

**CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
MINUTES
FEBRUARY 10, 2025**

Opening Agenda

1. Call Meeting to Order.

The Regular City Council Meeting of the City of Ingleside was called to order by Mayor Adame at 6:30 p.m. on February 10, 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, and Mayor Oscar Adame.

Council Members Absent: Julio Salinas.

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.

Martha Habluetzel, 3508 Ave A, addressed the Council about the proposed solar farm, the wetlands, pollution, no local benefits, and voting no against the special use permit.

Ashley Griffith, 2463 County Road (CR) 2010, Aransas Pass, addressed the Council about living across from McCampbell Ranch, the wetlands, wildlife in the area, generational long term effects, land for sustaining life, drainage, and not wanting to see an industrial zone.

6. Staff Comments and Reports.

a. Council Comments and Reports.

Mayor Adame stated that he drives around town to look at the roads and the community.

Mayor Adame wanted to commend the M.I.S. League for taking care of the fields that they use at Faith Park.

Council Member Diehl stated that he witnessed true community support within the M.I.S. League; urges the community to support all the leagues in the City; and would like to see the industries supporting the leagues.

Council Member John Salinas stated that the Animal Control Facility is open and expressed excitement about the Grand Opening.

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

No discussion was held on this matter.

- c. **Report on the City of Ingleside Street Maintenance Fund balances and the amount of funds that have been expensed for street repairs over the past fiscal years in the General Fund and the Street Maintenance Fund.**

Discussion was held between Council Members and City Manager Lewis about how the City was lacking in using funds, \$1M available to use, will be asking for the Street Advisory Group to come together to recommend ten (10) more streets for Council approval, Fund 28 having \$2.2M, transitioning into operating a street maintenance department, only fixing the top layer of the roads, using the money on existing streets, having to go back to voters ever four (4) years, and having the equipment just not the personnel.

Presentations

- 7. **Presentation of the 2024 Racial Profiling Report for the Ingleside Police Department and the Ingleside Police Department 2024 Annual Report.**

Chief Molina presented the 2024 Racial Profiling Report and the 2024 Annual Report for the Ingleside Police Department.

Consent Agenda

- 8. **Deliberate and take appropriate action on the Regular Meeting Minutes of January 28, 2025.**
- 9. **Deliberate and take appropriate action on the second and final reading of an Ordinance of the City of Ingleside calling a General Election and a Special Election to be held jointly with City of Ingleside on the Bay, Texas, and Ingleside Independent School District San Patricio County on May 03, 2025 in the City of Ingleside, Texas to elect Council Member Place 1, Council Member Place 3, and Council Member Place 5, and to submit Propositions on Amendments to the City of Ingleside Home Rule Charter; making provision for the conduct of the Election; including designating the main Early Voting place for such Election; providing for an Order and Notice of such Election; providing for Early Voting, Election Day voting and provisional ballots; resolving other matters incident and related to such Election; providing for severability and setting an effective date.**

Proposed Ordinance 2025-10.

Motion: Council Member Diehl 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

- 10. **Conduct a public hearing on an application filed by the Port of Corpus Christi Authority for a special use permit to allow a solar panel farm on the following property bearing a 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 7:08 p.m. Mayor Adame convened the Ingleside City Council into a Public Hearing.

Speaking For:	None	
Speaking Against:	Ashley Griffith	2463 CR 2010, Aransas Pass
	Lucia Dailey	619 Ave B, Port Aransas
	Linda Timmerman	1702 Indian Trail, Ingleside
	Cyndi Valdes	809 Bayshore Dr., IOB
	Charlie Boone	468 Sunset, IOB
	Jessica Hernandez	454, S. McCampbell, Aransas Pass
	Joe Garrett	2656 Hahn St., Ingleside
	Martha Habluetzel	3508 Ave A, Ingleside
	Jessie Garcia	2089 Hillcrest
	Jason Knight	461 S. 11 th St., Aransas Pass

Monte Shugard	2396 Kenny Ln, Ingleside
Eric Shwenke	4407 FM 1069, Aransas Pass
Susie Wilder	1215 Bayshore Dr., IOB

Speaking Neutral: None

Cyndi Valdes provided a handout to the City Secretary.

At 7:39 p.m. Mayor Adame reconvened the Ingleside City Council into a Regular Meeting.

Regular Agenda

11. Deliberate and take appropriate action on first reading of an Ordinance granting a special use permit for the installation and operation of a solar farm on the following property and providing for effective date, reading, severance, and publication:

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.

Port of Corpus Christ Representative Sam Esquivel presented a presentation for their special use permit proposal of a solar farm.

Motion: Mayor Pro-Tem Long made a motion to approve the first reading of the Ordinance granting a special use permit for intensive uses on the applicants property under the following conditions: (1) the permit is for the sole use of installing a grid tied solar panel array system; (2) if property is not developed for the solar panel array system within five (5) years of the approval of this permit, then the permit is terminated; (3) all approvals from any government agency including the Ingleside Building Department will be obtained; (4) the development will include a drainage easement of size and direction for accommodating a connection from the McCampbell Slough drainage system at Highway 1069 to Humble Slough drainage system on Highway 361, across any property owned by the applicant, said easement will be worked out with and given to the San Patricio Drainage District. Council Member Diehl seconded the motion.

Discussion was held between Council Members, City Manager Lewis, and Port of Corpus Christi Representative Sam Esquivel about supporter of private property rights; wetlands to remain unless the improvement of roads; drainage remaining the same if not better; special use permit impacts the citizens; not having an example of a solar farm being done on wetlands before; tax money; the Port of Corpus Christi being the economic engine to the region it serves; cannot be enforced without permit; Council granting with certain restrictions; Port of Corpus Christi following what the City votes on; the ordinance needing to be toughened up; and including an addendum to the ordinance.

Amended Motion: Mayor Pro-Tem Long made an amendment to his previous motion to postpone the first reading of the Ordinance, in order to allow staff the time to strengthen the Ordinance with proper wording, and be brought back before Council at the discretion of staff and the Mayor. Council Member Diehl seconded the motion. Motion carried 4:1:1.

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

12. Deliberate and take appropriate action for the City council to authorize the City Manager to advertise Request For Qualifications (RFQ) for Engineering Services for design and bidding for a storage building to house equipment.

Discussion was held between Council Members, City Manager Lewis, and Director of Infrastructure Paredez about purchasing several pieces of equipment, the placement of the building being at the City Yard, project that requires engineering, the building being full slab with closed doors and air conditioning, and the building housing street equipment.

Motion: Mayor Adame made a motion to authorize the City Manager to advertise Request For Qualifications (RFQ) for Engineering Services for design and bidding for a storage

building to house equipment. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

- 13. Deliberate and take appropriate action on a Resolution authorizing the City of Ingleside, TX to submit an application to the Office of the Governor, Public Safety Office, Criminal Justice Division for funds to purchase a (UTV) Utility Terrain Vehicle under a grant, FY 2026.**

Proposed Resolution 2025-05.

Discussion was held between Council Members, City Manager Lewis, and Chief of Police Molina about receiving the authorization, the purchase of the UTV will be utilized for patrolling in the parks especially Live Oak Park, used during events, and \$40,000 grant with no City cash match.

Motion: Mayor Pro-Tem Long made a motion to approve Resolution 2025-05, a Resolution authorizing the City of Ingleside, TX to submit an application to the Office of the Governor, Public Safety Office, Criminal Justice Division for funds to purchase a (UTV) Utility Terrain Vehicle under a grant, FY 2026. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

- 14. Deliberate and take appropriate action on the recommendation of the Chief of Police on the reclassification of the Assistant Chief of Police to a Lieutenant position in the Police department budget.**

Discussion was held between Council Members, City Manager Lewis, and Chief of Police Molina about accepting applications for Assistant Chief of Police, but having a better use as a Lieutenant for the community; Chief Molina being supported by two (2) Captains; the Lieutenant will be over Patrol Sergeants; TCOLE rules for misconduct; and having the Lieutenants be the certified internal affairs personnel.

Motion: Council Member John Salinas made a motion to approve the recommendation of the Chief of Police on the reclassification of the Assistant Chief of Police to a Lieutenant position in the Police department budget. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

- 15. Deliberate and take appropriate action for the City Council to authorize the City Manager to negotiate with the respondents of the Requests for Qualifications (RFQ's) for Project Management Services.**

Discussion was held between Council Members, City Manager Lewis, and Director of Infrastructure Services about the assistance with City projects, having four (4) submittals, and negotiating before bringing back to Council any contract and/or agreements.

Motion: Mayor Adame made a motion to authorize the City Manager to negotiate with the respondents of the Requests for Qualifications (RFQ's) for Project Management Services. Council Member Diehl seconded the motion. Motion carried with all present voting in favor.

- 16. Deliberate and take appropriate action on an Ordinance amending the Fiscal Year 2024-2025 budget for the City of Ingleside, Texas, for the reclassification of the Assistant Chief of Police to a Lieutenant position in the Police department budget and to reclassify the Municipal Court Administrator position from Non-Exempt to Exempt position in the Municipal Court budget in the General Fund.**

Proposed Ordinance 2025-11.

Discussion was held between Council Members and City Manager Lewis about the Ordinance needed in order to proceed with the reclassification, and not effecting any current employee.

Motion: Council Member Diehl made a motion to approve Ordinance 2025-11, an Ordinance amending the Fiscal Year 2024-2025 budget for the City of Ingleside, Texas, for the reclassification of the Assistant Chief of Police to a Lieutenant position in the Police department budget and to reclassify the Municipal Court Administrator position from Non-Exempt to Exempt position in the Municipal Court budget in the General Fund. Mayor Pro-Tem Long seconded the motion. Motion carried with all present voting in favor.

17. Deliberate and take appropriate action for the City Council to authorize the City Manager to negotiate with Garver Engineering for electrical engineering services for the Live Oak Park tennis court lighting project and the adding of electrical service areas.

Discussion was held between Council Members and City Manager Lewis about negotiating with Garver Engineering for the Live Oak Park tennis court lighting, electrical outlets out at Live Oak Park, and other electrical services for future projects.

Motion: Mayor Adame made a motion to authorize the City Manager to negotiate with Garver Engineering for electrical engineering services for the Live Oak Park tennis court lighting project and the adding of electrical service areas. Council Member Diehl seconded the motion. Motion carried with all present voting in favor.

Executive Session

No Executive Session was presented for this meeting.

Closing Agenda

18. Items to consider for placement on future agendas.

Mayor Adame requested an update on street and road signs.

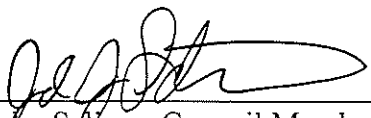
Council Member Diehl requested staff to look into, and come back with a plan, on having quarterly meetings with industries, business owners, and the community to discuss working together.

Council Member John Salinas requested an update on the RFQ for Cove Park.

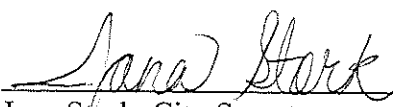
19. Adjourn.

Mayor Adame adjourned the regular meeting of the City of Ingleside at 8:48 p.m.

APPROVED:


John Salinas, Council Member

ATTEST:


Jana Stork, City Secretary

