbott@gov.texas.gov	512-463-2000	Office of the Governor P.O. Box 12428 Austin, TX 78711-2428
Dan Patrick	State of Texas	Lieutenant Governor	dan.patrick@ltgov.texas.gov	512-463-0001	P.O. Box 12068 Austin, TX 78711
Kelly Hancock	State of Texas	Comptroller (Acting)	kelly.hancock@cpa.texas.gov	512-463-0000	P.O. Box 13528 Austin, TX 78711-3528

Elected Officials, Community Members, Business Leaders, and Others					
Name	Organization	Title	Email	Telephone	Address
Ken Paxton	State of Texas	Attorney General	ken.paxton@oag.texas.gov	512-463-2100	P.O. Box 12548 Austin, TX 78711-2548
Dawn Buckingham	State of Texas	Land Commissioner	dawn.buckingham@glo.texas.gov	512-463-5001	P.O. Box 12873 Austin, TX 78711-2873
Sid Miller	State of Texas	Agriculture Commissioner	sid.miller@texasagriculture.gov	512-463-6477	P.O. Box 12847 Austin, TX 78711-2847
Local Officials					
Judge David Krebs	San Patricio County	County Judge	dkrebs@sanpatriciocountytx.gov	361-364-9301	1301 E Sinton Unit C Sinton, TX 78387
William "Ski" Zagorski	San Patricio County	Commissioner Precinct 1	TBD	361-364-6170	520 Nina Trevino St. PO Box 1132 Sinton, TX 78387
Tom Yardley	San Patricio County	Commissioner Precinct 2	TBD	361-587-3630	900 Austin St. Portland, TX 78374
Ruben Gonzales	San Patricio County	Commissioner Precinct 3	TBD	361-547-2132	119 N Atascosa Mathis, TX 78368
Howard J Gillespie	San Patricio County	Commissioner Precinct 4	hgillespie@sanpatriciocountytx.gov	361-758-5276	3141 FM 3512 Aransas Pass, TX 78336
Tamara Cochran-May	San Patricio County	County Attorney	countyattorney@sanpatriciocountytx.gov	361-364-9338	400 W. Sinton St. #108 Sinton, TX 78387
Gracie Alaniz-Gonzales	San Patricio County	County Clerk	dcinfo@sanpatriciocountytx.gov	361-364-9350	400 W. Sinton St. #124 PO Box 579 Sinton, TX 78387
April Garcia	San Patricio County	County Treasurer	agarcia@sanpatriciocountytx.gov	361-364-9335	1301 E Sinton Unit C Sinton, TX 78387

Elected Officials, Community Members, Business Leaders, and Others					
Name	Organization	Title	Email	Telephone	Address
Marcela Thormaehlen	San Patricio County	County Tax Assessor/Collector	Mthormaehlen@sanpatriciountytx.gov	361-364-9373	1301 E Sinton Unit C Sinton, TX 78387
Judge Elizabeth Welborn	San Patricio County	County Court at Law	sanpatricioccal@gmail.com	361-364-9325	400 W. Sinton St. Sinton, TX 78387
Vicki Hesseltine Martino	San Patricio County	County Court at Law #2	sanpatccal2@gmail.com	361-587-3418	400 W. Sinton St. Sinton, TX 78387
Steve Hutchins	San Patricio County	Constable Precinct 1	shutchins@sanpatriciountytx.gov	361-364-9584	1301 W. Sinton St. Sinton, TX 78387
Frank Cantu	San Patricio County	Constable Precinct 2	fcantu@sanpatriciountytx.gov	361-587-3603	PO Box 73 Odem, TX 78370
Paul Good	San Patricio County	Constable Precinct 4	pgood@sanpatriciountytx.gov	361-587-3620	PO Box 199 Portland, TX 78374
Sean L Orsak	San Patricio County	Constable Precinct 5	sorsak@sanpatriciountytx.gov	361-587-3853	619 N. Frio St. Mathis, TX 78368
Kody Fahrenthold	San Patricio County	Constable Precinct 6	kfahrenthold@sanpatriciountytx.gov	361-587-3665	225 W. Wheeler, Suite A Aransas Pass, TX 78336
James Essley	San Patricio County	Constable Precinct 8	jeasley@sanpatriciountytx.gov	361-587-3690	PO Box 6 Taft, TX 78390
Sheriff Oscar Rivera	San Patricio County	Sheriff	orivera@sanpatriciountytx.gov	361-364-9600	300 N. Rachal Sinton, TX 78387
Judge Leslie DeAses	San Patricio County	Justice of the Peace Precinct 1	JP1@sanpatriciountytx.gov	361-364-9620	300 N. Rachal Sinton, TX 78387
Judge Danny Garza	San Patricio County	Justice of the Peace Precinct 2	JP2@sanpatriciountytx.gov	361-587-3600	PO Box 73 Odem, TX 78370

Elected Officials, Community Members, Business Leaders, and Others					
Name	Organization	Title	Email	Telephone	Address
Judge Karen Diaz	San Patricio County	Justice of the Peace Precinct 4	JP4@sanpatriciocountytexas.gov	361-587-3620	900 Austin St. Portland, TX 78374
Judge Nere Villarreal	San Patricio County	Justice of the Peace Precinct 5	JP5@sanpatriciocountytexas.gov	361-587-3640	619 N. Frio St. PO Box 640 Mathis, TX 78368
Judge Susan Price	San Patricio County	Justice of the Peace Precinct 6	JP6@sanpatriciocountytexas.gov	361-587-3660	225 W. Wheeler Aransas Pass, TX 78336
Judge Leslie Pullin	San Patricio County	Justice of the Peace Precinct 8	JP8@sanpatriciocountytexas.gov	361-587-3680	215 McIntyre Ave PO Box 6 Taft, TX 78390
Judge Starr Bauer	San Patricio County	36th District Court	TBD	361-364-9310	PO Box 700 Sinton, TX 78387
Judge Patrick L. Flanigan	San Patricio County	156th District Court	TBD	361-364-9310	PO Box 700 Sinton, TX 78387
Judge Jana Whatley	San Patricio County	343rd District Court	TBD	361-364-9310	PO Box 700 Sinton, TX 78387
Heather Marks	San Patricio County	District Clerk	Heather.marks@co.sanpatricio.tx.us	361-364-9377	400 W. Sinton St. #144 PO Box 1084 Sinton, TX 78387
Margie Silva Flores	San Patricio County	District Attorney	TBD	361-364-9390	400 W. Sinton St. #233 PO Box 1393 Sinton, TX 78387
Connie Scott	Nueces County	County Judge	TBD	361-888-0444	901 Leopard St. Corpus Christi, TX 78401

Elected Officials, Community Members, Business Leaders, and Others					
Name	Organization	Title	Email	Telephone	Address
Paityn Fleming	Nueces County	Chief of Staff	paityn.fleming@nuecescountytexas.gov	361-888-0264	901 Leopard St. Corpus Christi, TX 78401
Dee-Andra Cantu	Nueces County	Executive Secretary to County Judge	deeandra.cantu@nuecescountytexas.gov	361-888-0444	901 Leopard St. Corpus Christi, TX 78401
Mike Pusley	Nueces County	Commissioner, Precinct 1	mike.pusley@nuecescountytexas.gov	TBD	901 Leopard St. Corpus Christi, TX 78401
Joe Gonzalez	Nueces County	Commissioner, Precinct 2	joe.gonzalez@nuecescountytexas.gov	TBD	901 Leopard St. Corpus Christi, TX 78401
John Marez	Nueces County	Commissioner, Precinct 3	john.marez@nuecescountytexas.gov	TBD	901 Leopard St. Corpus Christi, TX 78401
Brent Chesney	Nueces County	Commissioner, Precinct 4	brent.chesney@nuecescountytexas.gov	TBD	901 Leopard St. Corpus Christi, TX 78401
Jenny P. Dorsey	Nueces County	Nueces County Attorney	county.attorney@nuecescountytexas.gov	TBD	901 Leopard St. Corpus Christi, TX 78401
Paulette M. Guajardo	City of Corpus Christi	Mayor	paulette.guajardo@cctexas.com	361-826-3100	P.O. Box 9277 Corpus Christi, TX 78469
Roland Barrera	City of Corpus Christi	Councilmember	Roland.Barrera@cctexas.com	361-826-3145 361-400-2484	P.O. Box 9277 Corpus Christi, TX 78469
Mark Scott	City of Corpus Christi	Councilmember	Mark.Scott@cctexas.com	361-826-3145 (Patricia Galvan – Constituent Relations Coordinator)	P.O. Box 9277 Corpus Christi, TX 78469

Elected Officials, Community Members, Business Leaders, and Others					
Name	Organization	Title	Email	Telephone	Address
Carolyn Vaughn	City of Corpus Christi	Councilmember	carolyn.vaughn2@cctexas.com	361-826-3107 (Denise Sudell – Constituent Relations Coordinator)	P.O. Box 9277 Corpus Christi, TX 78469
Everett Roy	City of Corpus Christi	Councilmember	Everett.Roy@cctexas.com	361-826-3107 361-677-1335	P.O. Box 9277 Corpus Christi, TX 78469
Sylvia Campos	City of Corpus Christi	Councilmember	Sylvia.Campos@cctexas.com	361-826-3145 361-687-7259	P.O. Box 9277 Corpus Christi, TX 78469
Eric Cantu	City of Corpus Christi	Councilmember	Eric.Cantu@cctexas.com	361-826-3145 (Patricia Galvan – Constituent Relations Coordinator)	P.O. Box 9277 Corpus Christi, TX 78469
Kaylynn Paxson	City of Corpus Christi	Councilmember	Kaylynn.Paxson@cctexas.com	361- 466-5812	P.O. Box 9277 Corpus Christi, TX 78469
Gil Hernandez	City of Corpus Christi	Councilmember	Gil.Hernandez@cctexas.com	361-826-3107 361-779-1179	P.O. Box 9277 Corpus Christi, TX 78469
Peter Zaroni	City of Corpus Christi	City Manager (Chief Administrator)	PeterZ@CorpusChristiTX.gov	361-826-3220	1201 Leopard St. Corpus Christi, TX 78401
Oscar Adame	City of Ingleside	Mayor	mayor@inglesidetx.gov	361-776-2517	2671 San Angelo P.O. Drawer 400 Ingleside, TX 78362
Julio Salinas	City of Ingleside	Councilmember	julio.council@inglesidetx.gov	361-776-2517	2671 San Angelo P.O. Drawer 400 Ingleside, TX 78362

Elected Officials, Community Members, Business Leaders, and Others					
Name	Organization	Title	Email	Telephone	Address
Steve Diehl	City of Ingleside	Councilmember	sdiehl@inglesidetx.gov	361-776-2517	2671 San Angelo P.O. Drawer 400 Ingleside, TX 78362
James Steward	City of Ingleside	Councilmember	jsteward@inglesidetx.gov	361-776-2517	2671 San Angelo P.O. Drawer 400 Ingleside, TX 78362
Victor Polanco, Jr.	City of Ingleside	Councilmember	vpolanco@inglesidetx.gov	361-776-2517	2671 San Angelo P.O. Drawer 400 Ingleside, TX 78362
Linda Timmerman	City of Ingleside	Councilmember	ltimmerman@inglesidetx.gov	361-776-2517	2671 San Angelo P.O. Drawer 400 Ingleside, TX 78362
Jessie Velasquez	City of Ingleside	Councilmember	jvelasquez@inglesidetx.gov	361-776-2517	2671 San Angelo P.O. Drawer 400 Ingleside, TX 78362
Jo Ann Ehmann	Ingleside on the Bay	Mayor	joannehmann3@gmail.com	361-790-3663	475 Starlight Ingleside on the Bay, TX 78362
TJ Jolly	Ingleside on the Bay	City Alderman 2024-2026	TBD	TBD	475 Starlight Ingleside on the Bay, TX 78362
Tom Merrick	Ingleside on the Bay	City Alderman, Treasurer, and Webmaster	tommerrick.2@gmail.com	614-202-8491	475 Starlight Ingleside on the Bay, TX 78362

Elected Officials, Community Members, Business Leaders, and Others					
Name	Organization	Title	Email	Telephone	Address
Trade Associations					
Robert Kelley	Corpus Christi Regional Economic Development Corp.	VP of Marketing and Attraction	rkelley@ccredc.com	361-882-7448	800 N. Shoreline Blvd. Suite 1300 South Tower Corpus Christi, TX 78401
Matt Garcia	TXOGA	Director of Community Relations, Corpus Christi and the Coastal Bend	mgarcia@txoga.org	512-478-6631	304 West 13th St. Austin, TX 78701
Kent Britton	Port of Corpus Christi Authority	CEO	kbritton@pocca.com	361-885-6114	222 Power St. Corpus Christi, TX 78401
Omar Garcia	Port of Corpus Christi	Chief External Affairs Officer	TBD	TBD	222 Power St. Corpus Christi, TX 78401
Al Arreola Jr.	United Corpus Christi Chamber of Commerce	President & CEO	info@unitedcorpuschristi.org	361-881-1800	602 N Staples St., Suite 150 Corpus Christi, TX 78401
Jan Hart	Ingleside Chamber of Commerce	CEO/President	inglesidetxchamber@gmail.com	361-776-2906	2809 Main St. Ingleside, TX 78362
Emergency Responders					
Sheriff Oscar Rivera	San Patricio County	Sheriff	orivera@sanpatriciountytx.gov	361-364-9600	300 N. Rachal Sinton, TX 78387
San Patricio County Emergency Management	San Patricio County Emergency Management	TBD	emc@sanpatriciountytx.gov	361-364-9650	300 N. Rachal Sinton, TX 78387

Elected Officials, Community Members, Business Leaders, and Others					
Name	Organization	Title	Email	Telephone	Address
Scott Marion	San Patricio County	Emergency Management Coordinator San Patricio County Fire Marshal	emc@sanpatriciocountytx.gov	361-587-3558	219 W. 5th St., Building 7 Sinton, TX 78387
Martin Molina	City of Ingleside Police Department	Police Chief	Mmolina@inglesidetx.gov	361-776-2531	2425 8th St. PO Drawer 910 Ingleside, TX 78362
Mike Markle	City of Corpus Christi Police Department	Police Chief	mikem@cctexas.com	361-886-2600	321 John Sartain St. Corpus Christi, TX 78401
Brandon Wade	City of Ingleside Fire Department	Fire Chief	TBD	361-776-7422	2425 8th St. Ingleside, TX 78362
TBD	Ingleside on the Bay Volunteer Fire Department	TBD	TBD	361-776-5290	475–477 Starlight Drive Ingleside on the Bay, TX 78362
Gary Paredez	City of Ingleside Public Works Department	Director of Infrastructure	gparedez@inglesidetx.gov	361-776-2515	2525 8th St. Ingleside, TX 78362
Tri County EMS	Tri County EMS	TBD	TBD	361-776-0025	2565 1st St. Ingleside, TX 78362
CHRISTUS Spohn Hospital Corpus Christi - Shoreline Emergency Room	CHRISTUS Spohn Hospital Corpus Christi - Shoreline Emergency Room	TBD	TBD	361-881-3000	600 Elizabeth St. Corpus Christi, TX 78404

Elected Officials, Community Members, Business Leaders, and Others					
Name	Organization	Title	Email	Telephone	Address
ER 24/7 Portland	ER 24/7 Portland	TBD	TBD	361-761-2273	1702 US Hwy 181 Portland, TX 78374
Dee Hawkins	Nueces County Emergency Management	EMC	deanna.hawkins@nuecescountytexas.gov	TBD	Nueces County Courthouse 901 Leopard St. Corpus Christi, TX 78401
Community Groups					
Adam W. Gawareck	San Patricio Development Corporation	President/CEO/ Executive Director	TBD	940-293-3403	E. Augusta Suite, 801 Broadway Blvd. Portland, TX 78374
Ken Trevino	Workforce Solutions of the Coastal Bend	Executive Director	info@workforcesolutionscb.org	361-885-3000	400 Mann St., Suite 800 Corpus Christi, TX 78401
Cody Roesener	Coastal Conservation Association	President	ccacorporuschristi@gmail.com	361-882-5199	Corpus Christi CCA P.O. Box 6992 Corpus Christi, TX 78466
Dr. Mark Escamilla	Del Mar Community College	President	mescamilia@delmar.edu	361-698-1200	101 Baldwin Blvd. Corpus Christi, TX 78404
Tribal Stakeholders					
Name	Tribe	Title	Email	Telephone	Address
Kyle Williams	Alabama- Coushatta	Tribal Council Chairman	tcrwilliams@actribe.org	936-563-1100	571 State Park Road 56 Livingston, TX 77351
Monica Davila	Kickapoo Traditional	Tribal Court Administrator	Monica.davila@ktttribe.org	830-773-2105	2212 Rosita Valley Road 71 HC1 Route, Box 9700 Eagle Pass, TX 78852
E. Michael Silvas	Ysleta del Sur Pueblo (Tigua)	Tribal Governor	msilvas@ydsp-nsn.gov	915-859-7913	119 S. Old Pueblo Road El Paso, TX 79907

Tribal Stakeholders					
Name	Tribe	Title	Email	Telephone	Address
Juan B. Mancias	Carrizo/Comecrudo Esto'k Gna	Tribal Chairman	juanmancias@carrizocomecrudonation.com	830-391-7992	1250 Roemer Ln, Unit C Floresville, TX 78114
TBD	Karankawa Tribe of Texas (Peoples of the Gulf Coast)	TBD	KarankawaTribeOfTX@gmail.com	713-562-1398	4023 Polk St. Houston, TX 77023

CITY COUNCIL AGENDA
Regular Meeting: August 25, 2026

AGENDA ITEM: 7

Presentation and recognition of Ingleside Police Department Captain promotion.

SUBMITTED BY: Martin Molina, Chief of Police

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The City Council will receive a presentation from the Ingleside Police Department regarding the promotion of a department member to the rank of Captain. The promotion recognizes the employee's dedication, leadership, professional accomplishments, and commitment to serving the citizens of Ingleside. During the presentation, the Police Chief will formally recognize the newly promoted Captain.

FISCAL ANALYSIS:

Funding for the position is included in the approved Police Department budget.

RECOMMENDATION:

No action required. This is a presentation and recognition item.

ATTACHMENTS:

None

CITY COUNCIL AGENDA
Regular Meeting: August 25, 2026

AGENDA ITEM: 8

Discussion, consideration, and possible action on the Special Meeting Minutes of August 08, 2026, and the Regular Meeting Minutes of August 11, 2026.

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

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Please see the accompanying Special Meeting Minutes of August 08, 2026, and the Regular Meeting Minutes of August 11, 2026.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends Council approve the Minutes, as presented.

ATTACHMENTS:

1. 2026, 08-08 Regular Meeting Minutes_DRAFT V3
2. 2026, 08-11 Regular Meeting Minutes_DRAFT v2

**CITY OF INGLESIDE
SPECIAL CITY COUNCIL MEETING
MINUTES
AUGUST 08, 2026**

Opening Agenda

1. Call Meeting to Order.

The Special Council Meeting of the City of Ingleside was called to order by Mayor Pro-Tem Salinas at 8:30 a.m. on August 08, 2026, at City Hall 2671 San Angelo Ave., Ingleside, TX and live video streaming.

2. Roll Call.

With Council Members present a quorum was established.

Council Members Present: James Steward, Steve Diehl, Mayor Pro-Tem Salinas, Victor Polanco Jr., Linda Timmerman, and Jessie Velasquez.

Council Members Absent: Mayor Adame.

3. Invocation.

Council Member Timmerman led the invocation.

4. Pledge of Allegiance.

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

5. Citizen Comments and Reports.

No Citizen Comments and Reports.

6. Presentation of first draft Fiscal Year 2026-2027 Budget.

Discussion was held between the Council Members, City Manager Lewis, and Director of Finance Rios about the first draft Fiscal Year 2026-2027 Budget, the wants versus needs, cost of living, the quality of life, Capital Improvements Projects (CIP), the current projected funds of the unencumbered funds, the General Fund and natural disaster possibilities.

7. Discussion and input from the City Council on the first draft of Fiscal Year 2026-2027 Budget.

Discussion was held between Council Members, City Manager Lewis, and Director of Finance Rios about the transfer of money to capital fund, true expenditures coming from the capital fund. Using the ERP Pro 10 system and working on the current charter of accounts, the Police Department budget and what amount they are needing.

Further discussion was held between the Council Members, City Manager Lewis, and Director of Finance Rios about the Street Department; needing to look at the general maintenance; water supplies; capital improvements and the repairs of the sidewalks and street maintenance; what can bring more citizens into the City of Ingleside; and bulk waste and how to help citizens.

Mayor Pro-Tem Salinas asked for a recess at 10: 29 a.m.

Mayor Pro-Tem Salinas called back to order at 10: 43 a.m.

Discussion was held between the Council Members, City Manager Lewis, and Director of Information Technology (IT) Saucedo spoke about the importance of needing to hire a new IT employee; how the employee can help not just IT but the Police Department as well; how a Public Relations Officer and an IT employee have similarities and differences, The request for the job description for the IT employee and Public Relations Officer; the dollar amount plan; and the package for these employees.

Further discussion was held between the Council Members and City Manager Lewis about the overall budget plan needing to include any unexpected costs; forecasting emergencies; accountability rules for Municipal Court; focusing on the streets; the need to hire more employees and buying the final equipment required for the street department.

Motion: No Action Taken.

8. Items to consider for placement on future agendas.

Council Member Diehl requested the Economic Development Contract.

9. Adjourn.

Mayor Pro-Tem Salinas adjourned the Special Meeting of the City of Ingleside at 12:14 p.m.

APPROVED:

Julio Salinas, Mayor Pro-Tem

ATTEST:

Jana Stork, City Secretary

DRAFT

**CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
MINUTES
AUGUST 11, 2026**

Opening Agenda

1. Call meeting to order.

The Regular Council Meeting of the City of Ingleside was called to order by Mayor Pro-Tem Salinas at 6:30 p.m. on August 11, 2026, at City Hall 2671 San Angelo Ave., Ingleside, TX and live video streaming.

2. Roll Call.

With Council Members present a quorum was established.

Council Members Present: James Steward, Steve Diehl, Mayor Pro-Tem Salinas, Linda Timmerman, Jessie Velasquez, and Victor Polanco Jr.

Council Members Absent: Mayor Adame

3. Invocation.

Council Member Timmerman led the invocation.

4. Pledge of Allegiance.

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

5. Citizen Comments and Reports.

Hector Gonzales, 1018 Bayshore Dr., Ingleside on the Bay, addressed the Council.

Ricardo Trevino, 2322 Morgan Ln, addressed the Council.

Jace Crumbley, 2480 Henrietta, addressed the Council.

Sarah Crumbley, 2480 Henrietta, addressed the Council.

6. Staff Comments and Reports.

a. Council Comments and Reports.

No discussion was held on this item.

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

Council Member Diehl complimented the Ingleside Public Library on their programs, and their impact on the youth.

c. Report on the Fire Hydrant locations and maintenance schedules for the City of Ingleside.

Discussion was held between Council Members and City Manager Lewis about in house maintenance, the fire department utilizing their Tuesday night trainings to test hydrants, and the map identifying the locations of active fire hydrants.

d. Report on current and pending projects for the City of Ingleside.

City Manager Lewis provided a report on the current and pending projects for the City of Ingleside.

e. A report on providing affordable swim classes at the Charles H. Doherty Municipal pool.

Discussion was held between Council Members and City Manager Lewis about affordable swim classes, ongoing research, liability, answers being brought back to Council before January when applications for grant funds are due for funding in March.

Presentation

7. Proclamation to commemorate Our Lady of Assumption celebration of the 250th anniversary of the United States of America and the 75th anniversary of the City of Ingleside and recognize the dedication and commitment to our community.

Mayor Pro-Tem Salinas presented Father Patrick with a proclamation to commemorate Our Lady of Assumption celebration of the 250th anniversary of the United States of America and the 75th anniversary of the City of Ingleside and recognize the dedication and commitment to our community.

Consent Agenda

Agenda Item 8 was removed from the Consent Agenda and moved into the Regular Agenda for separate discussion.

8. Discussion, consideration, and possible action on the Regular Meeting Minutes of July 28, 2026.

City Secretary Stork informed the Council on corrections that need to be made to the Minutes: June 14, 2026 should read July 14, 2026; and the extra verbiage in the Closed Session paragraph.

Motion: Council Member Diehl made a motion to approve the Regular Meeting Minutes of July 28, 2026 with the changes presented. Council Member Steward seconded the motion. Motion carried with all present voting in favor.

For Motion: Council Member Steward, Council Member Diehl, Mayor Pro-Tem Salinas, Council Member Polanco Jr., Council Member Timmerman, and Council Member Velasquez.

Against Motion: None

Abstained: None

Absent: Mayor Adame

Regular Agenda

9. Discussion, consideration, and possible action on approving a Memorandum of Understanding between the City of Ingleside and the City of Aransas Pass regarding Evaluation and Potential Development of a Future Potable Water Supply Arrangement, and authorizing the Mayor to execute on behalf of the City of Ingleside.

Discussion was held between Council Members, City Manager Lewis, and City Attorney McCann about the Memorandum of Understanding (MOU); the City of Aransas Pass accepting the MOU at their August 3rd meeting; the request from City Manager Lewis on the item to be tabled and brought back at a future date so the new Aransas Pass City Manager can be involved; and the agreement and/or contract with a company regarding alternative water supply being tabled.

Motion: Council Member Diehl made a motion to table the agenda item until the first meeting six (6) months after the August 11, 2026, meeting. Council Member Polanco Jr. seconded the motion.

Further discussion was held between Council Members, City Manager Lewis, City Attorney McCann, San Patricio Municipal Water District representative Mr. Price, and City of Aransas Pass Mayor Knight about the MOU; working together as a team; not agreeing to wait six (6) months if it can be brought back sooner; City representatives doing what is best for their citizens; water affordability; water rates for the county municipalities; transparency; and open communication.

Amended Motion: Council Member Diehl made a motion to amend the motion from six (6) months to 90-days, and for the City Manager to come back with a report for the Council's final vote. Council Member Polanco Jr. seconded the motion.

Ricardo Trevino Jr., 2322 Morgan Ln, made a citizen comment.

Sarah Crumbley, 2480 Henrietta, made a citizen comment.

Further discussion was held between Council Members, City Manager Lewis, and City Attorney McCann about the MOU being only an agreement between the City of Ingleside and the City of Aransas Pass to work together regarding evaluation and potential development of a future Potable Water Supply Arrangement.

Second Amended Motion: Council Member Diehl made a motion to amend the amended motion from 90-days to; subject to the City Manager having the option to bring it back to the Council before than 90-days with a report for the Councils final vote. Council Member Polanco Jr. seconded the motion. Motion carried 5:1.

For Motion: Council Member Steward, Council Member Diehl, Mayor Pro-Tem Salinas, Council Member Polanco Jr., and Council Member Timmerman.

Against Motion: Council Member Velasquez

Abstained: None

Absent: Mayor Adame

10. Discussion, consideration, and possible action on an agreement between the City of Ingleside and the Texas Coast Youth Soccer League for the use of N.O. Simmons Park Soccer Fields for the period from August 31, 2026, through December 06, 2026, and from January 04, 2027, through May 09, 2027.

Discussion was held between Council Members, City Manager Lewis, City Attorney McCann, and Texas Coast Youth Soccer League President Gerald Crain about changes that need to be made, license agreement versus lease agreement, and the League President looking over the revised agreement before being brought back to Council.

Motion: Council Member Timmerman made a motion to Table an agreement between the City of Ingleside and the Texas Coast Youth Soccer League for the use of N.O. Simmons Park Soccer Fields for the period from August 31, 2026, through December 06, 2026, and from January 04, 2027, through May 09, 2027, to the August 25, 2026, Regular City Council meeting. Council Member Polanco Jr. seconded the motion. Motion carried with all present voting in favor.

For Motion: Council Member Steward, Council Member Diehl, Mayor Pro-Tem Salinas, Council Member Polanco Jr., Council Member Timmerman, and Council Member Velasquez.

Against Motion: None

Abstained: None

Absent: Mayor Adame

11. Discussion, consideration, and possible action on the first reading of an Ordinance of the City of Ingleside, Texas, creating and adding Article VII, “Motor-Assisted Scooters, Bicycles, and Electric Bicycles,” to Chapter 62, “Traffic and Vehicles,” of the Code of Ordinances of the City of Ingleside; adopting regulations governing the operation of motor-assisted scooters, bicycles, and electric bicycles upon public property; providing a penalty; providing a savings clause; providing a severability clause; providing for publication; and providing an effective date.

Discussion was held between the Council Members, City Manager Lewis, City Attorney McCann, and Chief of Police Molina about state law of unimproved versus improved walking trails, speed limit of the electric scooters and electric bicycles, use of discretion, and signs being posted.

Ricardo Trevino Jr., 2322 Morgan Ln, made a citizen comment.

Further discussion was held between the Council Members, City Manager Lewis, City Attorney McCann, and Chief of Police Molina about sidewalks needing to be fixed so there are no major incidents, and striking subsection (b) of Section 62-235 of the proposed Ordinance.

Motion: Council Member Polanco Jr. made a motion to approve the first reading of an Ordinance of the City of Ingleside, Texas, creating and adding Article VII, “Motor-Assisted Scooters, Bicycles, and Electric Bicycles,” to Chapter 62, “Traffic and Vehicles,” of the Code of Ordinances of the City of Ingleside; adopting regulations governing the operation of motor-assisted scooters, bicycles, and electric bicycles upon public property; providing a penalty; providing a savings clause; providing a severability clause; providing for publication; and providing an effective date, with subsection (b) of Section 62-235 being removed. Council Member Steward seconded the motion. Motion carried with all present voting in favor.

For Motion: Council Member Steward, Council Member Diehl, Mayor Pro-Tem Salinas, Council Member Polanco Jr., Council Member Timmerman, and Council Member Velasquez.

Against Motion: None

Abstained: None

Absent: Mayor Adame

12. Discussion, consideration, and possible action regarding flock automated license plate reader (ALPR) systems.

Discussion was held between Council Members, City Manager Lewis, and Chief of Police Molina about opposition from citizen, being purchased by grant funds, who controls the data, the location of the cameras, Texas Public Information Act regarding the data, state property versus city property, two-year subscription, the purpose to aid law enforcement, and the need to understand the ramifications of terminating the subscription.

Ricardo Trevino Jr., 2322 Morgan Ln, made a citizen comment.

Sarah Crumbley, 2480 Henrietta, made a citizen comment.

Motion: Council Member Polanco Jr. made a motion to cease the subscription on the flock automated license plate reader (ALPR) systems. Council Member Diehl seconded the motion.

Further discussion was held between Council Members, City Manager Lewis, and City Attorney McCann about the ramifications of terminating the subscription, and having the City Attorney review it; and using the Council Discretionary Funds, up to \$22,000, to cover any potential termination fee.

Amended Motion: Council Member Polanco Jr. made a motion to amend the motion to authorize the City Manager to cease the subscription, discuss with City Attorney regarding termination fees, and the use of Council Discretionary Funds not exceeding \$22,000 to cover the possible termination fees. Council Member Diehl seconded the motion. Motion carried with all present voting in favor.

For Motion: Council Member Steward, Council Member Diehl, Mayor Pro-Tem Salinas, Council Member Polanco Jr., Council Member Timmerman, and Council Member Velasquez.

Against Motion: None

Abstained: None

Absent: Mayor Adame

13. Discussion, consideration, and possible action on purchasing a 2026 Chevrolet Silverado 2500HD 4WD Crew Cab 159" Work Truck to be purchased through the BuyBoard Purchasing Cooperative Contract #724-23.

Discussion was held between Council Members, City Manager Lewis, and Director of Infrastructure Services Paredez about replacing a vehicle that was wrecked, insurance

buyout covering some of the cost of the new vehicle, and cost coming from Fund 30 (Capital Improvement Projects).

Motion: Council Member Polanco Jr. made a motion to approve the purchase of a 2026 Chevrolet Silverado 2500HD 4WD Crew Cab 159" Work Truck to be purchased through the BuyBoard Purchasing Cooperative Contract #724-23, not to exceed \$49,750.00. Council Member Diehl seconded the motion. Motion carried with all present voting in favor.

For Motion: Council Member Steward, Council Member Diehl, Mayor Pro-Tem Salinas, Council Member Polanco Jr., Council Member Timmerman, and Council Member Velasquez.

Against Motion: None

Abstained: None

Absent: Mayor Adame

14. Discussion, consideration, and possible action on a first and only reading of an Ordinance amending the fiscal year 2025-2026 budget for the City of Ingleside, Texas, for the General Fund and the General Fund Capital Purchase Improvements Fund for the appropriation of funds to cover the cost of a vehicle replacement.

Proposed Ordinance 2026-18.

No discussion was held on this item.

Motion: Council Member Diehl made a motion to approve Ordinance 2026-18, an Ordinance amending the fiscal year 2025-2026 budget for the City of Ingleside, Texas, for the General Fund and the General Fund Capital Purchase Improvements Fund for the appropriation of funds to cover the cost of a vehicle replacement. Council Member Polanco Jr. seconded the motion. Motion carried with all present voting in favor.

For Motion: Council Member Steward, Council Member Diehl, Mayor Pro-Tem Salinas, Council Member Polanco Jr., Council Member Timmerman, and Council Member Velasquez.

Against Motion: None

Abstained: None

Absent: Mayor Adame

15. Discussion, consideration, and possible action on the allocation of Street Maintenance Funds as authorized by Section 327.008 for Street Maintenance Equipment.

Discussion was held between Council Members, City Manager Lewis, and Director of Infrastructure Services Paredez about the purpose of the Street Maintenance Funds, maintenance and repair of municipal streets that existed prior to May 06, 2023, the equipment's primary use when purchased with these funds, the current balance of the fund being \$2,967,332.37, and having to get voter approval again in May 2027 for any future street maintenance.

No Action Taken.

16. Discussion, consideration, and possible action for City Council to approve the purchase of a 2026 Bucher E35 Mechanical Street Sweeper through Sourcewell Purchasing Cooperative, Contract #062425-BUC.

No discussion was held on this item.

Motion: Council Member Diehl made a motion to approve the purchase of a 2026 Bucher E35 Mechanical Street Sweeper through Sourcewell Purchasing Cooperative, Contract #062425-BUC. Council Member Steward seconded the motion. Motion carried with all present voting in favor.

For Motion: Council Member Steward, Council Member Diehl, Mayor Pro-Tem Salinas, Council Member Polanco Jr., Council Member Timmerman, and Council Member Velasquez.

Against Motion: None

Abstained: None

Absent: Mayor Adame

17. Discussion, consideration, and possible action for City Council to approve the purchase of a Dynapac CC1300 Compact Tandem Roller through BuyBoard Purchasing Cooperative, Contract #788-25.

No discussion was held on this item.

Motion: Council Member Diehl made a motion to approve the purchase of a Dynapac CC1300 Compact Tandem Roller through BuyBoard Purchasing Cooperative, Contract #788-25. Council Member Timmerman seconded the motion. Motion carried with all present voting in favor.

For Motion: Council Member Steward, Council Member Diehl, Mayor Pro-Tem Salinas, Council Member Polanco Jr., Council Member Timmerman, and Council Member Velasquez.

Against Motion: None

Abstained: None

Absent: Mayor Adame

18. Discussion, consideration, and possible action for City Council to approve the purchase of a Dynapac CP1200 Pneumatic Tire Roller through the Sourcewell Purchasing Cooperative #060122-DYN.

No discussion was held on this item.

Motion: Council Member Diehl made a motion to approve the purchase of a Dynapac CP1200 Pneumatic Tire Roller through the Sourcewell Purchasing Cooperative #060122-DYN. Council Member Polanco Jr. seconded the motion. Motion carried with all present voting in favor.

For Motion: Council Member Steward, Council Member Diehl, Mayor Pro-Tem Salinas, Council Member Polanco Jr., Council Member Timmerman, and Council Member Velasquez.

Against Motion: None

Abstained: None

Absent: Mayor Adame

19. Discussion, consideration, and possible action for the City Council to approve the purchase of a M1 Heated Hose Crack Sealer Machine through the Sourcewell Purchasing Cooperative, Sourcewell Contract #05062-CME.

No discussion was held on this item.

Motion: Council Member Polanco Jr. made a motion to approve the purchase of a M1 Heated Hose Crack Sealer Machine through the Sourcewell Purchasing Cooperative, Sourcewell Contract #05062-CME. Council Member Diehl seconded the motion. Motion carried with all present voting in favor.

For Motion: Council Member Steward, Council Member Diehl, Mayor Pro-Tem Salinas, Council Member Polanco Jr., Council Member Timmerman, and Council Member Velasquez.

Against Motion: None
Abstained: None
Absent: Mayor Adame

20. Discussion, consideration, and possible action for City Council to authorize the City Manager to negotiate and enter into an agreement with Halff Associates, Inc. for the design, bidding, and administering a maintenance contract for the elevated storage tanks.

Discussion was held between Council Members, City Manager Lewis, and Director of Infrastructure Services Paredez about the bidding process, the company's responsibility as the engineering firm, the engineering firms experience, the matrix of those who review the documents, and only authorizing the City Manager to negotiate with Halff Associates, Inc. and bring back the contract to Council for final approval.

Motion: Council Member Polanco Jr. made a motion to authorize the City Manager to negotiate with Halff Associates, Inc. for the design, bidding, and administering a maintenance contract for the elevated storage tanks. Council Member Timmerman seconded the motion. Motion carried with all present voting in favor.

For Motion: Council Member Steward, Council Member Diehl, Mayor Pro-Tem Salinas, Council Member Polanco Jr., Council Member Timmerman, and Council Member Velasquez.
Against Motion: None
Abstained: None
Absent: Mayor Adame

21. Discussion, consideration, and possible action to award the Request for Proposals (RFP) for Professional Audit Services for the City of Ingleside Annual Financial Reports for the Fiscal Years ended September 30, 2026, and September 30, 2027, with the option of September 30, 2028.

Discussion was held between Council Members, City Manager Lewis, and Director of Finance Rios about the bidding process for RFPs, the Charter stating that the City has to go out every three (3) years for a professional audit service, the recommendation of abip, and that the audit team changed within abip through the audit process for best practice which is to have a new team leader to be involved in the audit.

Motion: Council Member Steward made a motion to award the Request for Proposals (RFP) for Professional Audit Services for the City of Ingleside Annual Financial Reports

for the Fiscal Years ended September 30, 2026, and September 30, 2027, with the option of September 30, 2028. Council Member Polanco Jr. seconded the motion.

Further discussion was held between the Council Members and City Manager Lewis about amending the motion to include the awarded company.

Amended Motion: Council Member Steward amended the motion to include awarding abip the Professional Audit Services for the City of Ingleside Annual Financial Reports for the Fiscal Years ended September 30, 2026, and September 30, 2027, with the option of September 30, 2028. Council Member Polanco Jr. seconded the motion. Motion carried with all present voting in favor.

For Motion: Council Member Steward, Council Member Diehl, Mayor Pro-Tem Salinas, Council Member Polanco Jr., Council Member Timmerman, and Council Member Velasquez.

Against Motion: None

Abstained: None

Absent: Mayor Adame

22. Discussion, consideration, and possible action from the City Council on a second draft of Fiscal Year 2026-2027 Budget.

Discussion was held between Council Members, City Manager Lewis, and Director of Finance Rios about the voter approval tax rate, M&O's, expenses, revenues, debt, COLA's, De Minimus rates, when the proposed budget is to be submitted to the City Secretary, audited figures, salaries and wages, and direction given to the City Manager and staff.

No Action Taken.

Executive Session

Mayor Pro-Tem Salinas requested that Executive Session Item 23 and Item 24 be postponed from the Agenda. There were no objections by Council, and Mayor Pro Tem Salinas stated that the items were postponed.

23. 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) and 551.074 (Personnel Matters) of the Texas Government Code: City Manager Annual Evaluation and Employment Contract.

24. 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) and 551.074 (Personnel Matters) of the Texas Government Code: City Manager Annual Evaluation and Employment Contract.

Item A: Item was postponed.

Closing Agenda

25. Items to consider for placement on future agendas.

Council Member Diehl requested an update on the Ingleside Development Corporation Agreement.

Council Member Steward requested a report on a possible dog park.

26. Adjourn Regular Meeting.

Mayor Pro Tem Salinas adjourned the regular meeting of the City of Ingleside at 10:52 p.m.

APPROVED:

Julio Salinas, Mayor Pro-Tem

ATTEST:

Jana Stork, City Secretary

CITY COUNCIL AGENDA

Regular Meeting: August 25, 2026

AGENDA ITEM: 9

Discussion, consideration, and possible action on the second and final reading of an Ordinance of the City of Ingleside, Texas, creating and adding Article VII, "Motor-Assisted Scooters, Bicycles, and Electric Bicycles," to Chapter 62, "Traffic and Vehicles," of the Code of Ordinances of the City of Ingleside; adopting regulations governing the operation of motor-assisted scooters, bicycles, and electric bicycles upon public property; providing a penalty; providing a savings clause; providing a severability clause; providing for publication; and providing an effective date.

SUBMITTED BY: Martin Molina, Chief of Police

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

With the increased use of electric bikes & scooters within Ingleside, a concern for the safety of the users and non-users has arisen. The City Council requested a report on current regulations and steps being taken to ensure the safety of users through education and regulations, that was provided during the April 14, 2026, City Council meeting.

The report provided the following information:

Texas E-Scooters are mostly stand-up e-scooters. They are “motor-assisted scooters,” not motor vehicles—defined by 2+ wheels, brakes, $\leq 40\text{cc}$ (or electric equivalent), a deck, and human-power capability. No Texas driver’s license, registration, plates, or state-issued insurance are required; riders generally follow bicycle-style traffic rules (signals, yielding, lights at night). The E-Scooters can be ridden on streets ≤ 35 mph (cross higher speeds at intersections), bike lanes and bike paths. Sidewalk riding is permitted statewide, but cities may restrict it and there is no statewide adult helmet/age rule.

E-Bikes are classified as having operable pedals + motor $\leq 750\text{W}$. There are 3-class systems that clarify speed, operation, and expectations as follows: Class 1: pedal-assist to 20 mph; Class 2: throttle allowed, to 20 mph; Class 3: pedal-assist to 28 mph and requires a speedometer and rider age 15+. E-Bikes do not require a state license, registration, title, or insurance, and are generally allowed where bicycles are, but cities/parks may restrict sidewalks, trails, or Class 3 access. In addition, there is no statewide adult helmet mandate. However, they must follow bicycle traffic laws: yield to pedestrians, use lights at night, and ride with traffic. E-Bikes are generally treated as bicycles and are allowed on roadways, bike lanes, and shared-use paths unless locally

restricted. Sidewalk access is primarily a local decision; Class 3 e-bikes are more often restricted on sidewalks and narrow shared paths due to higher speeds.

E-Scooters are allowed on public streets posted at 35 mph or less; may cross higher-speed roads at intersections but not travel along them. They are allowed in bike lanes and on bicycle-only paths. Sidewalk use is permitted by state law, but cities may prohibit it in high-pedestrian areas.

Texas sets baseline access while allowing cities to add restrictions. Ordinances and clear signage can define no-ride zones, speed-limited areas, and time-of-day rules that can reduce conflicts and support consistent enforcement.

To address the local concerns, the proposed Ordinance will include more explicit rules to be considered by Council.

The proposed Ordinance is has been through legal for review.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends the Ordinance of the City Council of the City of Ingleside, Texas, amending Chapter 62 - Traffic and Vehicles, Article V - Golf Carts, Neighborhood Electric Vehicles, and Off-Highway Vehicles; by restricting the use of Motorized Scooters and bikes, also known as 'E-Scooters' and 'Electric Bikes,' on any public property; and further, making findings of fact; defining purpose and authority for said amendment; providing a savings clause; providing a severability clause; providing a penalty clause; providing for publication by caption; and providing an effective date be approved as presented.

ATTACHMENTS:

1. Tex. Transp. Code _ 551.106
2. ORD 2026-XX_DOCS1-#358838-v4-
REV_Article_VII_Bicycle_Ebike_Motor_Scooter_7_16_2026 V2

[Tex. Transp. Code § 551.106](#)

*** This document is current through the 2025 Regular Session and the 2nd C.S. of the 89th Legislature; and the November 4, 2025 general election results. ***

Texas Statutes & Codes Annotated by LexisNexis® > Transportation Code > Title 7 Vehicles and Traffic (Subts. A — M) > Subtitle C Rules of the Road (Chs. 541 — 600) > Chapter 551 Operation of Bicycles and Mopeds, Golf Carts, and other Low-Powered Vehicles (Subchs. A — G) > Subchapter B Bicycles (§§ 551.101 — 551.107)

Sec. 551.106. Regulation of Bicycles by Department or Local Authority.

- (a) The department or a local authority may not prohibit the operation of an electric bicycle:
 - (1) on a highway that is used primarily by motor vehicles; or
 - (2) in an area in which the operation of a nonelectric bicycle is permitted, unless the area is a path that:
 - (A) is not open to motor vehicles; and
 - (B) has a natural surface tread made by clearing and grading the native soil without adding surfacing materials.
- (b) The department or a local authority may:
 - (1) prohibit the operation of a bicycle on a sidewalk; and
 - (2) establish speed limits for bicycles on paths set aside for the exclusive operation of bicycles and other paths on which bicycles may be operated.
- (c) The department may establish rules for the administration of this section if necessary.

History

Enacted by [Acts 2001, 77th Leg., ch. 1085 \(H.B. 2204\), § 12](#), effective September 1, 2001; [Acts 2019, 86th Leg., ch. 485 \(H.B. 2188\), § 5](#), effective September 1, 2019.

Texas Statutes & Codes Annotated by LexisNexis®
Copyright © 2026 All rights reserved.

End of Document

ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE CITY OF INGLESIDE, TEXAS, CREATING AND ADDING ARTICLE VII, "MOTOR-ASSISTED SCOOTERS, BICYCLES, AND ELECTRIC BICYCLES," TO CHAPTER 62, "TRAFFIC AND VEHICLES," OF THE CODE OF ORDINANCES OF THE CITY OF INGLESIDE; ADOPTING REGULATIONS GOVERNING THE OPERATION OF MOTOR-ASSISTED SCOOTERS, BICYCLES, AND ELECTRIC BICYCLES UPON PUBLIC PROPERTY; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Ingleside is a home-rule municipality operating pursuant to Article XI, Section 5 of the Texas Constitution and is authorized under Texas Local Government Code Section 51.001 and other applicable law to adopt ordinances to protect the public health, safety, and welfare;

WHEREAS, the Texas Transportation Code recognizes the authority of municipalities to regulate the operation of bicycles, electric bicycles, and motor-assisted scooters in certain circumstances, and the City Council for the City of Ingleside ("City Council") desires to exercise that authority in a manner consistent with applicable state law;

WHEREAS, the City Council finds that the increasing use of motor-assisted scooters, bicycles, and electric bicycles, particularly by children, has resulted in more frequent operation upon public streets, sidewalks, trails, parks, and other public property, creating safety concerns for operators, pedestrians, motorists, and other users of public property;

WHEREAS, the City Council further finds that children are increasingly operating such devices upon public streets without adequate supervision, increasing the risk of collisions, injuries, and conflicts with vehicular traffic;

WHEREAS, the City Council finds that encouraging parents and legal guardians to supervise the operation of motor-assisted scooters, bicycles, and electric bicycles by children and to ensure compliance with this Ordinance will reduce unsafe operation, improve public safety, and protect children and other users of public property;

WHEREAS, the City Council finds that reasonable regulations governing the operation of motor-assisted scooters, bicycles, and electric bicycles will promote the safe and orderly use of such devices, protect public property, reduce conflicts among users of public property, and establish clear and uniform standards for lawful operation within the City; and

WHEREAS, the City Council has determined that adoption of the regulations attached hereto as **Exhibit A** is necessary and appropriate to protect the public health, safety, and welfare of the City and its citizens.

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

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are incorporated herein for all purposes as findings of the City Council.

SECTION 2. Adoption. The City of Ingleside Code of Ordinances, Chapter 62, "Traffic and Vehicles," is hereby amended by adding Article VII, "Motor-Assisted Scooters, Bicycles, and Electric Bicycles," in the form attached hereto as Exhibit A, which is incorporated herein by reference as though fully set forth herein.

SECTION 3. Codification. It is the intent of the City Council that the provisions of this Ordinance become part of the Code of Ordinances of the City of Ingleside. The City Secretary or the City's codifier may renumber or reletter the provisions of this Ordinance and make such nonsubstantive revisions as are necessary to accomplish codification.

SECTION 4. Savings. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict only. All other ordinances or parts of ordinances shall remain in full force and effect.

SECTION 5. Severability. If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council declares that it would have adopted this Ordinance and each provision thereof irrespective of the invalidity of any particular provision.

SECTION 6. Penalty. Any person violating any provision of Article VII adopted by this Ordinance shall be subject to the penalties provided therein and as otherwise provided by the Code of Ordinances of the City of Ingleside.

SECTION 7. Publication. The City Secretary shall cause this Ordinance to be published as required by the City Charter and applicable law.

SECTION 8. Effective Date. This Ordinance shall become effective on September 03, 2026, following its passage, approval, and publication as required by law.

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 COUNCIL VOTE AS RECORDED:

Mayor Pedro Oscar Adame	Yes	No	Abstain
Council Member Julio Salinas	Yes	No	Abstain
Council Member Steve Diehl	Yes	No	Abstain
Council Member James Steward	Yes	No	Abstain
Council Member Victor Polanco Jr.	Yes	No	Abstain

Council Member Linda Timmerman
Council Member Jessie Velasquez

Yes	No	Abstain
Yes	No	Abstain

CITY OF INGLESIDE

Pedro Oscar Adame, Mayor

ATTEST:

Jana Stork, City Secretary

First Reading: August 11, 2026

Second Reading: _____

EXHIBIT “A”

Article VII Motor Assisted Scooters, Bicycles, and Electric Bicycles

Sec. 62-230. Purpose.

The purpose of this article is to promote the safe and orderly operation of motor-assisted scooters, bicycles, and electric bicycles upon public property, to protect the public health, safety, and welfare, to protect pedestrians and other users of public facilities, and to preserve public property.

62-231 Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Bicycle means, as that term is defined in Texas Transportation Code Section 541.201, as amended, a device that a person may ride and that is propelled by human power and has two tandem wheels at least one of which is more than fourteen (14) inches in diameter.

Child means any person less than 18 years of age.

Electric bicycle means, as that term is defined in Texas Transportation Code Section 664.001, as amended, a bicycle equipped with fully operable pedals and an electric motor of fewer than 750 watts with a top assisted speed of twenty-eight (28) miles per hour or less. The three classes of electric bicycles are as follows:

Class 1 electric bicycle means, as that term is defined in Texas Transportation Code Section 664.001, as amended, an electric bicycle equipped with a motor that assists the rider only while pedaling and that has a top assisted speed of twenty (20) miles per hour or less.

Class 2 electric bicycle means, as that term is defined in Texas Transportation Code Section 664.001, as amended, an electric bicycle equipped with a motor that may propel the bicycle without the rider pedaling and that has a top assisted speed of twenty (20) miles per hour or less.

Class 3 electric bicycle means, as that term is defined in Texas Transportation Code Section 664.001, as amended, an electric bicycle equipped with a motor that assists the rider only while the rider is pedaling and that has a top assisted speed of more than twenty (20) miles per hour but less than twenty-eight (28) miles per hour.

Helmet means properly fitted headgear that is not structurally damaged, and that conforms to the standards of the American National Standards Institute, the American Society for Testing and Materials, the Snell Memorial Foundation, or any federal agency having regulatory jurisdiction over bicycle helmets, as applicable, at the time of the manufacture of the helmet.

Motor-assisted scooter means, as that term is defined in Texas Transportation Code Section 551.351, as amended, a self-propelled device with at least two wheels in contact with the ground during operation, a braking system capable of stopping the device under typical operating conditions, a gas or electric motor not exceeding forty (40) cubic centimeters, a deck designed to allow a person to stand or sit while operating the device, and the ability to be propelled by human power alone. The term does not include a pocket bike or minimotorbike.

Operate means to ride, use, propel, or otherwise be in physical control of a motor-assisted scooter, bicycle, electric bicycle, or pocket bike in motion.

Parent means the natural or adoptive parent or court-appointed guardian or conservator of a child.

Pocket bike or minimotorbike means, as that term is defined in Texas Transportation Code Section 551.351, as amended, a self-propelled vehicle equipped with an electric motor or an internal combustion engine having a piston displacement of less than fifty (50) cubic centimeters, designed to propel itself with not more than two wheels in contact with the ground, equipped with a seat or saddle for the operator, not designed for use on a highway, and ineligible for a certificate of title under Chapter 501 of the Texas Transportation Code.

Public street means a city owned or dedicated road, street, drive, alley or other right-of-way for the use of vehicles within the City of Ingleside's corporate boundaries.

Public property means any public street, sidewalk, trail, boardwalk, park, playground, splash pad, recreational area, parking area, public facility, or other real property owned, leased, maintained, controlled, or operated by the City that is open to or intended for use by the public.

Unimproved surface means any portion of public property that is not paved or otherwise improved and designated for pedestrian or vehicular travel, including grass, landscaped areas, natural ground, and similar surfaces.

Top assisted speed means, as that term is defined in Texas Transportation Code Section 664.001, as amended, the speed at which an electric bicycle's motor ceases propelling the bicycle or assisting the rider.

Trail means a designated pathway, whether paved or unpaved, intended primarily for pedestrian or recreational use.

Sidewalk means the portion of a public street that is between a curb or lateral line of a public street and the adjacent property line and intended for pedestrian use.

62-232 Operation of Motor-Assisted Scooters, Bicycles, and Electric Bicycles.

(a) Motor-assisted Scooters

- (1) Motor-assisted scooters may be operated, subject to this article and applicable state law, upon sidewalks, trails, public streets with a posted speed limit of thirty-five (35) miles per hour or less, and upon other public property designated and posted by the City Manager or the City Manager's designee for such use.

(b) Bicycle and Electric Bicycles

- (1) Bicycles and electric bicycles may be operated, subject to this article and applicable state law, upon public streets, sidewalks, trails, and upon other public property designated and posted by the City Manager or the City Manager's designee for such use.

62-233 Prohibited Operation.

- (a) A person may not operate a Motor-Assisted Scooter upon a public street with a posted speed limit greater than thirty-five (35) miles per hour. A Motor-Assisted Scooter may

cross a public street with a posted speed limit greater than thirty-five (35) miles per hour at an intersection.

- (b) A person may not operate a Motor-Assisted Scooter, Bicycle, or Electric Bicycle within playground areas, splash pad areas, athletic fields, or other area designated and posted by the City Manager or the City Manager's designee as restricted.
- (c) A person may not operate a Motor-Assisted Scooter, Bicycle, or Electric Bicycle upon an unimproved surface of public property, except for the purpose of accessing a public street, sidewalk, or trail for a distance not exceeding twenty (20) feet and in a manner that does not damage the surface.
- (d) A person may not operate a Motor-Assisted Scooter, Bicycle, or Electric Bicycle in a careless, reckless, or unsafe manner that interferes with pedestrian traffic or endangers any person or property.
- (e) Minimum Age for operation on public streets:
 - (1) A person under thirteen (13) years of age may operate a bicycle, Class 1 electric bicycle, Class 2 electric bicycle, or motor-assisted scooter upon a public street only when accompanied by and under the direct supervision of a parent or legal guardian.
 - (2) A person under fifteen (15) years of age may not operate a Class 3 Electric Bicycle. This subsection does not prohibit a person under fifteen (15) years of age from riding as a passenger on a Class 3 Electric Bicycle and shall be construed consistent with Texas Transportation Code Section 551.107(c), as amended.
- (f) A person may not operate or ride a Minimotorbike or Pocket Bike on any public street, sidewalk, trail, or other public property.

Sec. 62-234 Equipment and Operating Requirements.

- (a) A child may not operate a Motor-Assisted Scooter, Bicycle, or Electric Bicycle upon public property unless the child wears a properly fitted and securely fastened helmet.
- (b) A child may not operate a Motor-Assisted Scooter, Bicycle, or Electric Bicycle upon public property while wearing headphones, earbuds, or other listening devices in both ears that impair the child's ability to hear surrounding traffic, pedestrians, or other hazards.
- (c) No person operating a Motor-Assisted Scooter, Bicycle, or Electric Bicycle shall carry a passenger unless the motor-assisted scooter, bicycle, or electric bicycle is specifically designed and equipped by the manufacturer for the transportation of a passenger.
- (d) A person may not operate a Motor-Assisted Scooter, Bicycle, or Electric Bicycle upon public property unless it is equipped with a bell, horn, or other audible warning device in good working order. The operator shall use the audible warning device when reasonably necessary to warn pedestrians or other persons of the operator's approach.
- (e) A person operating a Motor-Assisted Scooter, Bicycle, or Electric Bicycle upon a public street shall obey all official traffic-control devices, traffic-control signals, and applicable state and local traffic laws.
- (f) A Motor-Assisted Scooter, Bicycle, or Electric Bicycle may not be operated between one-half hour after sunset and one-half hour before sunrise unless equipped with:
 - (1) A white light visible from at least five hundred (500) feet to the front; and
 - (2) A red reflector visible from at least three hundred (300) feet to the rear, or a red lamp visible from at least five hundred (500) feet to the rear.

62-235 Operation on Sidewalks and Trails

- (a) A person operating a Motor-Assisted Scooter, Bicycle, or Electric Bicycle upon sidewalks or trails shall not exceed ten (10) miles per hour.

62-236 Pedestrian Safety.

- (a) A person operating a Motor-Assisted scooter, Bicycle, or Electric Bicycle shall:
 - a. yield the right-of-way to pedestrians;
 - b. slow to a safe speed and provide an audible warning to pedestrians before passing them; and
 - c. not obstruct crosswalks.

Sec. 62-237 Parental Responsibility.

A parent, guardian, or person having legal custody of a child may not knowingly permit the child to violate the provisions of this article. A violation of this section constitutes a separate offense.

Sec. 62-238 Public Events.

The City Manager or the City Manager's designee may temporarily prohibit or restrict the operation of Motor-Assisted Scooter, Bicycle, or Electric Bicycle upon designated public property during a permitted event, city-sponsored event, emergency, construction activity, or other circumstance when necessary to protect the public health, safety or welfare.

Sec. 62-239. Penalty.

- (a) A person who violates any provision of this article commits an offense punishable as a Class C misdemeanor and, upon conviction, shall be punished by a fine as provided in Section 1-14 of this Code.
- (b) Each violation of this article and each day a violation continues shall constitute a separate offense.

Sec. 62-240. Affirmative defense.

It is an affirmative defense to prosecution for a violation of a provision of this article that the Motor-Assisted Scooter, Bicycle, or Electric Bicycle, Minimotorbike or Pocket Bike was not being operated upon public property at the time of the alleged offense.

CITY COUNCIL AGENDA

Regular Meeting: August 25, 2026

AGENDA ITEM: 10

Discussion, consideration, and possible action on a Resolution appointing a member to the Ingleside Development Corporation (IDC) Board of Directors.

SUBMITTED BY: Bernard Rodriguez, Director of Development Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The Ingleside Development Corporation (IDC) was created by the voters of the City of Ingleside on May 6, 2000, and the Articles of Incorporation dictate the Board to be composed of seven (7) residents of the City of Ingleside with the terms of three (3) members expiring on May 30 of odd years and terms of four (4) members expiring on May 30 of even years. Whereas, the member term for Position 3 is vacant, and Guy Garbe is willing and eligible to serve.

Guy Garbe is recommended to serve as a member on the Board of Directors of the Ingleside Development Corporation, Position 3, with the term ending on May 30, 2028.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

The IDC Board met on August 18, 2026, and voted to recommend the appointment of Guy Garbe to Position 3.

ATTACHMENTS:

1. 2026, 08-12 Guy Garbe IDC Application_Redacted
2. RES 2026-XX_IDC Board Member Resolution 2026

Volunteer Application for Boards, Commissions, Committees & Groups



City Secretary Department

Requirements: (1) A resident of the City of Ingleside for 12 months; (2) A current registered voter. Please return the completed form to the City Secretary's Office for processing either via email at citysecretary@inglesidetx.gov or via mail to: Boards & Commissions. c/o City Secretary – PO Drawer 400, Ingleside, TX 78362 or in person: City Secretary's Office 2671 San Angelo Ave. Ingleside, TX 78362. Please note when this is filed with the City the information included will become public information that may be disclosed per the Texas Public Information Act.

If you are interested in applying for more than one position, please indicate the order of your preference by placing a number in the space to the left for which you are applying (i.e., 1, 2, 3).

- | | |
|---|---|
| ☐ Board of Adjustments | ☐ Charter Review Committee |
| ☐ Planning & Zoning Commission | ☐ Cove Park Advisory Group |
| ☒ Ingleside Development Corporation | ☐ Street Advisory Group |
| ☐ Library Board | |

If asked to serve on a different board than you indicated, would you be interested? ☐ Yes ☐ No

Name: GUY GARBE

Address: [REDACTED]

Telephone Number: [REDACTED] E-Mail Address: [REDACTED]

Number of years as resident of City: 3 Qualified voter in the City of Ingleside? ☒ Yes ☐ No

Do you or your employer have any business or other dealings with the City of Ingleside which may present a conflict of interest? ☐ Yes ☒ No If "Yes", please explain:

Describe any qualifications, credentials or special interests that relate to your possible appointment. Attach additional sheet(s) if needed.

BS IN AVIATION MANAGEMENT, SALES IN OIL & GAS, DEVELOPE
RELATIONS WITH OTHER COMPANIES TO GROW AND ~~EXPAN~~ EXPAND
opportunities, RESIDE IN INGLESIDE ~~AND~~

Signature: [Signature] Date: 8/12/26

RESOLUTION NO. 2026-XX

A RESOLUTION APPOINTING A MEMBER TO THE INGLESIDE DEVELOPMENT CORPORATION (IDC) BOARD OF DIRECTORS.

WHEREAS, the Ingleside Development Corporation was created by the voters of the City of Ingleside by an election on May 6, 2000; and

WHEREAS, the Articles of Incorporation passed and approved by the City Council with Resolution # 744 on May 23, 2000, allows for seven (7) residents of the city of Ingleside to serve on the Board of Directors for the Ingleside Development Corporation (IDC) with three (3) members expiring on September 30 of odd years and four (4) members expiring on September 30 of even years; and

WHEREAS, the Articles of Incorporation amended by Resolution # 1018 on May 24, 2011, changed the expiration month from September to May of the respective years and kept the terms of two years with no term limits; and

WHEREAS, Cindy Wilson, Steve Cannon, and Alana Seaman were appointed to serve in terms that expire May 30, 2027; and

WHEREAS, David Pruitt, Crystal Gauthreaux, and Victor Polanco Jr. were appointed to serve in terms that expire May 30, 2026; and

WHEREAS, Guy Garbe is willing and eligible to serve as a member of the Ingleside Development Corporation Board of Directors for Position 3.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE, TEXAS, THAT:

Section 1: The matter and facts recited in the preamble hereof are found and determined to be true and correct.

Section 2: Guy Garbe is appointed to serve as a member on the Board of Directors of the Ingleside Development Corporation, Position 3, with the term ending on May 30, 2028.

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

CITY COUNCIL VOTE AS RECORDED:

Mayor Pedro Oscar Adame	Yes	No	Abstain
Mayor Pro-Tem Julio Salinas	Yes	No	Abstain
Council Member Steve Diehl	Yes	No	Abstain
Council Member James Steward	Yes	No	Abstain
Council Member Victor Polanco	Yes	No	Abstain

Council Member Linda Timmerman	Yes	No	Abstain
Council Member Jessie Velasquez	Yes	No	Abstain

CITY OF INGLESIDE, TEXAS

Pedro Oscar Adame, Mayor

ATTEST:

Jana Stork, City Secretary

CITY COUNCIL AGENDA

Regular Meeting: August 25, 2026

AGENDA ITEM: 11

Discussion, consideration, and possible action on a contract for Goods and Services and Tourism Promotion Services between the City of Ingleside and the Ingleside Chamber of Commerce for services from October 01, 2026 to September 30, 2027.

SUBMITTED BY: Brenton Lewis, City Manager

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The City of Ingleside (City) and the Ingleside Chamber of Commerce (Chamber) have been under a contract for services for several years, and the Chamber, through their manager, is presenting to the City a contract for services including tourism and annual dues.

The contract states that the Chamber will provide certain services to the City as follows:

1. Continue to identify current tourist attractions. • Parks • Birding • Fishing • Disc Golf
2. Develop and improve current and future tourism events and attractions. • Ingleside Round-Up days & Music Festival • Ingleside Renaissance Faire • New events may be established.
3. Marketing and Advertising.
4. Media information.
5. Support goals of the City of Ingleside
6. Other projects and cooperation involvement with local, regional, and state tourism opportunities.
7. Statistical reporting, once per quarter.
8. Maintaining the visitor website and social media channels.

The dues structure place the City as a Powerhouse Partner. Within the dues structure the City will receive:

A Table of 8 at all luncheons, a Table of 10 at the Annual Chamber Banquet, be provided tickets to the City for all events, listed as a Powerhouse Partner on all banners and email correspondence, add the City's logo to all print material, mention the City of Ingleside in all commercials produced during the contract term, and a seat on the Chamber Board of Directors as an ex officio member.

The monetary contract amount for tourism-related services was not be adjusted from the previous \$27,000 per year to be paid quarterly, and the Powerhouse Partner dues remain at \$15,000 per year.

FISCAL ANALYSIS:

For the services provided, the Chamber will receive compensation from the City of a yearly fee of \$42,000 per year, of which \$15,000 will be one payment from the General Fund for Powerhouse dues and \$27,000 will be paid quarterly from the Hotel/Motel Tax Fund for Tourism, in the amount of \$6,750 per quarter.

RECOMMENDATION:

Staff recommends approval of the contract as presented with City execution after execution by the appropriate representatives of the Ingleside Chamber of Commerce.

ATTACHMENTS:

1. City Chamber Agreement 2026-2027 v2

City of Ingleside
Goods and Services Contract 2026-2027
Tourism Promotion Services

The City of Ingleside, Texas a political subdivision of the State of Texas (City), and the Ingleside Chamber of Commerce, a Texas non-profit corporation (Chamber) hereby enter into a contract for services in accordance with the specifications and quote provided.

All terms of the following exhibits are hereby incorporated by reference into this Contract, and Chamber agrees to comply with each:

1. Exhibit A Economic Development and Tourism Promotion Services
2. Exhibit B Scope of Services and Associated Cost Breakdown

1. Term:

The term of this Contract shall extend from **October 1, 2026 to September 30, 2027**, unless extended for additional periods of time upon written mutual agreement of both parties. Notwithstanding the Term, City and Chamber, respectively, reserve the right to terminate this Contract as outlined in this Agreement.

2. Scope of Work:

Chamber shall provide all materials, labor, equipment, and all other services, and facilities necessary for the services specified in the attached Exhibits A and B. All work shall be completed within each year of the contract. It is understood that some of the services may take longer than the year term, in which case, updates as to progress will be given in quarterly reports.

3. Compensation:

- 3.1 Basis of Payment. The Chamber shall complete Project as defined above and Exhibit A, for a yearly fee of \$27,000.00. Payments shall be made by the City in the amount of \$6,750.00 as follows: October 1, 2026, January 1, 2027, April 1, 2027, July 1, 2027.
- 3.2 Included in this contract is the City of Ingleside Powerhouse Partnership in the amount of \$15,000 with a lump sum payment paid by the City of Ingleside October 1, 2026.
- 3.3 Chamber agrees and understands that City is a governmental entity and it has projected costs for this Agreement expects to pay some of its obligations of this Agreement from projected HOT funds, but all obligations are subject to annual appropriation by the City. Accordingly, the above provisions notwithstanding, in the event that City fails to appropriate sums to pay any of the Chamber's obligations under this Agreement, and due to such failure to appropriate, fails to pay such obligations, the Chamber's sole option will be to terminate this Agreement. City agrees to give Chamber a minimum of sixty (60) days written notice if City must terminate the Agreement because of any non-appropriation.

- 3.4 Chamber shall maintain the fiscal records and supporting documentation for all expenditures of funds for the projects and programs specified in Exhibit "A" under this Agreement. Chamber shall retain such records, and any supporting documentation, for four [4] years from the end of the Agreement period.
- 3.5 Chamber shall give the City, its designee or any of their duly authorized representatives access to and the right to examine all books, accounts, records, audit reports, reports, files, documents and other papers, things or property belonging to or in use by Chamber pertaining to the funds expended by Chamber which are expended under this Agreement. Such rights to access shall continue as long as the records are required to be retained by Chamber. Failure to provide reasonable access to authorized City representatives shall give the City the right to suspend or terminate the Agreement.

4. Termination for Convenience.

This Contract may be terminated by either party with or without consent upon thirty (30) day written notice.

5. Termination for Cause.

City may terminate this Contract effective upon delivery of written notice to Chamber, or at such later date as may be established by City, under any of the following conditions:

- 5.1 City funding is not obtained and continued at levels sufficient to allow for purchase of the indicated quantity of services. The Contract may be modified to accommodate a reduction in funds.
- 5.2 If federal or state regulations or guidelines are modified, changed or interpreted in such a way that services are no longer allowable or appropriate for purchase under this Contract or are no longer eligible for the funding proposed for payments authorized by this Contract.
- 5.3 If any license or certificate required by law or regulation to be held by Chamber to provide the services required by this Contract is for any reason denied, revoked or not renewed.
- 5.4 If Contract is terminated under this section, all monies due up to that point will be due and paid to Chamber within a reasonable time frame, not to exceed thirty (30) days.

6. Termination for Default.

Either City or Chamber may terminate this Contract in the event of a breach of the contract by the other. Prior to such termination, the party seeking termination shall give to the other party written notice of the breach and intent to terminate. If the party committing the breach has not entirely cured the breach within fifteen (15) days of the date of the notice, then the party

giving the notice may terminate the Contract at any time thereafter by giving a written notice of termination.

If Chamber fails to perform in the manner called for in this Contract or if Chamber fails to comply with any other provisions of the Contract, City may terminate this Contract for default. Termination shall be affected by serving a notice of termination on Chamber setting forth the manner in which Chamber is in default. Chamber shall be paid the Contract price only for equipment installed and services performed in accordance with the manner of performance as set forth in this Contract.

7. Remedies.

In the event of breach of this Contract, the parties shall have the following remedies:

- 7.1 If terminated under paragraph 7 by City due to a breach by Chamber, City may complete the work either itself, by agreement with another Chamber/Contractor, or by a combination thereof.
- 7.2 In addition to the above remedies for a breach by either party, the injured party shall be entitled to any other equitable and legal remedies that are available.
- 7.3 If City breaches this Contract, Chamber's remedy shall be termination of the Contract, receipt of Contract payments to which Chamber is entitled.
- 7.4 Neither party shall be liable for any indirect, incidental, consequential, or special damages under the Contract or any damages arising solely from terminating the Contract in accordance with its terms.
- 7.5 Upon receiving a notice of termination, and except as otherwise directed in writing by City, Chamber shall immediately cease all activities related to the services and work under this Contract.

8. Standard of Care.

Chamber warrants that the work to be performed pursuant to this Contract shall be done in a good and workmanlike manner and will conform to the highest standards prevalent in the industry or business most closely involved in providing the equipment and services the City is purchasing.

9. Reports.

Chamber shall provide City with reports as detailed in Chamber's proposal, specifically for upcoming year budget, in July of each year, outlining project goal progress, to include needs and issues of concern.

10. Change Orders.

Chamber and City reserve the right to order changes to the equipment and services to be provided herein. Chamber and City shall determine a fair and equitable cost and, if required additional time for such changes. All such changes shall be ordered and agreed to in writing by both parties.

11. Confidentially.

City and Chamber shall maintain the confidentially, both external and internal, of any confidential information to which it is exposed by reason of this Contract. City and Chamber warrants that its employees assigned to this Contract shall maintain necessary confidentially. Both parties understand that such confidentiality will not apply if information is public under the Public Information Act.

12. Notice.

If any required or permitted notices hereunder must be given in writing at the address of each party set forth below, or to such other address as either party may substitute by written notice to the other in manner contemplated herein, by one of the following methods: hand delivery; registered, express or certified mail, return receipt requested, postage prepaid or nationally-recognized private express courier.

CITY:

City of Ingleside
2671 San Angelo
PO Drawer 400
Ingleside, TX 78362
(361) 776-2517

CHAMBER:

Ingleside Chamber of Commerce
2809 Main Street
PO BOX 686
Ingleside, TX 78362
(361) 776-2906

13. Insurance.

Chamber and its subcontractors shall maintain insurance in full force and effect throughout the term of this Agreement. The insurance shall cover activities of the Chamber arising out of the Chamber's work performed hereunder and shall name the City of Ingleside as an additional insured.

14. Indemnity.

To the extent permitted by law, Chamber shall protect, defend, indemnify and hold the City harmless from and against all claims, demands, damages, costs, actions and causes of actions, liabilities, fines, penalties, judgments, expenses and attorney fees, resulting from the infringement of any patent, copyright, trademark or trade secret, arising out of this work performed or good provided under this Agreement or Chamber's violation of any law, ordinance or regulation, contract provision or term, or condition or regulatory authorization or permit. Chamber's Indemnification shall not apply for any claims, demands, damages, costs, actions and causes of actions, liabilities, fines, penalties, judgments, expenses and attorney fees, resulting from the resulting from the sole negligence of City.

15. Force Majeure.

This section applies in the event that either party is unable to perform the obligations of this Agreement because of a Force Majeure event as defined herein, to the extent that the Agreement obligation must be suspended. A Force Majeure event is an event that prohibits performance and is beyond the control of the party. Such events may include natural or man-made disasters, or an action or decree of a superior governmental body which prevents performance. Should either party suffer from a Force Majeure event and be unable to perform, such party shall give notice to the remaining party as soon as practical and shall do everything possible to resume performance. Upon receipt of such notice, the parties shall be excused from such performance as it is affected by the Force Majeure event for the period of such event. If such event affects the delivery date or warranty provision of this Agreement, such date or warranty period shall automatically be extended for a period equal to the duration of such event.

16. Independent Contractor.

It is the intention and understanding of the parties that the Chamber is an independent contractor and that the City shall be neither liable for nor obligated to pay sick leave, vacation pay or any other benefit of employment, nor to pay any social security or other tax that may arise as an incident of employment. The Chamber shall pay all income and other taxes as due. It is recognized that the Chamber may or will be performing work during the term for other parties and that the City is not the exclusive user of the services that the Chamber provides.

17. Governing Law.

This Agreement is to be governed by and under the laws of the State of Texas.

18. Consent to Jurisdiction.

The parties hereby consent to jurisdiction of the San Patricio District Court, San Patricio County, Texas, over all legal matter pertaining to this Agreement, including but not limited to, its enforcement, interpretation or rescission.

19. Arbitration.

If any disputes, disagreements, or controversies arise between the parties pertaining to the interpretation, validity, or enforcement of this Agreement, the parties shall, attempt to resolve the matter amongst senior level executives or officials. Once the parties have failed to resolve the dispute, upon the request of either party, submit such dispute to binding arbitration. Within thirty (30) days of receipt of such request, the parties shall select a mutually agreeable arbitrator and designate mutually agreeable rules or arbitration. If the parties cannot agree upon an arbitrator within thirty (30) days, an arbitrator may be appointed by the presiding judge in San Patricio County. If the parties have not designated mutually agreeable rules or arbitration at such time as the arbitrator is appointed, the arbitrator shall adopt rules for the arbitration. The arbitrator's decision shall be binding upon the parties.

20. Attorney Fees.

If suit, action or arbitration is brought either directly or indirectly to rescind, reform, interpret or enforce the terms of this Agreement, the prevailing party shall recover, and the losing party hereby agrees to pay reasonable attorney's fees incurred in such proceeding. Such costs and fees shall bear interest at the maximum legal rate from the date incurred until the date paid by losing party.

21. Facsimile Signatures.

The delivery of signatures to this Agreement by facsimile transmission shall be binding as original signatures.

22. Entire Agreement.

This Agreement shall be the exclusive agreement between the parties for Services. No modification of this Agreement shall be effective unless in writing and signed by an authorized representative of both parties, except as otherwise authorized herein.

23. Signatures.

This Agreement is not effective unless and until it is approved, signed and dated by authorized representatives of each party.

City of Ingleside

Ingleside Chamber of Commerce

Date: _____

Date: _____

Ingleside City Manager

Chamber of Commerce President

Ingleside Mayor

Chamber of Commerce Chairman of the Board

Exhibit A

City of Ingleside, Texas

**Economic Development
And
Tourism Promotion Services**

Economic Development and Tourism Promotion Services

I. BACKGROUND

A. Proposer Entity

The City of Ingleside (City) has selected a well-qualified organization to provide tourism promotion services for a one-year period, the Ingleside Chamber of Commerce (Chamber).

B. Overview

The City of Ingleside is located on the south-east tip of San Patricio County. Situated on the Corpus Christi Bay.

C. Source of Funds

The source of funds for this service is from the City's General Funds and Hotel Motel Funds.

II. SPECIFICATIONS

A. Goals and Objectives

The objective of this contract is to award a one (1) year contract to an entity that will provide tourism promotion services for the City of Ingleside, including, but not limited to:

1. Identify current tourist attractions;
2. Develop future tourism events and attractions;
3. Set up Chamber office space as Visitor Center (displays indoor information and signage)
4. Visitor Center (Including chamber sign to reflect "Visitor Center")
5. Visitor information.
6. Marketing and Advertising.
7. Media information;
8. Visitor website and website maintenance;
9. Support goals of the City of Ingleside.
10. Value season promotion;
11. Other projects and cooperation involvement with local; regional, and state tourism opportunities;
12. Statistical reporting;
13. Website will up constantly updated listing churches and clubs in the area.
14. Apartment buildings that are members will be listed.
15. Restaurants that are members will be listed.
16. We will have a section of the website talking about fishing and birding.

B. Scope of Services

All services shall be provided under the direction of the City Manager to compliment efforts happening within the City. The tourism promotion services provided shall include, but not be limited to, the following tasks:

1. Visitor Information:

- a. Visitor's guide;
- b. Calendar of events;
- c. Map/Exploring Ingleside
- d. Texas calendar of events – submit primary local events for inclusion in this publication annually.
- e. Online facility guide;
- f. Responses to requests for information generated by advertising efforts on behalf to the City. Services include the operation of a visitor center, responding to phone inquiries during regular business hours, preparing and mailing requested information (including paying for postage that may be in the amount of up to \$500), and responding to e-mail requests.
- g. Preparing Welcome Bags for New Residents of Ingleside & give to water dept for distribution.

2. Media Information:

- a. Media kit;
- b. Digital photo library;
- c. Newspaper and other articles;
- d. Produce regular and seasonal press releases.
- e. Develop and maintain relationships with media;
- f. Work with Travel Texas and other groups on familiarization tours for journalists and the travel trade industry.

3. Visitor Web Page Maintenance. Have or develop visitor landing pages within a website that compliments the City of Ingleside website. Services shall include updating and maintaining the visitor web page within the Chamber's current website. At a minimum the website maintenance shall include:

- a. Calendar of events;
- b. Photographs;
- c. Facility information;
- d. Business information;
- e. Attraction information;
- f. Responses to e-mail and social networking;
- g. Content development as necessary to keep the website fresh.

4. Support Group and Research Tours:

a. Provide material and information to tour groups.

5. Cooperative Involvement with Local, Regional, and State Visitor's Organizations:

- a. Represent Ingleside at domestic and/or international trade and travel shows;
- b. Work cooperatively with other agencies to attract tourists during shoulder and off seasons.

6. Statistical Reporting:

- a. Conduct occupancy surveys with the lodging community and provide quarterly data;
- b. Collect other information as requested by the City.

C. Eligible Contractor

As the contractor, the Chamber must be qualified to conduct business in the State of Texas and City of Ingleside. If the contractor is a corporation or limited liability company, it must be in good standing with the Secretary of State.

D. Contract Term

The term of the contract shall be one (1) year. The Chamber shall state if it is willing to grant the City the option to extend any contract awarded under the same prices, terms and conditions. Contract extension will be contingent upon the availability of funds; Chamber's continuing compliance with applicable federal, state and local government legislation; and an evaluation indicating the Chamber's successful performance of the contract.

Exhibit B

City of Ingleside, Texas

Scope of Services

And

Associated Cost Breakdown

DRAFT

SCOPE OF SERVICES

Visitor Information:

- Discover Ingleside Visitor's guide (published annually) \$4,450.00;
- Calendar of events included in Visitors guide.
- Map/Exploring Ingleside – A to Z included in Visitors guide.
- Online facility guide (included in website section);
- Responses to requests for information generated by advertising efforts on behalf to the City. Services include the operation of a visitor center, responding to phone inquiries during regular business hours, preparing and mailing requested information (including paying for postage that may be in the amount of up to \$500.00), and responding to e-mail requests. (This amount is based on assumption of 12 hours a week calculated at \$16.50 an hour for a total of \$10,296.00 plus the \$1,200 per year for postage).
- Bags for new residents

Our visitor information and printed collateral are part of the means in which we support the goals for the City of Ingleside's marketing efforts.

Visitor Center Program:

PROPOSAL AND EXPERIENCE: *The Ingleside Chamber of Commerce will produce printed pieces as stated above in an effort to promote Ingleside to visitors and potential visitors. The pieces will be distributed per request and in response to the City of Ingleside's marketing efforts, at trade shows, and by distribution to local businesses and regional visitor centers. Visitor requests for information will be responded to via phone, email, mail or in person and always in a timely professional manner. We produce a community profile piece which is the tool utilized to fulfill requests for relocation and economic information about Ingleside. All of the above information is driven by our unique ability to offer detailed knowledge of the Ingleside area. Ingleside Chamber of Commerce has printed and distributed the above collateral pieces for a number of years. Changes are made with each printing to reflect the most current and accurate information. We also respond to emails, walk-ins and phone calls from visitors and potential visitors. (records will be maintained and reported yearly).*

Cost of the above Services

\$15,950.00

SCOPE OF SERVICES

Visitor Web Page Maintenance.

- Calendar of events;
- Photographs;
- Event Pages;
- Business information;
- Attraction information;
- Responses to e-mail and social networking;
- Content development as necessary to keep the website fresh.

PROPOSAL AND EXPERIENCE: *The Ingleside Chamber of Commerce will provide Visitor Information within their website. The ICOC website will continue to include the above information for the propose of visitor development and enhancement. Our website will complement the City of Ingleside. The Chamber will host, maintain, develop and update the ICOC website. All of the above elements will be incorporated and include additional features as needed. The Chamber will continue to develop, implement and maintain a social media presence for the City of Ingleside utilizing Facebook and other social media outlets, inclusive of e-newsletters, and media as deemed appropriate and necessary.*

Cost of the above Services

\$1,300.00

SCOPE OF SERVICES

Advertising Information

- Billboards (1 locations) Advertising "Ingleside The Center of All that's Good" located on I37 Mathis area, \$6,900.00
- Work with Travel Texas and other groups on familiarization tours for journalists and the travel trade industry. \$1,000.00
- Digital photo library; \$350.00
- Newspaper and other articles; \$1,500.00

PROPOSAL AND EXPERIENCE: *The Ingleside Chamber of Commerce will continue to build and maintain relationship with journalists, both domestic and international and media outlets. Our purpose is to maximize exposure for Ingleside's Tourism opportunities. We are a resource looked to for media kits, a photo library, press releases, article support and more. We will continue to host and provide support for Travel Texas and other Tourism partners with familiarization and informational area tours.*

Ingleside Chamber of Commerce has and continues to work closely with Texas Tourism Publications, as well as others throughout the region. We participate and will continue to participate in trade and travel shows, board and membership participation and other cooperative efforts with tourism agencies.

Cost of the above Services

\$9,750.00

SCOPE OF SERVICES

Statistical Reporting.

- Conduct occupancy surveys with the lodging community and provide quarterly data.
- Collect other information as requested by the city. Depending on the scope and request, additional costs may be incurred. This request will need to be approved by both parties.
- Work with City and hotels to implement a better tracking system for visitors.

PROPOSAL AND EXPERIENCE: *The Ingleside Chamber of Commerce will conduct occupancy surveys with the lodging community and will provide quarterly data. We will collect other data as requested by the City.*

Support Group and Research Tours:

- Provide material and information to tour groups.

PROPOSAL AND EXPERIENCE: *The Ingleside Chamber of Commerce provides material, information and support to tour groups, group operators, travel agents and others who are referred by partner tourism organizations with the purpose of familiarizing them with Ingleside and our visitor opportunities. This is conducted via email, phone, in-person in a professional and timely manner. We have offered these services for a number of years and our involvement meets the needs of each individual or group that is introduced to our area. It can be as simple as a phone call or email, or as extensive as a personal guide to Ingleside. These same services are also offered to journalists/media, familiarization tours.*

Cost of Services Total and Request

\$27,000 per year

The estimated cost of Economic Development and Tourism Promotion and Development and administration is greater than the amount we are requesting from the City of Ingleside. The Chamber offers an affordable means of Economic Development and Tourism Promotion for a portion of what the actual cost of services are, as they will be comingled with the Chamber's Member Services.

At this time, the amount requested from the City of Ingleside represents approximately ten (10) percent of the Chamber's annual budget. The Chamber has additional funding from Membership dues, Sponsorships and Fundraising Activities.

We have a shared goal with the City of Ingleside to improve the economics of our community through tourism promotion and development. We are looking forward to being an integral part in establishing our community cultural and economic characteristics and structure with an emphasis on development of our "Ingleside The Center of All That's Good" campaign. This includes working hand in hand with local Restaurants, local Hotels and City Government to promote our city and its identity. We are excited for this partnership and to grow our City, Community and Businesses!

With the additional Powerhouse Partner Membership of \$15,000.00 the City of Ingleside will receive incentives that will help continue to promote the city.

Please find these incentives attached under separate cover.

CITY COUNCIL AGENDA
Regular Meeting: August 25, 2026

AGENDA ITEM: 12

Discussion, consideration, and possible action to ratify and confirm the termination of the City's subscription services and agreement with Flock Group, Inc. (Flock Safety), and authorize the City Manager to execute any necessary termination documents.

SUBMITTED BY: Brenton Lewis, City Manager

APPROVED FOR AGENDA:

BACKGROUND:

This item was placed on the previous meeting for discussion on consideration for removing the flock cameras and canceling the subscription. Council provided direction to remove the cameras and cancel the subscription.

Refer to the minutes on the previous meeting.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Council to take the appropriate action on this agenda item.

ATTACHMENTS:

None

CITY COUNCIL AGENDA

Regular Meeting: August 25, 2026

AGENDA ITEM: 13

Discussion, consideration, and possible action on a request from the Ingleside Chamber of Commerce requesting a Special Event Permit to host Smoke Showdown BBQ Cook-Off at Live Oak Park from Thursday, October 15, 2026, through Monday, October 19, 2026, and to permit overnight camping.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The Ingleside Chamber of Commerce is scheduling a bar b que cook-off to be held at Live Oak Park on Thursday 15 Oct. 2026 through Monday 19 Oct 2026. The participants in this event will have RV's to stay in during the event at the park. It is for this purpose that a permit is requested due to the City ordinance requiring council approval for overnight camping, Article III, Division 3, section 50-98 D. Overnight camping in city parks is prohibited, unless approved by the City Council as part of its approval of a special event.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

City Staff recommends approving a request from the Ingleside Chamber or Commerce for a Special Use Permit to host Smoke Showdown BBQ Cook-Off at Live Oak Park from Thursday 15 Oct. 2026 through Monday 19 Oct 2026, and to allow overnight camping.

ATTACHMENTS:

1. Smoke Showdown Special Event Permit
2. Smoke Showdown Flyer

City of Ingleside

Special Event Permit

Name of Organization: Ingleside Chamber Non-Profit? Yes ☒ No ☐
Your Name: Kourtney Floyd HOT Fund Application? Yes ☐ No ☐
Address: 2809 Main St City Ingleside Zip 78362
Phone (include area code): 361-774-2906 Email: IngChamber4@gmail.com
Name of Event: Smile Showdown Date of Event: Oct 16-17
Estimated Attendance: BBO Cook-off 100

Facility Requested:

☐ Cove Park

☐ Faith Park:

☐ Garden Center

☐ Dixie Diegel Fields

☐ Other: _____

☐ Humble Community Center

☒ Live Oak Park:

☐ Disc Golf

☐ Tennis Courts

☐ Bennie Diegel Fields

☐ Other: _____

☐ N.O. Simmons Park:

☐ Basketball Pavilion

☐ Parking Lot

☐ Picnic Pavilion

☐ Soccer Fields

☐ Football Fields

☐ Other: _____

☐ Whitney Lake Park

Special Requests:

☐ Handwashing Stations

☐ Ticket Booths

☒ Trash Receptacles

☐ Barricades

☐ Move Soccer goals

☐ Temporary Fencing

☐ Electricity

☐ Water

Special Use Activities (check all that apply):

☐ Extended Hours of Park Operation

☒ Overnight Camping

☐ Sale and/or Consumption of Intoxicating Beverages (limit of 48 hours)

☐ Street and/or Sidewalk Closure

☐ Other: _____

Specific time special use activity will take place: _____

Indicate set-up and take-down times: Thurs Oct 15 - Mon Oct 19

Applicant Initial KF



City of Ingleside

It is understood that the renter/user of Ingleside community facilities at all times indemnify, defend, and hold harmless the City of Ingleside, Texas, its officers, employees and contractors from and against any and all claims, damages, losses and expenses of whatever nature, including attorney fees, in any manner connected with, related to, or as a result of any actions or inaction associated with the usage of rental of Ingleside facilities. You will be responsible for cleanup and any damage incurred by your event.

NOTE: The permittee shall be responsible for returning the park's grounds to their original state.



Signature of Adult Applicant

6-16-2026
Date:

Verification Section:

Applicant must obtain the signature of the Assistant Director of Parks and Recreation to confirm the requested facility is available on the requested date/time.



Assistant Director of Parks and Recreation Signature

7/28/26
Date:

This Special Event Permit was authorized by the City Council on the _____ day of _____.

Note: If signed by the mayor, this document authorizes the Special Event Permit. Additional contracts may be necessary based on the facility selected. Contact the Assistant Director of Parks and Recreation to verify.

Mayor Signature

Date:

★ THE INGLESIDE CHAMBER PRESENTS ★

SMOKE SHOWDOWN

★ BBQ COOK-OFF ★

LIVE OAK
PARK
INGLESIDE,
TEXAS

OCTOBER
16TH &
17TH



FRIDAY, OCT 16TH

★ COOKS MEETING
6:00 PM

FRIDAY NIGHT JACKPOTS



SALSA

7:30 PM

MARGARITAS

8:00 PM



SATURDAY, OCT 17TH



★ KIDS COOK
4:00 PM

JACKPOT BEANS
11:00 AM



SATURDAY, OCT 17TH
MEAT TURN IN TIMES



CHICKEN

12:00 PM



RIBS

1:00 PM



PORK

2:00 PM



BRISKET

3:00 PM

★ GUARANTEED ★



80%
PAY OUT



TEAM ENTRY | \$250 ★ 4 MEATS



A PORTION OF THE PROCEEDS
WILL GO TO

HALO FLIGHT

YOUR SUPPORT HELPS PROVIDE LIFE-SAVING AIR MEDICAL TRANSPORT
SERVICES TO THOSE IN NEED ACROSS SOUTH TEXAS.



FOR MORE INFORMATION
361-776-2906
ingchamber4@gmail.com

PROCEEDS BENEFIT COMMUNITY
PROGRAMS AND EVENTS HOSTED BY THE
INGLESIDE CHAMBER OF COMMERCE.



FOLLOW US ON
INGLESIDE CHAMBER
OF COMMERCE

CITY COUNCIL AGENDA

Regular Meeting: August 25, 2026

AGENDA ITEM: 14

Discussion, consideration, and possible action on approval of the closeout of the Gallion Street Reconstruction Project.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

City Council requested staff to initiate the reconstruction of approximately 165ft of Gallion St. Lynn Engineering was the engineering firm selected to design, bid, and administer this project. The street reconstruction was necessary for the additional traffic that was generated when Starbucks opened for business. The project called for the street to be reconstructed from HWY 1069 to just past the driveway entrance to Starbucks. This project was completed on March 10, 2026, with a 1-year warranty which expires March 9th, 2027. The IDC approved their portion of this project at their August 6, 2026, meeting.

FISCAL ANALYSIS:

The total cost of this project was \$81,127.44. IDC voted to pay an amount not to exceed \$80,000. The remaining \$1,127.44 was paid from the General Fund FY25-26 street repair line item.

RECOMMENDATION:

Staff recommends approval of the closeout of the Gallion Street Reconstruction Project.

ATTACHMENTS:

1. 2026, 04-08 2026, A. Ortiz Construction_Gallion St Reconstruction_Pay App 2 & 3

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: City of Ingleside
PO Drawer 400
Ingleside TX 75405

PROJECT:
Gallion Street Reconstruction

APPLICATION NUMBER: 2
PERIOD TO: 3/10/2026
PROJECT NO:

Distribution to:
☒ OWNER
☐ CONSTRUCTION
MANAGER
☐ ARCHITECT
☐ CONTRACTOR

FROM A Ortiz Construction and Paving Inc.
CONTRACTOR: 102 Airport Road
Corpus Christi Texas 78405

CONTRACT DATE: 11/7/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in accordance with the Contract.
Continuation Sheet, AIA Document G703, is attached.

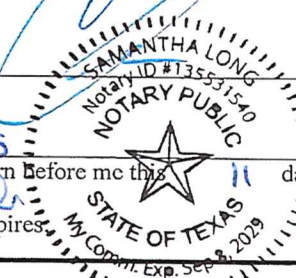
1. ORIGINAL CONTRACT SUM	\$81,127.44
2. Net Change By Change Orders.....	\$5,400.00
3. CONTRACT SUM TO DATE (Line 1 +2).....	\$ 86,527.44
4. TOTAL COMPLETED & STORED TO DATE..... (Column G on G703)	\$86,527.44
5. RETAINAGE:	
a. 10% of Completed Work (Columns D & E on G703)	\$8,652.74
b. 10% of Stored Material (Column F on G703)	\$0.00
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$8,652.74
6. TOTAL EARNED LESS RETAINAGE..... (Line 4 less Line 5 Total)	\$77,874.70
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$73,014.70
8. CURRENT PAYMENT DUE	\$4,860.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 8,652.74

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$5,400.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$5,400.00	\$0.00
NET CHANGES by Change Order		\$5,400.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.
CONTRACTOR:

BY: _____ DATE 3-11-26

State of: TEXAS County of: Nueces
Subscribed and sworn before me this 11 day of MARCH 20 26
Notary Public: [Signature]
My Commission Expires SEP 8, 2029



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager certifies that to the best of his knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 4,860.00

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.)

CONSTRUCTION MGR:

By: _____ Date: _____

~~ARCHITECT:~~ ENGINEER:

By: _____ Date: 03/13/2026

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: City of Ingleside
PO Drawer 400
Ingleside TX 75405

PROJECT:
Gallion Street Reconstruction

APPLICATION NUMBER: 3

PERIOD TO: 3/10/2026

PROJECT NO: _____

CONTRACT DATE: 11/7/2025

Distribution to:

- ☒ OWNER
☐ CONSTRUCTION
MANAGER
☐ ARCHITECT
☐ CONTRACTOR

FROM A Ortiz Construction and Paving Inc.
CONTRACTOR: 102 Airport Road
Corpus Christi Texas 78405

RETAINAGE

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in accordance with the Contract.

Continuation Sheet, AIA Document G703, is attached.

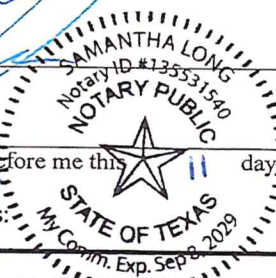
1. **ORIGINAL CONTRACT SUM** \$81,127.44
2. **Net Change By Change Orders.....** \$5,400.00
3. **CONTRACT SUM TO DATE** (Line 1 +2)..... \$ 86,527.44
4. **TOTAL COMPLETED & STORED TO DATE.....** \$86,527.44
(Column G on G703)
5. **RETAINAGE:**
 - a. 0% of Completed Work \$0.00
(Columns D & E on G703)
 - b. 10% of Stored Material \$0.00
(Column F on G703)
Total Retainage (Line 5a + 5b or
Total in Column I of G703) \$0.00
6. **TOTAL EARNED LESS RETAINAGE.....** \$86,527.44
(Line 4 less Line 5 Total)
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT**
(Line 6 from prior Certificate) \$77,874.70
8. **CURRENT PAYMENT DUE** \$8,652.74
9. **BALANCE TO FINISH, INCLUDING RETAINAGE**
(Line 3 less Line 6) \$ -

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$5,400.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$5,400.00	\$0.00
NET CHANGES by Change Order		\$5,400.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

BY: _____ DATE 3-11-26

State of: Texas County of: Nueces
Subscribed and sworn before me this 11 day of MARCH 20 26
Notary Public: [Signature]
My Commission Expires: SEP 8 2029



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager certifies that to the best of his knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 8,652.74

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.)

CONSTRUCTION MGR:

By: _____ Date: _____

~~ARCHITECT:~~ ENGINEER:

By: _____ Date: 03/13/2026

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CERTIFICATE OF SUBSTANTIAL AND FINAL COMPLETION

Owner: City of Ingleside Engineer's Project No.: 20.104982
 Engineer: Lynn Engineering
 Contractor: A. Ortiz Construction & Paving, Inc
 Project: Gallion Street Reconstruction Project

This Certificate of Substantial Completion applies to: Entire Project

Dates of Substantial Completion:

Project Identification	Substantial Completion Date	1 Yr Warranty Expiration Date
Gallion Street Reconstruction	03/10/2026	03/09/2027

Date of Final Completion Inspection: **March 10, 2026**

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Work, or portion thereof designated above, is hereby established, subject to the provisions of the Contract pertaining to Substantial Completion. The contractor's one year warranty on material and workmanship shall extend one year from the individual date of Substantial Completion.

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents, nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract Documents.

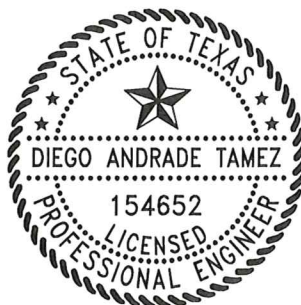
By (signature):

Name (printed): Diego Andrade Tamez

Title: Professional Engineer

Firm: Lynn Engineering

Firm Number: F-324



AFFIDAVIT OF PAID VENDORS & SUBCONTRACTORS

STATE OF TEXAS

COUNTY OF Nueces

BEFORE ME, the undersigned authority, on this day personally appeared
20 MARCH 2026, Amanda McBroom

("Affiant"), who being duly sworn, deposes and says:

1. Affiant Information

My name is Amanda McBroom. I am the Vice President (Title) of
A. Dini Construction & Planning Inc. ("Contractor"), and I am fully authorized to make this affidavit
on its behalf.

2. Project Information

Project Name: **Gallion Street Reconstruction**

Contract Number: **20.104982**

Owner/Agency: **City of Ingleside**

2671 San Angelo

Ingleside, TX 78362

3. Statement of Payment

Affiant hereby certifies that all subcontractors, suppliers, laborers, and vendors who have furnished labor, materials, or services in connection with the above-referenced project have been paid in full, or will be paid in full from the proceeds of payment covered by this affidavit.

4. No Outstanding Claims

Affiant further certifies that there are no outstanding claims, liens, or amounts due to any subcontractor, supplier, or vendor arising out of the performance of work on this project, except as listed below:

5. Indemnification

Contractor agrees to indemnify and hold harmless the Owner/Agency from any and all claims, liens, or demands arising from unpaid labor, materials, or services related to this project.

6. Truth of Statement

This affidavit is made for the purpose of complying with contractual and statutory requirements related to payment and project closeout, and Affiant affirms that the statements herein are true and correct.

EXECUTED on this 20th day of March, 2024

Contractor: A. Ortiz Construction & Paving Inc.

By: *Amanda Ortiz*

Name: Amanda Ortiz McBroom

Title: Vice President

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Nueces

Subscribed and sworn to before me on this 20 day of MARCH, 2024 by

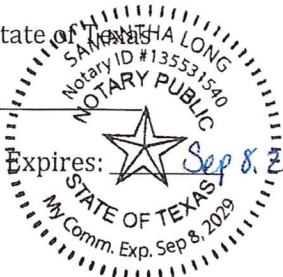
[Signature]

Notary Public, State of Texas

Texas

My Commission Expires:

Sep 8, 2029



CITY COUNCIL AGENDA

Regular Meeting: August 25, 2026

AGENDA ITEM: 15

Discussion, consideration, and possible action for City Council to authorize the City Manager to finalize an agreement with Able City for Consulting Services to update the City of Ingleside Comprehensive Master Plan, based on the negotiated fee schedule.

SUBMITTED BY: Bernard Rodriguez, Director of Development Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

On June 23, 2026, the City Council authorized staff to advertise and receive Requests for Qualifications (RFQ) to update the City of Ingleside Comprehensive Master Plan, adopted on January 16, 2026, as budgeted in Fund 30 General Fund Capital Funding Sources.

The Ingleside Comprehensive Master Plan, (CMP) update is intended to guide future development, redevelopment, and community enhancement efforts in the city. This plan will serve as a framework for thoughtful community discussion on the real and perceived challenges facing Ingleside currently – as well as the upcoming opportunities that will shape its future. Through long-range planning efforts, the community can accommodate its projected growth in a manner that preserves its history, culture, and overall quality of life for current and future residents and businesses.

Able City was the sole respondent and is a multidisciplinary firm located in San Antonio, Texas. Able City staff have over 40 years of combined experience in planning and specializations in a wide array of disciplines. Able City has successfully prepared over twenty-five (25) Comprehensive Master Plans for both large and small Texas municipalities to include the City of El Paso, City of Laredo, City of Eagle Pass, City of Cotulla, City of El Milagro, and City of Del Rio.

Able City submitted an Ingleside Comprehensive Master Plan scope of services and Fee Proposal in the amount of \$285,845.

FISCAL ANALYSIS:

Fund 30 General Capital Funding Sources budgeted line item in the amount of \$300,000 for FY 2025-2026.

RECOMMENDATION:

Staff recommends City Council authorize the City Manager, after review of the agreement by the City Attorney, to enter into an agreement with Able City in the amount of \$285,845.

ATTACHMENTS:

1. 8-26 Able City Fee Proposal
2. 0804 Able City - Ingleside Comprehensive MP Response_compressed (1)



Ingleside Scope and Fee Proposal

Project Management and Progress Meetings																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Task	Subtask	Fee	Able City	Quantum	Firm Summaries						Able City										Quantum																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
					Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
	Project Management	\$6,840	\$6,840	\$0	\$0	12	\$2,880	12	\$2,160	12	\$1,800	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$

Travel (Both Firms)		Units	Qty
Air-Fare	\$500.00	trips	4
Hotel	\$150	nights	40
Per Diem	\$70	days	40
Rental Cars and Gas	\$100	days	5
Other Ground Transportation (mileage, Transit, Parking)	\$70	days	5
			\$12,050

40+ years
BUILDING COMMUNITIES



CITY OF INGLESIDE
Development Services

Response to RFQ for Consulting Services for Comprehensive
Master Plan Update

AUGUST 06, 2026

able.city

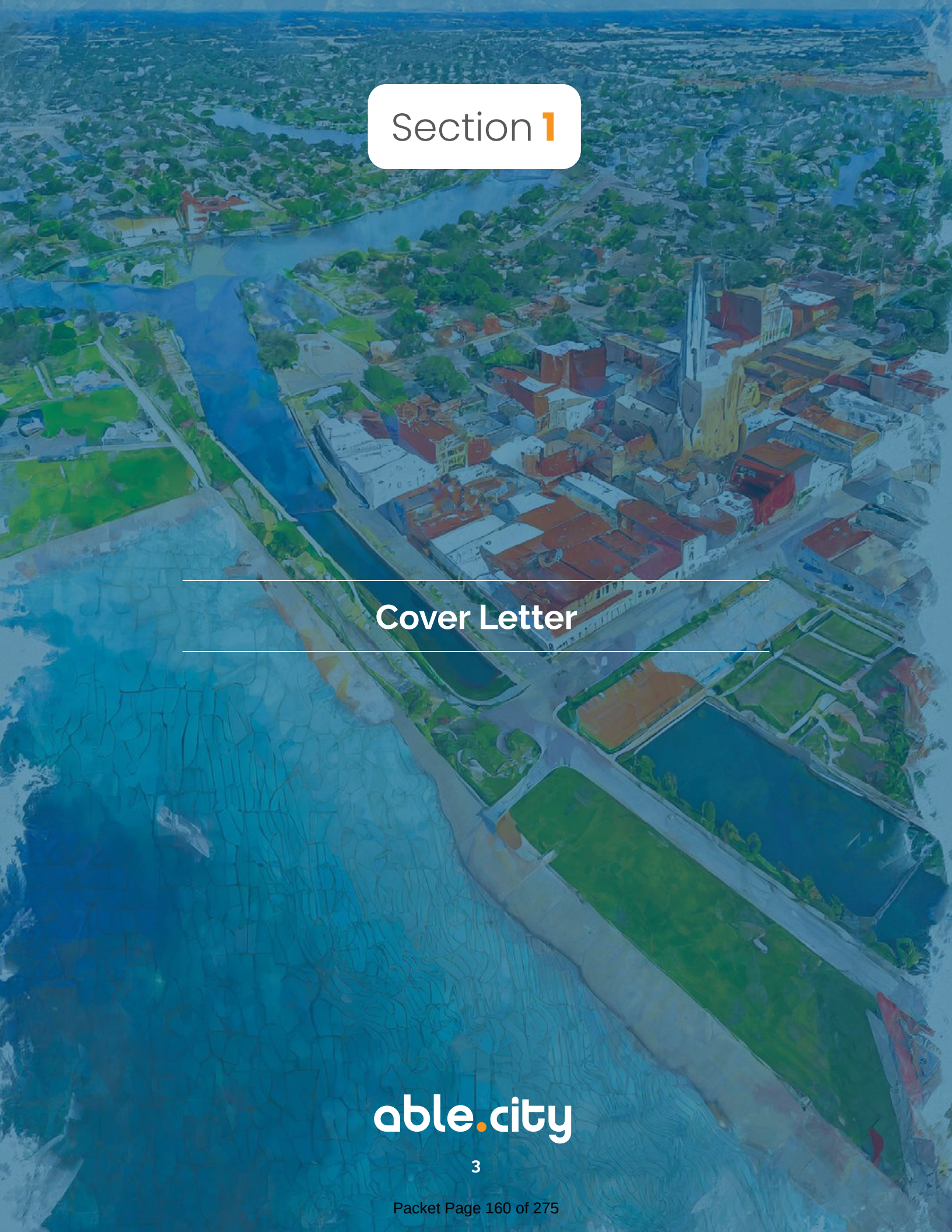
Planning • Community Engagement
Economic Development • Architecture

110 Broadway St. Ste. 590, San Antonio, Texas 78205
(210) 912-5929 | www.able.city | communications@able.city

A watercolor illustration of a city street scene. In the foreground, a man in a white shirt and blue pants is kneeling on a stool, painting a large white canvas. A woman with blonde hair, wearing a purple jacket and carrying a purple bag, stands in front of him, looking at his work. To the right, a man in a green shirt and a woman in a red shirt are walking. In the background, there are more people, some sitting at tables, and a multi-story building with large windows and balconies. The scene is set on a green lawn or sidewalk.

TABLE OF CONTENTS

3	TAB 1 – Cover Letter
7	TAB 2 – Work Plan
15	TAB 3 – Project Schedule
19	TAB 4 – Qualifications
75	TAB 5 – Quality Control
79	TAB 6 – Proof of Insurance
83	TAB 7 – Conflict of Interest Questionnaire (CIQ)
87	TAB 8 – System of Award Management (SAM)
91	TAB 9 – Form 1295

An aerial photograph of a city, likely San Francisco, showing a river (San Francisco Bay) and a large body of water (Golden Gate Bay). The city is densely packed with buildings, and a prominent church spire is visible. The image is overlaid with a blue and white textured pattern.

Section 1

Cover Letter

able.city

Development Services Department
City of Ingleside
2671 San Angelo
Ingleside, Texas 78362

RE: STATEMENT OF QUALIFICATIONS – COMPREHENSIVE MASTER PLAN UPDATE

Dear Selection Committee,

Able City is excited to submit our Statement of Qualifications to prepare an action-oriented Comprehensive Master Plan Update for the City of Ingleside. As a multidisciplinary practice specializing in urban planning, architecture, economic development, and civic facilitation, our firm brings over 40 years of foundational Texas experience crafting vibrant, resilient, and fiscally sound communities. Partnering with Quantum Consultants for civil engineering and utility infrastructure, we offer Ingleside an unmatched combination of long-range land planning, economic strategy, and technical utility modeling. Our submittal presents a clear, 20-year blueprint designed to guide future growth, protect local character, and provide actionable tools for immediate municipal execution.

Our Work Plan is rooted in deep respect for Ingleside's prior planning investments and daily municipal realities. Rather than planning in isolation, we will seamlessly synthesize baseline data from your newly established Drainage Master Plan, Transportation Master Plan, and Parks, Recreation and Open Space Master Plan into a single, synchronized growth vision. To ensure this plan directly supports City leadership and staff, our scope integrates an action-oriented Strategic Plan focused on short-term (3–5 year) organizational goals, resource allocations, and tactical service delivery to resolve internal operational barriers. Furthermore, we carry this vision directly into regulatory enforcement by drafting targeted updates to Ingleside's Zoning Ordinance—bringing definitions, land use categories, and community design guidelines into complete alignment with the new master plan.

A critical technical highlight of our proposal is the Comprehensive Infrastructure and Utilities System Review, executed in tandem with Quantum Consultants. Our team will perform detailed distribution system modeling and capital infrastructure evaluations alongside a full Water and Wastewater Cost of Service Rate Study. We will analyze historical operational accounts, forecast 5-year Capital Improvement Program (CIP) revenue requirements, and establish equitable customer rate structures complete with sample billing comparisons and state-compliant rate increase notification templates. This rigorous engineering and financial evaluation ensures Ingleside's utility systems remain fiscally self-sustaining and fully prepared for future development.

Authentic public participation forms the foundation of our practice. Through our signature “Designing in Public” charrette methodology, hands-on workshops, and interactive digital mapping tools, we translate complex land use trade-offs into clear, accessible choices. By working directly alongside residents, local business owners, City staff, and elected officials, we build deep community consensus around land use patterns, neighborhood preservation, mobility, and hazard mitigation. This collaborative process guarantees that the adopted master plan is a true, enduring reflection of Ingleside's collective vision.

PLANNING - COMMUNITY ENGAGEMENT - ARCHITECTURE - ECONOMIC DEVELOPMENT

Mario A. Peña | 110 Broadway St. Ste. 590, San Antonio, TX 78205 | 210-201-2376 | communications@able.city

Our proposed Project Schedule establishes a disciplined, milestone-driven timeline that respects Ingleside's target dates and review cadences. Recognizing that effective planning requires continuous feedback, our approach delivers progressive, incremental deliverables—both digital and hard-copy—throughout the process rather than a single document at the conclusion. From baseline diagnostic briefs to administrative draft reviews, public workshops, and final Council adoption presentations, our structured schedule keeps the project on time, within scope, and fully aligned with municipal priorities.

Our team brings extraordinary professional capacity and dedicated resources to manage this assignment seamlessly alongside our current workload. Led by Mario A. Peña, AIA, AICP, Planning Lead Jason King, AICP (author of The Climate Planner), and Economic Development Coordinator Viviana Frank, FAIA, CECd, our team pairs extensive Texas municipal experience with national leadership in hazard mitigation and grant-funded resilience. Together with Quantum Consultants' civil engineering leads, our firm provides the certified personnel, org chart structure, and proven track record in similar growing Texas communities needed to execute every phase of Ingleside's scope with excellence.

To guarantee the highest standard of technical accuracy, Able City enforces a rigorous Quality Control framework featuring interdisciplinary peer reviews, document cross-referencing, and proactive issue resolution. In strict accordance with your Statement of Qualifications outline, our complete submittal package includes our current Certificate of Insurance for Professional Liability, a signed Conflict of Interest Questionnaire (Form CIQ), active System for Award Management (SAM.gov) verification printouts confirming clear standing, and full acknowledgment of Form 1295 requirements.

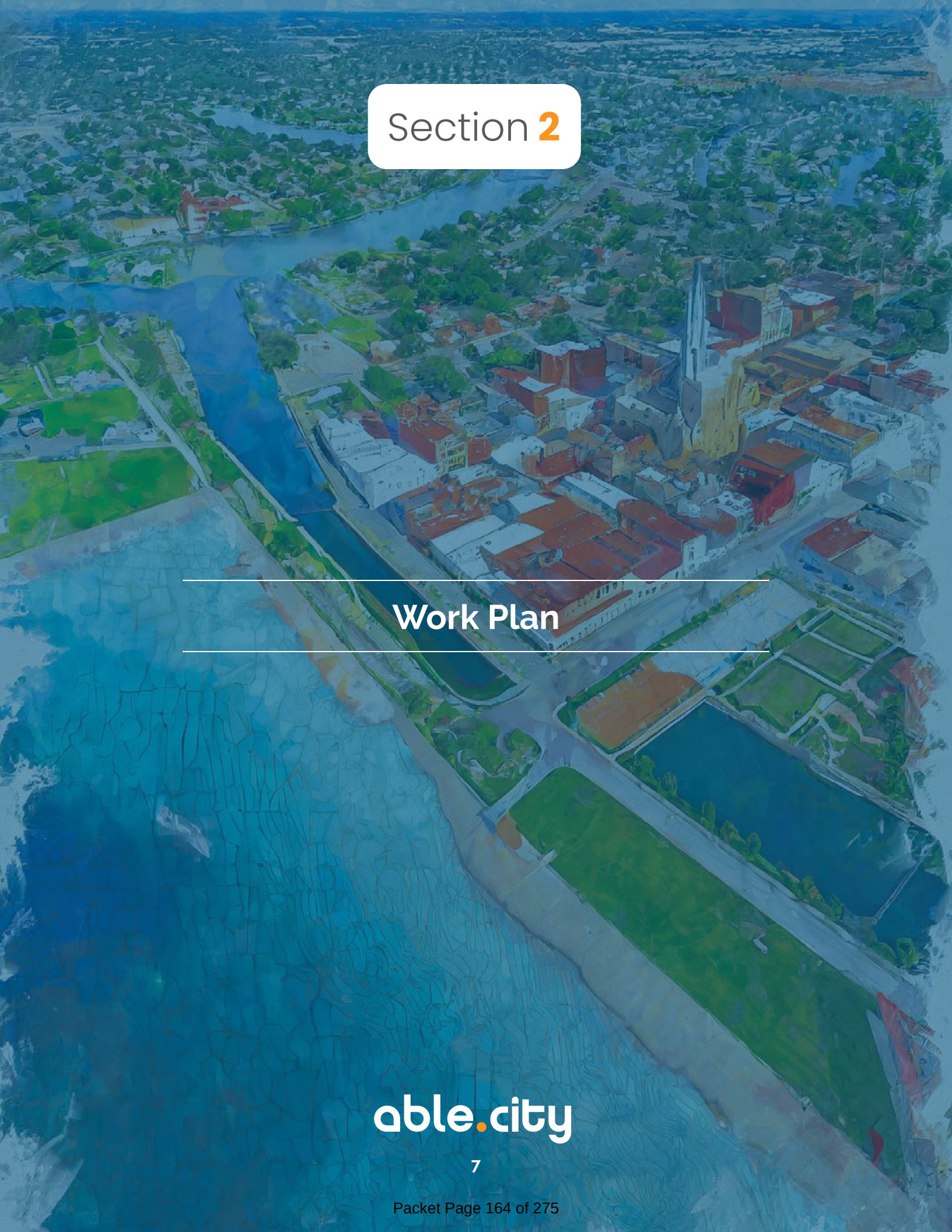
Our team brings a genuine passion for creating places where communities thrive, and we would be deeply honored to partner with Ingleside's leadership, staff, and residents on this defining initiative. We look forward to bringing our collective energy, care, and expertise to help shape a vibrant, welcoming, and resilient future for the City of Ingleside.

Warm regards,



Mario A. Peña , AIA, AICP, CNU-A
CEO & Principal
Able City

This page was intentionally left blank

An aerial photograph of a city, likely San Francisco, showing a river (San Francisco River) flowing through the city. The city is densely packed with buildings, and a large body of water (San Francisco Bay) is visible in the foreground. The image has a blue tint.

Section 2

Work Plan

able.city

WORK PLAN

1. PROJECT KICK-OFF

At the immediate outset of the project, Able City's multidisciplinary team, joined by our civil engineering leads at Quantum Consultants, will convene an intensive kickoff conference with the Director of Development Services and key City of Ingleside staff. This initial working session serves as the operational foundation for the entire project, establishing clear communication channels, confirming baseline data needs, and finalizing the overall timeline. Together with City leadership, we will review project objectives, establish departmental roles, and formalize the structure of the Comprehensive Plan Committee. By outlining expectations, scheduling regular progress meetings, and aligning project milestones early, we ensure a seamless, transparent planning process that keeps City staff and leadership fully engaged from day one.

2. EXISTING CONDITIONS & TRENDS

2.1. Data Collection

Able City will systematically compile, catalog, and evaluate all baseline municipal data, extracting historical, demographic, housing, economic, water usage, and land use datasets. This process establishes a clean, accurate GIS database, laying the technical groundwork for updated population forecasting, land use modeling, and zoning diagnostics.

2.2 Existing Conditions and Trends Analysis

Our team will perform a comprehensive diagnostic review of Ingleside's development policies, growth trends, and existing planning documents. Rather than planning in isolation, we will thoroughly analyze and integrate the empirical findings of the 2016 Comprehensive Plan alongside the City's newly established Drainage Master Plan, Transportation Master Plan, and Parks, Recreation and Open Space Master Plan. Synthesizing these foundational documents ensures our baseline analysis honors Ingleside's recent capital investments while establishing a single, synchronized framework for citywide growth.

2.3 Site Analysis

Key representatives from Able City and Quantum Consultants will conduct multi-day site visits to observe ground-level development patterns, verify aerial data, and tour critical municipal facilities and utility corridors. During these site visits, our team will hold initial

alignment meetings with City leadership, Development Services staff, and the Comprehensive Plan Committee to refine project objectives, identify localized constraints, and set the stage for public workshops.

3. COMMUNITY OUTREACH & EDUCATION

Able City will leverage a clear understanding of existing conditions to develop a comprehensive public outreach strategy, aimed at fostering enthusiasm and awareness about the new Comprehensive Plan. This strategy will employ various engagement methods, including media materials and interactive initiatives, designed to clearly communicate the plan's goals and engage the community effectively. We deploy a customized, tech-forward communication model explicitly tailored to engage long-term residents, local business owners, and community stakeholders. This will spotlight opportunities for improvements in equity, mobility, quality of place, quality of life, and economic accessibility throughout Ingleside.

3.1 Public Outreach Strategy

- **Website:** A dedicated project website will function as a central resource where the community can access information at their convenience. This comprehensive platform will provide insights into the planning process, educational events, and meetings, alongside showcasing online engagement tools like surveys, visual preference exercises, and interactive mapping. Furthermore, the website will facilitate virtual engagement opportunities, enabling stakeholders to engage in interactive mapping to pinpoint crucial assets and areas of concern, and conduct informal community surveys to capture residents' perspectives and feedback on their community.
- **Social Media:** Social media will be instrumental in generating enthusiasm and raising awareness. We will leverage local community social media platforms to broaden the scope of our outreach and produce captivating content, including graphics, updates, and brief video reels, specifically designed for platforms such as Facebook, Instagram, LinkedIn, and YouTube, among others. Our pre-engagement efforts will involve sharing content that clearly presents the main goals of the plan and underscores potential opportunities.
- **Marketing and Communication:** To optimize our outreach efforts, we will develop a variety of marketing materials designed to boost community awareness and engagement. These may include flyers, email campaigns, and other promotional materials

tailored to capture attention and encourage active participation in the community.

- **Press Release:** We will help prepare press releases at key points in the process to assist in the promotion of this development. Local media can be used for promotion of events or to encourage participation and educate the community about the process of reviewing and developing key plans and strategies.

This strategy is crafted to both educate and energize the community about the planning process. Our structured approach guarantees clear, transparent communication throughout the project cycle, aiming to enhance community partnerships and foster public involvement in shaping Ingleside's future.

4. DESIGNING IN PUBLIC

4.1 Interviews

We will conduct initial interviews with key stakeholders, including representatives from the City of Ingleside Development Services Department, the City Manager, Public Works Department, Economic Development, Fire and Police Departments, as well as the Mayor, City Council, the Planning and Zoning Commission, and other City Departments.

4.2 Community Engagement

In collaboration with the City, Able City will develop a robust public participation plan that is designed to deeply integrate the community into the planning process. Our approach combines advanced digital tools with traditional engagement methods to ensure a comprehensive and inclusive participation strategy that resonates with all demographics within Ingleside. Our community engagement strategy includes:

- **5-Day Public Design Charrettes:** This Workshop is a pivotal component of our community engagement

strategy, focusing on face-to-face charrettes to ensure all community members, particularly those with limited digital access, can participate meaningfully. The charrettes are designed to facilitate direct interaction, allowing residents to engage with planners, share their insights, and directly influence the planning process. The workshop will launch with a Public Charrette Kick-off and a Hands-On Design Session, where community members will delve into identifying key elements for Ingleside's future through interactive exercises and discussions. An Open Design Studio will also be established at a central location for the duration of the week, acting as a hub for ongoing input and refinement of emerging visions and design concepts. Concurrently, technical meetings with City staff and key stakeholders will discuss the intricate details of the community's vision, integrating both technical and local insights. Insights from these interactions will guide the creation of Urban Design Concepts, which will include detailed illustrative plans and renderings that showcase potential enhancements. We will develop Conceptual Illustrative Plans for key areas within Ingleside, accompanied by a series of renderings that vividly depict proposed growth strategies and conservation initiatives. These visual representations will highlight the transformative potential of the planning proposals, providing a clear and engaging visualization of future developments. These sessions are designed to foster inclusive housing strategies, refine economic development plans, and integrate sustainable urban design practices. The workshop will culminate in a Work-in-Progress Presentation to validate design concepts and gather further community feedback. A comprehensive Public Engagement Summary will follow, documenting all activities and feedback to ensure transparency and set the stage for the next phases of the plan.



Jason King works with members of the public during the charrette.

- **Virtual Charrette & Online Design:** We will facilitate virtual workshops where community members can actively contribute their ideas and feedback through interactive sessions. These workshops will utilize advanced software that supports real-time collaboration and visualizes design changes, effectively bringing urban planning into the 21st century. Additionally, our Remote Public Engagement strategy includes deploying digital platforms that enable residents to interact with the planning process from their homes or via mobile devices. To complement these efforts, we will host Video Conference Interviews and a Public Orientation Webcast. These live sessions will provide an opportunity to discuss the plan details, answer questions, and collect real-time feedback, ensuring comprehensive community involvement and modernizing the way we engage with urban development.
- **Educational Outreach:** Organizing a comprehensive series of public presentations and interactive workshops that are fundamental to our engagement efforts. These sessions are structured to educate residents about key urban planning concepts, thereby empowering them to actively and effectively engage in the planning discussions. This initiative aims to build a well-informed community capable of shaping their environment thoughtfully and strategically.
- **Interactive Map Applications:** Utilizing interactive map applications that allow residents to identify and provide feedback on areas of concern or potential development within Ingleside. This tool enhances engagement by enabling users to pinpoint specific locations directly on the map, facilitating targeted and meaningful community input.
- **Online Real-time Survey Tools:** Leveraging live survey technology not only during presentations and workshops but also through standalone community surveys. This approach allows us to collect instant and ongoing feedback from a broader segment of the community, ensuring that all voices are heard and considered in the planning process. These tools enable real-time interaction and are crucial for capturing the diverse preferences and feedback of the community at various stages of the engagement.

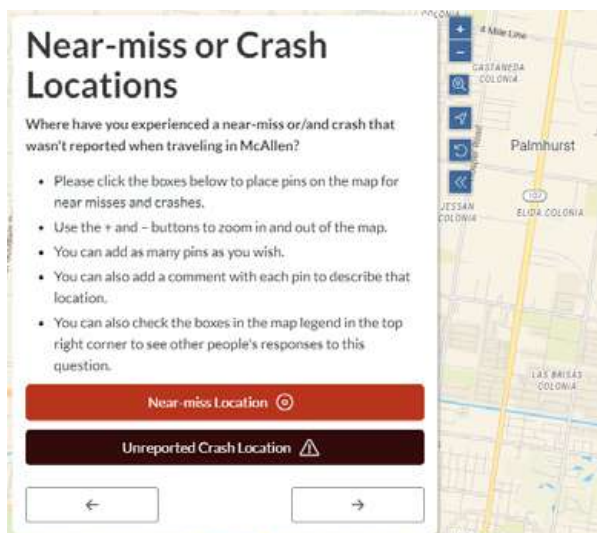
This approach ensures that every community member, regardless of technological proficiency or access, has the opportunity to participate in shaping Ingleside's future. The Public Design Workshop serves as the centerpiece of our strategy, where we combine these high-tech and low-tech methods to foster a dynamic and participatory planning environment. This integrated approach is designed to maximize community buy-in and ensure that the Comprehensive Plan truly reflects the diverse needs and aspirations of the City's residents.

What separates us from other planning firms is our conviction that every citizen should be given the chance to become citizen planners for life. Often times, public participation processes will engage citizens for a number of hours or days. We take a different approach, one that makes planners out of laypeople.



Able City engages with members of the public during the charrette for the Envision Del Rio Comprehensive Plan





An interactive map application designed and used by Able City to collect data from the residents of McAllen

5. DEFINING THE ESSENCE

No one understands Ingleside's identity better than the people who live and work here. During community engagement workshops, we will capture qualitative insights into Ingleside's unique character, local history, and coastal setting. Our design team will combine these public perspectives with historical research to establish an authentic community branding and wayfinding strategy. This plan will provide clear guidelines for gateway entry features, commercial corridor signage, public space aesthetics, and digital communications, helping the City refine and broadcast its civic identity.

6. DRAFTING THE PLAN

Able City will synthesize community vision, technical diagnostics, and departmental priorities into a cohesive, highly legible master plan document. Our team will structure the plan around actionable goals, policy directives, and clear implementation tools, organized across the following core elements:

1. Land Use & Growth Management: We will establish realistic population projections, density models, and build-out scenarios to craft an updated Future Land Use Plan (FLUP) and Future Land Use Map (FLUM). This framework accommodates responsible, well-coordinated growth that respects existing community character while identifying strategic development phasing models and infrastructure improvements required for future expansion.

2. Housing Review: Our team will perform a comprehensive assessment of Ingleside's housing stock, evaluating current options, viability, and future choices. We will formulate policies that encourage infill development, neighborhood preservation, and a diverse spectrum of housing types to maintain neighborhood vitality and provide accessible housing choices for current and future residents.

3. Infrastructure & Utilities System Review: Led by Quantum Consultants, this element compiles existing utility datasets and conducts an operational review of water and wastewater facilities, distribution system modeling, and water supply master planning. As a core technical deliverable, Quantum Consultants will execute a full Water and Wastewater Cost of Service Rate Study. This study includes:

- Engaging City staff and City Council to outline expectations and capture public input prior to rate structure modeling.
- Evaluating historical operational accounts and cost data to calculate future consumption, capacity, and operational forecasts over a 5-year study period.
- Identifying and prioritizing capital improvement funding needs for a 5-Year Capital Improvement Program (CIP) budget and facility improvement plan.
- Developing annual revenue requirement forecasts and recommending an equitable rate structure distributed fairly across customer categories.
- Delivering sample bill comparisons illustrating recommended rates against existing rates, supported by a state-compliant timeline and public notice letter template.

4. Zoning Ordinance Updates: To make the plan immediately implementable, Able City will draft targeted updates to the City's Zoning Ordinance for presentation to the Planning and Zoning Commission and City Council. We will evaluate existing development regulations, update land use definitions and categories, and establish modern community design standards to bring the zoning code into complete alignment with the updated master plan.

5. Neighborhood & Community Character: Our team will formulate policy guidelines that enhance community aesthetics, protect residential stability,

and preserve long-term community character. This section assesses current and future residential and commercial land use needs, establishing design guidelines that elevate quality of life across Ingleside's neighborhoods and commercial corridors.

6. **Transportation, Walkability & Mobility:** Building directly upon Ingleside's recently established Transportation Master Plan, we will define a long-range mobility framework to enact a comprehensive bike and pedestrian network. This section establishes Complete Streets guidelines, human-scaled streetscape typologies, and geometric walkability standards that enhance safety and connectivity throughout the city.
7. **Hazard Mitigation:** Able City will perform a technical risk analysis on high-risk natural hazards facing Ingleside. We will formulate land use policies, engineering standards, and building code recommendations designed to mitigate environmental risks and position the City to secure future state and federal grant funding.
8. **Public Involvement & Visioning Process:** Working directly with the Comprehensive Plan Committee, our team will facilitate dedicated visioning workshops to draft a Community Vision Statement, core goals, and guiding principles. We will integrate feedback gathered during in-person public charrettes, stakeholder roundtables, and staff workshops to ensure the master plan authentically reflects the shared vision of Ingleside's residents, business owners, and civic leadership.
9. **Sustainability:** Sustainability principles will be woven throughout every plan element. We will establish actionable recommendations for climate change resiliency, energy-efficient building standards, renewable energy integration, stormwater management, water conservation, and waste minimization.

7. ZONING CODE RECOMMENDATIONS

Based on our detailed diagnostic analysis of Ingleside's existing land development regulations, Able City will deliver targeted zoning code recommendations to ensure the updated Comprehensive Master Plan is fully implementable. We will explore the application of form-based coding tools and overlay districts for special character areas and commercial corridors. By organizing development around clear relationships between building forms, street edges, and public spaces, these recommendations provide developers with absolute predictability while ensuring daily code enforcement

stands in complete lockstep with Ingleside's community character and state statutory requirements.

Key Principles for Code Recommendations:

- **Community Values:** The code should mirror the City's community values, ensuring that new development standards, derived from the community, positively influence future growth and align with local preferences.
- **Appropriateness:** The code should address the City's demographics, environmental concerns, and development capacity, ensuring that the regulations support the preservation of the City's cultural and historical assets, manage growth effectively, and promote developments that adhere to design standards consistent with the City's character.
- **Consistency:** The code should be clear and consistent, fostering predictability for developers and City staff alike. It should align with the City's new Comprehensive Plan and other planning documents to ensure that it effectively supports the City's development goals as adopted by the City Council.
- **Flexibility:** The ordinances should accommodate various development patterns and offer flexibility in administrative processes to adapt effectively to evolving urban needs.
- **Implementability:** The code should be practical, informed by Texas' zoning regulations, and compliant with the Texas Local Government Code. The ordinances should be crafted for straightforward implementation by City staff, ensuring they are firmly grounded in state requirements.

8. FINAL DRAFT REVIEW

Our team will submit administrative and public review drafts—both in digital PDF/Word format and hard-copy prints—to Development Services staff and the Comprehensive Plan Committee. We will establish a structured review period to allow City officials adequate time to examine the document, track revisions, and provide consolidated feedback. Following collaborative refinements, Able City will present the final Comprehensive Master Plan Update during formal public hearings before the Planning & Zoning Commission and City Council for final adoption.

9. IMPLEMENTATION & ADOPTION

Able City will provide a comprehensive guide for implementation, tailored for staff and stakeholders to



Mario Peña works with members of the public.

facilitate action and monitor progress. Additionally, we will offer strategies and training for community advocates to support ongoing implementation beyond adoption. We believe that a detailed implementation and action plan is crucial for achieving the vision, goals, and recommendations outlined in the Comprehensive Plan. We will outline the various recommendations found throughout the Plan, providing clear direction on how and where development should occur over the next 10, 15, and 20 years.

This will include specific plans for achieving immediate, short-term, and long-term goals, identifying roles, responsibilities, potential funding sources, estimated timelines, and budgets for key projects and strategies. Recommendations for amendments to existing land development regulations and other planning-related documents that support the Comprehensive Plan will also be included.

9.1 Implementation Plan Development

We will develop an implementation plan to transform the recommendations in the Comprehensive Plan into actionable steps. This plan will guide the City through project prioritization and phasing, considering variations depending on location and responsible entities. Strategies with financial requirements will include potential funding sources.

9.2 Matrix of Recommendations

We will create a matrix illustrating how the recommendations in the Comprehensive Plan support the City's goals. Each recommendation will detail prioritization, implementation timing,

lead organization/entity, desired partners, financial implications, and available funding sources.

9.3 Final Draft and Adoption Process

The implementation plan will be incorporated into the Final Draft Comprehensive Plan for adoption. After the final review by City staff, we will prepare the Comprehensive Plan for the City's adoption process. Able City will work closely with City staff to ensure the final plan is in the best format for adoption and will be available to participate in the adoption meeting to ensure a smooth transition.

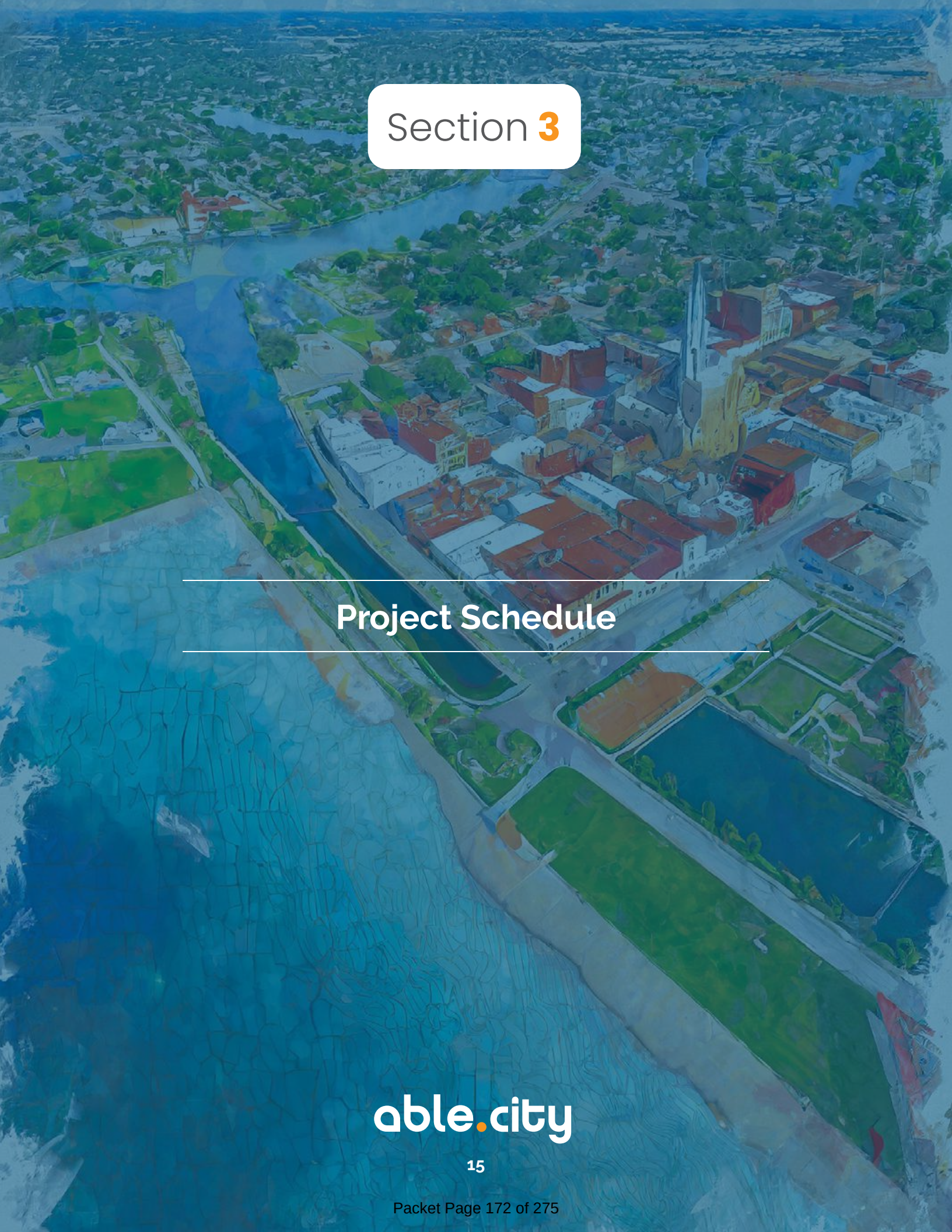
9.4 Deliverables in Various Formats

We will systematically generate and provide the City with comprehensive deliverables that span the project's breadth. These will include, but are not limited to, Administrative Drafts, Public Review Drafts, and the Final Draft of the Comprehensive Plan. Able City will deliver these documents in various formats for applications and users. Copies will be produced to facilitate hands-on review during meetings and workshops. Simultaneously, digital copies will be available in PDF format for easy distribution and printing and in Word format to enable trackable revisions during the review process.

Furthermore, recognizing the importance of geographic information systems in modern urban planning, we will provide the Zoning Map and Future Land Use Map in an electronic GIS-compatible format. This will ensure seamless integration into the City's existing GIS infrastructure and enhance the map's functionality and interactivity for users within the City administration and the general public.

Upon the City's final approval, we will deliver a consolidated final version that incorporates all changes made during the review and adoption process. This version will be formatted for official publication and dissemination, meeting ADA compliance and ensuring it is readily accessible and navigable by all community members. We pledge to collaborate closely with the City's Planning Director and IT specialists to confirm that delivering these documents meets the City's efficiency, transparency, and forward compatibility needs. Our approach to deliverables ensures that they will be not only comprehensive and accessible but also versatile, ensuring that the final products serve the City well into the future as a dynamic and living framework for growth and development.

This page was intentionally left blank

An aerial photograph of a city, likely San Francisco, showing a river (San Francisco Bay) and a large body of water (Golden Gate Bay). The city is densely packed with buildings, and a prominent church spire is visible. The image is overlaid with a blue and white textured pattern.

Section 3

Project Schedule

able.city



PROJECT SCHEDULE

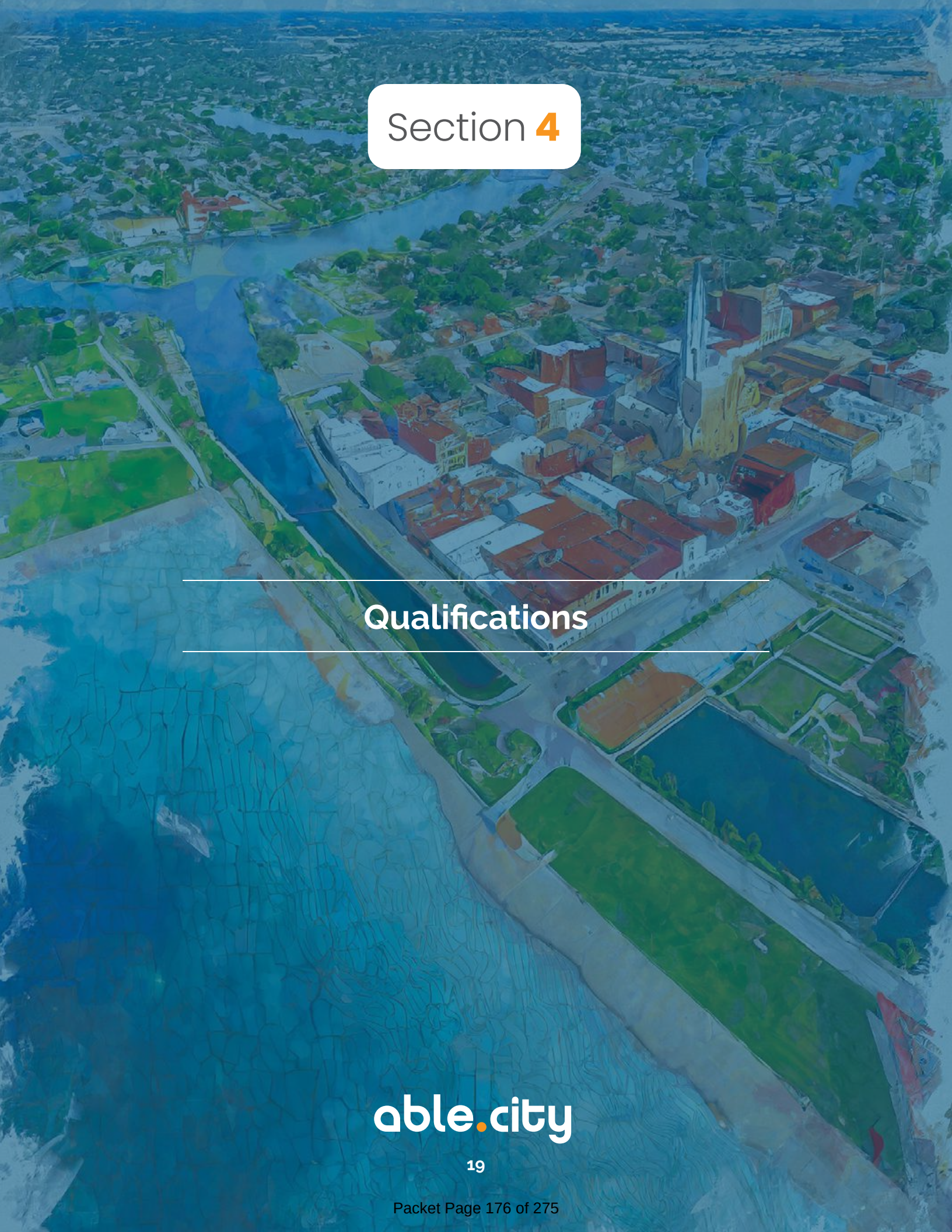
Able City is fully committed to meeting the City of Ingleside’s desired timeline and will structure our work plan to align seamlessly with municipal milestones from day one. We have established a disciplined production schedule that integrates comprehensive land use analytics, civil utility rate modeling, zoning diagnostics, internal strategic planning, and hazard mitigation analysis into a clear, structured roadmap. This timeline ensures a dedicated community consensus window while fulfilling the City’s expectation for progressive, incremental deliverables—in both digital and hard-copy formats—throughout each phase of the planning process.

Our team, working in close coordination with Quantum Consultants, will synchronize our schedule directly with Development Services leadership and designated City staff to guarantee that public engagement cycles—including stakeholder interviews, focus workgroups, and the 5-Day Public Design Charrette—are resource-efficient and perfectly coordinated with municipal review cadences.

The following graphic outlines the strategic execution and milestone deliverables across our planning lifecycle as illustrated in our project schedule.

Months	1-3	4-6	7-9	10-12	13-15	16-18
City Council: Contract Approval						
Phase 1 Project Kick-Off						
1.Kickoff Conference (City staff, Consulting Team, & Stakeholders)	▲					
2.Overall Project Coordination & Roles Assessment	●					
3.Establish Steering Committee Meeting						
4.Progress Meetings (City staff, Consulting Team, & Stakeholders)	▲	▲	▲	▲	▲	▲
Phase 2 Existing Conditions & Trends						
1.Data Collection						
2.Existing Conditions and Trends Analysis		●				
3.Site Analysis		▲ ●				
4.Market Analysis & Infrastructure Assessment & Others		●				
5. Multi-Day Site Visit / Work Sessions						
6. Existing Conditions Report		●				
Phase 3 Community Outreach & Education						
1.Project Website		●				
2.Community Outreach & Education (e.g., Social Media)						
Phases 4 & 5 Designing in Public & Defining the Essence						
1.Key Individual Interviews			▲			
2.Community Engagement (5-Day Public Design Charrettes)			▲ ●			
3.Community Interaction (Web-Based Engagement / Surveys)				●		
4. Vision Framework Development (Alternative Scenarios)				●		
Phase 6 Drafting the Plan						
1. Land Use & Growth Management					●	
2. Housing Review					●	
3. Infrastructure & Utilities System Review					●	
4. Zoning Ordinance Updates					●	
5. Neighborhood & Community Character					●	
6. Transportation, Walkability & Mobility					●	
7. Hazard Mitigation					●	
8. Public Involvement & Visioning Process					●	
9. Sustainability				▲	▲ ●	
Phase 7 Zoning Code Recommendations						
1.Zoning Recommendations						●
3. City staff, City Council Workshop / Meetings						▲ ●
Phase 8 Final Draft Review						
1. Implementation Plan Development						●
2. Matrix of Recommendations						▲ ●
3.Plan & Zoning Recommendations Refinement (Final Draft)						▲
4.Adoption Process (Recommendations & Meetings)						
Phase 9 Implementation & Adoption						
1.City Council Adoption						●

This page was intentionally left blank

An aerial photograph of a city, likely San Francisco, showing a river (San Francisco River) flowing through the city. The city is densely packed with buildings, and a large body of water (San Francisco Bay) is visible in the foreground. The image has a blue tint.

Section 4

Qualifications



Planning • Community Engagement
Economic Development • Architecture

CONSULTANT PROFILE

Able City is a multidisciplinary firm focused on **planning, community engagement, economic development, and architecture**. Our integrated design methodology blends these disciplines to take a global, place-based approach to every project, recognizing how each one shapes and informs the others. We are dedicated community builders committed to transforming urban spaces so they respond to people's needs and support growth, innovation, and long-term prosperity. This commitment has driven us to work closely with community members, clients, and partners to shape development visions that are both ambitious and achievable.

Able City's integrated design approach connects planning, architecture, and economic development—ensuring each discipline informs the other to create holistic, place-based solutions.

Our approach is rooted in the belief that communities function as interconnected systems, not isolated parts. By honoring the cultural, economic, and spatial relationships that define each place, we draw on a wide range of assets to deliver balanced outcomes in design, planning, and land use. With an experienced and predominantly bilingual team, we are well equipped to engage diverse cultures and navigate complex environments across the United States. Our portfolio reflects this dedication to sustainable growth and inclusivity, demonstrating our ability to adapt our methods to unique community needs while contributing to broader regional goals. Through this blend of cultural understanding, technical expertise, and collaborative practice, Able City continues to advance transformative projects that align with community values and create vibrant, sustainable futures wherever we work.



Able City Planning Department is led by Jason King and Pamela King, bringing over 40 years of combined experience in planning, urban design, architecture, and community-based planning. Jason is a national leader in form-based codes and equitable development, while Pamela's expertise focuses on placemaking, sustainable design, and the integration of buildings with public space. Together, their leadership ensures that every project is not only visionary and practical, but deeply rooted in the needs of the people it serves. Jason is also the author of two influential planning books published by Routledge: *The Climate Planner: Overcoming Pushback Against Local Mitigation and Adaptation Plans* and *The Equity Planner: Five Tools to Facilitate Economic Development at the Local and Regional Scale*. These works reflect his commitment to just and sustainable urban development and serve as practical guides for communities working to shape inclusive, climate-ready futures.

CORE COMPETENCIES

- **PLANNING**
- **COMMUNITY ENGAGEMENT**
- **ECONOMIC DEVELOPMENT**
- **ARCHITECTURE & MASTER PLANS**



Our Offices:

SAN ANTONIO, TX

110 Broadway St. Ste. 590
San Antonio, TX 78205
210-912-5929

LAREDO, TX

901 Victoria St. Ste. A
Laredo, TX 78040
956-725-7418

EL PASO, TX

521 Texas Avenue
El Paso, TX 79901
915-201-0607

BEDFORD, MA

271 Palmer St, New
Bedford, MA 02740

MIAMI, FL

6621 SW 63rd Ct
Miami, FL 33143
305-394-4819

NEW YORK, NY

25 Tudor City Place
Apt 2104
New York, NY 10017
646-360-0855

It would be a privilege to work in Ingleside, TX.

Able City, a multidisciplinary architecture and planning firm with a legacy spanning more than forty years, has established a deep footprint across Texas and the Southwest. With a proven track record of executing award-winning projects nationwide, our team is committed to understanding the unique characteristics of each community we serve, particularly those balancing traditional community character with new growth. This commitment, combined with our extensive experience in comprehensive planning and our broad knowledge of best practices, allows us to deliver uniquely effective and distinctive plans for communities like Ingleside.

The Able City planning department, led by Jason King, customizes its approach to align with the unique cultural and environmental contexts of the areas we serve, ensuring our projects are both impactful and sustainable. Our approach for Ingleside focuses on the robust community and stakeholder engagement requested in the RFQ. At Able City, we emphasize extensive public involvement and advocate for a hands-on, visual approach that integrates design studio techniques with policymaking, specifically to create a user-friendly guide that will be actively read, referenced, and utilized by a variety of stakeholders. We will actively engage with Ingleside's community to translate their priorities into a clear Vision and a prioritized Implementation Strategy. We are prepared to coordinate closely with the City and its residents to ensure a cohesive, unified vision for the entire city.

SPECIALIZED STAFF

Able City comprises a diverse team of professionals dedicated to the communities they serve. Our staff includes accredited Congress for New Urbanism (CNU-A) professionals, architects, economic specialists, and other specialists essential for impactful urban planning and our holistic approach methodology. **Our Planning Lead, Jason King, has led multidisciplinary teams across the U.S. and globally, serving as project director and principal author on over 200 plans for regions, cities, towns, neighborhoods, corridors, and parks.**

At this pivotal moment, we believe it is more important than ever to plan for resilience and equity. Jason's leadership embodies this commitment, as evidenced by his authorship of *The Climate Planner* and *The Equity Planner*. His expertise ensures that long-term resilience is not just a goal, but foundational pillars of our planning process.

Jason and his team regularly speak on urban design, climate planning, and equity planning at universities and conferences both domestically and internationally. He is a certified member of the American Institute of Certified Planners. During his tenure at DK&P, Jason directed many significant projects, encompassing regional and comprehensive plans, parks, transportation, community redevelopment, code updates, and climate plans, as well as vision plans and new community developments.



Planning • Community Engagement
Economic Development • Architecture

PRIMARY CONTACT & LOCATION

SAMUEL HAAS

STUDIO HEAD

(210) 912-5929 | communications@able.city
110 Broadway St. Ste. 590, San Antonio, TX, 78205

Firm Information

FIRM ESTABLISHMENT

Able City, LLC was established in 2017 out of the merger of Hickey Peña Architects (est. 1978) and Frank Architects (est. 1990).

FIRM STRUCTURE

Able City is a Limited Liability Corporation,
Incorporated in the State of Texas.

FIRM PARTNERS

Mario A. Peña, AIA, AICP, CNU-A

Diana H. Peña, CNU-A

Viviana Frank, FAIA, CNU-A, CEC, LEED AP

Frank Rotnofsky, AIA, LCI, Fitwell Ambassador

Ricardo Solis, AIA, LEED AP

YEARS IN BUSINESS

Nine (9) years: Able City, LLC established in 2017 from the merger of Hickey Peña Architects (est. 1978) and Frank Architects (est. 1990).

LITIGATION & INSURANCE CLAIMS HISTORY

Able City has no litigation or claims in the past five (5) years.



Selected Awards

Congress for the New Urbanism
(CNU) / Charter Awards Directed
by Able City staff:

- Plan NoBE in Miami Beach, FL (2017)
- Seven50: Southeast Florida Prosperity Plan (Merit Award, 2016)
- Code SMTX: Tactical Urbanism Intervention for San Marcos, TX (2015)
- Plan El Paso in El Paso, TX (2015)
- Jean Lafitte Tomorrow in Jean Lafitte, LA (2014)
- Southeast Lee County Plan for Conservation and Development (2010)

American Planning Association
(APA) Awards:

- Plan El Paso in El Paso, TX (2015)

Able City proudly identifies as a **HABE | MBE | SBE | WBE | DBE firm, embodying a culture of diversity and inclusion at the heart of our operations.**

Our commitment to community development extends beyond internal policies to actively fostering partnerships with diverse businesses in our projects. This approach enriches our work with multiple perspectives and aligns with the goals of community development. **We are dedicated to advancing equitable opportunities within our industry, contributing to the vibrant, multifaceted fabric of the communities we serve.**

EXPERIENCE STATEMENT

Able City brings a sophisticated, multi-decade record of delivering inclusive, actionable, and locally grounded comprehensive plans across Texas and the United States. As a multidisciplinary practice specializing in urban design, architecture, economic development, and public facilitation, our firm is widely recognized for bridging the traditional gap between visionary policy and on-the-ground execution. We translate broad community feedback into clear regulatory tools, explicit capital improvement priorities, and trackable performance metrics that allow municipal staff to seamlessly manage change post-adoption. Our planning philosophy is rooted in the tenets of New Urbanism, focusing on creating walkable, physically connected, and fiscally sound municipal environments that protect native ecosystems while optimizing vital commercial corridors.

Central to our qualifications for this engagement is our active experience managing municipal planning efforts funded through the State of Texas' General Land Office (GLO) Resilient Communities Program. Serving as the prime consultant for the *City of Beaumont's Comprehensive Plan*, we actively navigate the complex compliance, reporting, and risk-modeling standards required to deliver audit-ready, grant-compliant documents. This precise technical literacy allows us to integrate localized hazard mitigation standards smoothly into daily building codes and future land use maps. This active grant literacy is reinforced by our work on similar comprehensive rewrites for Texas communities like Clint, Socorro, and Schertz, ensuring that local development frameworks are technically robust, modern, and aligned with state regulatory bodies.

Our team excels in the tactical synchronization of sub-area plans and the preservation of distinct

community character zones, matching Ingleside's mandate to synthesize your newly established Drainage, Transportation, and Parks Master Plans into a single, synchronized growth vision. In our work on the *Thomasville Blueprint 2028*, we established a sophisticated future character framework that preserved historic rural neighborhoods while introducing form-based codes to direct growth into appropriate commercial nodes. Similarly, for the *Belmont Center Form-Based Overlay Districts*, we replaced an unpredictable, permit-driven system with clean overlay zones that protected small-town charm and created targeted housing opportunities for downsizing seniors. For the *Brunswick Comprehensive Plan*, we designed localized neighborhood prototypes tailored specifically to transition smoothly from dense town centers to sensitive rural hamlets. Rather than forcing an expensive, code-wide overhaul, these projects demonstrate our ability to deliver targeted, user-friendly manuals that city staff can update periodically.

We bring an equally pragmatic, design-driven approach to commercial corridor optimization, walkability design, and street network mapping. In developing the *Onward Alameda Corridor Master Plan*, our project leaders managed a highly segmented, 14.5-mile roadway study, successfully transforming an auto-oriented highway into a vibrant, multimodal network that respected individual neighborhood contexts while generating clear commercial vitality. On the *Old Tower Hill Road Neighborhood Plan*, which received the Rhode Island American Planning Association Award in 2025, we addressed long-term commercial stagnation by introducing mixed-use infill development and pairing it with Tax Increment Financing (TIF) and green infrastructure to manage stormwater runoff sustainably. This collective experience—paired with our civil engineering partnership with Quantum Consultants—positions our team to optimize Ingleside's primary



Ingleside, TX

travel and utility corridors, delivering Complete Streets typologies, geometric bike and pedestrian networks, and comprehensive infrastructure reviews that build directly upon your Transportation Master Plan.

Because Ingleside is a coastal community situated along Corpus Christi Bay with vital maritime, industrial, and environmental assets, our portfolio in waterfront integration, hazard mitigation, and public asset activation is highly relevant. For the *Maxwell Boulevard Neighborhood Plan* along the Alabama River, we navigated complex jurisdictional boundaries with the Army Corps of Engineers and military leadership to design a connected waterfront district complete with multimodal pathways, public boat ramps, and a marina. Furthermore, our work on *Plan NoBe* in Miami Beach pioneered advanced climate adaptation frameworks, designing higher seawalls, living shorelines, and integrated green infrastructure to protect high-value, low-lying coastal assets from severe storm surges and rising water tables.

Recognizing that plans only succeed if they are fiercely championed by the people they serve, Able City deploys a tech-forward public outreach model designed specifically for passionate populations undergoing rapid demographic shifts. Through our signature “Designing in Public” workshops, visual preference surveys, custom interactive mapping applications, and dedicated project web pages, we turn complex land use trade-offs into clear, accessible choices. This immersive process demystifies the planning cycle, intentionally engaging both long-term residents and recent newcomers to secure deep community consensus and absolute public buy-in from day one.

Our planning department is directed by Jason King, AICP, CNU-A, a nationally recognized leader in resilient urbanism who has served as project director and principal author on more than 200 plans for regions, cities, towns, neighborhoods, corridors, and parks across the United States and internationally. Jason is the author of *The Climate Planner* (2021) and *The Equity Planner* (2023), published by Routledge, which focus directly on overcoming institutional hurdles to embed environmental stewardship, hazard mitigation, and inclusive economic development into enforceable local frameworks. His extensive background guarantees that the community receives elite professional stewardship from kickoff through final plan adoption.

PLANNING EXPERIENCE

able.city boasts a wealth of planning
| *Tab 4 - Qualifications*

experience nationwide, supported by a team that includes certified members of the American Institute of Certified Planners (AICP) and other urban planning experts. Our team’s deep understanding of the diverse cultural and linguistic landscapes across the United States enhances our ability to effectively address the nuanced needs of communities in various regions, allowing us to engage deeply with their unique dynamics and planning requirements. Our unwavering commitment to each project underscores our dedication to fostering thriving communities and improving urban environments throughout the nation. **In the following section, we provide an overview of Able City and/or the team’s extensive planning experience.**

“Able City did an exceptional job. They took the time to listen to the community, develop a plan, listen to feedback, and create a final project that had both community support and met our financial expectations.”

-Tim Alcott, EVP & General Counsel
Opportunity Home San Antonio

TEXAS SELECTED PLANNING PROJECTS

- **City of Laredo Development Code Rewrite**, City of Laredo, TX
- **Viva Laredo Comprehensive Plan**, TX
- **Laredo Downtown TIRZ Guidelines**, TX
- **VIA Transit Unified Development Code Recommendations**, TX
- **San Antonio Code Assessment and Recommendations**, TX
- **San Antonio Office of Innovation Smart Cities Roadmap**, TX
- **SATomorrow SubArea Plans-Zoning**, TX
- **Eagle Pass Downtown Master Plan**, TX
- **El Milagro Town Plan**, TX
- **Del Rio Comprehensive Plan**, TX
- **City of Victoria Unified Development Code**, TX
- **Horizon City Transit Oriented Development Code Standards**, TX
- **Mission Trail Comprehensive Plan**, El Paso, TX
- **Onward Alameda Corridor Master Plan**, El Paso, TX
- **Mission Valley Plan for Tourism and UNESCO World Heritage Site Designation**, El Paso, TX
- **Sharyland, Mission**, TX
- **McAllen Vision Zero Action Plan**, TX
- **El Metro Transit Comprehensive Analysis**, TX
- **The Coves Town Planning**, TX

able.city



- **Plan El Paso Comprehensive Plan, TX**
- **City of Clint Comprehensive Code Rewrite, TX**

U.S. SELECTED PLANNING PROJECTS

- **Comprehensive Master Plan, Cambridge, ME**
- **Master Plan, Damariscotta, ME**
- **Master Plan, Lewiston, ME**
- **Master Plan, Dennisport, MA**
- **Assembly Square Neighborhood Plan, Somerville, MA**
- **Comprehensive Plan, Edgartown, MA**
- **Old Tower Hill Neighborhood Plan, South Kingstown, RI**
- **Islamorada Comprehensive Plan, Islamorada, FL**
- **East Windsor CRA, Windsor, FL**
- **Plan NoBe, Miami Beach, FL (Climate Planning)**
- **Plan Seven50, Southeast Florida Regional Partnership (7 Counties, Climate Planning)**
- **Civic Master Plan Phase One, Crystal River, FL (Climate Planning)**
- **Cocoa Beach Gateways Master Plan, City of Cocoa Beach, FL**
- **Proposed Mixed-Use Infill District, Sarasota County, FL**
- **Mediterranean City Code, Coral Gables, FL**
- **South Miami Hometown Plan, South Miami, FL**
- **Winter Springs Town Center, Winter Springs, FL**
- **Smart Plan - South Dade Transitway Corridor, Miami-Dade County, FL**
- **Downtown Kendall, Miami-Dade County, FL**
- **Newfield, Martin County, FL**
- **Bradenton Form-Based Code, Bradenton, FL**
- **Oak Park & Centennial Hill Plan Montgomery, AL**
- **Map For Mobile & Unified Development Ordinance, Mobile, AL**
- **Maxwell Boulevard Neighborhood Plan, Montgomery, AL**
- **Thomasville Blueprint 2028, Thomasville, GA**
- **Jean Lafitte Tomorrow Comprehensive Plan Update, Jean Lafitte, LA**
- **Form-Based Alternative Overlay Districts, Henrico County, VA**
- **Fort Monroe Reuse Plan, Hampton, VA**
- **Re-Zone Albany, Albany, NY**
- **Sheridan Hollow, Albany, NY**
- **Sxwtpqyen Neighborhoods Master Plan And Form-Based Code, Missoula, MT**
- **Downtown Master Plan, Missoula, MT**
- **North Riverside Parks & Trails Plan, Missoula, MT**
- **Mesa Vista Master Plan, NM**
- **Roswell Copenhaven Master Plan, Roswell, NM**
- **New Mexico State University, Las Cruces, NM**
- **City & Barrio Master Plan, Carlsbad, CA**

EXPERIENCE WITH PUBLIC ENTITY CLIENTS

Able City specializes in a broad spectrum of planning projects nationwide, including regional and comprehensive plans, parks designs, transportation strategies, community redevelopment, code updates, and innovative climate initiatives. With a focus on revitalizing existing communities and enhancing the cultural heritage of their built environments, the firm also collaborates with developers to create sustainable new communities and neighborhoods. Their approach emphasizes robust public engagement, employing hands-on, visual techniques that seamlessly integrate design with policy-making. Having successfully served a diverse public sector client base, including cities, counties, and community activist groups, Able City is committed to delivering visionary, practical, and sensitive plans that prioritize equitable outcomes and sustainable development, making us a vital partner for stakeholders aiming to shape their environments. **The following is a list that identifies some of the public sector clients our team has worked with in Texas:**

City of San Antonio

- VIA TOD UDC Recommendations
- San Antonio UDC
- City of San Antonio Veterans Outreach and Transition Center
- SA Tomorrow Area Planning- Phase 3 and 4
- San Antonio Bikeshare Strategic Planning Consulting Services
- San Antonio-Bexar County Pedestrian Safety Action Plan
- AAMPO Bike and Pedestrian Plan

City of Laredo

- Plan Viva Laredo Comprehensive Plan
- Webb County Vision Zero Safety Action Plan
- Historic Urban Design Assessment Report
- Urban Design Standards
- Park Planning Projects
- Rio Grande River Vega Master Plan
- Bridge of the Americas Master Plan
- Chacon Creek Master Plan
- North Central Park-Pavilion
- Waste Water Treatment Plant
- North Central Park-Pool Facility
- North Central Park-Design Guidelines
- Airport Terminal Remodel





OUR TEAM HAS PRODUCED:

200+ Comprehensive Plans

300+ Community Engagement Sessions

VISIT OUR ONLINE PORTFOLIO AT:

<https://www.able.city/portfolio/>

- Fire Training Facility
- Feasibility Study for a New Public Library
- City of Laredo El Portal Heritage Riverfront Park Project
- City of Laredo Historic Urban Design Assessment Report
- City of Laredo Urban Design Standards

City of Clyde

- City of Clyde Master Plan Project

City of Encinal

- Encinal North Development Master Plan

City of Cotulla

- Garros Subdivision Master Plan Development

City of Eagle Pass

- Downtown Master Plan

City of Del Rio

- Comprehensive Plan

Town of Horizon City

- TOD Architectural Design Standards
- TOD Site Plans

City of Carrizo Springs

- Dimmit County Courthouse Master Plan
- Carrizo Springs Sport Complex

City of Zapata

- Zapata Master Plan

City of Roma

- Roma Bridge

City of Rio Bravo

- Rio Bravo Water Treatment Plant Administration Building
- Rio Bravo Fire Station

City of Edinburg

- Edinburg General Aviation Facility

City Of McAllen

- Vision Zero Safety Action Plan

City of Clint

- Comprehensive Plan And Code Rewrite

City of Socorro

- Code Rewrite - Unified Development Code

able.city STAFF

The Able City team brings together a diverse group of professionals united by a shared commitment to delivering thoughtful, high impact work. Working as one integrated team alongside trusted partners, we provide the depth, flexibility, and coordination needed to move projects forward with clarity and purpose.

From early visioning through implementation, we remain engaged, responsive, and focused on delivering outcomes that truly serve the communities we work with.

* Denotes Able City Partners & Principals

2

LEED Accredited Professionals

Viviana Frank FAIA, CECd, CNU-A, LEED AP *
Ricardo Solis AIA, LEED AP*

6

Licensed Architects

Mario A. Peña AIA, AICP, CNU-A*
Viviana Frank FAIA, CECd, CNU-A, LEED AP *
Frank Rotnofsky AIA, LCI, Fitwel Amb.*
Ricardo Solis AIA, LEED AP *
Deepa Modadugu, AIA, NCARB
Rogelio Rodriguez AIA

4

Studio Heads

Mariela Valdivia, Associate AIA, NCARB
Deepa Modadugu, AIA, NCARB
Luis Pruneda, TAS
Samuel Haas, AICP

6

Project Managers

Alfonso Camacho
Angelo Gomez
Ernesto Torres
Gabriel De Leon
Gilbert Peña
Victor Montes

1

WELL & Fitwel Accredited Professional

Frank Rotnofsky AIA, LCI, Fitwel Amb.*

1

Tx Accessibility Standards (TAS)

Luis Pruneda, TAS

1

Certified Economic Developer

Viviana Frank FAIA, LEED AP, CECd, CNU-A *

3

Certified Planners

Jason King, AICP, CNU-A*
Samuel Haas, AICP
Mario A. Peña AIA, AICP, CNU-A*

7

Certified Congress of New Urbanism (CNU-A)

Jason King, AICP, CNU-A*
Pamela Stacy King, CNU-A*
Samuel Haas, AICP
Mario A. Peña AIA, AICP, CNU-A*
Viviana Frank FAIA, CECd, CNU-A, LEED AP *
Diana Peña CNU-A*
Frank Rotnofsky, CNU Public Service

2

Urban Planners

Alfonso Camacho
Victoria Chavez

8

Community Engagement Specialists

Jason King, AICP, CNU-A*
Samuel Haas, AICP
Mario A. Peña AIA, AICP, CNU-A*
Viviana Frank FAIA, CECd, CNU-A, LEED AP *
Frank Rotnofsky AIA, LCI, Fitwel Amb.*
Diana Peña CNU-A*
Sabrina López

4

Architectural Designers

Gabriel Camarena
Hector Rivas
Rogelio Rodriguez
Hector Quintanilla

DESCRIPTION OF OUR SERVICES

URBAN PLANNING

At Able City, we are experts in creating innovative urban designs and comprehensive planning strategies that cater to the evolving dynamics of modern cities. Our approach extends beyond the aesthetics and functionality of spaces; it prioritizes sustainability and impactful community involvement. We actively gather public input to balance diverse interests and ensure that our designs align with the visions and expectations of the citizens. By integrating equity into our planning processes, we strive to foster inclusive and sustainable community development. This dedication to equity ensures that every urban space we shape serves both current residents and future generations effectively, while seizing opportunities for economic development and enhancing community well-being.

COMMUNITY ENGAGEMENT

Recognizing the critical role of stakeholder involvement, we implement comprehensive engagement strategies that encompass a wide range of communication and participatory design processes. Our goal is to empower communities by actively involving them in the planning process, ensuring that their voices are heard, and their needs are addressed.

ECONOMIC DEVELOPMENT

At Able City, our deep understanding of market trends and community needs drives our approach to economic development, aiming to stimulate growth and sustainability. We focus on optimizing community assets, attracting significant investments, and fostering prosperity, all while respecting local traditions and ensuring enduring sustainability. With over 40 years of experience, we excel in integrating data analytics into urban planning to create well-informed and functional spaces. Our expertise in developing innovative data-driven studies & models enhances our ability to navigate complex scenarios and steer decision-making processes. This approach positions us to craft better futures for the communities we serve, embodying our commitment to sustainable and strategic urban development.

ARCHITECTURE

At Able City, our architectural philosophy acknowledges that each building has a story, intertwined with the land, the city, its culture, history, clients, and economic context. We approach design with an open mind, avoiding preconceived ideas in favor of a process rooted in research and active listening to our clients. This

method helps us uncover unique design opportunities by thoroughly understanding each project's specific goals, challenges, and context. In urban planning, this approach ensures that new developments seamlessly blend into varied urban landscapes, striking a balance between innovative design and practical urban living. By focusing on the dynamic relationship between architecture and urban planning, we create spaces that not only enhance the aesthetic and functional attributes of an area but also promote sustainable growth and improve the overall quality of urban life.

TRANSIT-ORIENTED DEVELOPMENT (TOD)

Able City specializes in Transit-Oriented Development (TOD), integrating land use planning, multimodal transportation, and economic development to create walkable, mixed-use districts centered around high-quality transit access. Our TOD strategies focus on enhancing connectivity, increasing housing density near transit hubs, and fostering vibrant, sustainable communities. Our approach aligns with the values of the Congress for the New Urbanism (CNU), prioritizing human-scaled design, complete streets, and sustainable, transit-friendly growth. We work closely with municipalities, transit agencies, and stakeholders to develop data-driven plans that align transportation investments with equitable, resilient, and economically thriving communities.

HOUSING PLANNING

Our Housing Planning Services focus on developing a spectrum of housing solutions that emphasize affordability and diversity. We actively address the need for affordable housing through targeted policies and programs that encourage the development of economically accessible options, ensuring that all segments of the community have viable living spaces. Our approach integrates these strategies with a broader housing initiative, fostering a diverse range of housing types and styles to accommodate various demographics and income levels. This supports our clients' growing and diverse population and promotes balanced community growth. By analyzing housing market trends, assessing potential development sites, and developing plans that align with community needs and sustainability goals, we ensure that our solutions not only meet immediate needs but also enrich the urban fabric and contribute to the economic stability and vitality of the area.

CLIMATE PLANNING

Committed to environmental stewardship, our climate planning initiatives are aimed at reducing carbon footprints and enhancing resilience against climate change. By integrating green infrastructure, sustainable land use practices, and resilience planning, we help communities adapt to and mitigate the effects of environmental changes.

LAND USE & ZONING ORDINANCES

At Able City, we specialize in the essential areas of land use and zoning ordinances, pivotal to guiding urban planning and development effectively. We recognize that zoning laws shape the growth and character of urban spaces, thus we focus on formulating ordinances that align with both progressive vision and community values. Our methodology combines a thorough analysis of current zoning codes with an in-depth assessment of land use trends, ensuring our strategies are well-informed and relevant. We aim to create zoning solutions that promote smart growth, enable mixed-use developments, and conserve crucial open spaces, enhancing both the livability and economic vitality of communities. In addition, we ensure clarity and consistency in our codes, making them predictable for developers and city staff. Collaborating closely with city planners, stakeholders, and residents, we craft adaptable zoning ordinances that address immediate needs while being flexible enough to accommodate future shifts, fostering sustainable urban growth and long-term prosperity.

SITE ANALYSIS, SELECTION & PLANNING

Every project begins with a deep understanding of place, and our approach ensures seamless integration of new, renovated, or adapted structures within their historic, urban, or natural context. Our team of architects and planners specializes in site analysis, selection, and strategic planning, ensuring that projects are thoughtfully positioned for long-term development

and growth. With expertise in historic preservation, building adaptation, and site planning, we create designs that enhance existing neighborhoods, respect local character, and optimize land use for sustainability and functionality.

COST CONSULTING

Our cost consulting services provide meticulous financial oversight and strategic management, ensuring that all projects adhere to budget constraints and financial goals. This discipline helps in delivering cost-effective solutions without compromising on quality or community benefits.

HISTORIC PRESERVATION

Preserving and protecting the unique historic structures, archaeological sites, and design features of our community is vital. Able City has vast experience in historic preservation, renovation, and restoration review and application process including designation applications and tax credit applications.

BUILDING COMPLIANCE & ASSESSMENT

Able City conducts thorough evaluations of both existing structures and newly designed buildings before construction to identify potential issues, ensure regulatory compliance, and optimize functionality, safety, and efficiency. Through on-site inspections, documentation of findings, and detailed analysis of structural, mechanical, environmental, and building code requirements, we prepare comprehensive reports with recommendations for repairs, renovations, or necessary modifications. By integrating building code review into our assessments, we help clients avoid costly delays, ensure adherence to regulations, and streamline the approval process, ultimately saving time and resources while delivering high-quality, compliant, and future-ready projects.





GRANT WRITING / FUNDING PURSUITS

Able City can help our clients navigate the complex process of securing funding for their project, enabling clients to realize their vision and achieve their goals. We do this by assessing the client's needs, project scope, and funding requirements; then we will help develop a tailored strategy for securing grants or other funding sources.

GIS MAPPING

Able City offers GIS mapping services, providing clients with the ability to visualize and analyze geographic data. With GIS mapping, we can create detailed maps that incorporate various layers of information, helping clients make informed decisions about their projects. This enhances the planning process by highlighting spatial relationships and patterns. Able City is well-versed in coordinating approvals from all levels of jurisdictions and regulatory authorities. We work closely with the owner to coordinate the acquisition of any required documentation and approvals.

SUSTAINABLE DESIGN

At Able City, sustainability involves developing social capital through urban planning that integrates ecological, economic, social, and cultural aspects, using participatory design processes to enhance community well-being and life quality. Our comprehensive strategies promote alternative energy, water conservation, walkability, and low-impact development to build resilient communities and ensure a sustainable future.

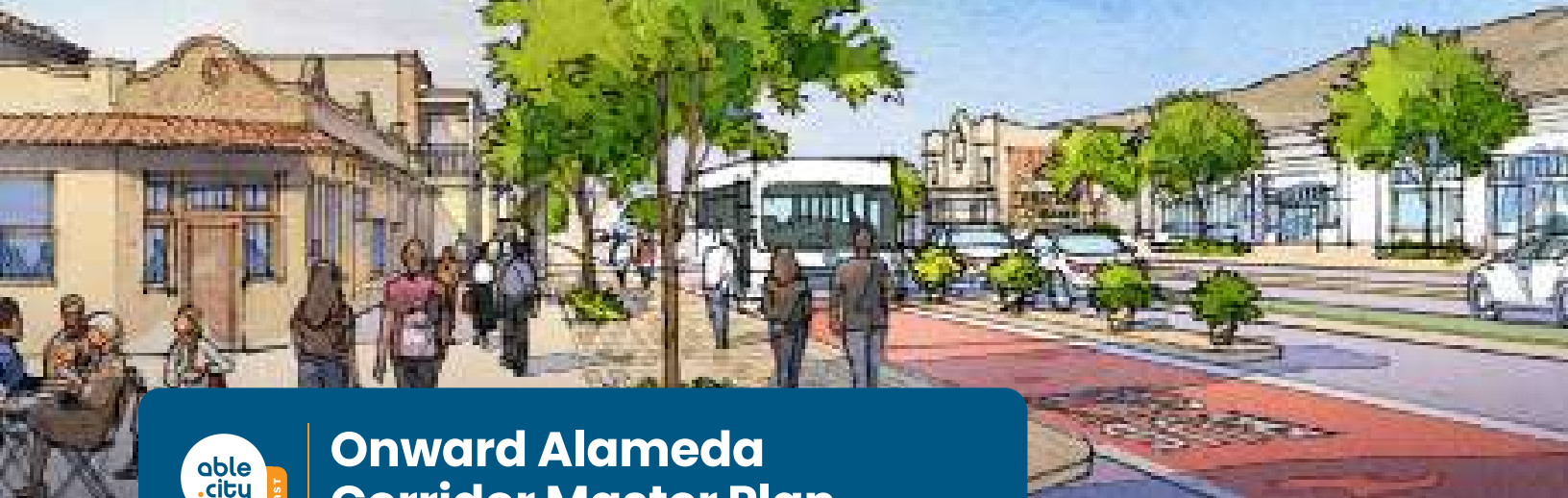
LANDSCAPE ARCHITECTURE

Able City's approach to landscape architecture strives to connect the design to the existing social, ecological, and soil conditions. Our ultimate goal is to provide a good quality of life by preventing soil erosion around buildings and other developed areas, encourage groundwater recharge, and offer valuable shade to protect buildings and people. Choosing native plants allows developed landscape to coexist with nature, rather than compete with it. Native plants manage stormwater, reduce maintenance and promote plant and wildlife conservation.

PUBLIC ART

We recognize local and regional arts and culture as the foremost indicator of the community's unique identity. Arts and culture cultivate civic pride and identity and are an essential component to economic development and for attracting and retaining talent. Because we think this element is so important to a community's success, we have integrated its procurement methodology, funding mechanisms, and writing of supporting policy into our core competencies and we have put that into practice as we have written comprehensive plans and neighborhood plans.





Onward Alameda Corridor Master Plan

Client: City of El Paso
Location: El Paso, TX

Project Director: Jason King (Able City)
Status: Completed 2022

The Onward Alameda Corridor Plan was a transformative project that reimagined a 14.5-mile stretch of Alameda Avenue in El Paso, Texas. Spearheaded by Jason King of Able City, in collaboration with Dover Kohl & Partners and with vital contributions from Carlos Gallinar (Fmr. Senior Planner at Able City), this initiative sought to breathe new life into one of the city's most historic corridors. Alameda Avenue, a vital connection between downtown El Paso and the Mission Valley, had evolved over the years from its early days as a walkable, transit-oriented streetcar route to a corridor characterized by suburban sprawl and auto-oriented developments. The plan aimed to reverse these trends and envision a future defined by sustainability, vibrant public spaces, and cohesive urban design.

To address the corridor's complexity, the study area was divided into six segments, allowing for targeted strategies based on distinct land use patterns and community needs. A bilingual engagement process with over 1,000 participants, including charrettes, surveys, and public forums, ensured the plan reflected local priorities. Building on this input, the Onward

Alameda Plan advances a vision for transit oriented development, expanded housing options, safer and more balanced streets, and integrated green infrastructure, while preserving neighborhood character. Adopted unanimously by the El Paso City Council on June 22, 2022, the plan is already shaping development along the corridor, supporting investment around the Brio Bus Rapid Transit system and improving mobility, connectivity, and public spaces.

The Plan stands as a testament to the power of community-driven urban planning. By addressing the corridor's diverse needs through innovative, segment-based strategies, the project has set a benchmark for revitalization efforts across El Paso and beyond. It demonstrates how thoughtful planning, rooted in collaboration and sustainability, can transform a neglected urban artery into a thriving hub of activity and growth. As a model for projects like the Johnston Street/Louisiana Avenue Revitalization Initiative, the success of Alameda Avenue underscores the potential of combining strategic vision with local engagement to create enduring, impactful change.

Transforming Streets and Spaces

This effort illustrates how targeted corridor strategies can transform underutilized streets and service spaces into active, people-oriented environments that support both mobility and economic vitality. Along Texas Avenue, the plan rebalances the street to better accommodate transit, local traffic, and emerging mobility options, while creating opportunities for expanded sidewalks, outdoor dining, and a more comfortable pedestrian experience. The approach strengthens the corridor as a destination by encouraging reinvestment in vacant storefronts, adaptive reuse of existing buildings, and infill development on underutilized sites. At the same time, it introduces green infrastructure and street trees to improve environmental performance and comfort at the street level. Complementing this, the plan reimagines alleyways as valuable public assets rather than purely service corridors, outlining a phased program to assess, classify, and upgrade them into functional and, in some cases, activated spaces. Together, these strategies demonstrate a practical and design-driven approach to revitalization that enhances everyday usability while unlocking new opportunities for placemaking, business activity, and long-term corridor transformation.

- 1 Texas Avenue is rebalanced with parallel parking on both sides of the street and right-sized travel lanes.
- 2 Texas Avenue has multiple BRIO bus stops
- 3 Once vacant storefronts are enlivened with new businesses
- 4 New buildings fill in parking lots
- 5 Older buildings are adapted for new uses
- 6 Street trees provide shade on wide sidewalks
- 7 Green Infrastructure allows water to flow from the street to the planting areas along the street
- 8 The slow mobility lane could also be an extension of the





Beaumont Comprehensive Plan

Client: City of Beaumont
Location: Beaumont, Texas

Project Director: Jason King (Able City)
Status: Ongoing

This ongoing comprehensive planning effort serves as a strategic framework to guide the City of Beaumont's physical development, economic resilience, and hazard mitigation for the next 20 years. **The project is fundamentally rooted in the requirements of the Texas General Land Office (GLO) Resilient Communities Program, necessitating a rigorous technical alignment between local land use policies and state-level mitigation mandates.** The scope involves the development of a forward-looking Future Land Use Plan that not only accommodates projected growth but also directs investment away from high-risk flood zones and towards resilient, infrastructure-ready corridors. To achieve this, the planning team is conducting a granular analysis of existing zoning codes and development standards, recommending the adoption of form-based coding elements and resilient building standards that satisfy Community Development Block Grant Mitigation (CDBG-MIT) criteria while enhancing the city's historic character and urban fabric.

The project leverages a specialized multidisciplinary strategy to address Beaumont's complex environmental and infrastructural challenges. The resilience and hazard mitigation components are seamlessly integrated into the broader Comprehensive Plan, rather than existing as standalone documents. Technical scopes include data-driven vulnerability assessments that overlay flood risk models with future land use scenarios, ensuring that critical assets and vulnerable populations are protected. The team is also responsible for ensuring all planning activities and deliverables meet the strict compliance and reporting standards of the GLO, positioning the City to maximize future funding opportunities for resilient infrastructure projects.

Transportation and mobility planning are being executed through a comprehensive multimodal network analysis aligned with the regional Metropolitan



Beaumont Comprehensive Plan



Transportation Plan. A critical technical component of this work is a targeted Corridor Study of Major Drive/Hwy 105 and Calder Avenue, evaluating traffic safety, level of service, and redevelopment potential. This analysis extends beyond standard mobility to include evacuation capacity planning—a vital consideration for a coastal city subject to hurricane risks—and the design of Complete Streets that safely accommodate transit, freight, and active transportation users.

Supporting the physical implementation of the plan, the team provides essential civil engineering and infrastructure expertise. This role involves a system-wide assessment of utility capacity and condition to

determine the feasibility of proposed future land use patterns. **Specific technical efforts are focused on developing Low Impact Development (LID) strategies for stormwater management, recommending technical solutions such as bioswales and permeable pavements to mitigate runoff in high-density areas.** This engineering analysis will directly inform updates to the City's Capital Improvements Plan (CIP), ensuring that the Comprehensive Plan translates visionary growth strategies into a prioritized, cost-estimated schedule of shovel-ready infrastructure projects that support long-term climate resilience.



Viva Laredo Comprehensive Plan



Client: City of El Paso
Location: El Paso, TX

Project Director: Mario Peña
Status: Completed

Our team of professionals collaborated with the city of Laredo to develop its Comprehensive Plan and Downtown Master Plan. Viva Laredo is a plan created through an inclusive, participatory public process that presents both a grand vision and a practical path to implementation. The project team, led by Mario Peña, Frank Rotnofsky, and Viviana Frank of Able City, in collaboration with Jason King, now co-owner of Able City East, who led the Dover Kohl & Partners team, brought the expertise needed to navigate each phase efficiently. **This work was recognized with a Charter Award from the Congress for the New Urbanism, highlighting its excellence in advancing the principles of great urbanism.**

The plan process was interactive and bilingual, and included charrettes in multiple areas throughout the city. During the charrettes, the team was able to talk over 800 visitors, meeting attendees, and hands-on

participants. Many people followed the project on its website or took part in online conversations and polling in the project's virtual town hall. Newspaper, television, and web coverage of the project was extensive. Laredo is a city with significant potential, beginning as a small settlement and quickly evolving into the largest inland port in the United States within a 250-year span. Located along the northern border of Mexico, it has established a mutually beneficial relationship with the Mexican city, Nuevo Laredo, that has helped define its cultural, economic and social ways of life. Able City, in collaboration with Dover, Kohl & Partners teamed to create a detailed Comprehensive Plan and Downtown Master Plan to guide the city's growth and development. The goals, objectives, and strategies of the plan involved all aspects of City administration and community life: land use, downtown revitalization, urban design, historic preservation, mobility, housing, sustainability, health, and economic developments.



A Closer Look at Mobility

The project demonstrates our ability to translate complex mobility systems into clear and visually compelling design guidance that can be implemented in real world conditions. **It establishes a comprehensive citywide bicycle network that connects neighborhoods to key destinations such as schools campuses and downtown creating a cohesive framework that improves access safety and connectivity across the community.** The plan identifies priority corridors and strategic hubs to guide phased investment so that early actions build momentum while still aligning with long term goals. It also defines a full range of bikeway typologies from shared streets and conventional bike lanes to buffered protected and raised cycle tracks supported by intuitive diagrams that clearly communicate dimensions functionality and user experience. This approach helps bridge the gap between policy and implementation making it easier for both technical and non technical audiences to understand how streets can evolve to support multiple modes of travel while maintaining their everyday function. Overall the work reflects a thoughtful integration of planning engineering and design with a strong focus on clarity usability and delivering projects that can move forward with confidence.





Plan El Paso Comprehensive Plan

Client: City of El Paso, TX

Location: El Paso, TX

Project Director: Jason King (Able City) &
Dover Kohl & Partners

Status: Completed

Led by Jason King from Able City in collaboration with Dover Kohl & Partners, the El Paso Comprehensive Plan redefined the city's future by strategically linking land use decisions with the well-being and quality of life for soldiers, officers, and military-affiliated personnel connected to Fort Bliss and other area installations. As 1 in 5 residents in El Paso is tied to the military, this Department of Defense-supported initiative placed the needs of service members and their families at the heart of its approach, ensuring that new development patterns, housing options, transit solutions, and public spaces supported a cohesive, military-integrated community. The planning team engaged more than 800 participants during three bilingual, two-week charrettes and fostered robust online discussions involving over 20,000 residents—many with active military ties—reflecting a strong,

inclusive consensus on how to guide the city's future. The final plan recognized the critical role that Fort Bliss plays in the regional economy and culture, resulting in a Future Land Use Map and comprehensive set of policies that prioritize military-friendly neighborhoods, improved transportation corridors serving military personnel, and public amenities enhancing the daily life of soldiers and their families. Adopted unanimously by the El Paso City Council in 2012, Plan El Paso received national acclaim, including a 2011 EPA National Award for Smart Growth Excellence, highlighting its success in combining historic preservation, environmental stewardship, and innovative urban design with strategic military integration—ensuring that El Paso's growth supports both its civilian and service-member communities.

Contact: Carlos Gallinar, Fmr. Planning Director

Email: cgallinar@gallinar-planning.com

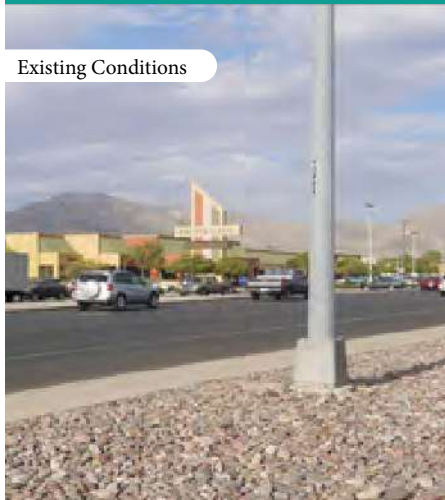
Phone: 915-346-6586

Contract Value: \$225,000

Completion Date: 2012

Key Staff: Pamela King, Jason King, Mario Pena

Recommendations for the Mesa Street, Near Utep. El Paso Comprehensive Plan



Existing Conditions



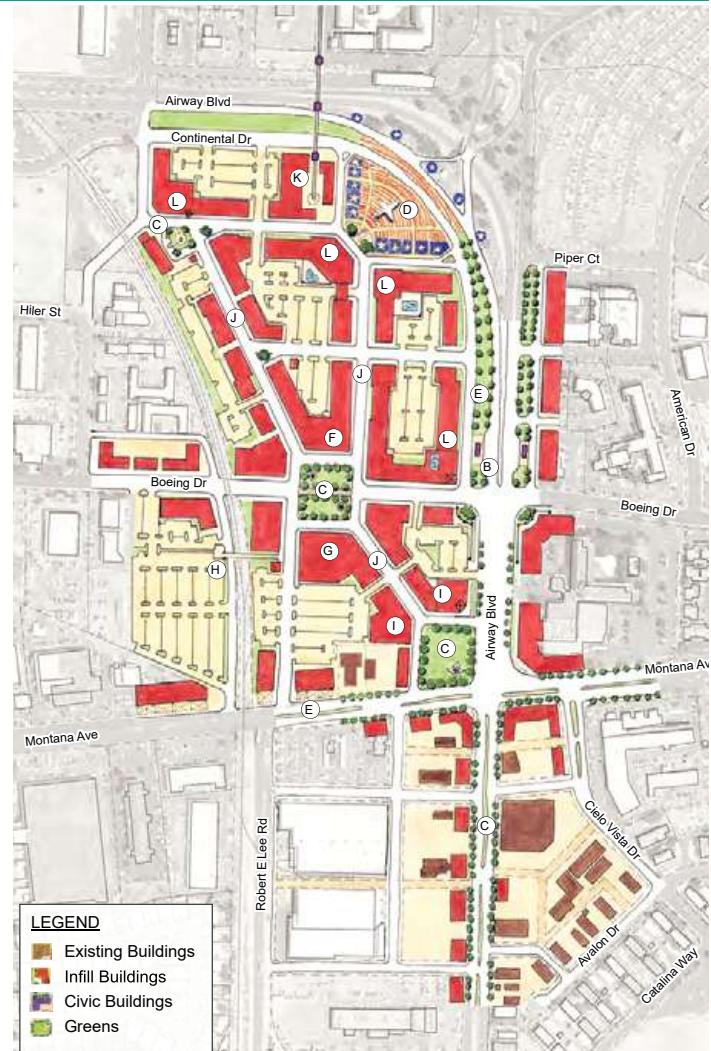
Multiway Boulevard



Infill Development

Airport Area Land Use Recommendations For El Paso Comprehensive Plan

1. Airport Terminal
2. RTS Stops
3. New public squares form important gathering spaces and act as catalysts for new mixed-use development.
4. A new memorial forms the backdrop to the airport and the entrance to the development.
5. Adjacent roads are traffic-calmed and made more pedestrian friendly.
6. New development capitalizes on the proximity to the airport and the access to the City's RTS system, creating a vibrant, mixed-use walkable district.
7. Entertainment venues, such as a movie theatre located adjacent to the central square, will bring visitors and residents to the district.
8. A pedestrian bridge over the railroad tracks connects overflow parking to the district.
9. A street-oriented corner store on a new green at the intersection of Montana
10. Avenue and Airway Boulevard frames the view leading toward the center of this new district.
11. Traffic calmed streets with street-oriented buildings provide shade that make it possible to walk in El Paso.
12. Pedestrian bridge connecting to the airport ends in a plaza.
13. Hotels are reconfigured into street-oriented buildings.





Client: City of Roswell
Location: Roswell, NM

Project Director: Samuel Hass (Able City)
Status : Adoption Phase

The City of Roswell is undertaking a Comprehensive Master Plan update to guide its growth with a focus on resilience, connectivity, and quality of life. **This initiative will address land use, housing, transportation, infrastructure, and climate adaptation in a cohesive, actionable framework that reflects the community's values and aspirations.** The planning process was led by Carlos Gallinar and Jason King, who served as project managers and personally led a series of successful public design charrettes. These highly visual, hands-on workshops gave residents the opportunity to shape future growth strategies, reimagine key corridors, and identify priorities for reinvestment and policy reform.

The plan will integrate tools such as form-based codes, green infrastructure, and strategic infill to ensure Roswell grows intentionally and sustainably. Central to this effort is a deep respect for Roswell's unique identity—its historic architecture, cultural landmarks, and small-town charm. The planning process will focus on enhancing what residents already love about their city, from downtown's distinctive character to the community's strong sense of place. By aligning design strategies with local values, the plan will support revitalization without erasure—ensuring Roswell's next chapter feels both familiar and forward-looking.



Roswell's Comprehensive Master Plan Update



Collaborative Design Charrette Process

The planning process was anchored by a multi-day design charrette that brought together residents, stakeholders, and local leaders in a highly collaborative setting. **Through interactive workshops, visual exercises, and real-time design sessions, participants helped shape key ideas around growth, land use, and community priorities.** This hands-on approach built consensus, captured local knowledge, and translated community input directly into the plan's strategies and recommendations.





Plan NoBe

Client: City of Miami Beach, FL

Location: Miami, FL

Project Director: Jason King (Able City) & Dover Kohl & Partners

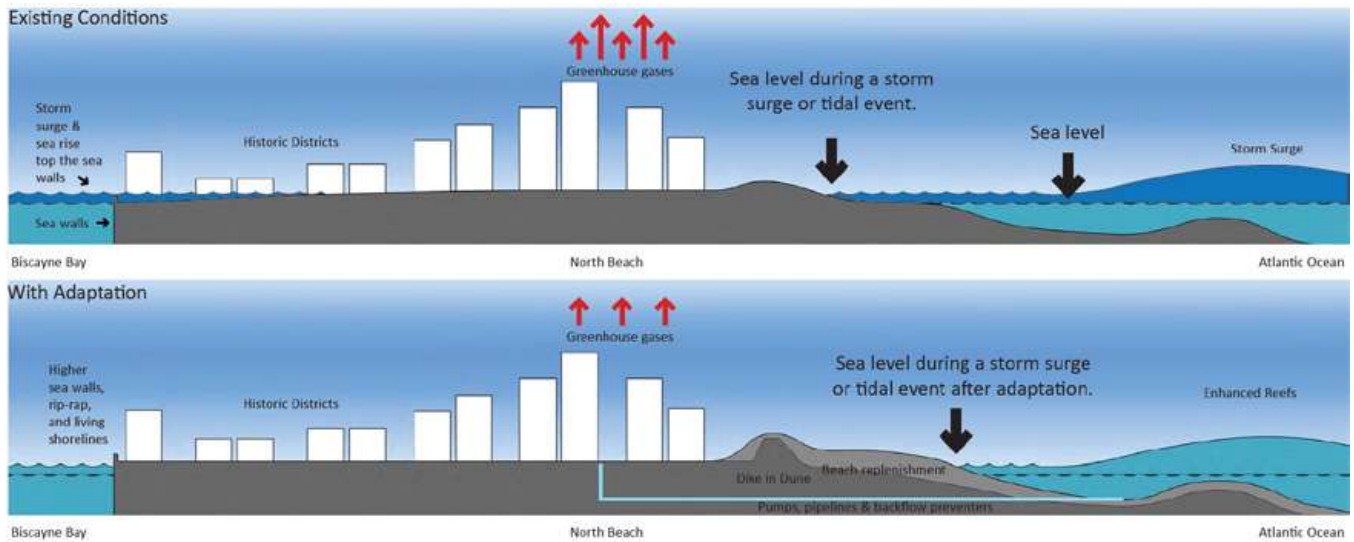
Status: Completed

Jason King, now co-owner of Able City, served as the project director and primary author of the master plan while leading the Dover Kohl & Partners team. Under his guidance, a Master Plan was developed for the North Beach District of Miami Beach, introducing an economic and revitalization strategy known as Plan NoBe. This plan provides a framework for public policy in North Beach concerning physical development, setting priorities for public-sector action and guiding private-sector decisions. It includes illustrative plans, diagrams, maps, and pictures to clarify concepts for city officials, residents, developers, community groups, and other stakeholders. **The creation of Plan NoBe was heavily influenced by direct community input.** The process began in November 2015 with a public kickoff session and a trolley tour of key sites, followed by an intensive charrette that encouraged community brainstorming and public design sessions. **In February 2016, a week-long Open Design Studio was held at**

the Byron Carlyle Theater, attracting over 1,000 residents and stakeholders. The plan was successfully adopted by the City Council in October 2016. Following its adoption, a voter referendum was passed to increase the Floor Area Ratio (FAR) for the Town Center, and new development guidelines are currently being implemented. **Additionally, four new historic districts were designated, significantly increasing the protection of historic structures in Miami Beach.**

HAZARDS MITIGATION

Miami Beach has faced increased flooding from King Tide and full moon events, leading to initiatives like raising streets and installing new pumps and backflow preventers to protect properties. Despite the high cost of these measures, the potential losses in property value and safety risks from inaction are considered greater. Without adaptation, the lower western bayside of the island would be the first affected by sea level rise, with the eastern oceanfront facing heightened risks from

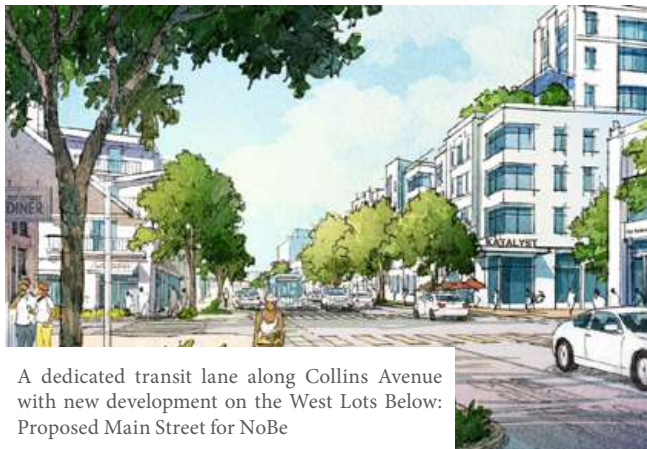


storm surges and beach erosion. Conversely, with strategic adaptation measures like constructing higher sea walls around bayside properties, enhancing on-site energy generation, promoting alternative transportation, and implementing beach replenishment and dike-in-dune reinforcements, the city could significantly mitigate these risks and protect its infrastructure and residents from future climatic events.



THE TOWN CENTER VISION

A vibrant town center requires a diverse transportation network with efficient buses, bike paths, walkable streets, and car access. Revitalizing and building efficient mixed-use structures can transform 71st Street into a bustling area for dining and shopping, turning the Town Center into a destination rather than just a thoroughfare. The Illustrative Plan for the Town Center outlines developments like improved street sections, new shade trees, parking facilities, pedestrian crosswalks, enhanced parks, and new infill buildings to foster a dynamic and accessible urban hub.



A dedicated transit lane along Collins Avenue with new development on the West Lots Below: Proposed Main Street for NoBe



Normandy Fountain reconfigured around a pedestrian-oriented district with a combination of preservation and enhancement.



Proposed: Long-term prospects along Remington Avenue and the US 19 involve improvements to sidewalks, street tree canopies and pedestrian plazas to create a better sense of place.



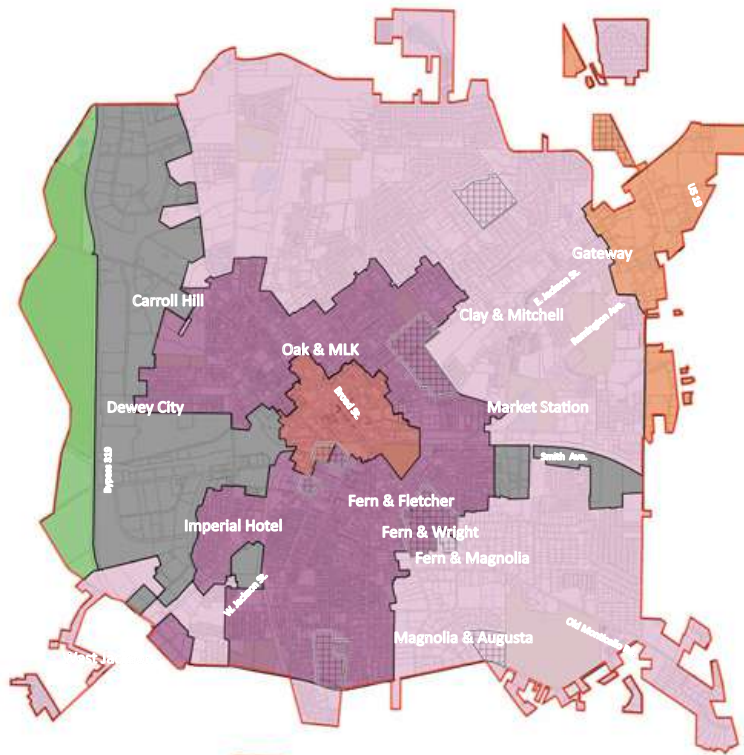
Thomasville Blueprint 2028

Client: City of Thomasville, GA
Location: Thomasville, GA

Project Director: Jason King (Able City) &
Dover Kohl & Partners
Status : Completed

Led by Jason King from Able City in collaboration with Dover Kohl & Partners, the Thomasville Blueprint 2028 is a strategic initiative aimed at enhancing the economic, cultural, and social fabric of Thomasville, Georgia. Commissioned in March 2017, this comprehensive plan was forged through an inclusive and participatory public process that merged a grand vision with actionable strategies, designed to meet the city’s multifaceted goals. **A pivotal element of this strategy was the introduction of a Form-Based Downtown Code, which updated Thomasville’s land development regulations to make the envisioned changes both practical and achievable.** This approach not only kept the city’s aspirations realistic but also ensured they were anchored in steps that led to tangible, positive changes, maintaining momentum toward the full realization of the plan. The development process featured a series of Traveling Workshops in

May 2017, culminating in a focused Charrette week in September 2017, where Jason and his team worked closely with community members and local leaders to formulate the city’s future goals and vision. The insights gained from these collaborative sessions were encapsulated into three detailed volumes: Building Place, Building Community, and Making It Happen. Together, these documents provide a clear roadmap for the plan’s implementation. Today, Thomasville is actively progressing with key projects under this plan, including the significant redesign of W Jackson Street and the construction of a new downtown hotel. **Under Jason King’s leadership, the Thomasville Blueprint 2028 continues to serve as a dynamic framework for urban development, significantly enhancing community life and guiding the city toward a thriving future.**



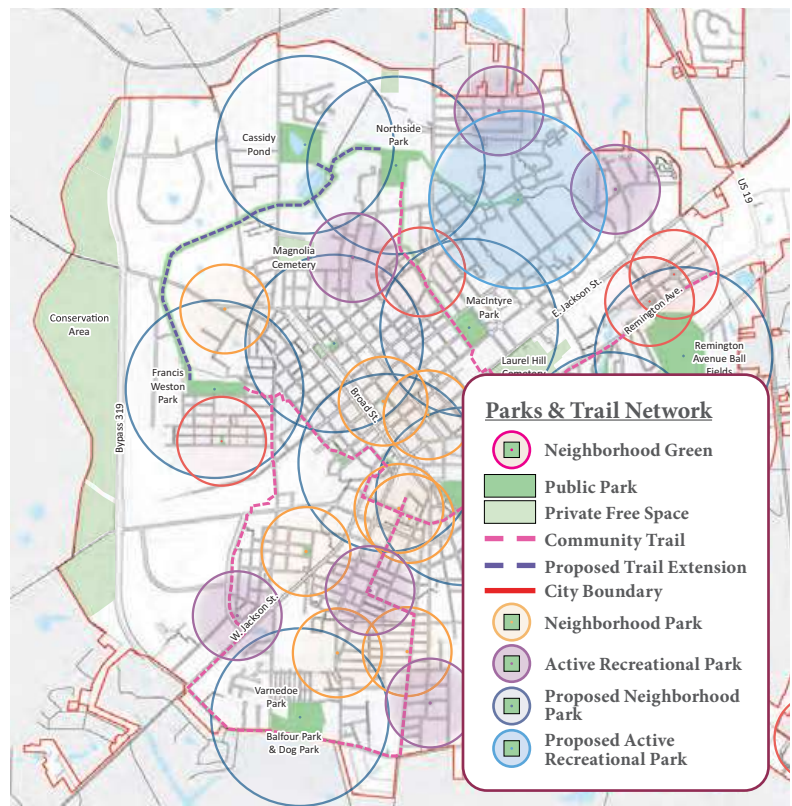
The Future Character Areas Map categorizes the City into six Character Area types, largely based on existing development patterns and logical extensions into the future. The purpose of the Future Character Areas Map is to guide future development to help ensure that it is compatible with existing development and to achieve the City's vision. Character Areas are vital to guide street design that is compatible with the City's vision.

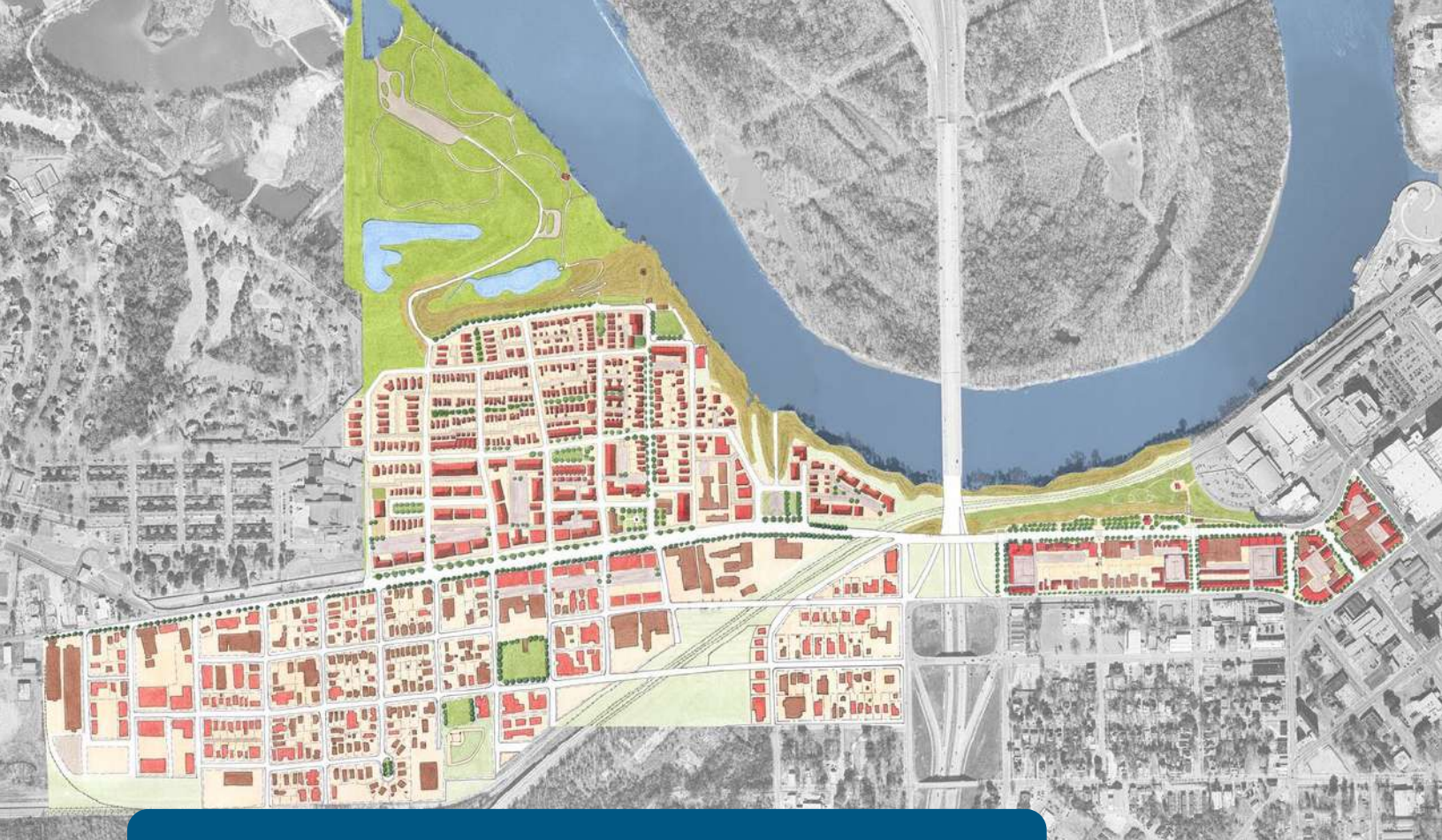
Future Character Areas

- Downtown
- Traditional Neighborhood
- Suburban Neighborhood
- Highway
- Industrial
- Natural
- Overlays**
- Campus

Potential Future Park and Trail Network

This map shows potential new locations for active regional parks, neighborhood parks, and the completed Thomasville Community Trail Network. Potential new park locations were determined by identifying vacant lots that are close to the planned trail, and in locations that lacked a park. Two new proposed active recreational parks bring more active recreation to Thomasville if desired.





Maxwell Boulevard Neighborhood Plan

Client: City of Montgomery, AL
Location: Montgomery, AL

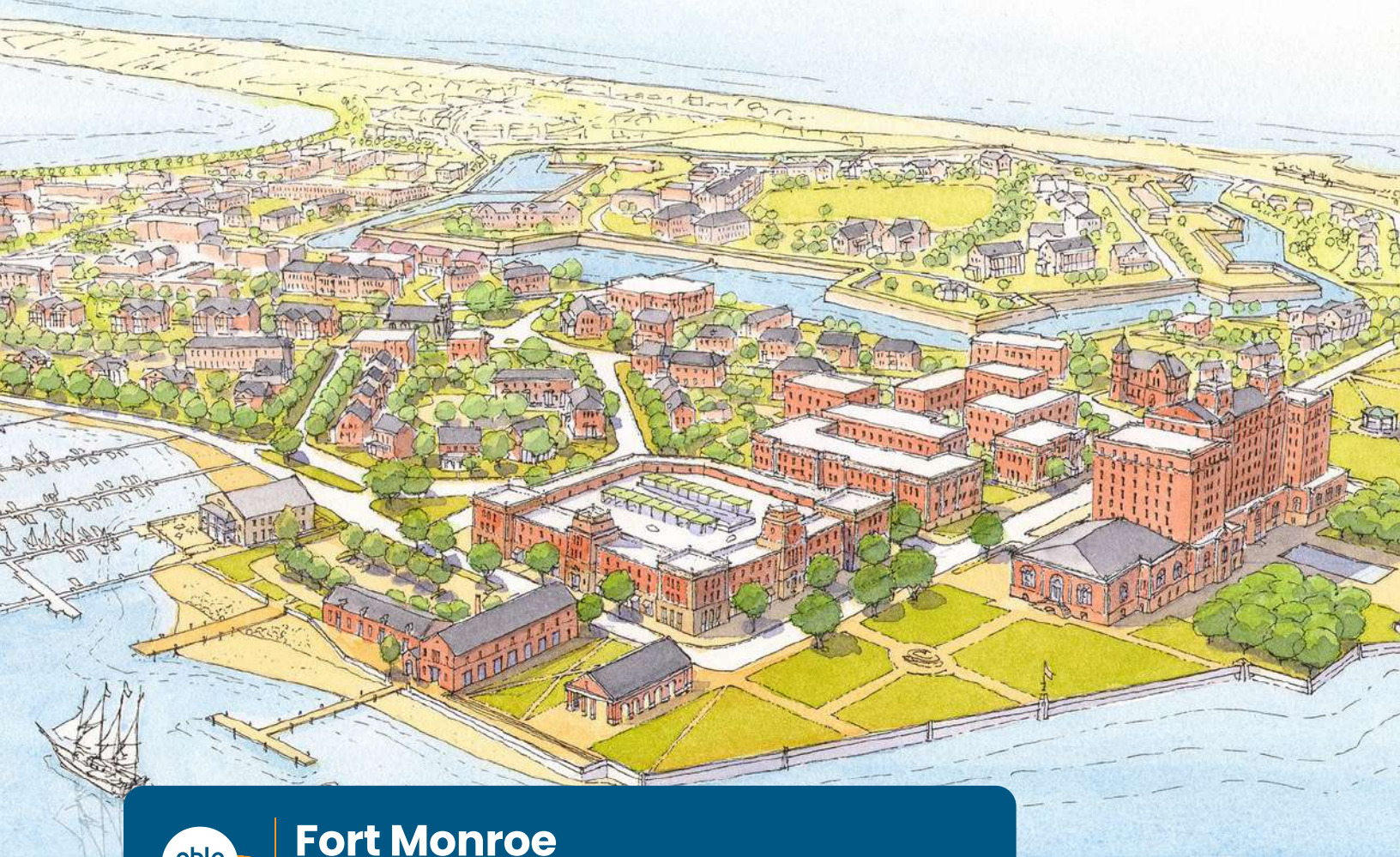
Project Director: Jason King (Able City) & Dover Kohl & Partners

Led by Jason King from Able City in collaboration with Dover Kohl & Partners, the Maxwell Boulevard Neighborhood Plan in Montgomery, Alabama, responds directly to the land use challenges posed by the proximity of Maxwell Air Force Base, its relationship to Downtown Montgomery, and the valuable but underutilized waterfront along the Alabama River. By acquiring land between the boulevard and river—formerly the troubled Riverside Heights public housing project—the City set the stage for a complete and connected new neighborhood designed to bolster commercial vitality, offer affordable housing, and support Maxwell Air Force Base’s lodging and recreational needs. A week-long charrette engaged over 100 participants, including City officials, business associations, transportation officials, the Army Corps of Engineers, and representatives from Maxwell Air Force Base, ensuring that the final plan addressed diverse stakeholder interests. The plan’s core principles focus on

restoring neighborhood vitality through strategic land use: introducing a grocery store and improved dining and shopping options, rebuilding homes, upgrading facades, and capitalizing on natural amenities with enhanced river access, boat ramps, a marina, and multi-modal trails. It encourages a dynamic mix of uses—businesses, hotels, shops, offices, and cultural destinations—leveraging historic assets like the Powder Magazine, the Chappelle House, and scenic river views. **With the City’s approval of the plan and SmartCode transect zoning, this approach to urban placemaking fosters a self-sufficient, economically resilient environment that reinforces the city’s historic development patterns and better serves the Maxwell Air Force Base community, ultimately creating a vibrant, walkable, and enduring urban district along Maxwell Boulevard.**

Maxwell Boulevard Neighborhood Plan





Fort Monroe Reuse Plan

Client: Hampton, VA
Location: Hampton, VA

Project Director: Jason King (Able City) & Dover Kohl & Partners

Led by Jason King from Able City in collaboration with Dover Kohl & Partners, the Fort Monroe Reuse Plan in Hampton, Virginia re-envisioned a 570-acre National Historic Landmark District—once a major U.S. Army installation—into a sustainably planned community framework that honors its military and American history while integrating future-oriented land use principles. Following the 2005 Base Realignment and Closure Commission’s recommendation to close Fort Monroe as a military facility in 2011, the planning team engaged over 600 stakeholders during a seven-day charrette to establish a public-driven vision that protects the Fort’s historic character, ensures economic viability, allows for new development within strict limits, and expands public access to open spaces, marinas, and beaches. Three scenario-based alternatives explored

varying intensities of building types and neighborhood forms, each preserving historic structures and landscapes while strategically introducing new uses that reconnect Fort Monroe to the broader community and waterfront amenities. Refined through subsequent public meetings and feedback, the adopted Reuse Plan provides a solid framework for preservation, tourism, environmental stewardship, infrastructure improvements, and flood control measures. By embracing traditional town planning principles and carefully integrating new development with existing historic assets, this effort delivers a comprehensive blueprint for Fort Monroe’s post-military evolution into a regionally significant place that both respects its storied past and supports long-term vitality.



Fort Monroe Reuse Plan





Plan Seven50

Client: Southeast Florida Regional Partnership
(7 Counties)

Project Director: Jason King (Able City) &
Dover Kohl & Partners

The Seven50 plan, led by Jason King from Able City in collaboration with Dover Kohl & Partners, represents a visionary blueprint for fostering a more prosperous and resilient Southeast Florida over the next half-century. This strategic initiative prioritizes social inclusion, economic vitality, and environmental stewardship, as it addresses the challenges and opportunities of a rapidly evolving global mega-region. Under Jason King's leadership, a diverse team of regional and national experts collaborated with the South Florida and Treasure Coast Regional Planning Councils to craft this comprehensive approach. The planning process was distinguished by its highly interactive nature, featuring online forums, live events, and extensive public engagement that successfully reached over a million residents. Innovative methods such as interactive mapping, online scenario modeling, and various live polling techniques were employed to solicit and incorporate public input effectively. An executive committee, comprising regional leaders from sectors including education, art, government, and environmental agencies, provided multidisciplinary guidance throughout the project. Citizen workgroups played a crucial role in addressing key areas such as economic growth, arts and culture enhancement, environmental conservation, climate and energy

resilience, and the promotion of inclusive regional leadership. The plan meticulously outlines existing conditions, projects future scenarios, and offers targeted recommendations for municipalities, individuals, and the private sector to collectively improve the region's quality of life. **Additionally, the Seven50 strategy emphasizes adaptation to climate change and flooding, particularly focusing on preparing coastal cities and barrier islands for impending climate impacts through innovative resilience strategies. This includes infrastructure investments in vulnerable, high-value areas, ensuring long-term sustainability and resilience in partnership with local planning councils.** As a direct outcome of the Seven50 plan, numerous independent coalitions have emerged to implement the proposed strategies, undertaking initiatives that range from transit-oriented development to coastal protection. These collaborative efforts are set to evolve and significantly impact the region over the next 50 years and beyond, steering Southeast Florida towards a more sustainable and prosperous future.

PLANNING FOR RESILIENCE

South Florida's many coastal cities and barrier islands are already beginning to see the impacts of climate change. Seven50 modeled the potential severity in Southeast

Florida, and describes strategies for adaptation, retrofit, and retreat. The plan makes a commitment to low-lying, high-investment places that will see future investments in resilience infrastructure.



1. Existing Conditions



2. Rise of 4 feet, no adaptation



3. Rise of 8 feet, no adaptation



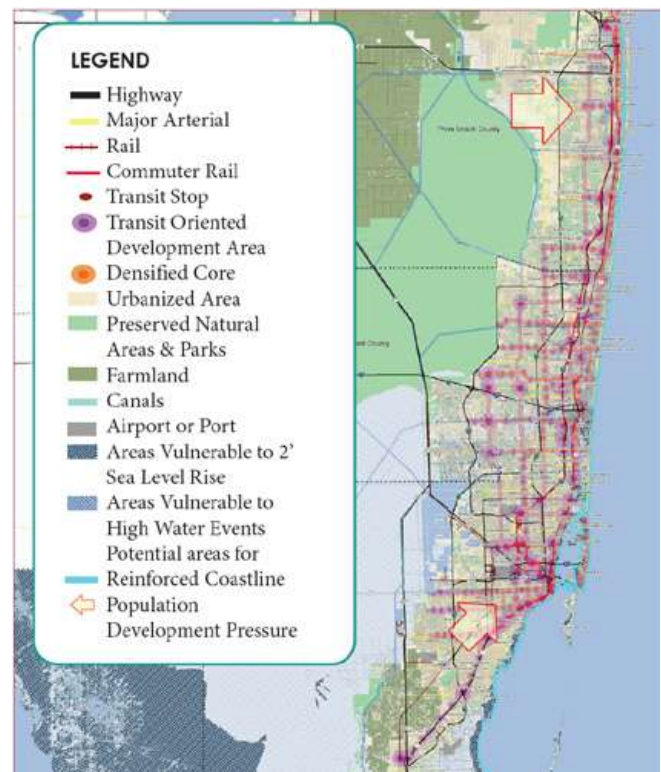
4. Rise of 8 feet, significant adaptation

COMMUNITY ENGAGEMENT

At the Third Summit held at the Palm Beach County Convention Center, which attracted over 400 participants, Jason King from Able City was a prominent figure. He presented three future scenarios to enhance the region, developed from a computer model by a multidisciplinary consultant team and based on public input from earlier events. These scenarios aimed to “bend the trend” and improve the future of Southeast Florida in areas such as energy, agriculture, and high-tech industries. The event underscored the non-partisan nature of the plan and emphasized public involvement, particularly through an online voting process for the proposed scenarios.

REGION IN MOTION SCENARIO

A high percentage of new residents are accommodated in walkable, TODs along existing rail lines that extend from Key West to Sebastian Inlet. Street design for the region gets a “software upgrade” for multi-modalism including connecting most neighborhoods to rail transit by streetcar or bus. Western centers for urban development are identified and the region attracts young, highly paid, information economy workers. Climate change adaptation and a reduction in greenhouse gases is a high priority.





McAllen Vision Zero Action Plan



Client: Laredo & Webb County Area Metropolitan Planning Organization (LW-CAMPO)

Location: Laredo, TX

Key Staff: Frank Rotnofsky

Status: Completed

The Laredo & Webb County Active Transportation Plan was developed for the Laredo & Webb County Area Metropolitan Planning Organization (LW-CAMPO) as a long range mobility and connectivity strategy focused on improving bicycle, pedestrian, transit, and multimodal transportation systems throughout the region. **Able City supported this initiative as part of the broader mobility and planning efforts shaping the future of Laredo and Webb County, while also leading the award winning Viva Laredo**

Comprehensive Plan, which this effort later helped support and expand upon as an appendix to the Comprehensive Plan. The Active Transportation Plan established a vision for creating safer, more accessible, and more connected transportation options for residents of all ages and abilities while supporting economic development, public health, equity, and quality of life. The effort included public engagement, network analysis, multimodal corridor planning, future bicycle and pedestrian network recommendations, Complete Streets strategies, implementation recommendations, and phased project prioritization focused on improving connectivity between neighborhoods, destinations, parks, schools, transit, and employment centers throughout the region.



Laredo & Webb County Active Transportation Plan

Client: City of McAllen

Location: McAllen, Texas

Project Director: Frank Rotnofsky

Status : Completed

Able City led the development of the McAllen Vision Zero Action Plan, a citywide transportation safety initiative focused on eliminating traffic fatalities and serious injuries while creating safer, healthier, and more equitable mobility options for all users. Developed in collaboration with City staff, local stakeholders, advocacy groups, and residents, the plan established a comprehensive and data driven framework for improving transportation safety across McAllen through engineering, policy, education, enforcement, and community engagement strategies. The effort included extensive public outreach, crash and systemic safety analysis, identification of High Injury Networks, multimodal safety assessments, corridor and intersection prioritization, policy review, and implementation strategies focused on improving safety for pedestrians, bicyclists, transit users, motorists, and other vulnerable road users. The plan also established long term goals, performance metrics, and implementation actions to help guide the City toward achieving zero traffic fatalities and serious injuries by 2040 while supporting a safer and more connected multimodal transportation network throughout McAllen.



Client: Webb County-City of Laredo Regional Mobility Authority (WCCL RMA)

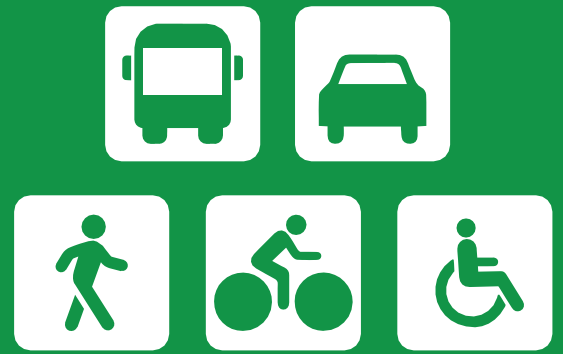
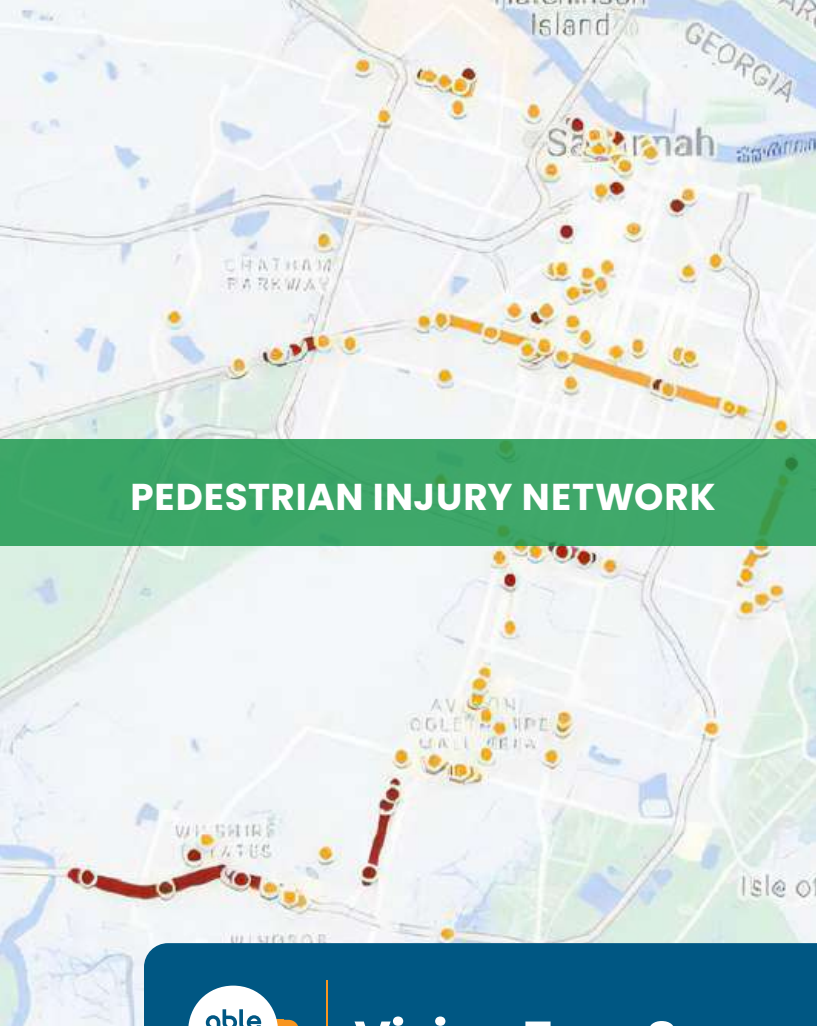
Location: Laredo & Webb County, Texas

Key Staff: Frank Rotnofsky, Sabrina Lopez

Status : Completed

Able City served as part of the multidisciplinary consultant team for the Vision Zero Webb Laredo Comprehensive Safety Action Plan, a regional initiative led by LJA Engineering and the Webb County-City of Laredo Regional Mobility Authority focused on eliminating traffic fatalities and serious injuries by 2040. Developed in coordination with the City of Laredo, LWCAMPO, TxDOT, local school districts, and community stakeholders, the plan established a data driven and equity focused framework for improving roadway safety across the region through engineering, policy, education, and multimodal

infrastructure strategies. Able City supported the effort through urban planning, community engagement, public outreach, and stakeholder coordination activities that helped inform the plan's safety and mobility recommendations. The project included crash and equity analysis, High Injury Network mapping, systemic safety recommendations, multimodal corridor studies, and the development of short and long term capital improvement strategies focused on safer streets, intersections, lighting, bicycle and pedestrian infrastructure, and vulnerable roadway users. The final plan established a comprehensive roadmap for implementing Vision Zero principles throughout the region while advancing equitable mobility, safer multimodal transportation systems, and long term infrastructure investment priorities for Laredo and Webb County.



**WE CAN'T GET TO ZERO
ALONE — TOGETHER WE
CAN SAVE LIVES AND
PREVENT INJURIES
ON OUR STREETS.**



Vision Zero Savannah Action Plan

Client: City of Savannah
Location: Savannah, Georgia
Project Director: Jason King
Status : Completed

Led by Jason King from Able City in collaboration with Dover, Kohl & Partners and Hall Planning & Engineering as part of the multidisciplinary consultant team, the Vision Zero Savannah Action Plan established a comprehensive and equity focused framework for eliminating traffic fatalities and serious injuries while creating safer and more connected mobility options throughout the City of Savannah. **The plan combined crash and safety analysis, High Injury Network mapping, multimodal transportation strategies, public engagement, and implementation focused recommendations to support safer streets for pedestrians, bicyclists, transit users, motorists, and other vulnerable roadway users.** The effort addressed roadway design, speed management, intersection safety, bicycle and pedestrian connectivity, Complete Streets strategies, traffic calming, equitable investment priorities, and long term implementation actions focused on improving safety outcomes across Savannah's transportation network. The plan also incorporated an extensive equity assessment process to help prioritize investments in historically underserved communities and establish a data driven roadmap for safer, healthier, and more accessible mobility throughout the city.



Best Products Stadium and Mixed Use District

Client: The Henrico Economic Development Authority (EDA) and Henrico Sports and Entertainment Authority (HSEA)

Location: Henrico, VA

Project Director: Jason King

Status : On Going

The Henrico Economic Development Authority and Henrico Sports and Entertainment Authority engaged Able City to develop a master plan for 204 acres at 1400 Best Plaza Drive, anchored by a new arena and mixed use development. The effort included market feasibility and fiscal impact analysis to evaluate the arena's viability. Plan development was informed by a multi day charrette process, along with targeted meetings with potential master developers, arena operators, and development teams. **Able City explored multiple physical and financial scenarios in close coordination with the EDA and HSEA, shaping a vision for a mixed use district that functions as a true neighborhood rather than a single use destination.** The plan emphasized a fine grained street network, active ground floors, and buildings that frame walkable streets and public spaces.

The arena is integrated into the urban fabric, fronting onto streets and plazas to support activity before and after events. A balanced mix of residential, office, hotel, and civic uses supports daily life, while right sized retail and local businesses create an active and authentic environment. Transit access, including proximity to BRT, is paired with shared, structured parking to support access without overwhelming the pedestrian experience.

The plan also prioritizes year round activity and long term resilience through well designed public spaces and ongoing programming. Plazas and gathering spaces are designed to host events, markets, and seasonal activities, ensuring the district remains active beyond event days. This approach is reinforced through partnerships and coordinated programming to maintain vibrancy and economic performance. In addition, the plan extends into the Brook Road corridor, creating an expanded entertainment district that enhances the visitor experience while providing residents with dining, retail, and everyday amenities consistent with a thriving employment and economic center.

REFERENCES

Jes Prince, MPA, AICP
Community Services Manager

County of Beaumont, TX

Project Director: Jason King

Phone: (409) 980-7270

Email: jes.prince@beaumonttexas.gov

Brian D. Herrmann; CNU-A, LEED-AP
Director of Planning

City of Cambridge, MD

Project Director: Jason King

Phone: (843) 263-8117

Email: bherrmann@chooscambridge.com

R.J. Emerson, Jr. AICP
Director of Planning

County of Henrico, VA

Project Director: Jason King

Phone: (804) 501-4605

Email: Joe.Emerson@Henrico.US

Janet N. Dufrene
Town Clerk & Clerk of Court

Town Of Abita Springs, LA

Project Director: Jason King

Phone: (985) 892-0711 x3953

Email: jdufrene@abitaspringsla.gov

Christopher P. Spencer
Commissioner
Department of Inspectional Services
Worcester, MA

Project Director: Jason King

Phone: (508) 799-1198

Email: inspections@worcesterma.gov

Orlando Navarro
Planning & MPO Director
City of Laredo, TX

Project Director: Mario Peña

Phone: (956) 794-1601

Email: planner@ci.laredo.tx.us

FIRM PROFILE

Founded in 2002, Quantum Engineering Consultants, Inc. (QEC) is a Historically Underutilized Business (HUB # 1710892697700) and Certified Disadvantaged Business Enterprise (DBE # 17090) firm (Texas Board of Professional Engineers and Land Surveyors Registration Number F-5146) incorporated in the State of Texas offering services to both public and private sector clients. Headquartered in El Paso, Texas, the firm has eight employees—including Professional Engineers licensed in both Texas and New Mexico, Engineers-in-Training, Construction Managers, and CNU-A professionals—with over 100 years of combined experience. As a full-service professional engineering and sustainability consulting firm, QEC develops multidisciplinary approaches based on total project understanding to provide first-class service under-budget and on-time.

FIRM SERVICES

Quantum Engineering Consultants' multidisciplinary civil engineering practice encompasses the full scope of planning, design, and implementation services. By eliminating redundant tracking narratives, the team's core technical capabilities are organized into the following targeted competencies required for municipal infrastructure and land development projects:

CIVIL ENGINEERING

Quantum Consultants provides a broad spectrum of professional civil engineering services, including transportation, drainage, park improvements, low impact design, water and wastewater, educational and institutional facilities design, and residential, commercial, and industrial development. We go beyond the problem-solving roles of traditional engineering firms and provide custom solutions based on total project understanding. Quantum Consultants is committed to providing first-class service to our clients, under-budget and on-time, every time.

URBAN PLANNING

Quantum Consultants has extensive experience in urban planning, including land use, transportation planning, comprehensive planning, capital project planning, and strategic project implementation. Our team can guide you through the entire development process, including initial feasibility study and data collection, site assessment

and analysis, master planning, urban design, and project implementation. We strongly believe in implementation of active transportation and placemaking to improve public health in communities. Quantum Consultants also provides on-call urban planning support for numerous communities in the Region.

SUSTAINABILITY

We think about sustainability a little bit differently at Quantum Consultants, expanding on the importance of environmental sustainability to also encompass economic resiliency and long-term financial sustainability. Whether we are designing small-scale residential green infrastructure or developing a citywide sustainability plan, we believe in the power to develop more great places designed with long-term sustainability in mind. Our team's experience also includes responsible business management, helping your company with sustainability and resiliency implementation.

OUTREACH & ENGAGEMENT

Meaningful, inclusive public outreach is a key component of successful project completion. Comprehensive community engagement includes both in-person outreach efforts and digital outreach, such as website development and enhancement. We strongly believe in building strong and sustainable relationships across our community. Our non-traditional tools ensure broad feedback is captured across all socio-economic backgrounds. Our team has over 20 years of experience in bilingual community outreach and engagement. We believe in the power of analytics and metrics behind social media to better understand how to reach different audiences.

GRANT MANAGEMENT

Quantum has extensive grant management experience, ranging from small-scale garden development grants to \$1 million sustainable building design grants. Services include gathering letters of support, identifying funding opportunities, coordinating stakeholders, grant writing, and comprehensive grant management and oversight. Our team can generate required grant reporting documents and track metrics and progress. We also support nonprofit organizations through the development of creative funding strategies.

PROJECT PERSONNEL

At **able.city**, we have meticulously assembled a top-tier project team for the **Ingleside Comprehensive Plan**. Our organizational chart has been crafted to highlight the seamless integration of expertise and resources. We are utilizing all the resources to provide top-quality service. Each team member has been selected for their specialized skills and proven track record in contributing to successful projects, ensuring we bring the best of Able City to this project.

Jason King's leadership in over 200 planning projects nationwide highlights their ability to guide the City of Ingleside Comprehensive Plan. With a focus on sustainable, inclusive communities, they bring a strategic vision to drive transformative development.



SUB-CONSULTANT:



QUANTUM
CONSULTANTS

Infrastructure and Transportation Engineering



CNU Accredited Member

Jason King
AICP, CNU-A

20+ Years
Experience

PRINCIPAL-IN-CHARGE

BIOGRAPHY

Jason King serves as Principal at Able City, where he leads multidisciplinary teams in the preparation of comprehensive plans, development codes, and implementation strategies for communities across the United States. As project director and prime author on more than 200 planning efforts, his work focuses on guiding long-term growth, aligning land use with infrastructure and economic development priorities, and translating community vision into clear, actionable policies. Jason is nationally recognized for his leadership of intensive public design charrettes, including pioneering one of the first fully virtual charrettes in the United States in 2020. His experience spans diverse contexts, from border communities and fast-growing metropolitan regions to coastal and rural environments, with a consistent emphasis on implementable planning and resilient, economically competitive outcomes. He is the author of *The Climate Planner: Overcoming Pushback Against Local Mitigation and Adaptation Plans* (Routledge, 2021), and his work has been featured in leading planning publications and national media outlets including The New York Times, Planning Magazine, and National Public Radio.

SELECTED WORK

-City of Beaumont, Texas – Comprehensive Master Plan: Leading development of a citywide vision to guide growth, mobility, housing, and economic development through an inclusive, charrette-based planning process.

-City of San Marcos, Texas – Code SMTX: Directed the comprehensive rewrite of the City's development code to align with its adopted Comprehensive Plan, advancing walkable urbanism, updated design standards, and modern land use regulations. The project received the 2015 Congress for the New Urbanism Charter Award of Excellence.

-Village of Ruidoso, New Mexico – Ruidoso Comprehensive Master Planning & Economic Analysis: Guiding preparation of a long-range plan focused on sustainable growth, tourism competitiveness, infrastructure coordination, and economic development.

-City of El Paso, Texas – Comprehensive Plan: Project director and lead author for the City's primary policy framework, integrating land use, capital investment, transit-oriented development, and form-based coding through an intensive public charrette process.

-SEVEN50 Regional Vision – Southeast Florida: Led a multi-firm team to deliver a 50-year regional prosperity plan for seven counties and 121 municipalities, engaging thousands of stakeholders; nationally recognized by NPR and The New York Times.

EDUCATION

Master of Community Planning (MCP) - University of Rhode Island

Bachelor of Arts in English (BA) - South Kingston, Rhode Island

LICENSES & CERTIFICATIONS

-American Institute of Certified Planners Certified Member (AICP)
-Congress for the New Urbanism Accredited Member (CNU-a)

PROFESSIONAL EXPERIENCE

Principal/Partner

2024 - present / Able City

Principal/ VP

2006 to 2024 / Dover, Kohl & Partners

PUBLICATIONS

The Climate Planner (2021)

Jason King

Sustainable Urbanism (2007)

Doug Farr, contr. Jason King

SELECTED LECTURES

Miami Smart City Expo (2021)

"The Climate Planner"

CNU Park Bench (2021)

"Next Steps in Climate Planning"

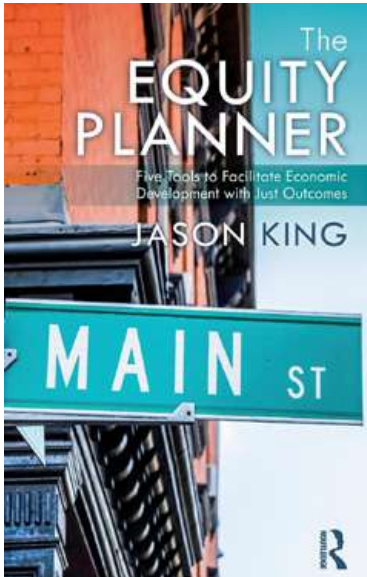
CNU Park Bench (2020)

"Planning for Climate Migration"

Rail Revolution Pre-Conference (2020)

"Miami's Potential and Challenges for the Future"

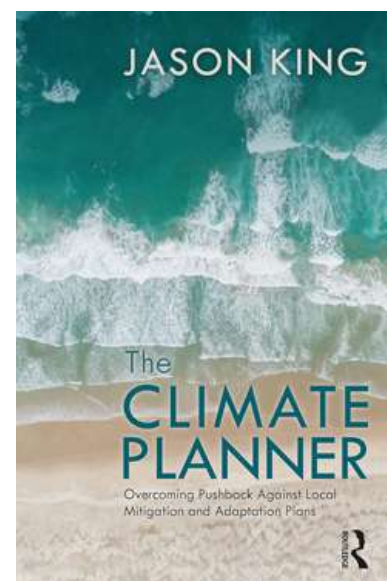
The Equity Planner - Jason King



Jason King authored “**The Equity Planner**,” a pivotal resource that provides a dynamic toolkit for achieving equitable outcomes in urban development. As an expert in urban planning, Jason offers in-depth analyses and practical solutions to the challenges posed by increased public and private investment, particularly the displacement of residents and businesses. **The book delves into critical issues such as identity retention, affordability, and the safeguarding of local assets.** Each chapter is fortified with “Notes from the Field,” where Jason shares insights from his direct involvement in various projects, emphasizing strategies that address and overcome local resistance. These real-world applications are presented as case studies, offering methods that readers can adapt to their initiatives. Targeted at urban planners, architects, policymakers, and activists, “**The Equity Planner**” is an indispensable guide for professionals and students alike, aiming to integrate equity into their planning practices to foster inclusive and sustainable community development.

The Climate Planner - Jason King

Jason King authored “**The Climate Planner**,” a seminal book that addresses the challenges urban planners face regarding climate change mitigation and adaptation at the local level. An expert in the field, Jason demonstrates how to draft climate plans that minimize resistance through effective public involvement, stakeholder engagement, and decision-maker collaboration, all aimed at building trust, forging consensus, and facilitating implementation. While primarily focused on local strategies, the book also provides a thorough grounding in essential global climate concepts, including carbon dioxide levels, the Intergovernmental Panel on Climate Change, the Paris Agreement of 2015, and future forecasts for worldwide energy generation. This knowledge equips planners and citizens to effectively engage in climate conversations locally. Featuring numerous case studies from across the USA, the book illustrates how different communities have overcome pushback and bridged the gap between plans and reality through dedicated public engagement. Targeted at urban planners, local activists, journalists, government officials, and concerned citizens, this book is a crucial resource for anyone committed to combating climate breakdown and influencing the future of our built environment.





Alfonso Camacho

10+ Years
Experience

PROJECT MANAGER

EDUCATION

San Diego State University.
Urban Studies, Public Administration
Bachelor's Degree 2012

San Diego City College
Associates Degree 2009

Southwestern Community College
2003-2007

PROFESSIONAL

EXPERIENCE:

Able City
Planner (2024 – Present)

City of San Antonio
Senior Planner (2022–2024)

City of El Cajon
Associate Planner (2016–2022)

City of Chula Vista
Development Services Technician
II(2012–2016)

BIOGRAPHY

Alfonso brings over a decade of public sector planning experience from his work in two Californian cities and the City of San Antonio. Originally from San Diego, California, he earned his bachelor's degree in Urban Studies before relocating to San Antonio a few years ago, where he currently resides. Throughout his career, Alfonso has contributed to a wide array of projects, including design review, zoning inquiries, public hearing presentations, public outreach, entitlement reviews, large area rezonings, and municipal code updates. His extensive experience across multiple municipalities in two different states has equipped him with a nuanced understanding of the diverse challenges and opportunities communities face, shaped by their unique histories, cultures, and services. A key strength Alfonso offers is his ability to communicate effectively with residents, owners, and stakeholders, employing a collaborative approach that supports the overarching goal of fostering stronger, more vibrant communities.

SELECTED WORK

- City of Beaumont Comprehensive Master Plan, TX
- Village of Ruidoso Comprehensive Master Plan, NM
- City of Roswell Comprehensive Master Plan, NM
- City of Clint Comprehensive Plan & Code Rewrite, TX
- City of San Antonio Harvard Place Eastlawn Large Area Rezoning, San Antonio, TX
- City of San Antonio Westwood Square Large Area Rezoning, San Antonio, TX
- City of San Antonio Harding Ware Large Area Rezoning, San Antonio, TX
- City of El Cajon municipal code amendments, El Cajon, CA
- City of El Cajon Accessory Dwelling Unit (ADU) municipal code amendment and design standards, El Cajon, CA
- City of El Cajon General Plan amendment (Housing and Security Elements), El Cajon, CA



CNU Accredited Member

Mario A. Peña
AIA, AICP, CNU-A

24+ Years
Experience
Bilingual

ARCHITECTURE | PLANNING | LAND USE

EDUCATION

University of Colorado at Boulder
Bachelor in Architecture

Harvard University
Early College Credits

Instituto Tecnológico de Estudios Superiores Monterrey, Mexico
Architecture Study Abroad

LICENSES &

CERTIFICATIONS

- **Registered Architect (TX):**
License No. 20580
- **American Institute of Certified Planners:** Certified Member (AICP) - 31169
- **The Congress for New Urbanism**
CNU: Accredited Member

PROFESSIONAL

EXPERIENCE

Able City
Principal/Owner, 2017 - present

Hickey Peña Architects
Principal/Owner, 2008 - 2017

Turner, Hickey & Associates
Associate Partner, 2001 - 2008

LEADERSHIP & SERVICE

AIA Laredo: Former President (2012; 2017)

BIOGRAPHY

Mario brings 25 years of thoughtful Urban Planning and culturally sensitive Architecture to create environments that cater to diverse populations and foster social cohesion. Mario understands the need to create urbanism that has an appropriate density that is connected and that contributes to the quality of our places. His perspective through practicing both urban planning and architecture gives him a unique vantage point and understanding of the interconnected spatial, programmatic, urban, and economic factors that must create synergy for the outcome to benefit residents, businesses, and the public sector alike. Passionate about urbanism and smart growth, Mario focuses on long-term place-making and advocating for people-centric design codes and policies. He integrates vision with community input and smart economics while meeting zoning regulations and client goals to render intentional and equitable outcomes based on utilizing best practices in both professional fields. In 2023, Mario was awarded the AIA San Antonio Trailblazer Award, which recognizes professionals who, at mid-career, have made significant contributions to the profession of Architecture.

SELECTED WORK

- Community Engagement San Antonio Sports & Entertainment District, San Antonio, TX
- Opportunity Home SA, Alazan Courts Redevelopment, San Antonio, TX
- San Antonio UDC Assessment and Review, San Antonio, TX
- VIA Transit Unified Code Development Assessment and Review, San Antonio, TX
- Viva Laredo Comprehensive Plan, Laredo, TX
- Eagle Pass Downtown Master Plan, Eagle Pass, TX
- Paseo Casa Blanca Master Plan, Laredo, TX
- The Coves of Winfield Town Center Urban Plan and Pedestrian Network, Laredo, TX
- Envision Del Rio Comprehensive Plan, Del Rio, TX
- El Milagro Town Plan, Architectural Standards, and Management District, Mission, TX
- District VII Priority Funds Charrette, Laredo, TX
- R.E.A.L. Transit Multi-modal Facility, Alice, TX
- Horizon City Transit Oriented Development Guidelines, Horizon City, TX
- Laredo New Unified Development Code, Laredo, TX
- Laredo Building and Land Development Code, Laredo, TX



CNU Accredited
Member

Pamela King

CNU-A

25+ Years
Experience

SENIOR PLANNER

BIOGRAPHY

Pamela King is Principal and Co-Founder of Able City, with over 24 years of experience in architecture, urban planning, and community visioning. A leader in collaborative design, she specializes in translating community input into compelling, walkable, and sustainable plans. Pamela has led multidisciplinary teams on a wide range of projects—including downtown revitalizations, corridor plans, form-based codes, and comprehensive planning initiatives—successfully bridging public and private sector interests to advance shared goals. Her expertise lies in guiding communities through the full planning process, from visioning and stakeholder engagement to securing funding through grants and other resources. Pamela served as editor and illustrator for *The Climate Planner* and *The Equity Planner*, two influential planning books authored by Jason King. Known for her thoughtful leadership and creative insight, Pamela helps communities shape meaningful places while navigating complex policy and design challenges.

SELECTED WORK

65 Bowery Waterfront Plan, Bath, ME 2025: Pam served as project manager and urban designer for the redevelopment of this key waterfront site, proposing a mix of blue-economy and marine-related uses—such as boat storage, enhanced water access, and maritime commercial space—alongside new housing and waterfront dining. The plan preserves public access and strengthens views of the water.

Accessible Housing Plan, Rumford, ME 2025: Pam partnered with 3iHomes and Dooryard to develop an accessibility-focused housing plan for people with disabilities and their caregivers. She led site planning for a 5-acre residential community with apartments, single-family homes, and shared gathering spaces, while preserving 30 acres of surrounding open space to support community and environmental stewardship.

Wheeler District, Oklahoma City, OK, 2014: Pam served as project director and primary author of the comprehensive plan and development standards for the new Wheeler District neighborhood. The project launched with a public charrette and community events—including a Ferris wheel and concerts—to help shape what is envisioned as one of the region's most bikeable and vibrant communities.

Belmont Center Form-Based Code Overlay, Belmont, MA 2025: Pam drafted and refined a form-based code overlay that balances preservation of Belmont's historic character with strategies to support commercial growth, enhancing district vibrancy while offering property owners expanded economic opportunities.

EDUCATION

Master of Architecture (MArch)
in Suburb and Town Design
University of Miami
Coral Gables, Florida

Bachelor of Architecture (BArch)
University of Miami
Coral Gables, Florida

LICENSES &

CERTIFICATIONS

Congress for the New Urbanism
Member, 2007 to present
Accredited, 2010

National Charrette Institute
Certified Charrette Planner, 2007

PROFESSIONAL

EXPERIENCE

Principal/Partner
2024 - present
Able City, Florida

Studio Director, Principal
2006 to 2024
Dover, Kohl & Partners, Florida

SELECTED LECTURES

CNU Park Bench (2021)
“Next Steps in Climate Planning”

CNU Park Bench (2020)
“Planning for Climate Migration”



CNU Accredited
Member

Nuki Giorgadze

**5+ Years
Experience**

ENVIRONMENTAL PLANNER

BIOGRAPHY

Nuki Giorgadze serves as an Environmental Planner at Able City. She has been part of multidisciplinary teams around the world exploring the benefits and barriers of mitigating the environmental effects of the built environment. She works to optimize the efficiency and environmental performance of buildings, streets, and public spaces. Nuki endeavors to help communities of all sizes to live harmoniously within their natural environment. The ultimate goal of all Nuki's work is a more sustainable future.

SELECTED PROJECTS

Sustainable Development Plans in Europe & Central Asia: Nuki co-authored plans working with the World Bank, an international financial institution that provides loans and grants to the governments of low- and middle-income countries for the purpose of pursuing capital projects. She utilized GIS to analyze land degradation across the South Caucasus, quantifying critical areas for intervention and developing cost-effective mitigation strategies.

Tajikistan's Climate Change Country Development Report: Nuki acted as Project Manager for Tajikistan's Climate Change Country Development Report, a published diagnostic report for the government of Tajikistan. She directed scope, timelines, and progress reporting of a multi-disciplinary team and co-authored and edited the final published report.

Environmental Reporting for Georgia, Azerbaijan, and Tajikistan: Nuki developed environmental reports for multiple governments, aligning recommendations with national sustainability goals. She coordinated diverse stakeholders, facilitated workshops, and delivered detailed environmental diagnostics. She spearheaded urban dust pollution source analysis in Georgia, collaborating with government stakeholders to develop a comprehensive monitoring and mitigation strategy. Nuki proposed a toolbox of solutions, including public awareness campaigns and improved construction site management for government implementation.

Wissol Group-Biografi Living, New Communities: Nuki worked with real estate clients in Tbilisi, Georgia leading sustainable design initiatives for a 35-story mixed-use building development, analyzing environmental impacts and optimizing energy and resource use through strategic design choices.

EDUCATION

Imperial College London, England
Master of Science: Environmental
Technology with a focus on Urban
Sustainable Environments

University of Toronto, Canada
Environmental Studies and
Environmental Geography

PROFESSIONAL

EXPERIENCE

Environmental Planner
2020 - present

SELECTED TECHNICAL

SKILLS

- Project Management
- Quantitative and Qualitative Data Analysis
- Digital Marketing Analytics

LANGUAGES

Fluent in English and Georgian;
advanced proficiency in Spanish



Samuel Haas

AICP

5+ Years
Experience

PLANNING / ENGAGEMENT STUDIO HEAD

EDUCATION

University at Albany
SUNY - Master of Regional Planning

Texas Tech University
Bachelor of Arts, Political Science

AFFILIATIONS

- **American Planning Association**, Texas Chapter
- **Urban Land Institute**
- **Incremental Development Alliance**

LICENSES &

CERTIFICATIONS

- **American Institute of Certified Planners**
Certified Member (AICP)

PROFESSIONAL EXPERIENCE

Able City
September 2025 - present

City of Schertz
Senior Planner
June 2022 – September 2025

San Antonians for Rail Transit
501(c)4
Co-Chair of the Board
April 2023 – Current

Hospitality Management
2016-2022

BIOGRAPHY

Samuel Haas serves as Planning Director at Able City, bringing a strong foundation in urban and regional planning with a focus on comprehensive planning, development policy, and community engagement. He holds a Master of Regional Planning from the University at Albany, SUNY, and is a certified member of the American Institute of Certified Planners (AICP). Before joining Able City, Samuel served as a Senior Planner for the City of Schertz, where he led the development of the city's new Comprehensive Plan, authored and managed amendments to the Unified Development Code, and coordinated multiple development and interlocal agreements. His experience navigating municipal processes and facilitating collaboration among diverse stakeholders strengthens Able City's capacity to deliver integrated, community-driven planning solutions. At Able City, Samuel leads the firm's planning practice with an emphasis on smart growth, sustainable development, and equitable design, guiding projects that align vision, policy, and design excellence to create lasting value for communities.

SELECTED WORK

- **City of Beaumont, Texas – Comprehensive Master Plan (Ongoing):** Developing a citywide vision to guide growth, mobility, housing, and economic development through inclusive community engagement.
- **Village of Ruidoso, New Mexico – Comprehensive Master Plan (Ongoing):** Shaping a long-term plan focused on sustainable growth, tourism, and infrastructure improvements.
- **City of Roswell, New Mexico – Comprehensive Master Plan (Ongoing):** Updating land use, mobility, and economic strategies to align community priorities with regional growth.
- **City of Socorro, Texas - UDC (Ongoing):** Developing and authoring the city's comprehensive set of regulations that guide how land is used and developed within the city.
- **City of Schertz, Texas – Comprehensive Plan and UDC Updates:** "Project manager for the Comprehensive Plan update, authored UDC amendments, and coordinated interlocal and development agreements to manage growth effectively.
- **New York State Department of Environmental Conservation Anti-Displacement Report:** Authored a report for the Office of Climate Change studying displacement occurring around municipal urban greening initiatives.



CNU Accredited Member

Viviana Frank
FAIA, CECD, CNU-A, LEED AP

30+ Years
Experience

ECONOMIC DEVELOPMENT COORDINATOR

BIOGRAPHY

Driven by the belief that cities deserve our best because we live in them. Viviana Frank, FAIA, CECD, is a registered architect in Texas and New York with almost 30 years of experience crafting impactful spaces—from tailored interiors to large-scale urban frameworks. As a Fellow of the American Institute of Architects and a Certified Economic Developer, she fuses design excellence with economic strategy to shape environments that promote health, prosperity, and belonging. As co-founder of Able City—a multidisciplinary consultancy integrating architecture, planning, economic development, and public engagement—and founder of City Makery, Viviana guides two complementary initiatives. Able City delivers solutions that connect people, policy, and the built environment, while City Makery equips advocates with tools and training to champion the quality of life and place in their city they wish to have. Viviana's internationally published and exhibited portfolio spans public and private sectors alike. Her collaborative leadership style—rooted in accessibility and a meticulous drive—builds enduring client partnerships and convenes cross-sector dialogues. Whether driving inner city revival, designing adaptive-reuse projects, designing public spaces, or facilitating community workshops, she believes that vibrant places emerge when designers, policymakers, and residents forge solutions together.

SELECTED WORK

- Viva Laredo Comprehensive Plan, Laredo, TX
- VIA UDC Assessment and Diagnostic, San Antonio, TX
- El Metro Palomino Hub, Laredo, TX
- R.E.A.L. Transit Multi-Modal Facility Public Safety, Alice, TX
- Hayes Wellness Center and Grounds Master Plan, Laredo, TX
- Rio Grande River Vega Master Plan, Laredo, TX
- Oak Street District Master Plan
- Historic Urban Design Assessment Report, Laredo, TX
- Urban Design Standards for Downtown, Laredo, TX
- El Portal Riverfront Master Plan, Laredo, TX
- City of Cotulla Master Plan, Cotulla, TX
- City of Cotulla New City Hall Feasibility Study, Cotulla, TX
- Garros Subdivision Master Plan Development, Laredo, TX
- City of Zapata Master Plan, Zapata, TX
- City of Clyde Master Plan Project, Clyde, TX
- Encinal Master Plan, Laredo, TX
- Webb County Villa Antigua Master Plan & Border Heritage Museum, Laredo, TX
- I-35 Adelante Development, Laredo, TX

EDUCATION

Columbia University
Masters of Science Architecture and Building Design

Pratt Institute
Bachelor of Architecture

University of Oklahoma
Economic Development Institute

LICENSES & CERTIFICATIONS

Registered Architect with the State of Texas
License No. 18185

The Congress of New Urbanism
CNU: Accredited Member

Green Building Certification Institute
LEED Accredited Professional

PROFESSIONAL EXPERIENCE

Able City
CEO/ Principal/Owner: 2017– present

Frank Architects
Principal/Owner: 1986–2017

UTSA School of Architecture
Professor: 1990–1994



Frank Rotnofsky

AIA, LCI, NCARB, FITWEL AMBS

30+ Years
Experience

HISTORIC PRESERVATION SPECIALIST

EDUCATION

Columbia University, Graduate School of Architecture, Planning and Preservation - Masters of Science in Architecture and Building Design

Pratt Institute
Bachelor of Architecture

LICENSES & CERTIFICATIONS

- **Registered Architect with the State of Texas:** License No. 15540
- **Registered Architect with the State of New York:** License No. 25332
- **Registered Architect with the State of Florida:** License No. 103942
- **Certified, NCARB, National Council**
- **of Architecture Registration Board**
- **Center for Active Design:** Fitwel Ambassador
- **League of American Bicyclists -** League Certified Instructor (LCI)

PROFESSIONAL

EXPERIENCE

Able City, LLC.
Principal/Owner 1990 - present

LEADERSHIP & SERVICE

Texas Historical Commission (2000–2006); City of Laredo Landlords Board (2 terms); Main Street Board (2005–present); TxDOT Bicycle Advisory Committee (2018–present)

BIOGRAPHY

Frank Rotnofsky is a registered Architect in Texas, Florida, and New York with over 30 years of experience in architecture, planning, urban design, historic preservation and adaptive reuse projects. He has been involved in over 40 preservation projects including master plans, historic structure reports, historic building assessments, national historic district nominations and the preservation/restoration of historically significant buildings in South Texas and New York City. Frank has served two consecutive terms with the Texas Historical Commission's "National Register State Board of Review" as well as the City of Laredo Landmark Board for 8 years. In 2005, he received the "Award of Excellence in Historic Architecture from the Texas Historical Commission. In addition to his preservation experience, Frank's commitment to health and wellness has led him to become a "Fitwel Ambassador", which was created by the Center for Disease Control and the General Services Administration and administered by the Center for Active Design. Fitwel works towards transforming design and development practices that support health and wellness in private and public space.

SELECTED WORK

- Abara House at La Hacienda, El Paso
- City of Clint Comprehensive Plan & Code Rewrite, TX
- Canseco Del Valle House Restoration, Laredo, TX
- The Historic Hamilton Hotel, Laredo, TX
- City Hall Preservation Project, Cotulla, TX
- Webb County Heritage Foundation Lockwood Restoration Project, Laredo, TX
- Webb County Heritage Foundation Capital of the Republic of the Rio Grande Museum, Laredo, TX
- Webb County Villa Antigua Border Heritage Museum, Laredo, TX
- Diocese of Laredo Cathedral de San Agustin Master Plan & Rehabilitation, Laredo, TX
- Diocese of Laredo Calvary Cemetery Bishops Chapel Restoration Project, Laredo, TX
- General Services Administration U.S. Federal Probation Offices Restoration Project, Laredo, TX
- 1205 Iturbide Street Restoration Project, Laredo, TX
- Laredo Economic Development Council Mile One Economic Incubator Restoration Project Laredo, TX
- Cultura Beer Garden and Food Truck Park Restoration Project, Laredo, TX



CNU Accredited Member

Diana H. Peña
CNU-A

23+ Years
Experience
Bilingual

COMMUNITY ENGAGEMENT SPECIALIST

BIOGRAPHY

Diana Peña, a founding partner at Able City and an accredited member of the Congress for the New Urbanism, brings deep expertise in public engagement, policy, and inclusive planning. Born and raised in Laredo, Texas along the U.S.–Mexico border, Diana’s bicultural upbringing and academic background in Foreign Policy and Public Administration have shaped a planning philosophy rooted in empathy, equity, and civic empowerment. Diana Peña is a seasoned community engagement specialist whose leadership has shaped inclusive, community-driven planning efforts across the country. In the award-winning Viva Laredo Comprehensive Plan, she led a robust, bilingual outreach process—facilitating workshops, stakeholder interviews, and interactive events that engaged thousands. Her work ensured community voices informed key goals around land use, housing, mobility, and public health. Diana also bridged coordination between local architects and national consultants, grounding the plan in Laredo’s cultural identity and values. In every project, Diana brings a unique ability to bridge diverse perspectives and build trust with communities. Diana’s dedication to social equity and her deep experience with authentic community engagement make her a vital leader in shaping inclusive, future-ready plans across nation and beyond.

COMMUNITY EXPERIENCE

Bethany House of Laredo

(An agency that feeds the hungry and shelters the homeless)
Board Member (2010–2023)

OPERA San Antonio

Board Member (2020–present)

SELECTED WORK

VIVA LAREDO COMPREHENSIVE PLAN

Diana was proud to work along side the Dover-Kohl team in advising local architectural firm, Able City, on the direction of the project. With a keen interest for policy and community engagement, Diana understands the need to create communities that are appropriately dense and contribute to the built environment. She aided in managing the project, while facilitating all aspects of community outreach, data collection and implementation. Her work helped establish the creation of goals and guidance on topics ranging from land use development and urban design, border crossings and relations, mobility, economic development, housing, public facilities, health, and sustainability.

EDUCATION

Texas A&M International University
Graduate work in Political Science with a minor in Public Administration.

Boston University, Boston, Massachusetts

Bachelor’s of Arts & Sciences, Major in International Relations with a minor in Spanish Literature; Dean’s List.

Primary focus in Foreign Policy and Security Studies with a secondary focus in Latin American Studies.

Boston University Semester Abroad
Universidad San Francisco De Quito, Quito, Ecuador

Universidad De Monterrey
Monterrey, Mexico
Summer Coursework in Spanish

Harvard University Cambridge
Summer Extension Program

CERTIFICATIONS

The Congress of New Urbanism
CNU: Accredited Member

PROFESSIONAL EXPERIENCE

Able City
Co-Founder & Partner, 2017–present

Hicky Peña Architects
Owner & Office Manager, 10+ years



Victoria Chavez

5+ Years
Experience
Bilingual

PLANNING | COMMUNITY ENGAGEMENT

EDUCATION

Arizona State University Tempe, AZ
Masters, Urban and Environmental Planning

Arizona State University Tempe, AZ
Bachelor of Science in Planning,
Urban Planning

SPECIAL SKILLS

GIS (ArcGIS) | Microsoft Office Suite (Outlook, Excel, Word) | Adobe Creative Suite (Illustrator) | Canva | Sketchup | Storymaps | Community Engagement & Public Speaking | Quantitative & Qualitative Research, Data Analysis | Comprehensive and Master Planning

PROFESSIONAL EXPERIENCE

Able City | El Paso, TX
Planner & Community Engagement Specialist, 2024–present

Central Massachusetts Regional Planning Commission (CMRPC) | Worcester, MA
Land Use & Comprehensive Associate Planner, 2023–2024

City of Mesa | Mesa, AZ
Planner I, 2022–2023

Upfront Planning | Phoenix, AZ
Land Planner, 2021–2023

BIOGRAPHY

Victoria Chavez is a strategic and detail-oriented Associate Planner specializing in land use, comprehensive planning, and community development. She brings over five years of professional experience, including leading key planning efforts at Able City, managing complex project workflows, conducting zoning diagnostics, drafting long-form planning narratives, and facilitating robust public engagement processes. Victoria has demonstrated the ability to coordinate multidisciplinary teams, guide project deliverables, and translate technical analysis into actionable planning strategies. She is proficient in utilizing data-driven insights, quantitative and qualitative research, and visualization tools to support community-driven outcomes. Recognized for a proactive and innovative approach to planning challenges, she has a strong foundation in zoning principles and is committed to aligning development frameworks with community needs and best practices. She is based in El Paso, Texas.

SELECTED WORK

- **City of Roswell, New Mexico – Comprehensive Master Plan (Ongoing):** Project Manager and lead planner overseeing all phases of the plan, including scope, schedule, and multidisciplinary team coordination; leading a five-day community charrette and developing strategies aligning land use, mobility, and economic development with long-term community goals.
- **Village of Ruidoso, New Mexico – Comprehensive Master Plan (Ongoing):** Project Manager directing plan development focused on resilience, tourism, infrastructure, and sustainable growth; leading community engagement, stakeholder coordination, and translating input into actionable policy frameworks.
- **City of Socorro, Texas – Unified Development Code (Ongoing):** Supporting development of zoning districts and land use regulations; leading community engagement efforts, including innovative tools to improve accessibility and understanding of zoning concepts.
- **Central Massachusetts Regional Planning Commission – Comprehensive Planning & Zoning Initiatives:** Co-led zoning diagnostics and master planning efforts, facilitating public engagement and coordinating multidisciplinary teams to deliver regulatory updates aligned with state requirements.
- **City of Mesa, Arizona – Development Review & Zoning Compliance:** Reviewed development proposals for compliance with zoning ordinances, coordinated with stakeholders, and contributed to zoning code updates and planning reports.



Savannah B. Rakowitz

2+ Years
Experience

ECONOMIC DEVELOPMENT ANALYST

BIOGRAPHY

Savannah is an data-driven analyst specializing in quantitative modeling, regional market trends, and public policy evaluation. Holding a dual degree in mathematics and economics, she bridges the gap between complex statistical datasets and actionable civic strategies. Her professional background includes drafting high-level industry forecast briefs, executing targeted labor trend analysis using spatial tools, and modeling workforce retention data for metropolitan public officials. Savannah applies her technical literacy to deliver the precise economic baseline mapping and fiscal data tracking required to ground local initiatives in long-term operational reality.

SELECTED WORK

- **Regional Industry Outlook Reporting***: Analyzed localized labor and market shifts in Texas to generate over 10 insight reports forecasting growth across the semiconductor, clean technology, and software sectors for regional stakeholders.
- **Municipal Workforce Placement Research***: Developed extensive economic development briefs for city leadership focused on youth workforce retention, local manufacturing investments, and residential data accessibility.
- **Civic Technology System Modeling***: Partnered with product engineers to optimize public dashboard interfaces, building structured user experience pathways for city public works and public transit authorities.
- **Civic Engagement Policy Leadership***: Coordinated large-scale public engagement initiatives on behalf of student government, collaborating directly with city council members and mayoral offices to lead community workshops and educational panels.

**Work performed prior to joining Able City.*

EDUCATION

The University of Texas at Austin

B.S. in Economics, B.S. in Mathematics. Minor: Business, Applied Statistical Modeling Honors: Liberal Arts Honors, University Honors, Economics Honors

SPECIAL SKILLS

Analytical Frameworks: Quantitative Economic Modeling, Regional Labor Forecasting, Financial Market Research Technical

Software: STATA, SQL, R-studio, Python, ArcGIS, Microsoft Excel, Microsoft 360 Suite Design and

Workflow: Canva, System Use Case Flowcharting, Public Interaction Design

PROFESSIONAL EXPERIENCE

Able City

Economic Development Analyst
May 2025 - Present

Opportunity Austin

Economic Development Research Intern | March 2026 to May 2026

Better Futures Institute

Civic Tech Intern | June 2025 to December 2025

Sellside Group, LLC

Junior M&A Analyst Intern | January 2025 to February 2026



CNU Accredited
Member

Robert Gonzalez

PE, CNU-A



CHIEF DESIGN ENGINEER

BIOGRAPHY

Mr. Gonzales serves as Principal-in-Charge, Senior Project Manager, Chief Design Engineer, and Quality Control/Quality Assurance Manager, overseeing all civil engineering assignments. With 40 years of experience in the El Paso region, he has developed extensive expertise in hydraulic and hydrologic modeling, land development, master planning, land use mapping, thoroughfare and drainage infrastructure design, park improvements, grading and utility infrastructure, and traffic control and circulation. His work spans all phases of project execution, including studies, schematic design, PS&E preparation, right-of-way mapping, and construction support services. Mr. Gonzales has played a key role in numerous educational, institutional, residential, commercial, and industrial projects, ensuring effective engineering solutions tailored to the needs of the community.

A strong advocate for urban planning and community engagement, Mr. Gonzales has played a key role in developing El Paso's Design Standards for Construction as part of the Subdivision Ordinance Re-Write Committee. He has led projects integrating SmartCode principles, advancing alternative engineering solutions that enhance urban design and improve community development. His expertise ensures projects are executed with efficiency, collaboration, and sustainability.

SELECTED WORK

- Piedras Street Reconstruction. El Paso, TX
- Wastewater Line Replacement and New Lift Station. Dell City, TX
- South Central Edna East. El Paso, TX
- South Central Edna West. El Paso, TX
- South Central Cortez North. El Paso, TX
- South Central Cortez South. El Paso, TX
- Coronado Road Street and Drainage Improvements Phase I. El Paso, TX
- Indian Place, Wenda Way & Bowen Drive Street and Drainage Improvements. El Paso, TX
- Neighborhood Traffic Management Program Phase II (Trowbridge from Howze to US-54/Radford to Pennsylvania). El Paso, TX
- Neighborhood Traffic Management Program (Franklin Hills Street, Kerbey Avenue, Anise Drive, Solano Drive, and Loma Verde Drive). El Paso, TX
- Neighborhood Traffic Management Program (Havenrock Drive, Regulus Drive, Breckenridge Drive and Round Rock Drive). El Paso, TX

EDUCATION

University of Texas at El Paso
B.S. Civil Engineering

CERTIFICATIONS

Texas Registered Engineer
#69920

New Mexico Registered Engineer
#2659191

Congress of the New Urbanism
Urbanist

ASCE
Past President

TX CEC
Past President Texas Society of
Professional Engineers

City of El Paso Parks and Recreation
Advisory Board (Former Member)

TxDOT Bicycle Advisory Committee
(Former Vice-Chair)

City of El Paso Bicycle
Advisory Committee (Former
Chairman)

Texas Bicycle Coalition
(Former Local Coordinator)



CNU Accredited
Member

EDUCATION

University of Texas at El Paso
B.S. Civil Engineering

CERTIFICATIONS

Congress of the New Urbanism
Urbanist

Texas Engineer in Training
#38381

Wendy Arredondo
EIT, CNU-A



ENGINEERING PROJECT MANAGER

BIOGRAPHY

Mrs. Arredondo will serve as the Engineering Manager for this assignment. With 18 years of experience, she specializes in civil engineering design and project management across a wide range of sectors, including higher education, commercial, retail, industrial, institutional, and residential site development. Her expertise encompasses roadway and thoroughfare design, park and playfield improvements, drainage studies, erosion control measures, SW3P specifications, cost estimating, and feasibility reporting. She is skilled in value engineering, Best Management Practices (BMP) design, and preparing construction documents to optimize project performance.

Mrs. Arredondo has extensive experience managing federally funded projects, as well as designs incorporating LEED and Green Globe certification standards. She has led projects for The University of Texas at El Paso, the University of Texas System, the City of El Paso, El Paso and Socorro Independent School Districts, Texas Tech University System, WestStar Bank, Town of Horizon City, and TxDOT. Additionally, she has provided engineering support during construction and contributed to high-profile City of El Paso Quality of Life and Fire Station projects, integrating Smart Code principles for sustainable urban development.

SELECTED WORK

- Piedras Street Reconstruction. El Paso, TX
- Wastewater Line Replacement and New Lift Station. Dell City, TX
- South Central Edna East. El Paso, TX
- South Central Edna West. El Paso, TX
- South Central Cortez North. El Paso, TX
- South Central Cortez South. El Paso, TX
- Coronado Road Street and Drainage Improvements Phase I. El Paso, TX
- Indian Place, Wenda Way & Bowen Drive Street and Drainage Improvements. El Paso, TX
- Keltner Avenue Parkway Improvements. El Paso, TX
- Neighborhood Traffic Management Program Phase II (Trowbridge from Howze to US-54/Radford to Pennsylvania). El Paso, TX
- Neighborhood Traffic Management Program (Franklin Hills Street, Kerbey Avenue, Anise Drive, Solano Drive, and Loma Verde Drive). El Paso, TX
- Neighborhood Traffic Management Program (Havenrock Drive, Regulus Drive, Breckenridge Drive and Round Rock Drive). El Paso, TX



CNU Accredited
Member

EDUCATION

University of Texas at El Paso
B.S. Civil Engineering

CERTIFICATIONS

Congress of the New Urbanism
Urbanist

Texas Engineer in Training
#38381

Brianna Lucero
EIT, CNU-A



PROJECT ENGINEER

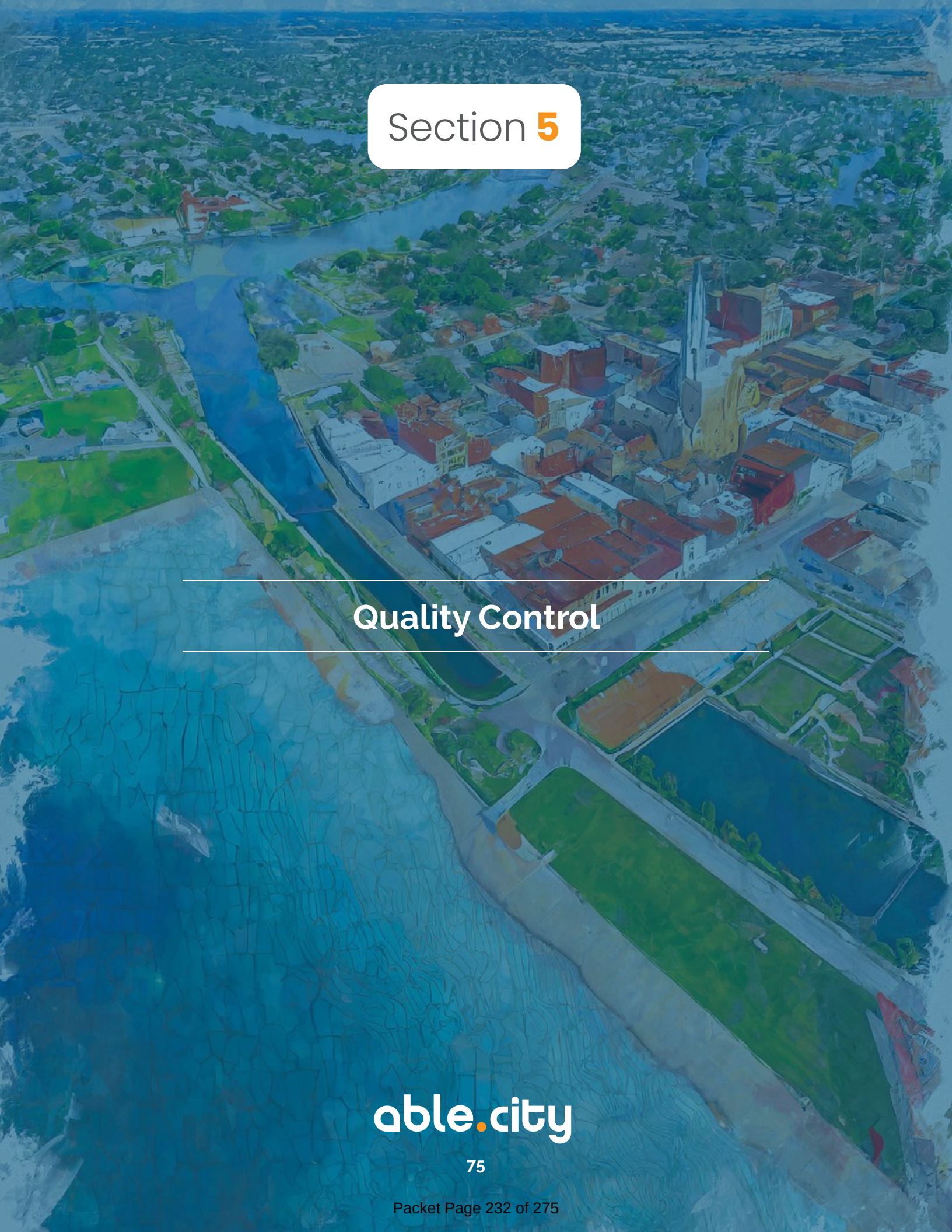
BIOGRAPHY

Brianna Lucero holds a Bachelor of Science in Civil Engineering from the University of Texas at El Paso. She gained valuable industry experience through a full-time Co-Op in Austin, TX, working in water utilities, treatment, and transmission. As an officer for the Structural Engineers Association of Texas (SEAOt), she played a key role in keeping students engaged and active during the pandemic. Her passion for sustainability led her to secure internal funding as an undergraduate, allowing her to research Green Infrastructure implementation on El Paso roadways.

Her civil engineering expertise includes water distribution across various pipe diameters, sewage collection systems, lift station and pump design, pipe rehabilitation, and feasibility studies. Ms. Lucero has contributed to site civil design for major clients, including the University of Texas at El Paso, Texas Oncology, the City of El Paso, Canutillo ISD, and El Paso ISD. Her work spans the full spectrum of civil engineering services, including studies, schematics, PS&E preparation, technical specifications, cost estimating, and construction support.

SELECTED WORK

- Piedras Street Reconstruction
- UTEP Advanced Manufacturing and Aerospace Center (AMAC). El Paso, TX
- UTEP Advanced Teaching and Learning Complex (ATLC) (Currently in Design). El Paso, TX
- Horizon High School Band Practice Field Improvements. El Paso, TX
- El Paso Water Headquarters (Currently in Design). El Paso, TX
- Oncology Gateway Expansion – El Paso, TX UTEP Gas Line (Currently in Design) – El Paso, TX
- Army Combat Fitness Test (ACFT) Concrete Slab with Astroturf. Ft. Bliss, TX
- Oncology Grandview Expansion. El Paso, TX
- Canutillo Independent School District Wastewater Treatment Plant Decommissioning for Canutillo Middle School. El Paso, TX

An aerial photograph of a city, likely San Francisco, showing a river (San Francisco Bay) and a large body of water (Golden Gate Bay). The city is densely packed with buildings, and a prominent church spire is visible. The image is overlaid with a semi-transparent blue filter.

Section 5

Quality Control



COLLABORATION METHODOLOGY

Able City prioritizes transparent and effective communication as a cornerstone of our collaboration with public clients. From project initiation to completion, we establish clear objectives, timelines, and expectations through comprehensive kickoff meetings. Regular progress updates ensure that all stakeholders remain informed, allowing for agile adjustments as needed. Our designated Project Manager will maintain strict, ongoing coordination with the City's PM, serving as the joint conduit for communication while ensuring seamless, timely dissemination of reports, drafts, and administrative updates.

We utilize both digital and physical documentation to enhance accessibility, leveraging cloud-based project management tools for real-time collaboration while providing physical reports for clients who prefer traditional formats. Community engagement is integral to our approach, incorporating public input and transparently sharing feedback with city officials to align projects with community needs. Additionally, we ensure strict compliance with municipal, state, and federal regulations, preparing detailed reports that cover progress, challenges, and solutions. Post-project, we provide ongoing support and training to ensure public clients are well-equipped to implement and manage new plans and policies, fostering long-term success and sustainability.

PROJECT MANAGEMENT

At Able City, our approach to planning is grounded in a meticulous process that involves a comprehensive investigation, gathering, distribution, and assessment of all project parameters. This rigorous pre-planning work is crucial to developing effective, efficient, and seamless urban development strategies that align with the city's goals for community, economic, and environmental sustainability. We pride ourselves on personal attention to each project and client, tailoring our responses to meet the specific needs of the community and stakeholders involved. Our process heavily emphasizes owner and community participation throughout all planning phases, ensuring that the plans we develop comprehensively address end-user needs and city objectives. Our ability to clearly communicate complex solutions allows for informed decision-making, minimizing surprises and ensuring a smooth planning process.

Our collaborative work ethos extends to clients, stakeholders, and the broader community, fostering constructive dialogue to pinpoint needs and priorities. This approach enables us to deliver innovative, sustainable, and economically inclusive solutions. Our teams, comprising urban planners, architects, and specialists, operate with a high level of accountability and professionalism. Backed by years of experience and continuous professional development, our project teams deliver reliable service and outstanding results. This is supported by our robust suite of project management tools that ensure high-quality project documentation, monitoring, and management. We conduct systematic peer reviews and maintain detailed records to facilitate precise and executable plans. We place a strong emphasis on clear communication and accurate scheduling to effectively manage project demands. This integrated and methodical approach guarantees that our projects are consistently delivered on time and within budget, surpassing client expectations and

contributing positively to the urban fabric of the communities we serve.

QUALITY CONTROL

Able City employs a rigorous quality control framework to ensure the highest standards in planning projects. Our approach integrates advanced project management methodologies with industry best practices, ensuring that every phase of the planning process is documented, monitored, and executed with precision. Comprehensive records of land use plans, zoning analyses, regulatory compliance, and stakeholder engagement ensure clarity, accountability, and consistency throughout the planning process. Robust monitoring tools allow us to track progress, adhere to scope, and maintain regulatory compliance, enabling proactive adjustments that keep projects aligned with community needs and policy objectives.

Effective communication is essential to successful planning, and our project manager will maintain direct lines of dialogue with the City's PM and municipal stakeholders to facilitate timely feedback and collaboration. Our interdisciplinary peer reviews at key project milestones ensure accuracy, regulatory alignment, and consistency with project goals. By employing structured review processes and leveraging digital project management tools, we minimize errors, optimize efficiency, and ensure that our planning services meet the highest professional standards. Through stakeholder engagement and iterative review cycles, we tailor solutions to each project's unique context, enhancing the resilience and effectiveness of our planning outcomes.

SCHEDULES & DEADLINES

We recognize that precise scheduling and seamless coordination are essential for the successful execution of planning projects. With extensive experience in planning, architecture, and project management, we ensure project timelines are met with accuracy while fostering effective collaboration among stakeholders. Although unforeseen challenges or scope changes may arise, our proactive approach allows us to identify and implement solutions that maintain project integrity and efficiency. To streamline workflows, our team employs advanced project management software for task assignments, progress tracking, and documentation. This system is updated daily and reviewed weekly by our lead planner and the City's PM, ensuring continuous oversight and adaptability to evolving project needs.

From project initiation, we establish a structured management plan that informs strategic decision-making, keeping projects on track, within scope, and aligned with budgetary goals.

BUDGETING & COST CONTROL

A thorough understanding of all project parameters is essential for the successful management of our consulting services. Establishing a well-defined budget at the outset ensures that resources are allocated efficiently, allowing for strategic planning while maintaining financial discipline. Throughout each phase, we carefully track consulting hours, deliverables, and project milestones to align with the agreed-upon scope and budget. Regular coordination with city leadership and the City's PM ensures transparency in financial management, while our extensive experience in municipal planning allows us to anticipate costs accurately and optimize resource allocation.

Our budget management approach integrates real-time cost tracking and forecasting to prevent overruns and maintain financial alignment with the City's expectations. We provide detailed cost estimates at the beginning of the project and conduct periodic budget reviews to ensure our services remain within the agreed financial framework. If adjustments are needed, we proactively identify alternative approaches to maintain efficiency without compromising the quality of our work. This structured and transparent approach ensures that our consulting services remain cost-effective, delivering high-value results while staying within budget.

COMMUNICATION

Able City will maintain continuous engagement with the community and stakeholders throughout the project, following the Engagement Plan established during the initial phase. To ensure open and transparent coordination, our team will conduct bi-weekly check-in calls and submit regular progress reports directly to the City's PM. We uphold rigorous quality assurance and quality control standards at every stage to guarantee project integrity. As part of our commitment to organization and accountability, a detailed Gantt Chart Timeline will be integrated directly into our contract, providing a clear visual tracker of the project schedule. Through active collaboration, advanced tracking tools, and cost-effective management strategies, Able City consistently delivers projects on time, within scope, and within budget.

EXPECTATIONS FOR THE CITY

As Able City embarks on this initiative, it is imperative to establish a clear framework for collaboration and mutual responsibilities. This section outlines specific guidelines designed to facilitate a transparent, efficient, and successful partnership between Able City and the City. By setting these expectations upfront, we aim to ensure a seamless integration of efforts, fostering a dynamic and productive working relationship that will benefit the entire Oak Point community. The following points detail the crucial roles and responsibilities that will guide our collaborative efforts throughout the planning process.

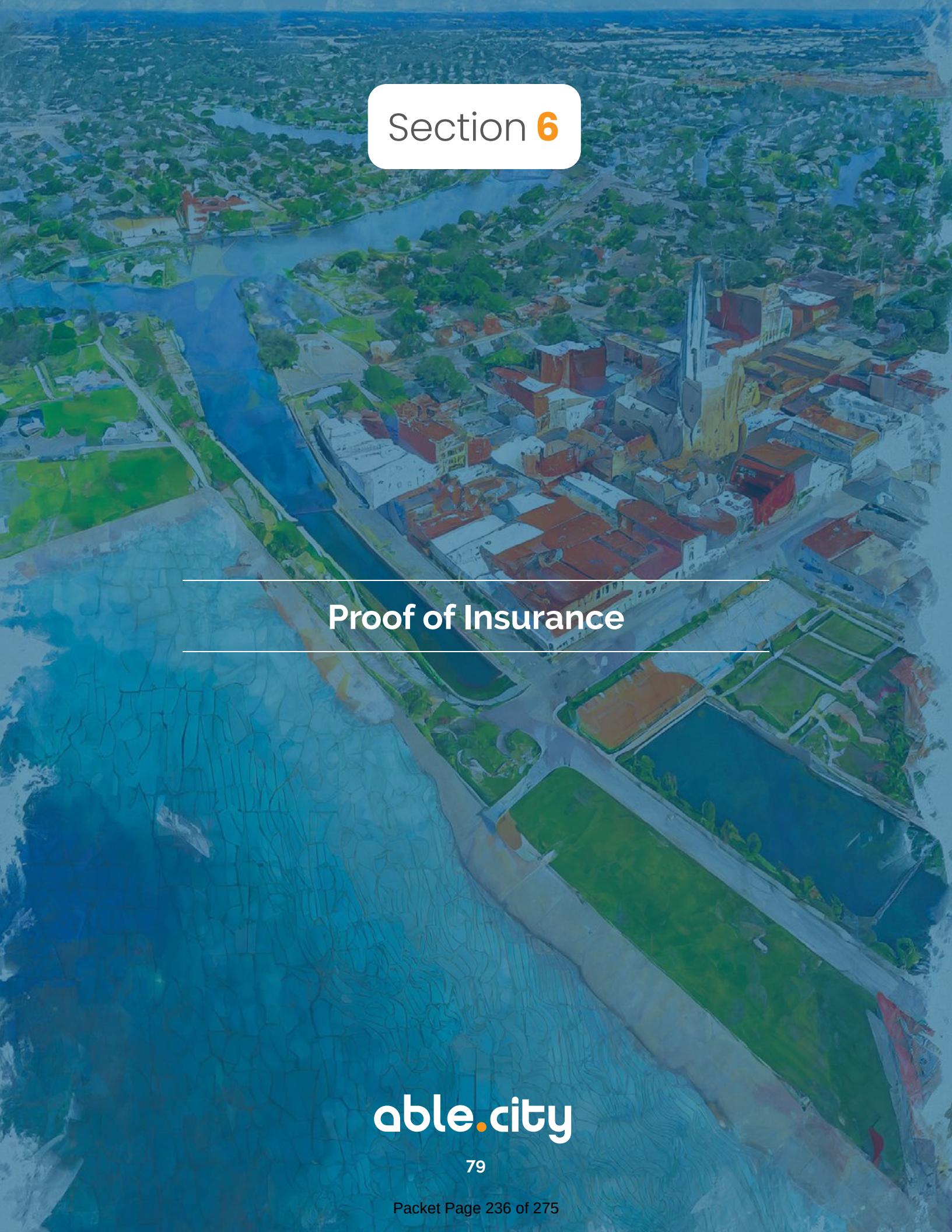
- **Comprehensive Data Access:** City staff should grant Able City full access to essential data, including digital formats of land use, zoning regulations, and historical planning documents relevant to the initiative.
- **Effective Communication Channels:** Facilitate consistent and structured interactions between Able City, the City's PM, and key City departments to ensure seamless project coordination.
- **Regulatory Insight Provision:** Offer Able City detailed documentation on Oak Point's regulatory environment to ensure the Plan aligns with local policies.
- **Community Connectivity:** Help identify and engage critical stakeholders and community groups for the planning process, supporting the organization of inclusive engagement activities.
- **Constructive Feedback Mechanism:** The City's PM and staff are expected to thoroughly review all deliverables from Able City and provide timely, actionable feedback.
- **Logistic & Administrative Assistance:** Provide logistical support, including access to meeting spaces and coordination of necessary permits, to

facilitate project operations.

- **Local Expertise Sharing:** Share the City's historical and developmental insights with Able City to enhance the depth and relevance of the planning analysis.
- **Adaptive Project Support:** Maintain flexibility and adaptability, accommodating project shifts and integrating new insights to support the evolving needs of the Plan.
- **Collaborative Partnership Ethos:** Cultivate a collaborative relationship with Able City, emphasizing mutual respect and joint commitment to the Initiative's success.
- **GIS Resources Provision:** Supply Able City with the latest GIS-compatible digital base maps and aerial imagery to enable precise and informed planning.
- **Unified Feedback Coordination:** Ensure prompt review of project drafts and consolidate stakeholder feedback efficiently to provide Able City with clear directives for refinement.
- **Steering Committee Alignment:** Assist in assembling a steering committee and securing stakeholders for robust community involvement, coordinating all related meetings and communications.
- **Public Interaction Logistics:** Help coordinate logistical aspects of public engagement sessions, including venue arrangements and promotional activities, to encourage active community participation.

Through clear expectations, Able City is committed to driving a comprehensive, efficient, and collaborative planning process for the City. Mutually agreed-upon guidelines are crucial for navigating the complexities of urban development and aligning every project phase with the community's long-term visions and goals.



An aerial photograph of a city, likely San Francisco, showing a river (San Francisco Bay) flowing through the urban landscape. The city is densely packed with buildings, and a large body of water (the bay) is visible in the foreground. The image has a blue tint and a painterly texture.

Section 6

Proof of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/12/26

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER CAVAZOS INSURANCE AGENCY LLC PO Box 849 Laredo, TX 78042-0849	CONTACT NAME: Eduardo J Cavazos	
	PHONE (A/C, No, Ext): (956)723-4623 FAX (A/C, No): (956)723-4772	
	E-MAIL ADDRESS: ejc963@msn.com	
INSURED Able City LLC 901 Victoria Street Suite A LAREDO, TX 78040	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: United Fire & Casualty	
	INSURER B: Texas Mutual Insurance Co	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR VVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR	Y*	Y*	85323404	01/14/26	01/14/27	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000		
	GENTL AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:								
	A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	Y**	Y**	85323404	01/14/26	01/14/27	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
		A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE	Y*	Y*	85323404	01/14/26	01/14/27	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 DED \$ RETENTION \$
B			WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A	Y	0002026127	01/22/26	01/22/27 E L EACH ACCIDENT \$ 1,000,000 E L DISEASE - EA EMPLOYEE \$ 1,000,000 E L DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

*Commerical General Liability with Extended Ultra Liability Endorsement CG 7208 07 17 which provides blanket additional insured with waiver of subrogation when required by written contract.

**Endorsement #CA 7109 01 17 Provides blanket additional Insured with waiver of subrogation when required by contract.

CERTIFICATE HOLDER TO BE DETERMINED	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

Client#: 1734822

ABLECITY1

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/27/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Insurance Services, LLC 9811 Katy Freeway, Suite 500 Houston, TX 77024 713 490-4600		CONTACT NAME: Lily Easterling PHONE (A/C, No, Ext): 713 490-4600 FAX (A/C, No): 713-490-4700 E-MAIL ADDRESS: lily.easterling@usi.com	
INSURED Able City, LLC 901 Victoria Street, Suite A Laredo, TX 78040		INSURER(S) AFFORDING COVERAGE	
		INSURER A : US Specialty Insurance Company	
		INSURER B :	
		INSURER C :	
		INSURER D :	
		INSURER E :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED ☐ AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liab Claims Made & Rep		USS2636521	04/05/2026	04/05/2027	\$1,000,000 per claim \$2,000,000 annl aggr.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Professional Liability policy provide a Blanket Waiver of Subrogation when required by written contract, except as prohibited by law.

For Information Purposes

Named Insured Includes:
(See Attached Descriptions)

CERTIFICATE HOLDER Able City, LLC 901 Victoria St., Ste. A Laredo, TX 78040	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--

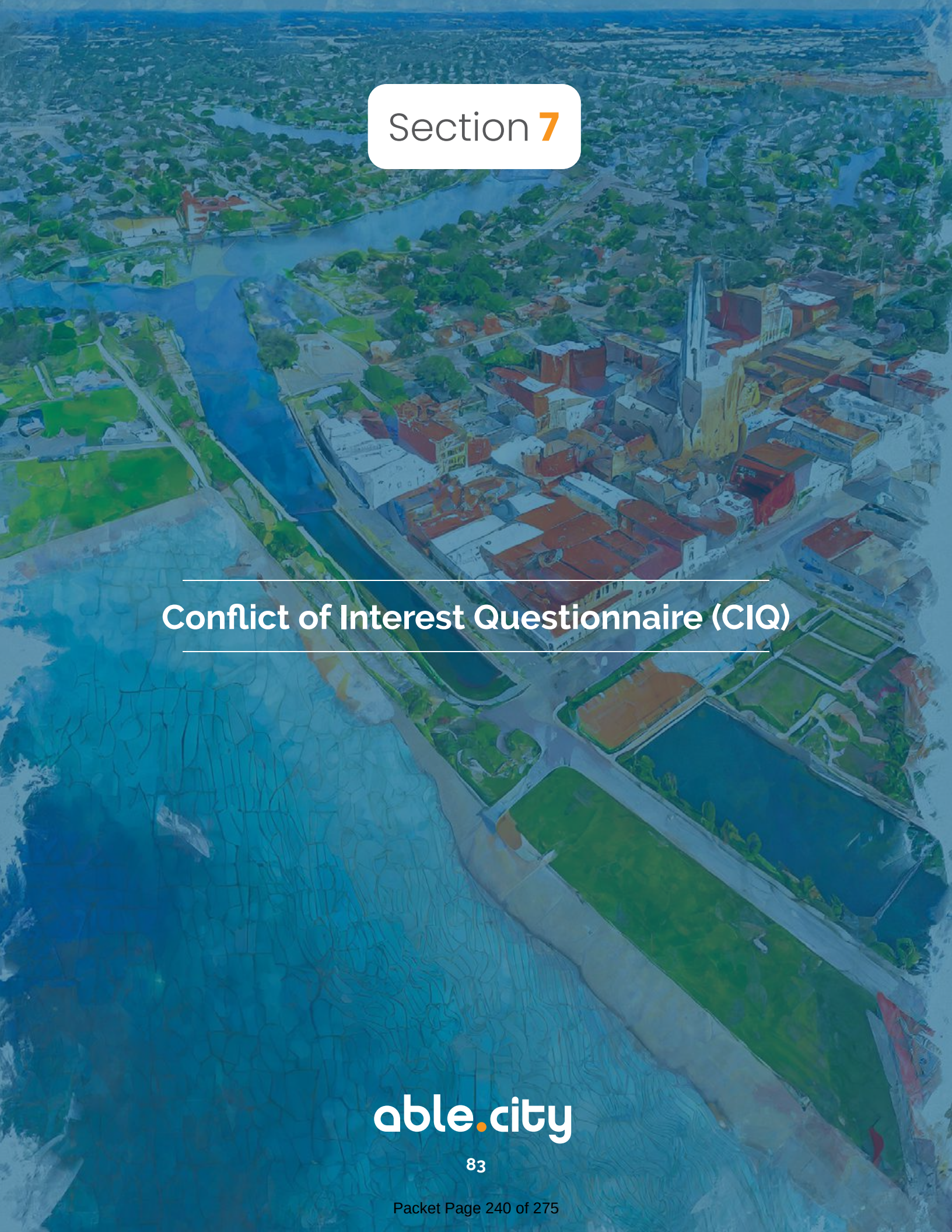
© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03) 1 of 2
#S53498643/M53494910

The ACORD name and logo are registered marks of ACORD

TAGZP

This page was intentionally left blank

An aerial photograph of a city, likely San Francisco, showing a river (San Francisco Bay) and a large body of water (Golden Gate Bay). The city is densely packed with buildings, and a prominent church spire is visible. The image is overlaid with a blue and white textured pattern.

Section 7

Conflict of Interest Questionnaire (CIQ)

able.city

This page was intentionally left blank

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

N/A

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

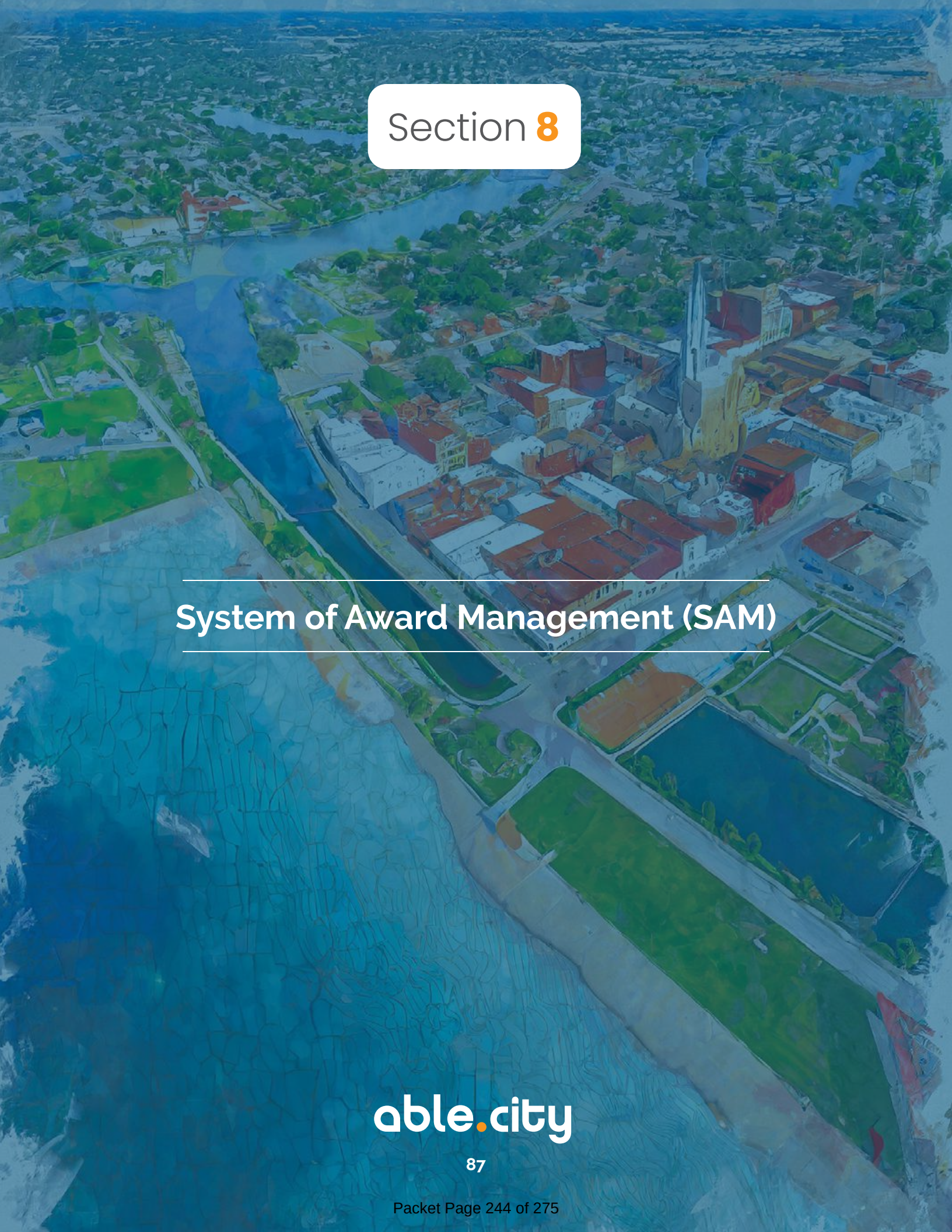
7

Signature of vendor doing business with the governmental entity

08/04/2026

Date

This page was intentionally left blank

An aerial photograph of a city, likely San Francisco, showing a river (San Francisco Bay) and a large body of water (Golden Gate Bay). The city is densely packed with buildings, and a prominent church spire is visible. The image is overlaid with a semi-transparent blue layer.

Section 8

System of Award Management (SAM)

able.city

This page was intentionally left blank

ABLE CITY LLC ● Active Registration

Entity Information

Unique Entity ID
WDY8XHWFJJE5

CAGE/NCAGE
8LRJ6

Expiration Date

Mar 4, 2027

Physical Address

**110 Broadway ST STE 590
San Antonio, Texas
78205-1948, United States**

Mailing Address

**901 Victoria STREET, Suite A
Laredo, Texas
78040, United States**

Purpose of Registration

All Awards

Version

Current Record ▼

BUSINESS INFORMATION

Doing Business As
(blank)

URL

www.able.city

Division Name
(blank)

Division Number
(blank)

Congressional District
Texas 28

State/Country of
Incorporation
Texas, United States

Registration Dates

Activation Date
Mar 6, 2026

Initial Registration Date
May 6, 2020

Submission Date
Mar 4, 2026

Owner

CAGE

Legal Business Name

Immediate Owner

(blank)

(blank)

Highest Level Owner

(blank)

(blank)

Entity Dates

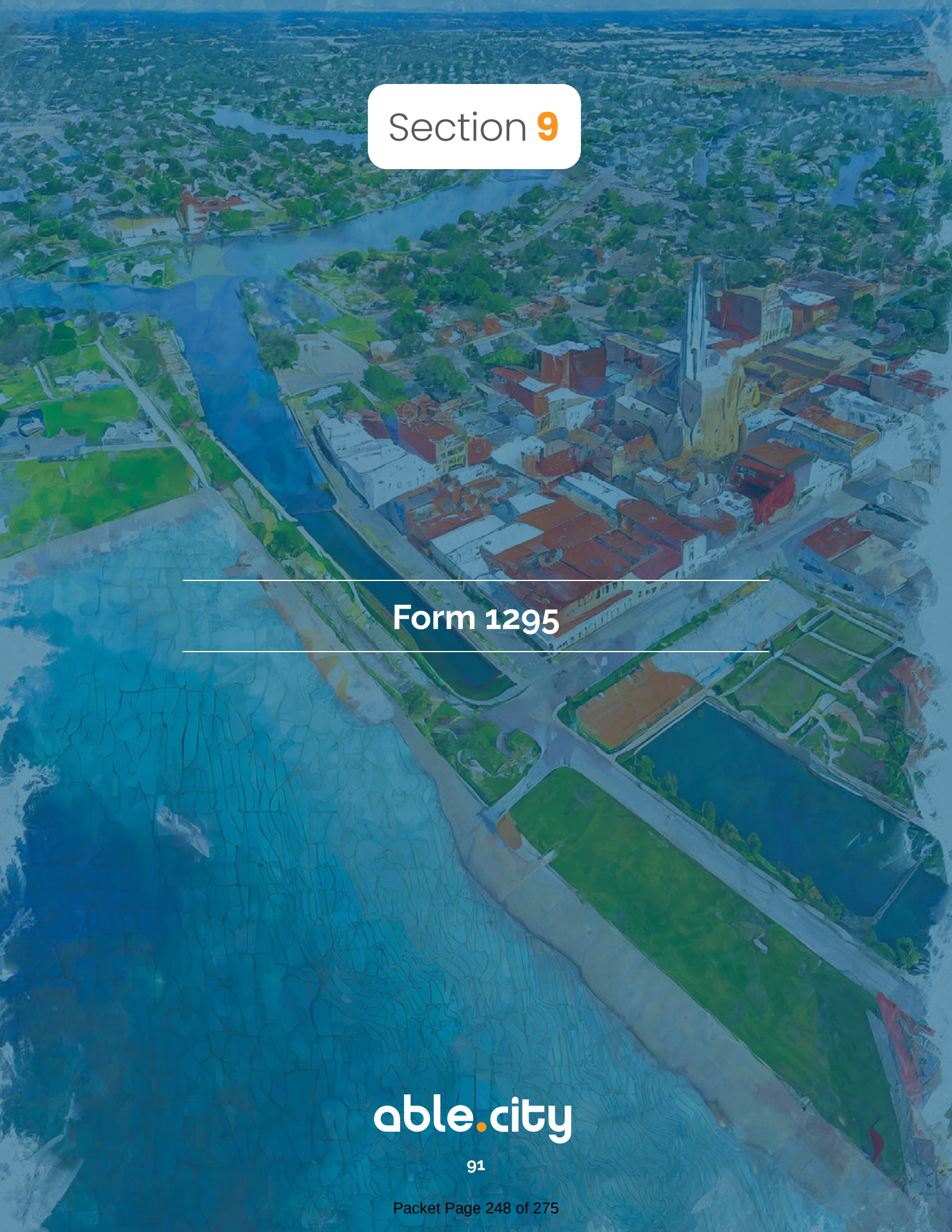
Entity Start Date
Feb 17, 2017

Fiscal Year End Close Date
Dec 31

Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USApending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

This page was intentionally left blank

An aerial photograph of a city, likely San Francisco, showing a river (San Francisco Bay) and a large body of water (Golden Gate Bay). The city is densely packed with buildings, and a prominent church with a tall steeple is visible. The image is overlaid with a semi-transparent blue layer.

Section 9

Form 1295

able.city

This page was intentionally left blank

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Able City LLC
San Antonio, TX United States

Certificate Number:
2026-1497908

Date Filed:
08/04/2026

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Ingleside

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

RFQ
Comprehensive Master Plan Update

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Able City LLC	San Antonio, TX United States	X	

5 Check only if there is NO Interested Party.

☐

6 UNSWORN DECLARATION

My name is Mario Peña, and my date of birth is 09/22/1978.

My address is 110 Broadway #590, San Antonio, TX, 78205, U.S.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Bexar County, State of Texas, on the 04 day of August, 2026.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)



CITY COUNCIL AGENDA

Regular Meeting: August 25, 2026

AGENDA ITEM: 16

TABLED 08/11/2026 Discussion, consideration, and possible action on an agreement between the City of Ingleside and the Texas Coast Youth Soccer League for the use of N.O. Simmons Park Soccer Fields for the period from August 31, 2026, through December 06, 2026, and from January 04, 2027, through May 09, 2027.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The Texas Coast Youth Soccer League requested the use of the N.O. Simmons Park soccer fields for the period from Aug 31, 2026, through December 06, 2026, and from January 04, 2027, through May 09, 2027. During this period, the soccer league will conduct its scheduled league play and practices on these fields. The agreement allows for the Texas Coast Youth Soccer League to operate and maintain the concession stand located on the premises of N.O. Simmons Park. The City reserves the right to use the fields during the life of this contract for special City events, as long as they don't conflict with normal soccer league scheduled play and practices. A Special Use Permit will be issued individually for the use of the facility by other organizations.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends approval of an agreement between the City of Ingleside and the Texas Coast Youth Soccer League for the use of N.O. Simmons Park Soccer Fields for the period from Aug 31, 2026, through December 06, 2026, and from January 04, 2027, through May 09, 2027.

ATTACHMENTS:

1. Texas Coast 26-27
2. Youth Soccer Ins. _Redacted
3. DOCS1-#359387-v1-Texas_Coaset_Soccer_License_Agreement_26_27 V2

City of Ingleside

Park Use Date Request

This form is required for all event requests at City Parks and Facilities. If a Park Use Permit or Special Use Permit is required, the Park Use Date Request form is not needed; those permits cover the information requested on this form.

Name of Organization: Texas Coast Youth Soccer League Non-Profit? Yes ☒ No ☐
Your Name: Gerald Crain HOT Fund Application? Yes ☐ No ☒
Address: P.O. Box 24 City Ingleside Zip 78362
Phone (include area code): 361-790-4017 Email: jerrye-1973@yahoo.com
Name of Event: Fall 2026/Spring 2027 Soccer Season Date of Event: Aug. 31, 2026 through Dec. 6, 2026
Estimated Attendance: 100-150 people Then JAN. 4, 2027 through MAY 9, 2027

Facility Requested:

- ☐ Cove Park
- ☐ Faith Park
☐ Garden Center ☐ Dixie Diegel Fields ☐ Other _____
- ☐ Humble Community Center
- ☐ Live Oak Park
☐ Disc Golf ☐ Tennis Courts ☐ Bennie Diegel Fields
☐ Other: _____
- ☒ N.O. Simmons Park
☐ Basketball Pavilion ☐ Parking Lot ☐ Picnic Pavilion
☒ Soccer Fields ☐ Football Fields ☐ Other: _____
- ☐ Whitney Lake Park

Special Requests:

- ☐ Handwashing Stations ☐ Ticket Booths ☐ Trash Receptacles ☐ Barricades
☐ Move Soccer goals ☐ Temporary Fencing ☐ Electricity ☐ Water
☐ Overnight Camping

Specific time special use activity will take place: MON-FRI 4pm to 10pm, Sat 8am to 10pm, Sun any
Indicate set-up and take-down times: Time when tournaments scheduled 8am to 9pm

Would like same Contract set up as
this past Fall 25/Spring 26 Soccer Season

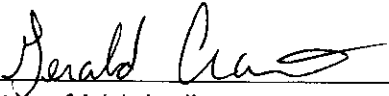
Applicant Initial GC

(revised July 2024) pg 1

City of Ingleside

It is understood that the renter/user of Ingleside community facilities at all times indemnify, defend, and hold harmless the City of Ingleside, Texas, its officers, employees and contractors from and against any and all claims, damages, losses and expenses of whatever nature, including attorney fees, in any manner connected with, related to, or as a result of any actions or inaction associated with the usage of rental of Ingleside facilities. You will be responsible for cleanup and any damage incurred by your event.

NOTE: The permittee shall be responsible for returning the park's grounds to their original state. If signed by the Assistant Director of Parks and Recreation this document authorizes the Park Use Date Request. Additional contracts may be necessary based on the facility selected. Contact the Assistant Parks Director to verify.

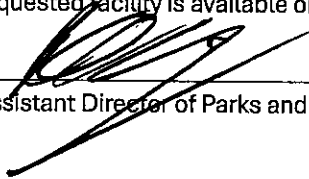


Signature of Adult Applicant

4/24/26
Date:

Verification Section:

Applicant must obtain the signature of the Assistant Director of Parks and Recreation to confirm the requested facility is available on the requested date/time.



Assistant Director of Parks and Recreation Signature

4/24/26
Date:



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/30/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. IF SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LIC #40558248 Player's Health Cover USA Inc. 200 Southdale Center Edina MN 55435		CONTACT NAME: PHONE (A/C, No, Ext): 612-345-9683 FAX (A/C, No): E-MAIL ADDRESS: certificates@playershealth.com	
INSURED South Texas Youth Soccer Association 2851 Joe DiMaggio Blvd. #23 Round Rock TX 78665		INSURER(S) AFFORDING COVERAGE INSURER A: SirtusPoint America Insurance Company INSURER B: AXIS Insurance Company INSURER C: Everspan Indemnity Insurance Company INSURER D: INSURER E: INSURER F:	
		NAIC # 38776 37273 16882	

COVERAGES**CERTIFICATE NUMBER:** 293155**REVISION NUMBER:** 3

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS						
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☒ LOC OTHER:	Y		[REDACTED]	9/1/2026	9/1/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG PARTICIPANT LEGAL LIAB \$ 1,000,000 PARTICIPANT LEGAL LIAB \$ 2,000,000						
	A						☐ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY	9/1/2026	9/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$			
							C			☒ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTIONS \$ 0	9/1/2026	9/1/2027	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 5,000,000
										WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N N/A			PER STATUTE E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Participant Accident Medical			[REDACTED]	9/1/2026	9/1/2027	PER INJURY LIMIT \$ 100,000						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate issued for activities sanctioned or approved by the state soccer association. Certificate Holder is Additional Insured as required by written contract or written agreement, subject to endorsement PH-GL-CW-0057. Coverage is primary and noncontributory where required by written contract or written agreement. General Liability contains Sexual abuse and Molestation limits of \$2,000,000 Occurrence/\$2,000,000 Aggregate. This certificate is issued on behalf of: Texas Coast Youth Soccer League

CERTIFICATE HOLDER**CANCELLATION**

N.O. Simmons Park, City of Ingleside

2867 Ave J
Ingleside

TX 78362

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Don Pullen

© 1988-2015 ACORD CORPORATION. All rights reserved.



LICENSE AGREEMENT THE CITY OF INGLESIDE AND TEXAS COAST YOUTH SOCCER LEAGUE

This license agreement (“Agreement”) is made and entered into this ____ day of _____, 2026 by and between Texas Coast Youth Soccer League, (hereinafter referred to as “Texas Coast”) a Texas nonprofit corporation, and the City of Ingleside, Texas, a Texas home-rule municipality (hereinafter referred to as “City”) for the use of City owned soccer fields, at N.O. Simmons Park located at TX-361 Ingleside, Texas 78362 (hereinafter referred to as “Facilities” or “Facility”). Texas Coast and the City for the considerations stated herein mutually agree as follows:

A. Purpose and Grant of License

- a) Texas Coast operates a recreational youth soccer program that promotes youth recreation, physical fitness, teamwork, and positive community engagement for residents of the City of Ingleside and the surrounding area.
- b) In furtherance of this public purpose, and subject to the terms and conditions of this Agreement, the City grants Texas Coast a temporary, revocable, non-exclusive license to use the City-owned soccer fields located at N.O. Simmons Park, TX-361, Ingleside, Texas 78362 (the “Facilities”), for the operation of its recreational youth soccer program during the 2026 Fall Season and 2027 Spring Season.
- c) Texas Coast's use of the Facilities shall be limited to the purposes authorized by this Agreement and shall at all times remain subject to the City's ownership, possession, and control of the Facilities, City needs, availability of the Facilities, and applicable City rules, regulations, and policies.

B. Term of Agreement

The term of this Agreement shall be from August 31, 2026, through December 6, 2026, and from January 4, 2027, through May 9, 2027. Upon expiration or earlier termination of this Agreement, Texas Coast shall immediately cease its use of the Facilities and remove all personal property, equipment, and trash belonging to or generated by Texas Coast.

C. Use of Facilities

Texas Coast is granted a temporary, revocable, non-exclusive license to use the Facilities for scheduled practices, games, and tournaments during the term of this Agreement and only during the dates and times authorized herein. During Texas Coast's scheduled and authorized practices, games, and tournaments, Texas Coast shall have exclusive use of the soccer fields scheduled for such activities. Such exclusive scheduled use shall not grant Texas Coast exclusive possession or control of the Facilities or otherwise limit the City's ownership, possession, or right of access to the Facilities.

This Agreement does not convey and shall not be construed as conveying any real property interest, leasehold estate, easement, or other possessory right in the Facilities. All rights granted to Texas Coast are personal in nature and shall at all times remain a license subject to the terms, conditions, and termination provisions of this Agreement.

Texas Coast shall not restrict public access to the Facilities and shall not charge any fee for public viewing of games, scrimmages, or practices, except for tournaments as expressly permitted by this Agreement. The City retains the right to access, use, and schedule the Facilities for City purposes or City-sponsored events when Texas Coast activities are not scheduled, and the City shall provide reasonable notice of such use when practicable.

The hours of operation of Texas Coast will be Monday through Friday from 4:00 p.m. until 10:00 p.m., Saturdays, from 8:00 a.m. until 10:00 p.m. and Sundays at any time when tournaments are scheduled between the hours of 8:00 a.m. and 9:00 p.m.

The City Manager or the City Manager's designee may close or restrict use of all or any portion of the Facilities due to weather, field conditions, maintenance, repairs, emergencies, public safety concerns, or other conditions that the City Manager or designee reasonably determines make use of the Facilities unsafe, inappropriate, or potentially damaging to the Facilities. Texas Coast shall immediately comply with any closure or restriction imposed by the City Manager or designee.

The City reserves the right to inspect the Facilities, including but not limited to fields and restrooms at any time.

Texas Coast shall be responsible for routine field preparation associated with its authorized use of the Facilities, including, but not limited to, chalking lines and adjusting goals. Texas Coast shall not make any permanent alteration or improvement to the Facilities without the City's prior written approval.

D. Conditions of Facilities: As-Is Use

Texas Coast acknowledges and agrees that the Facilities are provided "AS IS" and "WITH ALL FAULTS," and without any warranty, express or implied, including any warranty of fitness for a particular purpose or condition. The City makes no representation or warranty regarding the condition, safety, or suitability of the Facilities for Texas Coast's intended use. Texas Coast has had the opportunity to inspect, or has inspected, the Facilities and accepts the Facilities in their existing condition. Texas Coast assumes all risk associated with its use of the Facilities.

Nothing in this Agreement shall be construed to prohibit the City from providing maintenance, repairs, or other support at the Facilities when issues are identified, consistent with City practices and available resources.

E. Restrooms

The City agrees, at its expense, to provide adequate restroom facilities for Texas Coast use for the duration of this Agreement. The City shall furnish hand soap, toilet paper, paper towels and other items that the City deems necessary for the use of such restroom facilities.

F. Concessions

The City agrees to provide concession keys to Texas Coast for access of the concession facilities, and Texas Coast agrees to lock the concession facilities at the close of each day's game. Concession keys must be returned within seven (7) days of the end of the Agreement. Texas Coast must provide a key deposit of \$90.00 per key in the form of a check or money order. Texas Coast agrees that it shall not engage in any activities that generate profit beyond the sale of incidental items, such as water, soft drinks, and snacks such as pre-packaged or minimally processed food items, including but not limited to chips, crackers, granola bars, and candy. All revenues generated by Texas Coast must be used solely to cover operational expenses, maintenance, and improvements related to the Texas Coast's activities. Any profits derived from sources other than the incidental sales as listed above are strictly prohibited. Texas Coast shall provide the city a financial statement to ensure compliance with this provision.

G. Cleaning of Facilities

Texas Coast agrees to clean and clear the Facilities, including but not limited to, fields and bleachers, of any trash and equipment following each practice and each game or tournament. Any and all trash collected at the Facilities by Texas Coast shall be placed in trash cans provided by the City.

H. Additional Provisions

Texas Coast shall provide the following items to the City as a prerequisite for use of the Facilities:

1. Texas Coast agrees to carry liability insurance in the amounts of \$1,000,000.00 (one million) per person and \$1,000,000.00 (one million) per occurrence naming the City of Ingleside as an additional insured, insuring Texas Coast against liabilities and claims arising out of or related to Texas Coast's use of or activities at the Facilities under this Agreement. Texas Coast shall maintain such insurance continuously through the term of this Agreement. Such insurance shall be primary to and noncontributory with, any insurance carried by the City. Further, Texas Coast agrees to, and shall, provide the City with proof of such insurance coverage before the Agreement is in effect and use of the Facility is permitted.
2. A listing of all coaches and assistant coaches, including any support staff, who have successfully passed a background check by an approved agency that conducts background checks that are current within the current calendar year. The City requires any coach, assistant coach, and any support staff who will be utilizing the Facilities as permitted by this Agreement to have successfully completed a background check. Failure to comply with this requirement constitutes a breach of this Agreement. Such list shall be provided to the City before the use of the Facilities by Texas Coast can be permitted.
3. Texas Coast shall be responsible for supervising and controlling its activities at the Facilities and for ensuring that its officers, coaches, volunteers, participants, and other persons acting on its behalf comply with the applicable terms of this Agreement and City rules governing use of the Facilities.

4. Texas Coast shall be responsible for any damage to the Facilities or other City property caused by the acts or omissions of Texas Coast or its officers, employees, coaches, volunteers, participants, agents, or other persons acting on its behalf, excluding ordinary wear and tear. Texas Coast shall promptly notify the City of any such damage and, at the City's option, shall repair the damage to the City's reasonable satisfaction or reimburse the City for the reasonable cost of repair.
5. A season schedule of games shall be provided to the City by Texas Coast prior to the start of the season and written notice shall be provided to the Director of Infrastructure Services of any rescheduling of games by at least one entire business day prior to when the rescheduled game(s) is/are scheduled to be played. Such notice may be sent by email. A schedule of league games must be received ten (10) days prior to any league games being held. Practices may take place at the Facility prior to the receipt of the schedule; however, no official games may be played until the schedule has been received.
6. Texas Coast shall not assign, transfer, sublicense, or otherwise convey any right or privilege granted under this Agreement, nor shall Texas Coast permit any third party to use the Facilities under Texas Coast's license without the City Manager's prior written approval. Any request for third-party use of the Facilities shall be referred to the City for approval or denial in the City Manager's sole discretion.
7. Texas Coast shall maintain its charter with the Texas Youth Soccer Association and shall maintain its financial viability and must keep and maintain accurate, current financial records in accordance with sound accounting and financial management practices and must, on request of the City, make available to the City for inspection and copying all such records.
8. Texas Coast shall remove all personal property and equipment belonging to Texas Coast from the Facilities upon expiration or termination of this Agreement. Any property not timely removed may be deemed abandoned and disposed of by the City in accordance with applicable law.
9. Texas Coast shall comply with all applicable federal, state, and local laws, ordinances, rules, regulations, permits, and health and safety requirements applicable to its activities and use of the Facilities.
10. Texas Coast's use of the Facilities is subject to rules, regulations, and policies adopted by the City from time to time for the operation and use of City Facilities.

I. Severability

If any provision of this Agreement is held invalid, illegal, or unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

J. Indemnification

TEXAS COAST AGREES AND UNDERSTANDS THAT IT IS SPONSORING AN ATHLETIC ACTIVITY THAT HAS CERTAIN INHERENT DANGERS, AND THAT PERSONS PARTICIPATING IN TEXAS COAST ACTIVITIES DISCUSSED HEREIN

MAY BE INJURED ON THE PREMISES. TEXAS COAST ACKNOWLEDGES AND UNDERSTANDS THAT CONDITIONS AT THE FACILITIES MAY CHANGE OR DEVELOP AND MAY CREATE UNANTICIPATED HAZARDS OR DANGERS. TEXAS COAST AGREES AND REPRESENTS THAT IT SHALL INSPECT THE PREMISES AT THE BEGINNING OF EACH GAME AND PRACTICE SESSION, INCLUDING BUT NOT LIMITED TO THE PLAYING FIELDS LOCATED AT THE FACILITIES, AND THAT TEXAS COAST HAS DETERMINED THAT SUCH PREMISES ARE REASONABLY SAFE FOR THE ACTIVITIES CONTEMPLATED BY TEXAS COAST HEREUNDER. TEXAS COAST FURTHER AGREES THAT AT ANY TIME ITS REPRESENTATIVES OBSERVE AN UNSAFE CONDITION ON THE PREMISES USED BY TEXAS COAST, INCLUDING BUT NOT LIMITED TO THE PLAYING FIELDS LOCATED AT THE FACILITIES, TEXAS COAST SHALL IMMEDIATELY REPORT SUCH DANGEROUS CONDITION TO THE CITY MANAGER OR HIS DESIGNEE. IF THE DANGEROUS CONDITION POSES AN IMMINENT DANGER TEXAS COAST SHALL IMMEDIATELY DISCONTINUE THE ACTIVITY AND USE OF THAT PORTION OF THE FACILITIES.

TEXAS COAST AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY OF INGLESIDE, ITS AGENTS, OFFICIALS AND EMPLOYEES FROM ANY AND ALL CLAIMS FOR BODILY INJURY, ILLNESS, DEATH, ECONOMIC LOSS, PERSONAL INJURY, OR PROPERTY DAMAGE ARISING OUT OF THE ACTIVITIES OF TEXAS COAST CONTEMPLATED HEREUNDER, INCLUDING BUT NOT LIMITED TO ANY CLAIM ARISING OUT OF OR ALLEGED TO ARISE OUT OF ANY NEGLIGENT ACT OR OMISSION COMMITTED BY TEXAS COAST OFFICIALS, PLAYERS, MEMBERS, OFFICERS, OR AGENTS. NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO LIMIT OR WAIVE ANY GOVERNMENTAL OR SOVEREIGN IMMUNITY OF THE CITY OF INGLESIDE OR ANY IMMUNITY APPLICABLE TO ITS OFFICIALS, AGENTS, SERVANTS OR EMPLOYEES, NOR SHALL IT BE CONSTRUED TO LIMIT OR WAIVE ANY INSURANCE COVERAGE OR THE CITY'S STATUS AS AN ADDITIONAL INSURED AS REQUIRED UNDER THIS AGREEMENT. TO THE EXTENT THERE MAY BE A WAIVER OF IMMUNITY UNDER STATE LAW TO ENFORCE THIS AGREEMENT, THE REMEDIES AVAILABLE TO TEXAS COAST TO ENFORCE THIS AGREEMENT ARE LIMITED TO MANDAMUS OR SPECIFIC PERFORMANCE. ALL OTHER REMEDIES, INCLUDING SUITS FOR DAMAGES AND RECOVERY OF ATTORNEYS' FEES ARE SPECIFICALLY WAIVED BY BOTH PARTIES.

K. Applicable Law and Venue

This Agreement is entered into subject to the City Charter and ordinances of the City of Ingleside as they may be amended from time to time, and is subject to and is to be construed, governed and enforced under all applicable State of Texas and Federal laws. Venue for any action arising out of or relating to this Agreement shall lie exclusively in a court of competent jurisdiction located in San Patricio County, Texas.

L. Governmental Immunity

Texas Coast understands and agrees that the City of Ingleside is a Texas home-rule municipality and that by entering into this Agreement, the City is performing a governmental function. No term or condition of the Agreement shall be construed or interpreted as a waiver, express or implied, of any of the governmental or sovereign immunities, rights, benefits, or protections of City.

M. Termination of Agreement

The City or Texas Coast may terminate this Agreement without cause upon thirty (30) days' written notice to the other party. Notwithstanding the foregoing, the City may immediately suspend Texas Coast's use of the Facilities or terminate this Agreement for a material breach of this Agreement, failure to maintain required insurance, violation of applicable law or City rules or policies, misuse of the Facilities, or any condition or activity that the City reasonably determines presents a threat to public health or safety.

N. Notices

Any notice required under this Agreement may be given in writing and delivered personally, by mail, or by email to the last known contact provided by the parties.

O. No Partnership, Agency, or Employment Relationship

Nothing in this Agreement creates or shall be construed to create a partnership, joint venture, agency, employment, or other similar relationship between the City and Texas Coast. Texas Coast is an independent organization and has no authority to bind or otherwise obligate the City.

P. Entire Agreement

This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporaneous agreements between the parties relating to matters herein, and except as otherwise provided herein, cannot be modified without written agreement of the parties. The failure of either party to enforce any provision of this Agreement shall not constitute a waiver of that provision or of the right to enforce that provision thereafter.

EXECUTED effective the _____ day of _____.

CITY OF INGLESIDE, TEXAS

Brenton B. Lewis, City Manager

ATTEST:

City Secretary

TEXAS COAST YOUTH SOCCER LEAGUE
P.O. Box 24
Ingleside, Texas 78362

Gerald Crain, President

CITY COUNCIL AGENDA
Regular Meeting: August 25, 2026

AGENDA ITEM: 17

Discussion, consideration, and possible action on designating streets to be reconstructed during Fiscal Year 2026-2027.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

City Council requested a list of ten (10) streets to be potentially reconstructed in Fiscal Year 2026-2027, with the council action being the following: Approving the list, as recommended; selecting a defined number of streets and designating the streets; and/or revising the list of streets. The following list of street candidates includes Fogg Avenue, 1st Street from Avenue A to Main Street, Tiner Lane, Lovers Lane, 6th Street from Ave A to the City Limit sign, Avenue A from Kenny Lane to Beasley Avenue, Belair Avenue, Park View Place from Hultgreen Avenue to Bennie Diegel, Sunray, Chandler Place.

FISCAL ANALYSIS:

The candidates approved by City Council will be funded by the General Fund Street budget.

RECOMMENDATION:

Staff recommends City Council approve adding ten streets to be reconstructed.

ATTACHMENTS:

None

CITY COUNCIL AGENDA

Regular Meeting: August 25, 2026

AGENDA ITEM: 18

Discussion, consideration, and possible action on the Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election.

SUBMITTED BY: Brenton Lewis, City Manager

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The Texas Municipal League Intergovernmental Risk Pool (TMLIRP) Board of Trustees features 15 members serving staggered six-year terms. Member cities and local governments vote on official ballots to elect specific places as terms expire, with nominations and voting procedures managed directly through the Texas Municipal League Intergovernmental Risk Pool.

The officials listed on this ballot, for Places 1 through 4, have been nominated to serve a six-year term on the TML Intergovernment Risk Pool (Workers' Compensation, Property and Liability) Board of Trustees.

FISCAL ANALYSIS:

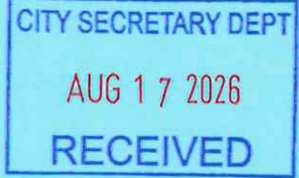
N/A

RECOMMENDATION:

Staff recommends the City Council take the appropriate action to vote on a candidate for to fill a position on Places 1-4 for the Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election

ATTACHMENTS:

1. TMLIRP Board of Trustees Election Ballot



OFFICIAL BALLOT

Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election

This is the official ballot for the election of Places 1 through 4 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool. The Governing Body of each Member of the Pool is entitled to vote for members of the Board of Trustees. Please record your organization's choices by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You may vote for only one candidate for each Place.

The officials listed on this ballot have been nominated to serve a six-year term on the TML Intergovernmental Risk Pool (Workers' Compensation, Property and Liability) Board of Trustees. The names of the candidates for each Place on the Board of Trustees are listed in alphabetical order on this ballot.

About Write-In Candidates. A write-in candidate is a person who is **not** listed on this ballot. The write-in line for each Place is provided only for a governing body that wishes to vote for someone other than the candidates printed on this ballot. If you vote for a candidate whose name is printed on the ballot, mark the square beside that candidate's name and leave the write-in line for that Place blank. **Do not also write that candidate's name on the write-in line.** A ballot that shows both a marked square and a name on the write-in line for the same Place has two votes recorded for that Place, and no vote can be counted for that Place. Marking a square and writing the same name does not strengthen the vote. Write in a name only if you are voting for a person not listed. A write-in candidate must meet the same eligibility requirements as the nominated candidates.

Ballots must reach the office of David Reagan, Secretary of the Board, no later than September 30, 2026. Ballots received after September 30, 2026, cannot be counted. **The ballot must be properly signed and all pages of the ballot must be mailed to: Trustee Election, David Reagan, Secretary of the Board, P.O. Box 149194, Austin, Texas 78714-9194. If the ballot is not signed, it will not be counted.**

PLACE 1

- ☐ **Kevin Clark.** Council Member for the City of Gladewater (Region 15) for eight years. He has also served as the City Council's Ex Officio representative to the Board of Adjustments, Planning and Zoning Commission, and Parks and Recreation Board. During his tenure, he spearheaded the restructuring of the Gladewater Fire Department. Prior to his municipal service, Kevin retired after a distinguished 20-year career in the United States Marine Corps, attaining the rank of Gunnery Sergeant and serving during Operation Desert Storm. He then earned a degree in Speech Communication with a minor in English and spent 23 years as a teacher and coach at Gladewater High School. He has more than four decades of public service.

- ☐ **J.W. 'Buzz' Fullen** (*Incumbent*). Commissioner for the Henderson Housing Authority (Region 15) from 2012 to 2018 and from 2024 to present. Formerly, Mayor of the City of Henderson from 2004 to 2012 and from 2018 to 2024. He currently serves on the Henderson Civic Center Board (2003–present), the Henderson ETMC Hospital Diabetes Board (2009 – present), the Texas Eastern 911 Board for Rusk and Harrison Counties as Chair (2024 – present) and the Keep Henderson Beautiful Board (2008 – present). He has been a Board member of the TML Intergovernmental Risk Pool since 2010, during which time he served as Chair (2018 – 2020) and Vice Chair (2016 – 2018).

- ☐ **John Kinnaird.** Chairman of the McLennan Central Appraisal District (Region 9). He was a four-term member of the Waco City Council and served in various leadership roles with the National League of Cities. He also provides governance and oversight for several non-profits within the community, engaging in areas ranging from workforce and economic development to arts, beautification, and culture. He is a Baylor University graduate, CFA charterholder, and is an SVP and lead investment officer of a local wealth management firm. Mr. Kinnaird has more than a decade of public and municipal government service, complemented by over two decades of professional experience in the financial services sector.

- ☐ **Carey D. Neal, Jr.** City Manager for the City of Seagoville (Region 13). Previously, he served as Deputy City Manager for the City of Lancaster. Mr. Neal holds a Master of Public Administration from American University and a Bachelor of Science from the University of Texas at Arlington. He is currently pursuing a PhD in Public Policy at Liberty University. He is an active member of the International City/County Management Association, the Texas City Management Association, and serves as Director at Large for the North Texas City Management Association. He has served on several governing boards, including the Texas Coalition for Affordable Power Board and the North Texas Housing Finance Corp. Board.

WRITE IN CANDIDATE (complete only if you did not mark a square above):

PLACE 2

- ☐ **Adam Benefield.** Council Member for the City of Lago Vista (Region 10). He has served as the City Council liaison to the Building and Standards Commission and has been actively involved in matters related to municipal operations, budgeting, infrastructure, development, public safety, and risk management. Mr. Benefield has extensive experience as a business owner and operator in the construction, irrigation, landscaping, and water-related service industries. He is licensed through the Texas Commission on Environmental Quality as a Licensed Irrigator, Backflow Prevention Assembly Tester, Water Treatment Specialist, Customer Service Inspector, and Irrigation Inspector. He is committed to responsible local government and fiscal discipline.
- ☐ **Emily Crawford** (*Incumbent*). City Manager for the City of Abilene (Region 6) since June 2025. Previously, she was City Manager of Brownwood, Texas, for 10 years where she led numerous transformational initiatives including downtown revitalization, a countywide 911/dispatch center, and major investments in infrastructure and public facilities. She serves as Immediate Past President of the Texas City Management Association (TCMA). Ms. Crawford holds a Master of Science in Organizational Development from Abilene Christian University, a bachelor's degree in Health and Wellness Promotion from Texas State University, and has completed the Executive Training Institute at the LBJ School of Public Affairs, University of Texas at Austin.
- ☐ **Anthony DeFrancis.** Mayor Pro Tem for the City of Bertram (Region 10). He has a Bachelor of Science degree from Pennsylvania State University, an MBA from Point Park University, and an M.Ed. from Lamar University. He served as a school administrator, domestically and internationally, for 6 years, a secondary mathematics educator for 20 years, and as a mentor and evaluator of incoming educators for various school districts. Previously, he was a member of the Zoning Board of Adjustment for the City of Hutto. He is a member of the Ancient Free & Accepted Masons and the Ben Hur Shriners. He has a strong commitment to public service and sound local governance.

WRITE IN CANDIDATE (complete only if you did not mark a square above):

PLACE 3

- ☐ **Corby Alexander.** City Manager for the City of La Porte (Region 14). He is a native of Henderson, Texas, and has guided other Texas cities in previous management roles and administrative positions. Corby Alexander holds a bachelor's degree in political science from Texas A&M University and a master's degree in public administration from the George Bush School of Government and Public Service at Texas A&M. He is involved with the International City/County Management Association, the Texas City Management Association, and Rotary International. Corby and his wife are proud parents who enjoy spending quality time with their family, participating in church activities, and engaging in community events.
- ☐ **Jim Holgersson.** City Manager for the City of Corsicana (Region 9). He previously served as City Manager for the Texas cities of Waco and Arlington and has held municipal management positions in four additional states. He is a member of the International City/County Management Association (ICMA), where he has served on three committees, and is a past president of both the North Texas City Management Association and the Tennessee City Management Association. He holds a master's degree in public administration from the University of Arkansas.
- ☐ **Cecil A. Hutson, Jr.** Mayor Pro Tem for the City of Combine (Region 13) since May 2022 and served on the City Council since May 2018. Mr. Hutson and his wife, Barbie, moved to Combine in September of 2016 after raising their family in Mesquite, Texas. They have three adult children and eleven grandchildren. Currently, he is the branch owner of TWFG – Hutson Insurance Services in Mesquite, and Barbie is a retired educator. He and his wife are active in their local church and in the community. Mr. Hutson states his experience in the insurance industry, serving as a risk advisor, would be invaluable as he further serves Texas communities as a Board member of the TML Risk Pool.
- ☐ **Andy Joslin.** City Manager for the City of Beeville (Region 11). Previously, he served as City Manager for the City of Floresville from 2021 to 2024. Mr. Joslin also served as City Manager and Finance Director for the City of Alice. Earlier in his public service career, he held multiple leadership roles with the City of Floresville, including Interim City Manager, Assistant Chief of Police, and Narcotics Task Force Commander. Mr. Joslin earned a Bachelor of Occupational Education degree with a specialization in Law Enforcement from Wayland Baptist University and is a graduate of the FBI National Academy, Session 219. He has served as President of the Floresville Lions Club and held board positions on other governing boards.
- ☐ **Ronda Perez.** City Manager for the City of Anna (Region 13) since March 2026. She notes her accomplishments are built upon a strong foundation, and her years of experience in servant leadership speak volumes regarding her keen understanding of local government and its purpose. She also states she is deeply dedicated to the cities she serves with vision, execution, development and consensus building. Ms. Perez earned a master's degree in criminal justice from California State University, Long Beach, as well as dual bachelor's degrees in political science and criminology, law and society from the University of California, Irvine. She is also a recent graduate of the Harvard Kennedy School of Government for local and state officials.
- ☐ **Garrett Spradling.** City Manager for the City of Borger (Region 2). He began his public service career on the Borger City Council. His background includes service as Deputy Fire Marshal/Emergency Management Coordinator and multiple supervisory and command roles with the Borger Police Department. He also served as President and Vice President of Spradling Oil, LP, where he oversaw safety programs, DOT and regulatory compliance, spill prevention planning, commercial vehicle operations, OSHA-related documentation, and workers' compensation. Mr. Spradling holds a Master of Public Administration and a Bachelor of Arts in Political Science from Texas Tech University and is a Certified Public Manager.

PLACE 3 CANDIDATES CONTINUE ON THE FOLLOWING PAGE

CANDIDATES FOR PLACE 3 (CONTINUED)

- ☐ **Isaac Tawil.** City Manager for the City of McAllen (Region 12). He has over 25 years of dedicated service to Texas municipalities. As City Manager, he oversees a budget exceeding \$650 million. Before his appointment as City Manager, he served in the City Attorney's Office for 13 years, most recently as City Attorney where he gained experience in municipal law, governance, risk management, insurance, and regulatory compliance. Mr. Tawil also serves as a Trustee of the Texas Municipal Retirement System (TMRS). He states his combined executive leadership, fiduciary oversight, and legal expertise provide a strong foundation for advancing sound governance, fiscal responsibility, and effective risk management on behalf of Texas cities.
- ☐ **Alun Thomas.** City Administrator for the City of Rollingwood (Region 10) since March 2025. Previously, he served the City of Santa Fe where he began as City Secretary and advanced to City Manager. In that role, he reports he used his emergency management experience to mitigate the effects of Hurricane Beryl through proactive hardening of City-owned facilities, employee training, and extensive pre- and post- event community outreach and education. Mr. Thomas holds a bachelor's degree in political science, and a master's degree in both political science and public administration from the University of Houston. He is a member of the Texas City Management Association and the Government Finance Officers Association.

WRITE IN CANDIDATE (complete only if you did not mark a square above):

PLACE 4

- ☐ **Austin Bleess** (*Incumbent*). City Manager for the City of Jersey Village (Region 14) since 2017. He has served on the TML Risk Pool Board since 2022, and as Vice Chair of the Board since 2025. Previously, he served as City Administrator in Winnebago, MN and City Manager in Caribou, ME. Mr. Bleess holds a BA in Political Science from Bethel University and a Master of Public Administration from Walden University. He is a Credentialed Manager through ICMA. He is a member of TCMA and served on the TCMA Board from 2024 to 2026. As a part of the America 250 celebration, he was named as one of 250 Government Champions who exemplify “democracy at the doorstep” through dedication, innovation, and the highest sense of public service.
- ☐ **James Hotopp**. City Manager for the City of Weatherford (Region 8) since November 2018. He began his career with the City of Weatherford in 2007 and advanced through a series of positions, including Utility Engineer, City Engineer, Director of Water Utilities, Director of Planning and Development, Assistant City Manager, and Deputy City Manager. Mr. Hotopp is a member of the International City/County Management Association, the Texas City Management Association, the North Central Texas City Management Association, and the Tarrant Regional Transportation Coalition. He also serves on the Parker County Economic Development Board, the Parker County Transportation Safety Committee, and the Texas Public Power Association Board.

WRITE IN CANDIDATE (complete only if you did not mark a square above):

BALLOT MUST BE SIGNED TO BE COUNTED

Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the public entity named below.

Witness my hand, this _____ day of _____, 2026.

Signature of Authorized Official

Title

Printed Name of Authorized Official

Printed Name of Public Entity

CITY COUNCIL AGENDA
Regular Meeting: August 25, 2026

AGENDA ITEM: 19

Discussion, consideration, and possible action on the first draft of the City Manager's Proposed Budget for Fiscal Year 2026-2027.

SUBMITTED BY: Brenton Lewis, City Manager

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The proposed City Managers budget will be issued before the City Council meeting. To meet State Statutes, the proposed budget will be filed with the City Secretary on or before August 22, 2026.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends review of the City Manager's Proposed Fiscal Year 2026-2027 budget, with proposed changes following review.

ATTACHMENTS:

None

CITY COUNCIL AGENDA

Regular Meeting: August 25, 2026

AGENDA ITEM: 20

Discussion, consideration, and possible action on setting the proposed tax rate for Fiscal Year 2026-2027.

SUBMITTED BY: Luis Rios, Director of Finance

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Each year, the San Patricio County Tax Office prepares the City of Ingleside's tax rate calculation using the standardized worksheet provided by the State of Texas. This calculation is based on the current year's certified taxable property values and ensures compliance with state guidelines for transparency and accuracy in setting the annual tax rate.

The 2026 tax calculation ended up with the following rates:

2026 Proposed Tax Rate (on the City Manager's proposed budget) — \$0.812699

M&O-General Fund- \$0.646057

I&S-Debt Service Fund- \$0.166642

2026 Proposed Tax Rate — \$0.812699 (Same as the VAR)

No-New Revenue Tax Rate (NNR)—\$0.698173

Voter Approved Tax Rate (VAR)—\$.812699

2025 Tax Rate- \$0.741129

M&O-General Fund- \$0.574464

I&S-Debt Service Fund \$0.166665

FISCAL ANALYSIS:

The 2026 proposed tax rate will result in the following proposed Property Tax Revenue budget for FY2027:

Fund 10 General Fund—\$16,195,802

Fund 40 Debt Service — \$4,262,752 (amount needed to pay debt service for FY 2027)

Total Property Taxes — \$20,458,554

RECOMMENDATION:

Staff recommends council approve the proposed tax rate. (VAR \$0.812699)

ATTACHMENTS:

None

CITY COUNCIL AGENDA
Regular Meeting: August 25, 2026

AGENDA ITEM: 21

Discussion, consideration, and possible action on setting the dates and times for the public hearing(s) on the proposed budget for Fiscal Year 2026-2027 and the Tax Rate for 2027.

SUBMITTED BY: Luis Rios, Director of Finance

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

State law requires publishing a notice of budget hearing no later than 10 days before the budget public hearing. The City is also required to publish a Notice of Tax Rate Increase, and have a continuous internet notice of Public Hearing 7 days before the public hearing. The City Charter requires a public hearing on the budget, therefore requiring two hearings.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff is recommending having the first public hearing on the budget on September 8th, and the second public hearing on the budget on September 15th, 2026. The public hearing on the tax rate should be held on September 15th, 2026.

ATTACHMENTS:

None