

**CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
MINUTES
AUGUST 27, 2024**

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 27, 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 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.

Thirteen citizen comment cards were received. Each was given the opportunity to speak during citizen comments or the agenda item of request.

Gretchen Canon, 343 Woodhaven, Ingleside on the Bay, addressed the Council about Linda Smith being an Ambassador of Girl Scouts #2702 and during her 18 years with the Girl Scouts, she pushed all to gain confidence and teach leadership.

Charlie Boone, 468 Sunset, Ingleside on the Bay, addressed the Council about being the Treasurer of the Texas Coastal Watch Association and having a career in public mental health working with the disadvantaged. Stating the issues are important to both sides and Planning & Zoning listened during their last meeting and during difficult issues coming up, the Council has hard choices to make, and thanked the Council.

Patrick Nye, 1018 Bayshore, Ingleside on the Bay, addressed the Council about the upcoming event this Thursday at Our Lady Assumption where a meeting will be held about the real truth of Ammonia. The speaker will tell about the dangers of Ammonia. Nye spoke about the different kinds of dangerous events that can happen when working near these plants in other areas.

Cathy LaRue, 2033 1st St., Addressed the Council to thank Council for the Proclamation for her mother.

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 Vendors Market being improperly advertised, the TCEQ public meeting for proposed

issuance of air quality permits requested for the authorization of blue ammonia production is to be held on September 5, 2024, which Council has authorized staff on behalf of the City with the City Manager being representative of the Council and the importance of the community to show up to the TCEQ Public Meeting for air quality permits on September 5, 2024, at the Portland Community Center.

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

No discussion was held on this item.

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

No discussion was held on this item.

e. Report on the Faith Park Walking Trail.

Discussion was held between Council Members and City Manager Lewis about the Faith Park Walking Trail which was budgeted for within the bondage, how Council could use a budget amendment, and there being no guarantee when we might get the money for this project to offset the cost and then reimburse at a later date.

Further discussion was held between Council Members and City Manager Lewis about the project and whether it was budgeted, budget cost of \$200k, future Council's need to pay it back, having it be considered under an agenda item, the bond account and the maintenance budget where it can be borrowed from.

f. Report on Garden Center building.

Discussion was held between Council Members and City Manager Lewis about progress on the Garden Center, complying with all building codes, and the engineer on this project needs to be brought to the Council.

Presentations

There were no presentations presented for this meeting.

Consent Agenda

7. Deliberate and take appropriate action on the Budget Workshop Meeting Minutes of August 10, 2024, Regular Meeting Minutes of August 13, 2024, and Special Meeting & Budget Workshop of August 20, 2024.

Council Member Pruitt requested that the August 10, 2024, Meeting Minutes on Item #7 be pulled for discussion. Item #7 was pulled from the Consent Agenda.

Council Member stated he was not at the Meeting on August 10, 2024, for that reason he pulled this item from the Consent Agenda for the vote.

Motion: Mayor Adame made a motion to approve the Budget Workshop Meeting Minutes of August 10, 2024, Regular Meeting Minutes of August 13, 2024, and Special Meeting & Budget Workshop of August 20, 2024. Council Member John Salinas seconded the motion. Motion carried with 6 Ayes, 0 Nays, and 1 Abstention.

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

8. Deliberate and take appropriate action on the HOT Fund supplement application from Ingleside Chamber of Commerce in the amount of \$32,100 for advertising for their Ingleside Round Up Days & Music Festival event to be held March 23-25, 2025.

Council Member Julio Salinas requested that Item #8 be pulled for discussion. Item #8 was pulled from the Consent Agenda.

Discussion was held between City Council and City Manager Lewis about this being an additional request for advertising per Council's request for supplemental funds, additional cleanup, advertising only, surplus with bids, and the corrected date for the event being March 21-23, 2025.

Motion: Council Member Julio Salinas made a motion to approve the hot fund supplement application from Ingleside Chamber of Commerce in the amount of \$32,100 for advertising for their ingleside round up days & music festival event to be held March 21-23, 2025. Council Member Pruitt seconded the motion. Motion carries with all present voting in favor.

Mayor Adame requested that Item 16 be moved before the Public Hearing.

Public Hearing

- 9. **Public Hearing regarding an application filed by Dennis Knippa, requesting a replat for the following property: Property ID#41772 Part of Lots 1 & 2 Block 82 T.P. MCCAMPBELL to Lots 1-A, 1-B, 2-A, & 2-B Block 82 T.P. MCCAMPBELL.**

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

Speaking For: Elizabeth Brundrett, 411 S. Pearl St., from Griffith & Brundrett Surveying & Engineering, Inc., Addressed the Council and spoke on behalf of Mr. Knippa about the proposed replat.

Speaking Against: None

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

- 10. **Public Hearing regarding an application filed by The Port Of Texas LP, requesting a rezoning for the following property: Property ID#S 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising of 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, AND ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES.**

At 7:04 p.m. Mayor Adame convened the Ingleside City Council into a Public Hearing.

Speaking For: Rob Killen 10101 Reunion Pl. #250, Attorney at Killen, Griffin, & Farrimond, - Killin Fairmont- in favor of the proposed. Spoke on behalf of Ken Berry.

Speaking Against: None

At 7:06 p.m. Mayor Adame reconvened the Ingleside City Council into a Regular Meeting.

Regular Agenda

- 11. **Deliberate and take appropriate action on a Resolution for a replat affecting the following property: .Property ID#41772 Part of Lots 1 & 2 Block 82 T.P. MCCAMPBELL to Lots 1-A, 1-B, 2-A, & 2-B Block 82 T.P. MCCAMPBELL.**

Proposed Resolution 2024-36

Discussion was held between Council Members, City Manager Lewis, and Interim Building Official Delauro about family plats, lot sizes being met, drainage, sewage requirement, city utilities, and stubbed out streets.

Motion: Mayor Pro-Tem Long made a motion to approve Resolution 2024-36, a Resolution for a replat affecting the following property: Property ID#41772 Part of Lots 1 & 2 Block 82 T.P. MCCAMPBELL to Lots 1-A, 1-B, 2-A, & 2-B Block 82 T.P. MCCAMPBELL. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

12. **Deliberate and take appropriate action on first reading of an Ordinance changing the zoning for the following property: Property ID#s 115773, 67221, 78729, & 65108, legally described an approximately 288.13 acre tract comprising of 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, AND ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES from its present zoning of R-1 (Single Family Residential) to C-2 (General Commercial) and I (Industrial) and further providing for effective date, reading, severance, and publication.**

Scott Kilgore, 1688 12th Street, Superintendent of Ingleside Independent School District (IISD) addressed the Council about making all aware of what is happening in the School District. While recognizing Industry is good for the City, the focus should be on the safety of our students. IISD is limited in resources and asked Council to consider the safety of the students before making a decision.

Discussion was held between Council Members and Kilgore about his speaking on behalf of the School Board.

Further discussion was held between Council Members, City Manager Lewis, and City Attorney McCann about the site plan being removed, this item being for the zoning request only, specific uses stated in the application, the zoning that is being requested and what the 30 legacy uses are if Council decides to rezone, buffer zones are not under consideration at this time, and any other actions by Council will be on a separate item on September 10, 2024.

Presenter Rob Killen, 10101 Reunion Pl #250, Attorney with Killen, Griffin & Farrimond presented to the Council information about the zoning for Industrial and stated that they would be back in two weeks if Industrial zoning has been approved for a Special Use Permit (SUP) request for a tank farm to store oil and gas, layout, basis for the request, a new site plan developed with recommendations of city staff, increase the buffer of 300' and 400' which will be part of the SUP coming later, 6-0 at P&Z to recommend approval, history timeline of the use of the property with the R-1 zoning, how residential would never be possible on this property.

Non-Conforming Uses, a history of the City of Ingleside Code of Ordinances with the annexation of the property, State and Local Law to protect non-conforming, TX Local Gov Code Chapter 211, TX Senate Bill 929, previous case laws that show how State and Local law protect the Nonconforming Use Rights.

Continuing with recent actions by the appraisal district and refunded taxes to the property owners because of low property value as it is unusable, the City's response letter on non-conforming rights, TCEQ Voluntary Cleanup Program, Deed Restrictions, Rezoning was requested due to restricted uses for the property since it is unsuitable for anything zoned in the R-1 zoning according to TCEQ and the regulations on existing use.

Sect 211.004 Compliance with Comprehensive Plan states that zoning must be adopted in accordance with a comprehensive plan, this property is designated as Industrial under the City's current Future Land Use Plan. Would prefer to have this zoned properly.

Cindy Wilson, 2635 San Angelo Ave., addressed the Council about hearing Attorney Killen talk about the use for 100 years, wanting to know when Mr. Berry purchased that property?

Further discussion was held between Council Members and Attorney Killen about Mr. Berry purchasing the property in 2017, while knowing it was zoned R-1 before he purchased it and in 2020 applied for it to be re-zoned. Mayor Pro-Tem Long stated that it

had been approved at the P&Z Meeting in 2020 and after the P&Z meeting it was pulled before going to Council.

Motion: Council Member Diehl made a motion to postpone until the first Regular meeting on September 10, 2024, to allow for Council and Staff to digest and make a more informed decision. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

- 13. **Deliberate and take appropriate action on second and final 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.**

Proposed Ordinance 2024-21

Discussion was held between Council Members, City Manager Lewis, City Attorney McCann, the Developer via Zoom, and Interim Building Official Delauro about concerns with access to the property, screening or privacy fence, drainage being cleaned out in a few weeks prior to development, screening or landscape plan being provided, TxDot would not grant street access on the side of 1069 due to a uniform traffic manual as it could create a safety issue with traffic putting another entrance on 1069. With a public street on the North and a private drive on the South side TxDot expects the City to use one of those as an entrance to the property.

Further discussion was about the City needing to fix Gallion Street, the property access issues which will be in the discussion phases of development, the possibility that the driveway can be moved further to the West but could make potential hazards with headlights, zoning request is only about the zoning. Once zoning is completed it then becomes an issue for staff for the permit side.

The applicant stated that they had been working with staff to provide information to proceed. All properties from Hwy 361 to 2048 which is a mile and a half are all zoned Commercial-Retail except this property.

Steve Wright, 2984 Wright Ave, addressed the Council about concerns for the zoning change and future development that might cause possible flooding, drainage, and traffic issues. Stating that the developers for Seaside Apartments developed something different than planned causing his property to have flooding issues, Wright opposed any zoning or changes of development with noise or blaring lights. Stating these are quality of life issues and need to address the concerns up front. Wright asked Council to remember this is a 100 year old neighborhood.

Courtney Shane, 2181 Capehart, addressed the Council about rezoning to bring industry into town. Citizens want more businesses, how can we get them in the right area.

Further discussion about drainage and the need of a culvert, staff recognizes the issues and are trying to address them, internally staff needs to do some work to make the sites ready to have commercial develop in Ingleside.

Motion: Mayor Pro-Tem Long made a motion to approve Ordinance 2024-21, 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 Pruitt seconded the motion. Motion carries 6-1.

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

14. **Deliberate and take appropriate action on first reading of an Ordinance amending the City of Ingleside Code of Ordinances Chapter 74 – Vehicles for Hire; Article III. – Auto Wreckers; Sec. 74-205. – Maximum Auto Wrecker Service and Storage fees; To amend subsection (3) maximum towing, storage and administrative fees for non-consent or incident management to amend fees contained therein; providing effective date, reading, severance, and publication, repealer, and notice and meeting determination.**

Rodney Meyers, 1478 Sun Ray Dr., Owner of Any Wrecker Service addressed the Council about the unrealistic fees being proposed and are being copied from Corpus Christi which will not work in our City. A business must make money to stay in business. There are already rules in place to keep fees under a certain amount and the proposed changes are not good for small businesses. Meyers is against the changes.

Eric Kindervater III, 691 Jacoby Lane, Aransas Pass, gave a handout to Council and spoke about impound fees, storage fees, driver fees, dumped vehicles and more. Kindervater is asking to table this item.

Eric Kindervater, 102 W. Hazelett Ave., Aransas Pass, E& J Wrecker Service Owner gave a handout to Council and spoke about this Ordinance being on short notice. The wrecker services in Corpus Christi is financed by taxpayers. Kindervater spoke about the study rates, and asked to table this item until studies are done.

Jeannette Kindervater, 102 W. Hazelett Ave., Aransas Pass, addressed the Council about the wrecker rotation rates and asked Council not to consider this due to the wrecker services that are on the rotation list were not considered when making a tow rate deduction. Kindervater stated that the rate changes proposed do not fit Ingleside and is asking for a discussion with staff before this decision is made.

Dale Scott, 1813 W. Beasley Ave., Owner of Cross Winds Towing gave a handout to Council and spoke about the comparison not being a viable option with the volume of towing here in Ingleside. Aransas Pass enacted last year a modification to the wrecker rotation. Scott stated that all wrecker services on the rotation were supposed to be notified.

Trey Shadle, 2499 Main St., addressed the Council about the changes that will affect his job and family.

Discussion was held between Council Members, City Manager Lewis, and Police Chief Molina about Council requesting this item to be on the agenda, researching other local city towing policies to find out most cities do not have an ordinance for towing, 90% are Category A Tows, Police Department impounded 600 vehicles at an average of \$300 and some over \$600 per tow.

The money does not go to the Police Department when a vehicle has been impounded. The State law governs through Texas Department of Licensing & Regulation (TDLR) which sets a maximum amount that can be charged for tows. City can change the rates as long as they don't exceed the max and must require credit cards for payments. Any violations of the maximum payment should be reported to TDLR which is against the ordinance and should be addressed with the City Manager.

The reason for high cost would usually be for storage charges or impound lot fees, State fees set by the State \$22.85 per day for vehicles 25 feet in length or less. Normally an impound lot has to operate 24/7. Rotation is on a 24 hr. notice and dba/LLC's in Corpus do not compare to the small businesses here in Ingleside. Many communities have gotten away from this ordinance.

Motion: Council Member Diehl made a motion to postpone the action and to bring this item back on the Council Agenda on September 24, 2024. Council Member Julio 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, Council Member Julio Salinas.
Against Motion: Mayor Adame

Further discussion was held between Council Members and Police Chief Molina about some abuses going on and that they should go to the Police Department about any issues or concerns.

15. **Deliberate and take appropriate action on awarding a bid to Daniel De Leon to provide services to add a mural to the Humble Community and Youth Center wall.**

Discussion was held between Council Members and City Manager Lewis about examples of wall art in the communities, having more color or no color, budgeting for the project, the recommendation of the 2nd drawing, and awarding the bid to Daniel De Leon.

Motion: Council Member John Salinas made a motion to award the bid to Daniel De Leon with the 2nd drawing, to provide services to add a mural to the Humble Community and Youth Center wall. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

16. **Deliberate and take appropriate action on a Memorial Tree Planting at Whitney Lake in memory of Mrs. Linda Smith.**

Mayor Adame asked Gretchen Cannon to give a presentation again for this item.

Gretchen Canon addressed the Council about Linda Smith and the leadership she instilled in the Girl Scouts during her 18 years working closely with the girls.

Motion: Mayor Pro Tem Long made a motion to approve a Memorial Tree Planting at Whitney Lake in memory of Mrs. Linda Smith. Mayor Adame seconded the motion. Motion carried with all present voting in favor.

17. **Deliberate and take appropriate action on authorizing staff to advertise and receive Requests for Qualifications (RFQ) for a Facility Feasibility Study.**

Discussion was held between Council Members and City Manager Lewis about being in next year's budget to fund, and about all city facilities that house office staff (i.e. the Police Department, Fire Department, City Hall, etc.)

Motion: Council Member John Salinas made a motion to authorize staff to advertise and receive Requests for Qualifications (RFQ) for a Facility Feasibility Study. Mayor Pro-Tem Long 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 authorizing staff to advertise and receive Requests for Qualifications (RFQ) for General Engineering Services.**

Discussion was held between Council Members and City Manager about general engineering services, and in next year's budget to fund.

Motion: Council Member Julio Salinas made a motion to authorize staff to advertise and receive Requests for Qualifications (RFQ) for General Engineering Services. 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, 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 authorizing staff to advertise and receive Requests for Qualifications (RFQ) for the Wastewater Plant Discharge Permit.

Discussion was held between Council Members and City Manager Lewis about the current Wastewater Treatment Plant Permit, current permit expiring in July 2025, application process, and the back and forth with TCEQ.

Motion: Council Member John Salinas to authorize staff to advertise and receive Requests for Qualifications (RFQ) for the Wastewater Plant Discharge Permit. Mayor Pro-Tem Long seconded the motion. Motion carried with all present voting in favor.

20. Deliberate and take appropriate action on authorizing staff to advertise and receive Requests for Qualifications (RFQ) to update the City of Ingleside for the Comprehensive Master Plan.

Discussion was held between Council Members and City Manager Lewis about the estimate for next fiscal year, the request being in the charter to go out for this every so many years, and estimating to be about \$300,000 for the project.

Motion: Mayor Adame made a motion to authorize staff to advertise and receive Requests for Qualifications (RFQ) to update the City of Ingleside for the Comprehensive Master Plan. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

21. Deliberate and take appropriate action on authorizing staff to advertise and receive Requests for Qualifications (RFQ) for an independent consultant to conduct a Classification and Compensation Study.

Discussion was held between Council Members and City Manager Lewis about being an in depth study, and will be discussed at the next fiscal year budget process, and this should have been done already.

Motion: Council Member John Salinas made a motion to authorize staff to advertise and receive Requests for Qualifications (RFQ) for an independent consultant to conduct a Classification and Compensation Study. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

22. Deliberate and take appropriate action on the City Manager's proposed Fiscal Year 2024-2025 Budget. (Attachment Amended 08/25/2024)

Judge Valarie Glover, 2867 Avenue J, addressed the Council about the Municipal Courts Education Center. Encouraged Council to watch two videos on the Texas Municipal Courts site. Municipal Courts are different than Judicial. Further items addressed were revenue, integrity, duties, code, and operations.

Discussion was held between Council, City Manager Lewis and Judge Glover about the staffing and being part of the City. Judge was not aware of the additional employee, stated they do not have the space for a new employee, and is not in the budget. Judge advised would need to direct the staff in the court and it was changed on this budget. Municipal Court has always been under the Council. Council Member Diehl inquired with the Judge on the flow chart in the agenda packet.

Further discussion on Municipal Court and how the additional employee would function within the Court. If changes are to be made then both sides should be part of the decision. The job description will be presented at the next budget meeting. The Judge addressed not needing more staff, the funding of the proposed budgets can not be done without knowing what the position would do and she stated she asked for someone last year and got a person.

Discussion was held between Council, and City Manager Lewis on the proposed pay raises of exempt and non-exempt employees getting a 2.8% cost of living allowance (COLA) across the board. For the non-exempt employees, they would get an additional 1.5% increase for a total of 4.3%.

Discussion on staffing changes, 115 full-time employees and 23 part-time and seasonal employees. The proposed changes would be to have 126 full-time employees and 20 part-time and seasonal employees for a total of 146 employees.

Discussion on the proposed tax rate and the proposed Fiscal Year 2024-2025 budget calculations based on the No New Revenue tax rate of \$.718807.

Council Member Diehl inquired about the unincumbered money and if the budget were approved as presented, how much would be unincumbered on 1 October. According to the City Manager approximately \$6M. Council Member Diehl stated the City should never want to go below \$4M unencumbered. In addition, Council Member Diehl stated it could be 7 years before we can get the FEMA money, highlighted the priorities being streets and drainage, concern for stagnant community, noticed the budget is still missing a balance sheet, and stated we cannot plan for the unknown which is why you put money aside.

Discussion on page 274 of the proposed budget for item 30 511-755 SH200 - TXDOT STATE HWY 200 for \$2M. Council Member Pruitt inquired why this was in the budget. City Manager Lewis explained the TxDOT project needs to be funded in some manner to proceed with the project as discussed in the meeting attended by City and State representatives. The option of borrowing was on the table with a state low interest loan program. Previous Council direction was for the industries to support it. After further discussion, on better use for the money, Council recommended this be removed from the proposed budget.

Discussion held on page 293 of the proposed budget for the Capital Projects and Purchases for the proposed budget. The highlighted items on the list are all new items.

Discussion held on page 222 of the proposed budget for Comparison of Voter Approval Rates for surrounding communities in San Patricio County. This chart only shows the Voter Approval rates, but does not indicate what other entities will vote for.

City Council questioned what the budget calculations were based on. City Manager Lewis stated the proposed Fiscal year 2024-2025 budget calculations are based on the No New Revenue tax rate of \$.718807, until further direction.

No-New-Revenue tax rate - \$.718807/\$100

Voter-Approval tax rate - \$.743552/\$100

De minimis rate - \$.737396/\$100

Proposed Rate - \$.743551/\$100

Mayor Adame stated, he will not support an increase over the current year's tax rate of \$0.642061. He justified his reasoning by stating that many of the citizens are on a fixed rate income. He reiterated nothing more than \$0.642061.

City Manager cautioned the Council that the no-new revenue rate could change next year which could cause a hardship to provide services. The City Manager stated staff can start adjusting the budget to have expenses match revenues expected. The City Manager advised we can use the unencumbered balance towards the projects, putting it more toward one time expenses rather than reoccurring expenses.

Discussion held on the proposed budget including the TMRS rate of 6% with the 2:1 match. Consideration on 5% match vs 6% match.

Discussion held on page 219 of the proposed budget for FY 2024-2025 Proposed New and Reclassed Positions. Council inquired on the Community Engagement & Outreach Coordinator.

Council Member Diehl stated the budget needs more refinement. The SH200 \$2M should be removed and the Community Engagement & Outreach Coordinator will need to be removed. Need to keep in mind we must adopt on September 24, 2024.

Discussion held on the No-New-Revenue tax rate - \$0.718807/\$100, the City trying to have \$2M in reserves for the contested evaluations. There are four industries contesting evaluations, this caused the evaluations to go down \$139M. The drop in the evaluations caused an increase on our tax rate.

Mayor Adame reiterated will not support the tax rate increasing more than \$0.642061. However, he would like to see a comparison of \$0.642061 vs. \$0.672061.

City Manager Lewis indicated that he needed direction. Council asked what would be cut. The City Manager stated some new recommended positions, reorganization and not funding for the full fiscal year. In addition, items requested by Departments will be removed from the capital projects. Because of ISO ratings, the Fire Station on the other side of the tracks will be removed.

Council Member Diehl inquired about the 126 personnel vs \$11M overall personnel expenses. Discussion about the need for employees, the overall expenditure cost of personnel at 55%, and expenditures being more in our control.

Discussion held on bringing back a revised budget on September 10, 2024, Public Hearing on September 17, 2024 and Budget Adoption on September 24, 2024.

No Action Taken.

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 Consultation with Attorney to seek or receive legal advice regarding pending litigation.**
- C. Section 551.071 Consultation with Attorney and Section 551.074 Personnel Matters - City Manager Annual Evaluation and Employment Contract.**

At 10:17 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 received legal advice regarding pending litigation, Section 551.071 Consultation with Attorney and Section 551.074 Personnel Matters – 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. Section 551.087 Deliberation Regarding Economic Development Negotiations – update on ongoing industry and retail negotiations.**
- B. Section 551.071 Consultation with Attorney to seek or receive legal advice regarding pending litigation.**
- C. Section 551.071 Consultation with Attorney and Section 551.074 Personnel Matters - City Manager Annual Evaluation and Employment Contract.**

At 10:44 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.
- Item C: No action taken.

Closing Agenda

- 25. Items to consider for placement on future agendas.

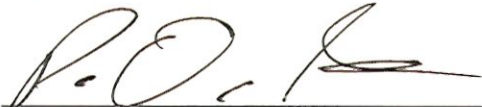
No items to be considered.

- 26. Adjourn.

Mayor Adame adjourned the regular meeting of the City of Ingleside at 10:45 p.m.



APPROVED:


Pedro Oscar Adame, Mayor

ATTEST:


Ruby Beaven, City Secretary