

**CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
MINUTES
JANUARY 14, 2025**

Opening Agenda

1. Call Meeting to Order.

The Regular City Council Meeting of the City of Ingleside was called to order by Mayor Pro-Tem Long at 6:30 p.m. on January 14, 2025, 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 Pro-Tem Long led the Pledge of Allegiance to the U.S. flag.

Mayor Adame and Council Member Julio Salinas arrived at 6:31 p.m.

5. Citizen Comments and Reports.

Citizen comment provided to Council Members before the meeting started.

Michelle Mack, 218 Bayshore Dr., Ingleside on the Bay, addressed the Council about industry in the area, and being against the Port of Corpus Christi's rezone request.

Thomas Mack, 218 Bayshore Dr., Ingleside on the Bay, addressed the Council about money going to industries, Port Arthur example, and being against the Port of Corpus Christi's rezone request.

Lucia Dailey, 619 Ave B, Port Aransas, addressed the Council about being against the Port of Corpus Christi's rezone request, where tax money goes, and not being against industry but needing to know when to say no to more.

Cyndy Valdes, 809 Bayshore Dr., Ingleside on the Bay, addressed the Council about being against the Port of Corpus Christi's rezone request, Army Corps of Engineers denying the permit for the Port, and about the wetlands in the zoning area.

Debby Ferrell, 132 Sunset, Ingleside on the Bay, addressed the Council about the comment from a Council Member coming across the wrong way to Ingleside on the Bay residents, and being against the Port of Corpus Christi's rezone request.

Thomas Cerwonka, 601 Starlight, Ingleside on the Bay, addressed the Council about the noise coming from industries around the residents at Ingleside on the Bay, and being against the Port of Corpus Christi's rezone request.

Courtney Shane, 2181 Capeheart St, addressed the Council about flags needing to back at full staff on January 20, 2025, watch party for the Presidential Inauguration on January 20, 2025, and being against the Port of Corpus Christi's rezone request.

6. Staff Comments and Reports.

a. Council Comments and Reports.

No discussion was held on this matter.

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

No discussion was held on this matter.

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

City Manager Lewis informed Council Members that tax receipts come in during the month of December, and that report would be presented at the next meeting.

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

No discussion was held on this matter.

e. Quarterly Report from the Ingleside Development Corporation (IDC).

Discussion between Council Members and Director of Economic Development Carr about the IDC financials being included with the City's financial reports, working with City projects, projects being requested by the Council go through the City Manager, Council approves budget and budget amendments, Council doing the final approval of IDC projects, and IDC receiving money from sales tax.

f. City of Ingleside unaudited financials as of September 30, 2024.

City Manager Lewis informed Council that the year end finances were provided by the deadline given as stated in the City Charter.

g. Report on General Projects.

Discussion was held between Council Members and Director of Infrastructure Services Paredez about the City Projects; the Animal Control Facility that is waiting on final inspections, and the ADA inspection taking place on January 23, 2025 with a possible close out on January 24, 2025.

Presentations

There were no presentations presented for this meeting.

Consent Agenda

Agenda Items 9, 10, and 11 were pulled from the Consent Agenda and moved into the Regular Agenda for separate discussion.

7. Deliberate and take appropriate action on the Regular Meeting Minutes of December 10, 2024.

8. Deliberate and take appropriate action on changing the Regular City Council meeting of February 11, 2025 to February 10, 2025 to allow representatives of the City of Ingleside to attend the Coastal Bend Legislative Day in Austin, Texas.

Motion: Council Member John Salinas made a motion to approve the Consent Agenda excluding Items 9, 10 and 11 which were removed from the Consent Agenda for separate discussion. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

Mayor Adame requested that Agenda Items 9, 10, and 11 were discussed before the rest of the Agenda.

Mayor Adame requested that the Public Hearing be moved before the Executive Session.

Public Hearing

14. Conduct a public hearing concerning an application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – (Single Family Residential) to I – (Industrial), approximately 1,743.76 ACRES, bearing the legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. Being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748- acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A- 124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San

Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A- 262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

At 7:37 p.m. Mayor Adame convened the Ingleside City Council into a Public Hearing.

Speaking For:	None	
Speaking Against:	Katherine Hatch	418 Woodhaven, IOB
	Charles Boone	468 Sunset, IOB
	Lucia Dailey	619 Ave B, Port Aransas
	Tom Dailey	914 Sandpiper, IOB
	Ken Willis	316 Inglewood, IOB
	Courtney Shane	2181 Capeheart St.
	Gerard Gutierrez	1614 Mooney Ln
	Skip Hatch	418 Woodhaven, IOB
	Libby Bryers	3036 Todd Circle
Speaking Neutral:	Dylan Davis	2613 Carlow Dr., Austin
	Jason Knight	461 S. 11 th St., Aransas Pass

At 8:05 p.m. Mayor Adame reconvened the Ingleside City Council into a Regular Meeting.

15. Conduct a public hearing concerning an application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to I – Industrial, approximately 374.31 ACRES, bearing a legal description of:

Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. Property Tract 20, A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

At 8:07 p.m. Mayor Adame convened the Ingleside City Council into a Public Hearing.

Speaking For:	None	
Speaking Against:	Debby Ferrell	132 Sunset, IOB
	Courtney Shane	2181 Capeheart St.
Speaking Neutral:	None	

At 8:09 p.m. Mayor Adame reconvened the Ingleside City Council into a Regular Meeting.

**16. Conduct a public hearing concerning an application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to C-2 – General Commercial, bearing a legal description of:
82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide**

commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas.

At 8:10 p.m. Mayor Adame convened the Ingleside City Council into a Public Hearing.

Speaking For:	None	
Speaking Against:	Debby Ferrell Lucia Dailey	132 Sunset, IOB 619 Ave B, Port Aransas
Speaking Neutral:	None	

At 8:12 p.m. Mayor Adame reconvened the Ingleside City Council into a Regular Meeting.

Regular Agenda

- 9. Deliberate and take appropriate action on the second reading of an Ordinance adopting an amendment to the Drainage Master Plan, and element of the Comprehensive Master Plan of the City of Ingleside; amending conflicting provisions of the City Comprehensive Plan, and further providing for effective date, reading, severance, and publication.**

Proposed Ordinance 2025-01.

Discussion was held between Council Members and Director of Infrastructure Services about the changes to the Drainage Master Plan, West Main problem area, and Freese and Nichols model shows a fix to the issue and amend the current Drainage Master Plan.

Motion: Council Member Julio Salinas made a motion to approve Ordinance 2025-01, an Ordinance adopting an amendment to the Drainage Master Plan, and element of the Comprehensive Master Plan of the City of Ingleside; amending conflicting provisions of the City Comprehensive Plan, and further providing for effective date, reading, severance, and publication. Mayor Adame seconded the motion. Motion carried with all present voting in favor.

- 10. Deliberate and take appropriate action on an agreement between the City of Ingleside and the Ingleside Little League Association for the use of the Bennie Diegel Baseball / Softball Complex.**

Discussion was held between Council Members and City Manager Lewis about the Ingleside Little League Association for the use of the Bennie Diegel Baseball / Softball Complex, the agreement being uniform between all leagues and the City, and an email from the League President.

Motion: Council Member Diehl made a motion to approve the Facility Use Agreement with the Ingleside Little League Association, as presented. Mayor Adame seconded the motion. Motion carried with all present voting in favor.

- 11. Deliberate and take appropriate action on an agreement between the City of Ingleside and the Mustang Infinite Softball Association for the use of the Faith Park Baseball / Softball Complex.**

No discussion was held on this item.

Motion: Council Member Diehl made a motion to approve the Facility Use Agreement with the Mustang Infinite Softball Association, as presented. Mayor Adame seconded the motion. Motion carried with all present voting in favor.

Public Hearings took place after Agenda Item 11.

Agenda Item 17 was discussed after Public Hearings.

- 17. Deliberate and take appropriate action regarding second and final reading of a Resolution of the City of Ingleside, Texas, approving a project of the City of Ingleside Development Corporation; complying with Section 505.158 Texas Local Government Code; and providing for two separate readings and an effective date.**

Proposed Resolution 2025-01.

Discussion was held between Council Members, City Manager Lewis, and Director of Economic Development Carr about the second reading of the Resolution.

Motion: Council Member Diehl made a motion to approve Resolution 2025-01, a Resolution of the City of Ingleside, Texas, approving a project of the City of Ingleside Development Corporation; complying with Section 505.158 Texas Local Government Code; and providing for two separate readings and an effective date. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

Mayor requested that Items 20, 21, and 22 be moved before Item 18.

- 20. Deliberate and take appropriate action on first reading of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to I (Industrial), and further providing for effective date, reading, severance, and publication:**

approximately 1,743.76 ACRES, bearing the legal description of: Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. Being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748- acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the

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Port of Corpus Christi Representative Sam Esquivel gave a presentation about the rezone areas the Port is requesting.

Discussion was held between Council Members, City Manager Lewis, Director of Development Services Rodriguez, and Port of Corpus Christi Representative Sam Esquivel about the Planning and Zoning Commission recommending the rezone request, the location of the rezone, the zoning having limitations, any improvements on top of the land the City gains the tax money, doing the best for the region, the land having to support Port duties, drainage issue, rezoning letters going out to surrounding citizens with one letter for objection coming back, and the minimal impact of land if solar farm goes in the rezone request.

Motion: Mayor Pro-Tem Long made a motion to approve the first reading of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to I (Industrial), and further providing for effective date, reading, severance, and publication: approximately 1,743.76 ACRES, bearing the legal description of: Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. Being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filed November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748- acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land

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- 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:** Mayor Adame

21. Deliberate and take appropriate action on the first reading of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to I (Industrial) and further providing for effective date, reading severance, and publication:

approximately 374.31 ACRES, bearing a legal description of: Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. Property Tract 20, A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

Discussion was held between Council Members, City Manager Lewis, and Port of Corpus Christi Representative Sam Esquivel about working with the City and surrounding areas in regards to the drainage, and possible public outreach committee.

Motion: Mayor Pro-Tem Long made a motion to approve the first reading of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to I (Industrial) and further providing for effective date, reading severance, and publication: approximately 374.31 ACRES, bearing a legal description of: Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. Property Tract 20, A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas. Council Member Diehl seconded the motion. Motion carried 6:0:1.

- 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:** None
- Abstained:** Mayor Adame

22. Deliberate and take appropriate action on the first reading of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to C-2 (General Commercial) and further providing for effective date, reading, severance, and publication:

82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas.

Discussion was held between Council Members, City Manager Lewis, and Port of Corpus Christi Representative Sam Esquivel about the buffer zone.

Motion: Mayor Pro-Tem Long made a motion to approve the first reading of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to C-2 (General Commercial) and further providing for effective date, reading, severance, and publication: 82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas. Council Member Diehl seconded the motion. Motion carried 6:0:1.

- 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:** None
- Abstained:** Mayor Adame

Mayor Adame requested that Executive Session be moved before Item 18.

Executive Session

12. 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 551.071 Consultations with Attorney regarding enforcement of previously adopted zoning ordinances and resolutions.**
- B. Pursuant to Section 551.071 Consultations with Attorney regarding Civil Action No. 2:24-CV-267 Port of Texas, LP. vs. City of Ingleside.**

At 9:16 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 regarding enforcement of previously adopted zoning ordinances and resolutions and Section 551.071 Consultations with Attorney regarding Civil Action No. 2:24-CV-267 Port of Texas, LP. vs. City of Ingleside.

13. 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 551.071 Consultations with Attorney regarding enforcement of previously adopted zoning ordinances and resolutions.**
- B. Pursuant to Section 551.071 Consultations with Attorney regarding Civil Action No. 2:24-CV-267 Port of Texas, LP. vs. City of Ingleside.**

At 10:10 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.

Council Member Julio Salinas left the meeting after Executive Session.

18. Deliberate and take appropriate action on a Resolution of the City of Ingleside, authorizing acceptance of a grant from the State of Texas, Department of Transportation for the FY2025 STEP Impaired Driving Mobilization program for the Ingleside Police Department in an amount of \$5,986.00 with a city cash match of \$1,496.50 for overtime and fringe benefits.

Proposed Resolution 2025-02.

Discussion was held between Council Members, City Manager Lewis, and Chief Molina about the grant being done every year.

Motion: Council Member Diehl made a motion to approve Resolution 2025-02, a Resolution of the City of Ingleside, authorizing acceptance of a grant from the State of Texas, Department of Transportation for the FY2025 STEP Impaired Driving Mobilization program for the Ingleside Police Department in an amount of \$5,986.00 with a city cash match of \$1,496.50 for overtime and fringe benefits. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

19. Deliberate and take appropriate action on a report by the Charter Review Commission for the purpose of submitting amendments to the Ingleside City Charter to the voters on the May 3, 2025 election.

Discussion was held between Council Members, City Manager Lewis and Attorney McCann about the possible changes to the City Charter, and the stipends proposal being taken out but the rest of the propositions being good to go to the voters.

Motion: Mayor Adame made a motion to send proposed Charter amendments to be drafted as referendums to be submitted to voters, outside of Section 3.04, and be brought back to Council at the next Regular City Council Meeting. Council Member Diehl seconded the motion. Motion carried with all present voting in favor.

23. Deliberate and take appropriate action on the possible award of a contract for Request for Qualifications (RFQ) 2024-12-01 City of Ingleside Classification and Compensation Study.

Discussion was held between Council Members and City Manager Lewis about the recommendation of McGrath Human Resources Group for the RFQ.

Motion: Council Member Diehl made a motion to authorize the City Manager to negotiate terms with McGrath Human Resources Group for the City of Ingleside Classification and Compensation Study. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

24. Deliberate and take appropriate action on the first and only reading of an Ordinance amending the Fiscal Year 2024-2025 Budget for the City of Ingleside, Texas, for the General Fund for appropriation of the donation funds received from OxyChem for Employee Christmas party supplies and from VFW Post #6386 for Blue Santa.

Proposed Ordinance 2025-02.

Discussion was held between Council Members and City Manager Lewis about the ordinance doing housekeeping work for the donations.

Motion: Council Member Diehl made a motion to approve Ordinance 2025-02, an Ordinance amending the Fiscal Year 2024-2025 Budget for the City of Ingleside, Texas, for the General Fund for appropriation of the donation funds received from OxyChem for Employee Christmas party supplies and from VFW Post #6386 for Blue Santa. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

25. Deliberate and take appropriate action on an Ordinance amending the fiscal year 2024-2025 budget for the City of Ingleside, Texas, of an internal lateral transfer of an Administrative Assistant position from Economic Development to Development Services in the General Fund.

Proposed Ordinance 2025-03.

Discussion was held between Council Members and City Manager Lewis about both the Director of Development Services and Director of Economic Development came together for the suggestion of the Administrative Assistant being under the Development Services department, no elimination of the Economic Development

Motion: Council Member John Salinas made a motion to approve Ordinance 2025-03, an Ordinance amending the fiscal year 2024-2025 budget for the City of Ingleside, Texas, of an internal lateral transfer of an Administrative Assistant position from Economic Development to Development Services in the General Fund. Council Member Diehl seconded the motion. Motion carried with all present voting in favor.

26. Deliberate and take appropriate action on directing City Staff to begin the process of re-zoning tracts or property annexed into the City of Ingleside from temporary residential zoning in accordance with the City of Ingleside Comprehensive Plan.

Discussion was held between Council Members and City Manager Lewis about staff looking at all of the land within the city limits and doing housekeeping work.

Motion: Mayor Pro-Tem Long made a motion to direct City Staff to begin the process of re-zoning tracts or property annexed into the City of Ingleside from temporary residential zoning in accordance with the City of Ingleside Comprehensive Plan. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

Closing Agenda

27. Items to consider for placement on future agendas.

Council Member Diehl requested that contract services with engineering be presented.

28. Adjourn.

Mayor Adame adjourned the regular meeting of the City of Ingleside at 10:29 p.m.

APPROVED:

Pedro Oscar Adame, Mayor

ATTEST:

Jana Stork, City Secretary