

**CITY OF INGLESIDE  
REGULAR CITY COUNCIL MEETING  
MINUTES  
JULY 23, 2024**

**Opening Agenda**

**1. Call regular meeting to order.**

The Regular Council Meeting of the City of Ingleside was called to order by Mayor Pro-Tem Long at 6:30 p.m. on July 23, 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, and Julio Salinas. Mayor Adame arrived at 7:13 p.m.

**3. Invocation.**

Council Member Pruitt led the invocation.

**4. Pledge of Allegiance.**

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

**5. Citizen Comments and Reports.**

Chuck Sullivan, 2627 Hwy 361, addressed the Council about violation of rights, and the water possibly being shut off at his business due to a \$65 late fee.

Patrick Nye, 1018 Bayshore Dr., Ingleside on the Bay, addressed the Council about YaREN facts, footprint of ammonia plant, water rights permit, 66 tons of ammonia, and the logo reflecting a Viking symbol.

Sarah Crumbley, 2480 Henrietta Place, addressed the Council about Enridge and keeping the children safe.

Ken Willis, 316 Inglewood, Ingleside on the Bay, addressed the Council about the devastation that the City has seen since the Naval Base left.

Charles Boone, 468 Sunset, Ingleside on the Bay, addressed the Council about the handout he presented to Council in regards to Item 22 on the Agenda, marketing materials, the TCEQ application not for an Air Monitor, and the Objectionable Use Permit.

Cyndi Valdes, 809 Bayshore Dr., Ingleside on the Bay, addressed the Council about blue ammonia not being clean but a methane gas, the YaREN project close to the Primary School, and particulate matter.

Barbara Gregg, 2809 Main St., addressed the Council about Ingleside Night at the Corpus Christi Hooks game on August 8th, with Mr. Hon from Ingleside ISD performing the National Anthem, and Mayor Adame throwing the First Pitch.

Courtney Shane, 2181 Capeheart St., addressed the Council about citizens expressing concern about YaREN, biodiversity, sustainability and tax carbon.

Ann Nyberg, 320 Inglewood, Ingleside on the Bay, addressed the Council about YaREN adding a DeSal Plant in the area, and the worry of the fishing potential in the area.

Mayor Pro-Tem requested that Agenda Items 7, 8, and 22 be discussed before Agenda Item 6.

## **Presentations**

### **7. A Memorial Tribute to Ingleside Volunteer Fire Department Firefighter Abel Aguirre.**

Mayor Pro-Tem Long presented a Memorial Tribute to Abel Aguirre's wife and child.

### **8. Presentation by Ingleside Garden Club.**

Michael Morgan, with the Ingleside Garden Club, presented Barbara Gregg with a trophy for their generous donation to the "Throw Dirt On Us" event.

Mayor Adame joined the meeting at 7:13 p.m.

## **22. Deliberate and take appropriate action on an update on Project YaREN.**

Discussion was held between Council Members and City Manager Lewis about the Transparency page on the City website, the Certificate of Occupancy, public outreach, the Council representing the community, would like to have public input on the City website in the Transparency page, citizens showing up to Council Meetings to voice their concerns can do the same at the upcoming TCEQ meeting, and being transparent with the community.

No Action Taken.

## **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.**

Discussion was held between Council Members and City Manager Lewis about the current events and any updates, and if the Renaissance Faire could be considered as a HOT Fund Event.

### **c. City of Ingleside expenditures paid over \$3,000.00 for the period of June 2024.**

No discussion was held on this item.

### **d. City of Ingleside monthly financial report as of June 2024.**

Discussion was held between Council Members, City Manager Lewis, and Director of Finance Vela about the current balance of HOT Funds, proceeding with the HOT Funds being a part of the budget process, and \$1.3 million being available at the beginning of the Fiscal Year.

### **e. Pool Shade Structures Installation.**

Discussion was held between Council Members and City Manager Lewis about adding pool shade structures, about receiving a quote from Playground, Etc., for roughly \$18,000 for installation, already owning the shades, and the footings of the structures being in the grass with the shades going over the concrete.

### **f. School Zones, Traffic Patterns, Crosswalks, etc.**

Discussion was held between Council Members and City Manager Lewis about the school year fixing to start, the Chief of Police and Director of Infrastructure Services finding four (4) zones for remarking, and the City and Ingleside ISD working together for the safety of the children.

### **g. Sports Organizations input.**

Discussion was held between Council Members and City Manager Lewis about the sports fields concerns, the four (4) organizations being reached out to, and the communications between the City and the organizations.

**h. Report on request of Council for the Ingleside Development Corporation to consider broadcasting meetings via city live-streaming.**

City Manager Lewis addressed the Council about the Ingleside Development Corporation receiving the request of broadcasting their meetings via city live-streaming, and it being placed on a future agenda.

**i. Report on Retail Recruitment.**

Discussion was held between Council Members, City Manager Lewis and Director of Economic Development Carr about retail recruitment to the City, zoning, the commercial buffer zone, Ingleside being land-locked, traffic count being done by businesses, retailers not wanting to be first, needing to be realistic, the negative perception that the City gives, impact fees, and the difficulty of working with the City.

**Consent Agenda**

**Agenda Item 14 was pulled from the Consent Agenda and moved in to the Regular Agenda for separate discussion.**

Mayor Pro-Tem Long stepped away from the dais.

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

Proposed Ordinance 2024-15.

**10. Deliberate and take appropriate action on second and final reading of an Ordinance to amend the Procurement Policy and Procedures for the City of Ingleside.**

Proposed Ordinance 2024-16.

**11. Deliberate and take appropriate action on the Regular Meeting Minutes of July 09, 2024.**

**12. Deliberate and take appropriate action on Order No. 2024-05 on the renewal of the Mayoral Declaration of Local Disaster Order Proclaimed by Mayor Adame in accordance with the Teas Government Code §418.108, as amended for the period July 24, 2024 through August 13, 2024.**

**13. Deliberate and take appropriate action on changing the October 8, 2024 City Council Meeting to October 7, 2024.**

**Motion:** Council Member Diehl made a motion to approve the Consent Agenda excluding Item 14 which was removed from the Consent Agenda for separate discussion. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

|                 |                                                                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| For Motion:     | Council Member Diehl, Council Member Wilson, Council Member Pruitt, Council Member John Salinas, Council Member Julio Salinas, and Mayor Adame. |
| Against Motion: | None                                                                                                                                            |
| Abstained:      | None                                                                                                                                            |
| Absent:         | Mayor Pro-Tem Long.                                                                                                                             |

Mayor Pro-Tem Long returned to the dais.

**Public Hearing**

No Public Hearing presented for this meeting.

## Regular Agenda

### **14. Deliberate and take appropriate action to authorize the Mayor to sign an Agreement to Terminate Financial Assistance Award for Convenience for EDA Grant No. 08-79-05254.**

Discussion was held between Council Members and City Manager Lewis about the EDA Agreement, not being able to get the grant money, State Highway 200 project still there, and if the agreement is not terminated it would hurt the City in trying to obtain grant money from the EDA again.

**Motion:** Council Member Julio Salinas made a motion to authorize the Mayor to sign an Agreement to Terminate Financial Assistance Award for Convenience for EDA Grant No. 08-79-05254. Mayor Pro-Tem Long seconded the motion. Motion carried with all present voting in favor.

### **15. Discuss and take appropriate action on the acceptance of the City of Ingleside Annual Financial Report for the Year Ended September 30, 2023.**

Discussion was held between Council Members and City Manager Lewis about tabling the Financial Report acceptance to the August 3, 2024 Special Meeting, the proposed budget and financial report be posted on the website for citizens to see, and that all Council questions be provided to staff.

**Motion:** Council Member Diehl motioned to TABLE, to the Special Meeting being held on August 3, 2024, the acceptance of the City of Ingleside Annual Financial Report for the Year Ended September 30, 2024. Mayor Adame seconded the motion. Motion carried with all present voting in favor.

### **16. Deliberate and take appropriate action the first and only reading of an Ordinance amending the fiscal year 2023-2024 budget for the City of Ingleside, Texas, for the General Fund, the General Fund Capital Improvement Fund and the General Fund Vehicle/Equipment Fund, for various department operating and capital budget adjustments.**

Proposed Ordinance 2024-17.

Discussion was held between Council Members, City Manager Lewis, and Director of Finance Vela about the clarification of the budget adjustments, the budget amendment needing to take place at the six (6) month mark of the Fiscal Year, a lot of changes that were needed to operate efficiently, and the amendment not related to the audit.

**Motion:** Council Member Pruitt made a motion to adopt Ordinance 2024-17, an Ordinance amending the fiscal year 2023-2024 budget for the City of Ingleside, Texas, for the General Fund, the General Fund Capital Improvement Fund and the General Fund Vehicle/Equipment Fund, for various department operating and capital budget adjustments. Council Member John Salinas seconded the motion. Motion carried 5:2.

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

### **17. Deliberate and take appropriate action on first reading of an Ordinance conditionally approving amendments to the Cape Bay Planned Unit Development Agreement adopted in Ordinance No. 2020-01 and further providing for effective date, reading, severance, and publication.**

Discussion was held between Council Members, City Manager Lewis, and City Attorney McCann about the Attorney drafting the Ordinance, authorizing the City Manager to negotiate, and taking out the Traffic Impact Analysis on the presented Ordinance.

Discussion on amending Section 1. Amendment of the proposed Ordinance to strike the following:

Cooperate in the development and construction of approximately one hundred and thirty-five (135) foot extension of Avenue A from Eighth Street to the Cape Bay PUD prior to or in conjunction with the Cape Bay Subdivision. The city manager is hereby designated to negotiate an agreement with the Owner, or Owner’s designee, to develop and construct an extension of Avenue A from Eighth Street to the Cape Bay PUD to include but not limited to cost sharing and whether or not to proceed with a traffic impact analysis. Such agreement to be considered by the city council prior to the initiation of Phase II.

**Motion:** Mayor Adame made the motion to approve the first reading of an Ordinance conditionally approving amendments to the Cape Bay Planned Unit Development Agreement adopted in Ordinance No. 2020-01 with an amendment to strike out the traffic impact analysis section. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

Mayor Adame stepped away from the dais.

**18. Deliberate and take appropriate action on a Resolution of the City Council of Ingleside, San Patricio County, Texas, appointing a member to the Ingleside Development Corporation (4-B) Board of Directors.**

Proposed Resolution 2024-32.

Discussion was held between Council Members and City Manager Lewis about the recommendation of Council Member Pruitt to the Ingleside Development Corporation (4-B) Board of Directors.

**Motion:** Council Member Diehl made a motion to adopt Resolution 2024-32, a Resolution of the City Council of Ingleside, San Patricio County, Texas, appointing Council Member Pruitt to the Ingleside Development Corporation (4-B) Board of Directors. Mayor Pro-Tem Long seconded the motion. Motion carried with all present voting in favor.

|                 |                                                                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| For Motion:     | Council Member Diehl, Council Member Wilson, Council Member Pruitt, Council Member John Salinas, Mayor Pro-Tem Long, and Council Member Julio Salinas. |
| Against Motion: | None                                                                                                                                                   |
| Abstained:      | None                                                                                                                                                   |
| Absent:         | Mayor Adame.                                                                                                                                           |

Mayor Adame returned to the dais.

**19. Deliberate and take appropriate action on a Resolution by the City Council of the City of Ingleside, Texas, authorizing and approving publication of Notice of Intention to issue Certificates of Obligation; Complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and Providing an effective date.**

Proposed Resolution 2024-33.

Discussion held between Council Members, City Manager Lewis, and SAMCO Representative Andrew Friedman about \$10 million in Certificate of Obligations, tax rate, the Certificates of Obligations being the back end before budget approvals in September, net capacity of \$65 million, having a rolling effect, this being the first legal step before September 24th, interest rates dropping, \$4,090,000 over twenty (20) years, and needing a plan for the borrowed money.

**Motion:** Council Member Diehl made a motion to adopt Resolution 2024-33, a Resolution by the City Council of the City of Ingleside, Texas, authorizing and approving publication of Notice of Intention to issue Certificates of Obligation; Complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and Providing an effective date. Council Member John Salinas 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.

**20. Deliberate and Take Appropriate Action for Council to authorize staff to advertise for Request for Qualifications (RFQ) for the Cove Park Renovations.**

Discussion held between Council Members and City Manager Lewis about the recommendation from the Cove Park Advisory Group, the process for the RFQ's and what all the firms get when requesting about the RFQ requirements, allocation of money, needing to be part of the transparency page on the City website, and the need to keep projects rolling especially starting the RFQ process so when one project finishes another project starts.

**Motion:** Council Member John Salinas made a motion to authorize staff to advertise for Request for Qualifications (RFQ) for the Cove Park Renovations as presented. Council Member Julio Salinas seconded the motion. Motion carried with all present voting in favor.

**21. Deliberate and Take Appropriate Action for Council to authorize staff to advertise Request for Qualifications (RFQ) for Public Financial Services.**

Discussion was held between Council Members and City Manager Lewis about looking at all Professional Services, investment management, the discussion of audits, and the inclusion of the stock and sweeping items.

**Motion:** Council Member Julio Salinas made a motion to authorize staff to advertise Request for Qualifications (RFQ) for Public Financial Services as presented. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

**Executive Session**

**23. 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 Negotiations – Update on ongoing industry and retail negotiations.**
- B. Section 551.071 Consultations with Attorney to seek or receive legal advice regarding pending litigation.**

At 9:31 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 551.087 Economic Development Negotiations – Update on ongoing industry and retail negotiations, Section 551.071 Consultations with Attorney to seek or receive legal advice regarding pending litigation.

**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. Section 551.087 Deliberation regarding Economic Development Negotiations – Update on ongoing industry and retail negotiations.**
- B. Section 551.071 Consultations with Attorney to seek or receive legal advice regarding pending litigation.**

At 10:12 p.m. Mayor Adame reconvened the Ingleside City Council into an open session pursuant to provision of Chapter 551 of the Texas Government Code to take any action necessary related to the executive session noted herein, or regular agenda items, noted above, and/or related items.

**Item A:** No Action taken.

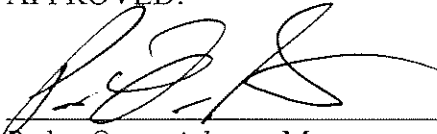
**Item B:** No Action taken.

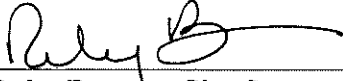
25. Items to consider for placement on future agendas.

There were no requests made by Council members for items to consider for placement on future agendas.

26. Adjourn Regular Meeting.

Mayor Adame adjourned the regular meeting of the City of Ingleside at 10:13 p.m.

APPROVED:  
  
Pedro Oscar Adame, Mayor

ATTEST:  
  
Ruby Beaven, City Secretary

