

CITY OF INGLESIDE  
REGULAR CITY COUNCIL MEETING  
MINUTES  
AUGUST 22, 2023  
6:30 P.M.

**Opening Agenda**

**1. Call Meeting to order.**

The Regular Council Meeting of the City of Ingleside was called to order by Mayor Adame at 6:30 p.m. on August 2, 2023, at City Hall 2671 San Angelo Ingleside, TX and live video streaming.

**2. Roll Call.**

With Council Members present a quorum was established.

Council Members Present: Steve Diehl, Stewart Wilson, David Pruitt, John Salinas, Mayor Pro-Tem Tracy Long, Julio Salinas and Mayor Pedro Oscar Adame.

**3. Invocation.**

Council Member Pruitt led the invocation.

**4. Pledge of Allegiance.**

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

**5. Citizen Comments and Reports**

Dennis Knippa, 3381 Avenue A, addressed the Council about being spoken to for grass clippings in the road, UTV's racing down Fourth St. and Avenue A, and watching police officers who are watching traffic and not stopping vehicles who run stop signs and are speeding.

**6. Staff Comments and Reports**

**a. City of Ingleside monthly financials as of July 31, 2023.**

Paul Baen, 2177 Glenwood Drive, addressed the Council on the amount of surplus tax rates, and the additional \$900,000.

Council Member Diehl commented on page A1, Item 28, which is the Street Maintenance and asked about the non-spending of voter approved street maintenance. Council Member Diehl stated that there is \$1.9 million in the fund balance, and that augmenting it into streets would be beneficial. Council Member Diehl commented on page A1, Item 31, Street Reconstruction, and asked if there has been any street reconstruction done. Director of Finance Vela stated that street reconstruction money comes from the Fund 30 line item.

Council Member Diehl commented on page A1, Item 60, Asset Seizures, and asked if any money has been spent in the last two years. Police Chief Burr stated that there has been no money spent, but there is money pending.

Council Member Diehl commented on page A2, Miscellaneous, and asked the Director of Finance if there was any way to put the money into categories. Director of Finance Vela stated that there are already categories listed under miscellaneous.

**b. City of Ingleside expenditures paid over \$3,000.00 for the period of July 17, 2023 through August 13, 2023.**

Council Member Julio Salinas commented on page 5 and asked about the voided checks. Director of Finance Vela stated that the voided checks were because of corrections needing to happen.

Council Member Julio Salinas commented on page 3, 4<sup>th</sup> Street Improvements, and asked if this was for the work already completed by Gerke. Director of Finance Vela stated that the money was possibly from retainage.

Council Member Diehl commented on the sales tax increase. City Manager Lewis stated that the Comptroller audit found that we should have received this money.

Council Member Diehl asked if the chart was included with the letter from the City Manager. City Manager Lewis stated that it was not.

**c. General Projects Update.**

Mayor Adame asked when the anticipated dates were for bid proposals for Kenny Lane and Hultgreen. Director of Infrastructure Paredez informed Council that advertisement would be going out for Hultgreen, on August 30 and September 6; a pre bid meeting is scheduled for September 14; bid opening is on September 28; and that he would present to Council on October 10. Director of Infrastructure Paredez also informed Council the Kenny Lane advertisement would take place on September 6 and September 13.

Council Member Diehl asked about an update regarding the Animal Control Facility. Director of Infrastructure Paredez informed Council that a bid has been awarded, and a notice to proceed was given to the contractor, noting that the contractor has 320 days from to complete the project once notice to proceed is issued.

Council Member Diehl asked about the Wastewater Treatment Plant, and not having enough funding to finish the project. Council Member Diehl and Council Member John Salinas commented on finding alternative funding to get the project done. Director of Infrastructure Paredez informed the Council that the projected date for completion is Fall 2024, and that they cannot proceed unless TCEQ says they can, after sending information to the Texas Water Board. Council Member Diehl requested that the Wastewater Treatment Plant update be on the agenda until it is definitive.

**d. CM – Drainage Master Plan Update.**

Council Member Diehl asked about why the project has been stretched out over a long period of time. City Manager Lewis informed the Council that change in staff has stretched the project out.

Council Member Julio Salinas asked if this update included all current projects and future buildouts. City Manager Lewis informed the Council that the update did include current projects and future buildouts.

Mayor Adame asked when the project officially started. City Manager Lewis informed the Council that the project officially started on June 7, 2022.

Council Member Julio Salinas requested when the Council will be updated next. City Manager Lewis informed Council that there will be an update on either the first or second Regular Council Meeting held in September.

**7. Council Comments and Reports**

**A. Council Member Julio Salinas comments on the tax collection homestead exemption.**

Council Member Julio Salinas stated that the tax collection homestead exemption is coming in November for a vote for Senate Bill 2 Senate Bill 3, with an increase from \$40,000 to \$100,000. Council Member Julio Salinas recommended that

citizens do their research before voting. Council Member Julio Salinas also stated that this doesn't affect city taxes, just the schools.

### **Presentations**

#### **8. Proclamation to recognize Donald Patty's retirement.**

Mayor Adame presented a proclamation to Donald Patty and proclaimed August 2023 as Donald Patty Month. Director of Infrastructure Paredes presented Donald Patty with a plaque.

#### **9. Proclamation to recognize Robert Vana's retirement.**

Mayor Adame presented a proclamation to Robert Vana and proclaimed August 22, 2023 as Robert Vana Day. Director of Infrastructure Paredes presented Robert Vana with a plaque.

### **Consent Agenda**

#### **10. Deliberate and take appropriate action on Regular City Council Meeting Minutes of August 08, 2023.**

**Motion:** Council Member Diehl made a motion to approve the Consent Agenda, as presented. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

### **Executive Session**

**No Executive Session presented for this meeting.**

### **Public Hearing**

#### **11. Public Hearing on proposed FY2024 Budget and the 2023 proposed tax rate.**

At 7:11 p.m. Mayor Adame convened the Ingleside City Council into a Public Hearing.

Paul Baen, 2177 Glennwood, spoke about continuing to enhance transparency, continuing efforts, and debt reduction.

At 7:15 p.m. Mayor Adame reconvened the Ingleside City Council into a Regular Meeting.

#### **12. Conduct a Public Hearing regarding an application filed by Trevor Beck to rezone the hereinafter described real property from its present classification of C-2 (General Commercial) and T1-C (Manufactured Homes) to T1-A (Travel Trailer/Recreation Park): Property ID# 51654, LOT 11, BLK G, BURTON & DANFORTH.**

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

Speaking For: Trevor Beck, 418 Pinehurst, Portland, Texas, spoke in favor of having an RV Park for tourists.

Speaking For: Debra Hester, 2604 Avenue A, spoke in favor of having a classy RV Park in Ingleside, because the other ones are mainly run down. She spoke about how it would bring money into our community.

Speaking Against: Nena Hale, 2990 Hackberry, spoke against the rezone of the property; stated that it will not just affect Hackberry, but Indian Trail as well; stated that the lot is plotted for 150 plots for family homes which have a better economic impact on our community than an RV Park.

Speaking Against: Dennis Knippa, 3381 Avenue A, spoke against the rezone of property and stated that this would lower the property rates in the area.

Speaking Against: Anne Samuel, 979 Camanche Patch, Bandera, Texas, spoke against the rezone of the property and stated that she owns BLK G next to the Boat Barns; stated that the property that Trevor Beck is trying to rezone is slightly elevated higher and will be a future issue when it comes to flooding, drainage and sewage.

At 7:34 p.m. Mayor Adame reconvened the Ingleside City Council into a Regular Meeting.

- 13. Conduct a Public Hearing regarding an application filed by Eric & Barbara Christian, to re-plat the following property: Property ID# 52119, PT LOT 13, 14 BLK I, BURTON & DANFORTH to LTS 13A, 13B, 13C, & 13D, CHRISTIAN OAKS SUBDIVISION.**

At 7:35 p.m. Mayor Adame convened the Ingleside City Council into a Public Hearing.

Speaking For: Eric Christian, 2700 Chandler Place, spoke in favor of the replat, and stated that it could be cut into three lots.

At 7:37 p.m. Mayor Adame reconvened the Ingleside City Council into a Regular Meeting.

#### **Regular Agenda**

- 14. Deliberate and take appropriate action on first reading of an Ordinance changing the zoning for the following property from its present zoning of C-2 (General Commercial) and T1-C (Manufactured Homes) to T1-A (Travel Trailer/Recreation Park) and further providing for effective date, reading, severance and publication: LOT 11 BLK G BURTON & DANFORTH.**

Discussion was held amongst Council Members, City Manager Lewis, Interim Building Official Delauro, applicant Trevor Beck and citizens about changing the zoning; the 12<sup>th</sup> Street Lift Station having capacity for the land if rezoned; drainage and traffic issues; and once rezoning takes place will be out of Council control.

**Motion:** Council Member John Salinas made a motion not to approve the Ordinance changing the zoning for the following property from its present zoning of C-2 (General Commercial) and T1-C (Manufactured Homes) to T1-A (Travel Trailer/Recreation Park) and further providing for effective date, reading, severance and publication: LOT 11 BLK G BURTON & DANFORTH. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

Mayor Adame stepped away from the dais at 8:09 pm and returned at 8:12pm.

- 15. Deliberate and take appropriate action on a Resolution for a replat affecting the following property: Property ID# 52119 PT Lot 13, 14 BLK I Burton & Danforth.**

Discussion was held amongst Council Members, City Manager Lewis, Interim Building Official Delauro, applicant Eric Christian, and citizens about the replat; legal documentation is correct, but what is presented is not correct; attorney viewed all documentation and advised is not a permanent street in Ingleside; City has no legal standing to take action; and, what can residences do to have the street be Inglesides.

**Motion:** Mayor Pro-Tem Long made a motion to deny a resolution for a replat affecting the following property: Property ID#52119 PT Lot 13, 14 BLK I Burton & Danforth. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

Mayor Pro-Tem Long stepped away from the dais at 8:25 pm and returned at 8:29 pm.

- 16. Deliberate and take appropriate action on first reading of an Ordinance of the City of Ingleside, Texas, adopting article I "Public Tree Care" and amendments to article II "Trees" to Chapter 70 – Vegetation of the Code of Ordinances; To provide for the care of public trees; To create a Tree Advisory Board; To establish practices governing the planting, care and removal of trees on public property; To establish a conservation fee for new commercial development; To make provision for the removal of diseased trees on private property under certain conditions; Providing for**

**a penalty for violations; Providing for savings and severability clauses; and Providing for an effective date.**

Discussion was held amongst Council Members, City Manager Lewis, Interim Building Official Delauro, and citizens about Tree City USA; this does not prohibit private owners from building; a cost to the City of \$2 per capita; to care for public trees throughout the City; and that there is room for interpretation when it comes to storm damage on the trees.

**Motion:** Council Member Diehl made a motion to pass to second reading an Ordinance of the City of Ingleside, Texas, adopting article I “Public Tree Care” and amendments to article II “Trees” to Chapter 70 – Vegetation of the Code of Ordinances; To provide for the care of public trees; To create a Tree Advisory Board; To establish practices governing the planting, care and removal of trees on public property; To establish a conservation fee for new commercial development; To make provision for the removal of diseased trees on private property under certain conditions; Providing for a penalty for violations; Providing for savings and severability clauses; and Providing for an effective date to a second reading. Council Member Julio Salinas seconded the motion. Motion carried with all present voting in favor.

Council Member Julio Salinas stepped away from the dais at 8:33 pm and returned at 8:36 pm.

**17. Deliberate and take appropriate action on a contract for services between the City of Ingleside and the Ingleside Chamber of Commerce for services from October 1, 2023 to September 30, 2025.**

City Manager Lewis requests to have Item 17 tabled to the September 12 Council Meeting, and to go into Executive Session.

Council Member Pruitt stated that there was a new event listed that they aren’t a part of yet.

Council Member Diehl stated that funds need to be worked with closely for events.

**Motion:** Council Member Diehl made a motion to TABLE, to the September 12, 2023 Council Meeting, for a contract for services between the City of Ingleside and the Ingleside Chamber of Commerce for services from October 1, 2023 to September 30, 2025,. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

Mayor Adame requested that Item 21 be moved up.

**21. Deliberate and take appropriate action on the 2023 Update of Water and Sewer Rate increases for the City of Ingleside.**

Council Member Wilson stepped away from the dais at 8:43 pm and returned at 8:46 pm.

Council Member Pruitt stepped away from the dais at 8:51 pm and returned at 8:54 pm.

Presentation was given to Council Members from Grady Reed, from HDR Engineering.

Discussion was held amongst Council Members, City Manager Lewis, Director of Finance Vela, Grady Reed, and citizens about numbers being calculated before last budget workshop meeting; utility fund to general fund not detailed; water and wastewater fell below the cracks when it came to infrastructure; a pass through increase to the citizens of \$0.30, which is proposed to incorporate into the proposed budget; gradual increase; not having an industrial bill comparison; taking a directive of having all numbers presented at the next budget workshop on August 29.

Mayor Adame requested that Item 22 be moved up.

**22. Deliberate and take appropriate action on the recommended cash defeasance to pay off debt early.**

Discussion was held amongst Council Members, City Manager Lewis, Director of Finance Vela, and Andrew Friedman about the recommendation of cash defeasance to pay off debt early; chronologically being done; not having liquidity cash; I & S rate to maintain the tax

rate instead of drop; and the directive to proceed with a resolution to bring back at the next Council Meeting set for September 12, 2023.

No action taken.

**18. Deliberate and take appropriate action on a rescinding a motion to select option 1 (8<sup>th</sup> Street Location) as the location for Animal Control Facilities.**

**Motion:** Mayor Adame made a motion to clear up the motion made on May 23, 2023 to rescind 8<sup>th</sup> Street being the location for Animal Control Facilities, and proceed with original location of 4<sup>th</sup> Street. Council Member Diehl seconded the motion. Motion carried with all present voting in favor.

**19. Deliberate and take appropriate 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, 2023, and September 30, 2024, with the option of September 30, 2025.**

Discussion was held amongst Council Members, City Manager Lewis, and Director of Finance Vela about the recommendation of ABIP, PC being awarded the RFP bid for professional audit services; two year contract, with an optional third year; past clients being contacted for their opinion on ABIP, PC; not able to compare hours from past auditors since past auditors did not put a bid in for the RFP.

**Motion:** Mayor Pro-Tem Long made a motion to award ABIP, PC the Request for Proposals (RFP) for professional audit services for the City of Ingleside Annual Financial Reports for the fiscal years ended September 30, 2023, and September 30, 2024, with the option of September 30, 2025. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

**20. Deliberate and take appropriate action on an Ordinance amending the Fiscal Year 2022-2023 Budget for the City of Ingleside, Texas, for the General Fund Vehicles/Equipment Fund for appropriation of Fund Balance for the Capital Purchases Budget adjustments.**

**Motion:** Council Member Diehl made a motion to approve Ordinance 2023-16 to amend the Fiscal Year 2022-2023 Budget for the City of Ingleside, Texas, for the General Fund Vehicles/Equipment Fund for appropriation of Fund Balance for the Capital Purchases Budget adjustments. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

**23. Deliberate and take appropriate action to accept the 2023 total appraised assessed and taxable values of all and new property in the City of Ingleside as certified by the San Patricio County Appraisal District.**

**Motion:** Council Member John Salinas made a motion to accept the 2023 total appraised assessed and taxable values of all and new property in the City of Ingleside as certified by the San Patricio County Appraisal District. Mayor Adame seconded the motion. Motion carried 6:1.

**For Motion:** Council Member Diehl, Council Member Wilson, Council Member Pruitt, Council Member John Salinas, Mayor Pro-Tem Long, and Mayor Adame.

**Against Motion:** Council Member Julio Salinas

**24. Deliberate and take appropriate action of first reading of an Ordinance adopting the annual budget for the City of Ingleside, Texas, for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024; Estimating the revenue for said fiscal year; Appropriating for the purposes stated the sums set forth in said budget; and Directing the City Manager to make necessary entries upon the books and accounts of the city to show the appropriation and allocation herein provided.**

Mayor Adame requested to withdraw Item 24 from the agenda. There were no objections by Council and Mayor Adame stated that the item was withdrawn.

**25. Deliberate and take appropriate action of first reading of an Ordinance providing for the levy of taxes for the year 2023 on all real and personal property within the corporate limits of the city of Ingleside, Texas; and Appropriating monies for the payment of expenditures for the maintenance and upkeep of the City of Ingleside, and for other purposes.**

Mayor Adame requested to withdraw Item 25 from the agenda. There were no objections by Council and Mayor Adame stated that the item was withdrawn.

**26. Announcements of Community Interest and/or upcoming events.**

- A. Meet Your Elected Officials, Aransas Pass, August 29
- B. Leading Ladies Gala, Aransas Pass, September 21
- C. National Night Out, N.O. Simmons Park, October 03
- D. Ingleside Fire Rescue Fishing Tournament, Cove Park, October 07
- E. Ingleside Annual Awards & Installation Banquet, Aransas Pass, October 07
- F. San Patricio EDC Annual Banquet, Portland, November 01

**27. Items to consider for placement on future agendas.**

Council Member Diehl made a statement that the Budget Workshop, on August 29, is extremely important, and that the management letter needs to be modified.

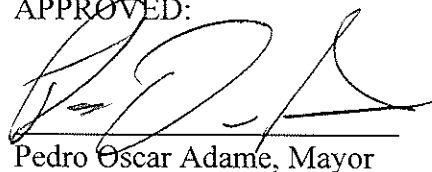
Council Member Wilson requested that flashing school zone signs be placed on Mustang Drive.

Council Member Wilson stated that there is a structure on Morgan that is being used as a greenhouse.

**28. Adjourn.**

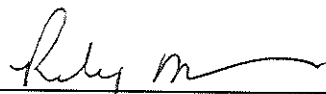
Mayor Adame adjourned the regular meeting of the City of Ingleside at 9:40 p.m.

APPROVED:



Pedro Oscar Adame, Mayor

ATTEST:



Ruby Mowles, City Secretary