

CITY OF INGLESIDE  
REGULAR CITY COUNCIL MEETING  
MINUTES  
AUGUST 13, 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 August 13, 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.**

Stephanie Hajducek, 2334 Hwy 361, addressed the Council about being a Project Specialist for Project YaREN, having a community information center that is open to the public, and YaREN Open Houses with the next one being on August 29, 2024.

Valarie Glover, 2867 Ave J, addressed the Council about being placed on the next Council Meeting Agenda to give an overview of the Municipal Court.

Charles Boone, 468 Sunset, Ingleside on the Bay, addressed the Council about YaREN, and about the TCEQ Air Permit Hearing on September 5, 2024 in Portland.

Eric Kindervater, 102 Hazlett Ave, Aransas Pass, addressed the Council about owning E & J Wrecker Service, getting citizen input on wreck ordinance, and regulations and policies towards towing companies.

**6. Staff Comments and Reports.**

**a. Council Comments and Reports.**

Mayor commented on the new Audio System in Council Chambers.

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

No discussion was held on this item.

**c. Update on Municipal Maintenance Agreement with TXDOT.**

Discussion was held between Council Members and City Manager Lewis about a an upcoming meeting with TXDOT about FM 1069 and Hwy 361, and about maintenance on FM 1069.

**d. Report on Vessel Turn In Program to be held in Ingleside from October 3-5, 2024 at the Recycling Center.**

Discussion was held between Council Members and City Manager Lewis about Director of Economic Development Carr, Interim Building Official Delauro and

Code Compliance working together alongside various agencies for the Vessel Turn In Program.

**e. Report on banner signage.**

Discussion was held between Council Members and City Manager Lewis about banner signage grants looked into, current banners inventoried, and the ability to have all banners uniform.

**f. Ingleside Community Garage Sale.**

Discussion was held between Council Members, City Manager Lewis, and Ingleside Chamber of Commerce President Barbara Gregg about the city wide Community Garage Sale with maps of locations, the request to use N. O. Simmons Park for the resident not wanting to do the garage sale at their homes, the request not meeting the requirements for Council approval, and the event taking place on November 2, 2024 from 8 a.m. – 2 p.m.

**Presentations**

**7. Proclamation to recognize August 21, 2024 as Jean Joyce Day.**

Mayor Adame presented a Proclamation to Jean Joyce to proclaim August 21, 2024 as Jean Joyce Day.

**8. Proclamation to recognize August 21, 2024 as National Senior Citizens Day.**

Mayor Adame presented the Proclamation for National Senior Citizens Day, on August 21, 2024, to the Senior Citizens of Ingleside.

**Consent Agenda**

**9. Deliberate and take appropriate action on second and final 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.**

Proposed Ordinance 2024-19.

**10. Deliberate and take appropriate action on the Regular Meeting Minutes of July 23, 2024 and Special City Council Meeting & Budget Workshop Minutes.**

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

**Public Hearing**

**11. Public Hearing concerning and application filed by SCC Ingleside Partners LLC, requesting a rezoning for the following property: Property ID#115827 LT 2 SEASIDE LANDING APTS ABST WM MCDONOUGH SUR.**

At 7:02 p.m. Mayor Adame convened the Ingleside City Council into a Public Hearing.

Speaking For: Todd Davenport, application representative, via Zoom.

Speaking Against: There was no one speaking against.

At 7:03 p.m. Mayor Adame reconvened the Ingleside City Council into a Regular Meeting.

**Regular Agenda**

**12. Deliberate and take appropriate action on first reading of an Ordinance changing the zoning for the following property legally described as LT 2 SEASIDE**

**LANDING APTS ABST WM MCDONOUGH SUR from its present zoning of M (Multifamily) to C-2 (General Commercial) and further providing for effective date, reading, severance, and publication.**

Discussion was held between Council Members, City Manager Lewis, Interim Building Official Delauro, and the rezoning applicants Davenport and Deskins about staff support of the rezoning; some objections given to the Planning and Zoning Commission; drainage issue in the zoning area; the request of the City cleaning up the area before proceeding with the project; the entrance points to the business; screening of any kind would be in compliance with the zoning ordinance; working with the developers about concerns for the area; and the work on the least impact on the residential parties in the area.

**Motion:** Council Member Diehl made the motion to approve the first reading of an Ordinance changing the zoning for the following property legally described as LT 2 SEASIDE LANDING APTS ABST WM MCDONOUGH SUR from its present zoning of M (Multifamily) to C-2 (General Commercial) and further providing for effective date, reading, severance, and publication. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

**13. Discuss and take appropriate action on a request of Mr. Brian Yoder, from Battlin' BBQ, a 501(c)(3) non-profit organization, to hold their annual BBQ state championship cook-off and fundraiser at N.O. Simmons Park on October 25th – 26th.**

Discussion was held between Council Members, City Manager Lewis and Brian Yoder about the correction to the dates to be October 24th-27th for setup and breakdown of the event, use of the park, lighting issues, and buckets given to teams to clean up their ashes.

**Motion:** Council Member John Salinas made a motion to approve the request of Mr. Brian Yoder, from Battlin' BBQ, a 501(c)(3) non-profit organization, to hold their annual BBQ state championship cook-off and fundraiser at N.O. Simmons Park on October 25th – 26th. Council Member Julio Salinas seconded the motion. Motion carried with all present voting in favor.

**14. Deliberate and take appropriate action on the HOT Fund Application from Battlin' BBQ in the amount of \$31,896 for their event to be held October 24-27, 2024.**

Discussion was held between Council Members, City Manager Lewis, Director of Economic Development Carr, and Brian Yoder about recommendation for the use of HOT Funds, advertising outside of the 75-mile radius, and a supplement brought back to Council to approve advertising money up front.

**Motion:** Council Member Diehl made a motion to approve the HOT Fund Application from Battlin' BBQ in the amount of \$31,896 for their event to be held October 24-27, 2024. Mayor Adame seconded the motion. Motion carried with all present voting in favor.

**15. Deliberate and take appropriate action on the Ingleside Chamber of Commerce's amended request for the use of N.O. Simmons Park for the Ingleside Round Up Days & Music Festival to be held Marh 21-23, 2024.**

City Secretary Beaven informed Council that a correction is needed for the date from 2024 to 2025 and would be read with 2025.

Discussion was held between Council Members, City Manager Lewis, Chief of Police Molina and Ingleside Chamber of Commerce President Barbara Gregg about the noise ordinance, the placement of the stage, concert times, and the decibels measured at the location of the compliant.

**Motion:** Mayor Pro-Tem Long made a motion to approve the Ingleside Chamber of Commerce's amended request for the use of N.O. Simmons Park for the Ingleside Round Up Days & Music Festival to be held Marh 21-23, 2025. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

**16. Deliberate and take appropriate action on the HOT Fund Application from Ingleside Chamber of Commerce for the Ingleside Round Up Days & Music Festival in the amount of \$48,400 for their event to be held March 21-23, 2024.**

City Secretary Beaven informed Council that a correction is needed for the date from 2024 to 2025 and would be read with 2025.

Discussion was held between Council Members, City Manager Lewis, Director of Economic Development Carr, and Ingleside Chamber of Commerce President Barbara Gregg about the original request, the advertisement going outside the 75-mile radius, and a supplement brought back to Council to approve advertising money up front.

**Motion:** Council Member Diehl made a motion to approve the HOT Fund Application from Ingleside Chamber of Commerce for the Ingleside Round Up Days & Music Festival in the amount of \$48,400 for their event to be held March 21-23, 2025. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

**17. Deliberate and take appropriate action on the HOT Fund Application from Ingleside Chamber of Commerce for the Ingleside renaissance faire in the amount of \$101,000 for their event to be held December 14-15, 2024.**

Discussion held between Council Members, City Manager Lewis, Director of Economic Development Carr, Ingleside Chamber of Commerce President Barbara Gregg, and event chairman Howard Gillespie about the event being a previous event and bringing it back to Ingleside, new event for HOT Funds, total of eight (8) Billboards and their locations, the request for the money in advance starting October 1, 2024 for the billboards, and the digital sign in Portland advertising the event as well.

**Motion:** Council Member Diehl made a motion to approve the HOT Fund Application from Ingleside Chamber of Commerce for the Ingleside renaissance faire in the amount of \$101,000 for their event to be held December 14-15, 2024. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

Council Member Wilson stepped away from the dais.

**18. Deliberate and take appropriate action on approval of the Ingleside Development Corporation 2024/2025 Work Plan.**

Discussion held between Council Members, City Manager Lewis, and Ingleside Development Corporation President Cindy Wilson about the Work Plan presented to Council, and the excitement it brings.

**Motion:** Mayor Adame made a motion to approve the Ingleside Development Corporation 2024-2025 Work Plan as presented. Council Member Julio Salinas seconded the motion. Motion carried with all present voting in favor.

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

Council Member Wilson returned to the dais.

**19. Deliberate and take appropriate action on approval of the Ingleside Development Corporation 2024-2024 Budget.**

Discussion was held between Council Members, City Manager Lewis, Ingleside Development Corporation President Cindy Wilson and Board Member Paul Baen about the tax revenues, fund balance, promotional reserve, the debt capacity for the Ingleside Development Corporation after discussion with staff and the City Manager, the Garden Center, and the improvements on the outside of businesses.

**Motion:** Council Member Diehl made a motion to approve the Ingleside Development Corporation 2024-2024 Budget as presented. Mayor Adame seconded the motion. Motion carried with all present voting in favor.

**20. Deliberate and take appropriate action on a Memorandum of Understanding between the City of Ingleside and the Ingleside Independent School District regarding the use and maintenance of the Live Oak Park Tennis Courts.**

Discussion was held between Council Members and City Manager Lewis about the maintenance of the tennis courts at Live Oak, the school district agreeing to maintenance of the nets, and the main use by the school district from January to April.

**Motion:** Mayor Adame made a motion to approve the Memorandum of Understanding between the City of Ingleside and the Ingleside Independent School District regarding the use and maintenance of the Live Oak Park Tennis Courts. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

**21. Deliberate and take appropriate action on a Resolution of the City Council of Ingleside, San Patricio County, Texas, approving the waiver of pet adoption fees and microchipping fees at the Ingleside Pet Adoption Event occurring on August 17, 2024.**

Proposed Resolution 2024-34.

Discussion was held between Council Members and City Manager Lewis about the adoption event taking place in Aransas Pass, and the population reduction in the current shelter.

**Motion:** Mayor Pro-Tem Long made a motion to approve Resolution 2024-34, a Resolution of the City Council of Ingleside, San Patricio County, Texas, approving the waiver of pet adoption fees and microchipping fees at the Ingleside Pet Adoption Event occurring on August 17, 2024, as presented. Council Member Julio Salinas seconded the motion. Motion carried with all present voting in favor.

**22. 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:**

Council Member Julio Salinas stepped away from the dais.

**22. Section 551.071 Consultation with Attorney - Deliberate and take appropriate action on a Resolution authorizing the City of Ingleside, Texas to consent to the partial assignment of the Chapter 380 Agreement from Flint Hills Resources Corpus Christi, LLC to J Enbridge Ingleside Oil Terminal, LLC, as related to a 43.55-acre portion of the land and authorize the Mayor to execute all documents related; and setting an effective date.**

**22. Open Session**

**City Council will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.**

**22. Section 551.071 Consultation with Attorney - Deliberate and take appropriate action on a Resolution authorizing the City of Ingleside, Texas to consent to the partial assignment of the Chapter 380 Agreement from Flint Hills Resources Corpus Christi, LLC to J Enbridge Ingleside Oil Terminal, LLC, as related to a 43.55-acre portion of the land and authorize the Mayor to execute all documents related; and setting an effective date.**

Proposed Resolution 2024-35.

Discussion was held between Council Members, City Manager Lewis, Flint Hills Director of Public Affairs Andy Saenz, and Enbridge Representative Cheryl Howard

about the sale of 43.55 acres, Enbridge no asking for anything different in the 380 Agreement, and the current 380 Agreement expiring on December 31, 2025.

**Motion:** Council Member Diehl made a motion to approve Resolution 2024-35, a Resolution authorizing the City of Ingleside, Texas to consent to the partial assignment of the Chapter 380 Agreement from Flint Hills Resources Corpus Christi, LLC to J Enbridge Ingleside Oil Terminal, LLC, as related to a 43.55-acre portion of the land and authorize the Mayor to execute all documents related; and setting an effective date, as presented. 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 Mayor Adame.
- Against Motion: None
- Abstained: None
- Absent: Council Member Julio Salinas.

**23. Deliberate and take appropriate action on a Joint Use Agreement (JUA) between the City of Ingleside and the Texas Department of Transportation regarding State Highway 200 Utility Relocation.**

Discussion was held between Council Members and City Manager Lewis about the engineering and construction cost on the City, gas lines, no documentation stating that the state would reimburse the City, not spending the tax money if there is no contract or agreement, and not justifying the money being spent.

**Motion:** Mayor Adame made a motion to deny the Joint Use Agreement (JUA) between the City of Ingleside and the Texas Department of Transportation regarding State Highway 200 Utility Relocation. Council Member Diehl 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 Mayor Adame.
- Against Motion: None
- Abstained: None
- Absent: Council Member Julio Salinas.

**24. Deliberate and take appropriate action on the 2025 Pool Rental Agreement with adjustments to associated fees.**

Discussion was held between Council Members and City Manager Lewis about the 2024 Pool Rental Agreement, cover costs on rentals, and bookkeeping.

**Motion:** Council Member Pruitt made a motion to approve the 2025 Pool Rental Agreement with adjustments to associated fees. 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, Mayor Pro-Tem Long, and Mayor Adame.
- Against Motion: None
- Abstained: None
- Absent: Council Member Julio Salinas.

Council Member Julio Salinas returned to the dais.

**23. Deliberate and take appropriate action on the encumbrance of monies and authorize the purchase of a new fire tender, through the Houston-Galveston Area Council Buy Board.**

Discussion was held between Council Members, City Manager Lewis, Fire Chief Miller, and Director of Finance Vela about the authorization of the ordering of the new fire tender, not spending the money, approximately 24-27 months out from receiving the apparatus after ordering, the current tanker being 21 years old and having cost over

\$30,000 in repairs for the last five (5) years, money being in the fund but not being obligated to the request for purchase, and the need for the new apparatus for the community.

**Motion:** Mayor Pro-Tem Long made a motion to TABLE, to the Special Council Meeting and Budget Workshop on August 20, 2024, the encumbrance of monies and authorize the purchase of a new fire tender, through the Houston-Galveston Area Council Buy Board. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

**24. Deliberate and Take Appropriate Action on Awarding a re-quote of a contract for roof replacements(s) at the City Hall, City Hall Annex Building, Police Station, and the Fire Station and adding the Humble Center to the quote.**

Discussion was held between Council Members, City Manager Lewis, and Director of Infrastructure Paredes about the Humble Center damage, the re-quote to have the Humble Center included since the approval of the original quote, already budgeted, and will take up to 30 days with a five (5) year warranty.

**Motion:** Council Member Pruitt made a motion to approve the re-quote of a contract for roof replacements(s) at the City Hall, City Hall Annex Building, Police Station, and the Fire Station and adding the Humble Center to the quote, as presented. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

**25. Deliberate and take appropriate action to accept the 2024 appraisal assessed and taxable values of all and new property in the City of Ingleside as certified by the San Patricio County Appraisal District.**

Discussion was held between the Council Members, City Manager Lewis, and Director of Finance Vela about the acceptance of the 2024 appraisal assessed and taxable values, crude oil inventory being protested, and the need for the acceptance to move forward in the budget process.

**Motion:** Council Member Diehl made a motion to accept the 2024 appraisal assessed and taxable values of all and new property in the City of Ingleside as certified by the San Patricio County Appraisal District. Mayor Pro-Tem Long seconded the motion. Motion carried with all present voting in favor.

**26. Deliberate and take appropriate action on authorizing the City Manager to submit written comments and appear before the Texas Commission of Environmental Quality regarding the Air Quality Permit Application of Ingleside Ammonia Partners, LLC, Proposed Air Quality Permit Numbers 174275, PSDTX1628, and GHGPSDTX234.**

Discussion was held between Council Members and City Manager Lewis about the Public Hearing on September 5, 2024 in Portland, and the comments being submitted before the Texas Commission of Environmental Quality board.

**Motion:** Council Member John Salinas made a motion to authorize the City Manager to submit written comments and appear before the Texas Commission of Environmental Quality regarding the Air Quality Permit Application of Ingleside Ammonia Partners, LLC, Proposed Air Quality Permit Numbers 174275, PSDTX1628, and GHGPSDTX234. Council Member Julio Salinas seconded the motion. Motion carried with all present voting in favor.

**Executive Session**

**27. 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; Contract Review and Negotiations of the Ingleside Development Corporation (IDC) Contract**

**C. Section 551.074 Personnel Matters and Section 551.071 Consultations with Attorney – Annual Evaluation of the City Manager and Employment Contract**

Mayor Adame requested to withdraw Item 29-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 withdrawn Item 30-A from the Open Session on the agenda. There were no objections by Council and Mayor Adame stated that the item was withdrawn.

At 10:06 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; Contract Review and Negotiations for the Ingleside Development Corporation (IDC) Contract, and Section 551.074 Personnel Matters and Section 551.071 Consultations with Attorney – Annual Evaluation of the City Manager and Employment Contract..

**28. 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; Contract Review and Negotiations of the Ingleside Development Corporation (IDC) Contract**
- C. Section 551.074 Personnel Matters – Annual Evaluation of the City Manager and Employment Contract**

At 10:28 p.m. Mayor Adame reconvened the Ingleside City Council into a 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 30-A since the item was withdrawn.

**Item B:** No Action taken.

**Item C:** No Action taken. TABLED to the beginning of the Special Council Meeting and Budget Workshop on August 20, 2024.

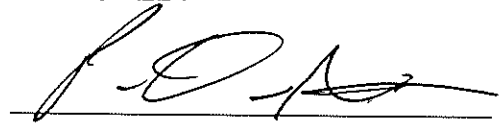
**29. Items to consider for placement on future agendas.**

Council Member John Salinas requested a Garden Center Update.

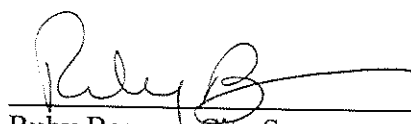
**30. Adjourn Regular Meeting.**

Mayor Adame adjourned the regular meeting of the City of Ingleside at 10:30 p.m.

APPROVED:

  
Pedro Oscar Adame, Mayor

ATTEST:

  
Ruby Beaven, City Secretary