

**CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
MINUTES
MAY 28, 2024**

Opening Agenda

1. Call regular 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 May 28, 2024, 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: Steve Diehl, Stewart Wilson, David Pruitt, John Salinas, Mayor Pro-Tem Tracy Long, Julio Salinas, and Mayor Adame.

3. Invocation.

Council Member Pruitt led the invocation.

4. Pledge of Allegiance.

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

5. Citizen Comments and Reports.

Mark Lemmons, 2305 Redwood, addressed the Council about the complaint of his fence and made appeals to the Council, the damage was accidental and discovered there was further damage due to a saw cutting the fence.

Martha Habluetzel, 3508 Ave A, addressed the Council about information prior to the meeting about the Crepe Myrtles which will not be murdered and now planning to make it beautiful. Also addressed the Council about having staff reach out to TXDoT about lowering the speed limit on Highway 361, especially in front of the Post Office, Sonic, and N.O. Simmons Park area.

Jose Perez, no address given, addressed the Council about Chief Burr and her leadership, worked for the City of Ingleside Police department for 15 months and enjoyed serving the City.

Cindy Wilson, 2635 San Angelo Avenue, addressed the Council about the beautification of Ingleside, would like the City not to touch the Crepe Myrtles for the city's electronic sign.

Linda Timmerman, 1702 Indian Trail, addressed the Council about Standard Operating Procedures for Hospice Care, having multiple documents, and would like City Staff to be educated on the procedure for Hospice Care.

Vicky Cook, 3009 Lakeview Dr., addressed the Council about Faith Park landscaping, which can put the City in the Texas State Travel Guide, using the right plants that don't need too much water to keep up with, and having markers to describe the plants.

Courtney Shane, 2181 Capeheart St., address the Council about the City Manager's responsibilities and what he cannot do, when Chief Burr was suspended and her comments to social media outlets, and informed the Council about social media posts.

6. Staff Comments and Reports.

a. Council Comments and Reports.

Mayor Adame requested to have the meeting with TxDOT put on the next meeting, and stated that La Mantia and the County Commissioner attended, and the subject of Highway 200 was discussed.

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

City Manager Lewis addressed the Council about the current events and any updates.

c. City of Ingleside monthly financial report as of April 2024.

Discussion held between Council Members and City Manager Lewis about the monthly financials for the month of April, merger with Patterson and Meeder and them working under both names, Patterson and Meeder being the City's investment advisors and the sweep accounts are through Frost Bank and Invesco, Ingleside Development Corporation money is not part of sweep, \$65M is being invested, an investment committee needing to be met semi-annually, and the money being used as bonds but bonds investors look at how much money you have.

d. City of Ingleside expenditures paid over \$3,000.00 for the period of April 2024.

Discussion held between Council Members and City Manager Lewis about the contract with the Auditor on the report being the current Auditor, and the total about of \$63,000 for the audit company.

e. Update on General Projects

Discussion held between Council Members, City Manager Lewis, and Director of Infrastructure Services Paredes about Live Oak Pavement Improvement needing an engineer or a direct bid, Animal Control Shelter still on track, Hultgreen easement overlapping another easement, staff needing time to provide an update, being transparent with the citizen, and updating the city website to provide transparency.

f. Update on Garden Center

Discussion held between Council Members, City Manager Lewis and Director of Infrastructure Services Paredes on the contract going through legal, Council approval of the contract selected, and the bond only covering the Garden Center building.

g. Update on Tennis Court and Lighting

Discussion held between Council Members and City Manager Lewis about the lighting at Live Oak Park that was damaged during Hurricane Harvey, determining if the pole can be used or if it needs to be replaced, a meeting taking place with Ingleside ISD with the City of Ingleside on the maintenance of court cost, and using local contractors for the project.

Presentations

7. Certificate of congratulations to recognize the Ingleside High School BBQ Team the Mustang Smoke Show for becoming state champions.

Mayor Adame presented the Certificate of Congratulations to the State Champion Mustang Smoke Show BBQ Team.

8. Proclamation to recognize National Garden Week June 2-8, 2024 in the City of Ingleside.

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

Consent Agenda

9. **Deliberate and take appropriate action on the Regular Meeting Minutes of May 14, 2024 and Special Meeting Minutes of May 20, 2024.**

10. **Deliberate and take appropriate action on the second and final reading of an Ordinance amending the Fiscal & Budgetary Policy for the City of Ingleside, Texas.**

Proposed Ordinance 2024-07.

11. **Deliberate and take appropriate action on a Resolution of the City Council of the City of Ingleside, San Patricio County, State of Texas authorizing and designating the official signatures of the City of Ingleside for banking and depository services.**

Proposed Resolution 2024-20.

12. **Deliberate and take appropriate action on a Resolution Authorizing Participation in the TexPool Investment Pools and Designating Authorized Representatives.**

Proposed Resolution 2024-21.

13. **Deliberate and take action on the first and only reading of an Ordinance amending the Fiscal Year 2023-2024 Budget for the City of Ingleside, Texas, for the use of Council discretionary funds, for the donation from the Ingleside Chamber of Commerce, and for the Click It Or Ticket grant funds.**

Proposed Ordinance 2024-08.

Motion: Council Member Pruitt made a motion to approve the consent agenda, as presented. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

Public Hearing

No Public Hearing presented for this meeting.

Regular Agenda

14. **Deliberate and take appropriate action on a Resolution appointing members to the Ingleside Development Corporation Board of Directors.**

Discussion was held between Council Members, City Manager Lewis and IDC President Teresa Flores about the funds available, current members, possibly putting one Council Member on the Board for project prospective, State Mandates, Council Member Diehl asking Council Member John Salinas if he would be willing to accept a nomination to the board, Council can appoint three (3) members to the board, members stepping off the board and having five (5) applicants interested in joining the board, advertising to business owners about grant, two (2) pending projects, requesting that Council waiting to request other projects until the current projects are completed, and the recommendations for change with the City Manager sending the letter for the change request.

Proposed Resolution 2024-22.

Motion: Council Member Diehl made a motion to approve Resolution 2024-22, a Resolution appointing members to the Ingleside Development Corporation Board of Directors, accepting the nominations with the exception to appoint Council Member John Salinas in the place of Dr. Edlin to the board. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

Mayor Adame requested that Agenda Item 16 be discussed before Agenda Item 15.

16. **Deliberate and take appropriate action for a request to amend the development standards of the Cape Bay Planned Unit Development (PUD).**

Discussion was held between Council Members, City Manager Lewis, Interim Building Official Delauro, and Trey Summers (Developer) about amending the original PUD agreement: acreage reduction; 50' Right-of-way with 30' of pavement to 50' Right-of-

way with 28’ street section and a 5’ minimum sidewalk; 6,600 sq ft lots with 60’ width and 5,400 sq ft lots with 45’ width to 6,000 sq ft lots with minimum 50’ wide lots; the Developer shall provide linear hike and bike trail throughout the development to the Developer dedicating a portion of the property to be either public parkland, private park land or cash in lieu; access points on Achievement Boulevard, Avenue A and 6th Street to access points on Achievement Boulevard and 6th Street; Traffic Impact Analysis (TIA) will be conducted to no TIA be proposed; a Preliminary Plan and Sidewalk Plan being submitted as exhibits to the proposed amended conditions; and previously submitted plans including an emergency backup generator at the proposed lift station, but the proposed plans does not include a back up generator but a means of connection due to the City having to provide backup emergency power.

Further discussion was held on the topic of City and the Developer to resolve the Traffic Impact Analysis and the to establish the financial responsibility to construct the third access point for extension of Avenue A and Eight Street.

Motion: Council Member Julio Salinas made a motion to approve the amended PUD with the condition the developer and city staff resolve the prior requirement for a Traffic Impact Analysis and establish financial responsibility to construct the approximate one hundred and thirty five (135) foot extension of Avenue A from Eighth Street to Cape Bay PUD prior to or in conjunction with the Cape Bay Subdivision – Phase II Final Plat. Council Member Diehl seconded the motion. Motion carried 5:1:1.

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| For Motion: | Council Member Diehl, Council Member Wilson, Council Member John Salinas, Council Member Julio Salinas, Mayor Adame |
| Against Motion: | Council Member Pruitt |
| Abstained: | Mayor Pro-Tem Long |

Council Member Julio Salinas stepped away from the dais.

15. Deliberate and take appropriate action on a Resolution for a final plat affecting the following property: Property ID#’s 1042948, 1042949, & 52731.

Discussion held between Council Members, City Manager Lewis, and Interim Building Official Delauro about the Phase 1 coming out on 6th Street.

Proposed Resolution 2024-23.

Motion: Council Member Diehl made a motion to approve Resolution 2024-23, a Resolution for a final plat affecting the following property: Property ID#’s 1042948, 1042949, & 52731. Mayor Adame seconded the motion. Motion carried 5:0:1.

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| For Motion: | Council Member Diehl, Council Member Wilson, Council Member Pruitt, Council Member John Salinas, Mayor Adame |
| Against Motion: | None |
| Abstained: | Mayor Pro-Tem Long |
| Absent: | Council Member Julio Salinas (stepped away from the dais) |

Council Member Julio Salinas returned to the dais.

17. Deliberate and take appropriate action to obligate the remaining ARPA funds of \$36,973.42.

Discussion was held between Council Members and City Manager Lewis about the remaining ARPA funds, and the Council needing to take action to obligate the funds towards upgrading the City Council Chamber Audio Visual capabilities and upgrade the seating in Council Chambers.

Motion: Council Member John Salinas made a motion to approve the allocation of the ARPA funds to upgrade the City Council Chamber Audio Visual capabilities and upgrade the seating in Council Chambers. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

18. Deliberate and take appropriate action on awarding a contract with Able City to create a Comprehensive Master Plan.

Discussion was held between Council Members, City Manager Lewis and Interim Building Official Delauro about awarding the contract with Able City to create a Comprehensive Master Plan, did go into negotiations as they were the only RFQ received, and cannot push this over without an audit.

Motion: Council Member Diehl made a motion to deny awarding a contract with Able City to create a Comprehensive Master Plan and for staff to integrate the Comprehensive Master Plan as part of the upcoming budget process. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

19. Deliberate and take appropriate action on the purchase of software for the City of Ingleside Development Services Division.

Discussion was held between Council Members and City Manager about software being used for Code Compliance, was discussed at previous meeting, the software being a part of the Civic Plus Program that we already use, if over \$25,000 will need to go to Council for approval.

Motion: Council Member Diehl made a motion to approve the Civic Plus software for the City of Ingleside Development Services Division. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

Executive Session

20. Closed Session

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

- A. Section 551.087 Deliberation regarding Economic Development Negotiation**
- B. Section 551.071 Consultations with Attorney - To discuss Chapter 74 of the City Code of Ordinances related to Auto Wreckers and its current enforcement.**

Mayor Adame requested to withdraw Item 20-A from the Closed Session on the agenda. There were no objections by Council and Mayor Adame stated that the item was withdrawn.

Mayor Adame requested to withdraw Item 20-A from the Open Session on the agenda. There were no objections by Council and Mayor Adame stated that the item was withdrawn.

At 9:53 p.m. Mayor Adame convened the Ingleside City Council into a closed session pursuant to provision of Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.071 Consultations with Attorney – to discuss Chapter 74 of the City Code of Ordinances related to Auto Wreckers and its current enforcement.

21. 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. Section 551.087 Deliberation regarding Economic Development Negotiation**
- B. Section 551.071 Consultations with Attorney - To discuss Chapter 74 of the City Code of Ordinances related to Auto Wreckers and its current enforcement.**

At 10:22 p.m. Mayor Adame reconvened the Ingleside City Council into an open session pursuant to provision of Chapter 551 of the Texas Government Code to take any action necessary related to the executive session noted herein, or regular agenda items, noted above, and/or related items.

Item A: No deliberation or action was taken on Item 21-A since the item was withdrawn from the agenda.

Item B: No Action taken.

22. Items to consider for placement on future agendas.

Mayor Adame request to have the TxDOT discussion on the next meeting.

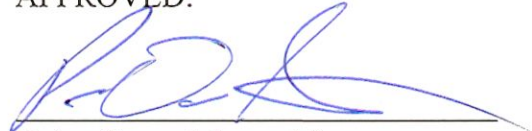
Mayor Adame would like the Ordinance of the wrecker service researched as a discussion and action item.

Council Member Diehl requests to have the electronic sign placement be placed on a future agenda.

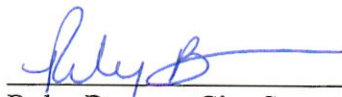
23. Adjourn Regular Meeting.

Mayor Adame adjourned the regular meeting of the City of Ingleside at 10:26 p.m

APPROVED:


Pedro Oscar Adame, Mayor

ATTEST:



Ruby Beaven, City Secretary