

**CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
MINUTES
APRIL 08, 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 April 08, 2025, at City Hall 2671 San Angelo Ave., Ingleside, TX and live video streaming.

2. Roll Call.

With Council Members present, at roll call, a quorum was established.

Council Members Present: Steve Diehl, Stewart Wilson, David Pruitt, John Salinas, Mayor Pro-Tem Tracy Long, Julio Salinas and Mayor Adame.

3. Invocation.

Council Member Pruitt led the invocation.

4. Pledge of Allegiance.

Mayor Adame led the Pledge of Allegiance to the U.S. flag.

5. Citizen Comments and Reports.

No Citizens Comments and Reports presented for this meeting.

6. Staff Comments and Reports.

a. Council Comments and Reports.

Mayor Pro-Tem Long stated that he had a conversation with Starbucks about the privacy fence and would like to see a future agenda item.

Mayor Adame stated that there was a Mayor's Coalition meeting held a couple weeks ago, and that the other Mayor's stated that they do not speak for other Cities and the County Commissioner should have asked what the Cities wanted in regards to the Senate Bill.

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

No discussion was held on this matter.

c. Report on the employment process for a City of Ingleside Police Department.

Discussion was held between the Council Members and City Manager Lewis about the employment process for the Police Department, how recruitment for the position is advertised, turnover for employment, comparisons with other cities, looking to hire from within, and respecting the chain of command.

d. Report on the Interlocal Cooperation Agreement between the Ingleside Independent School District and the City of Ingleside for two School Resource Officers.

Discussion was held between Council Members and City Manager Lewis about Council not being able to hire or fire a city employee, how the school district and the City should get together to look over the contract for renewal, state laws require

specifics, stability between students and School Resource Officers, and bringing the contract back to Council.

Presentations

7. **Presentation of the Ingleside Independent School District Bond for the May 3, 2025, election.**

Ingleside Independent School District Superintendent Scott Kilgore presented the Bond 2025 for the school district, and what the bonds would cover.

Consent Agenda

8. **Deliberate and take appropriate action on the Regular Meeting Minutes of March 25, 2025.**

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

Public Hearing

No Public Hearing was presented for this meeting.

Regular Agenda

9. **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 for real property generally located and bounded by SH 361 (Highland Ave.), on the South, Ingleside city limits on the West and North, and SH 1069 (North Main St.) on the East and legally described as:**

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.

Discussion was held between Council Members, City Manager Lewis, and Port of Corpus Christi Real Estate Representative Sam Esquivel about the ordinance stating drainage plan instead drainage easement, the drainage easement to help solve problems to a quarter of the City, wildlife and parks not approving the project, recommendations saying it isn't recommended for the City, the length of time for a solar farm being 20 to 25 years, and not seeing the positivity of the project.

Motion: Council Member Diehl made a motion to deny the Ordinance granting a special use permit for the installation and operation of a solar farm on the property as described in the agenda item. Council Member Wilson seconded the motion. Motion carried 5:1:1

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

Martha Habluetzel, 3508 Ave A, made a citizen comment.

Lucia Dailey, 619 East Ave B, Port Aransas, made a citizen comment.

Ashley Griffith, 2463 County Road 2010, Aransas Pass, made a citizen comment.

Courtney Shane, 2181 Capeheart St., made a citizen comment.

10. Deliberate and take appropriate action on a Resolution by the City Council of the City of Ingleside, Texas authorizing and approving publication of Notice of Intention

to Issue Certificates of Obligation; complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and providing an effective date.

Proposed Resolution 2025-10.

Discussion was held between the Council Members, City Manager Lewis, and SAMCO Representative Andrew Freidman about the bid opening for the Wastewater Treatment Plant, the need to borrow in order to complete the project, tariffs rising and need to keep the bid pricing at what it is, the timetable after issuing the Notice of Intention, Reserve Funds, needing to show that we have the funds to do the project, and rolling over tools to not impact the budget.

Motion: Council Member John Salinas made a motion to approve Resolution 2025-10 as presented adopting the Notice of Intention to Issue Certificates of Obligation. Council Member Diehl seconded the motion. Motion carried with all present voting in favor.

11. Deliberate and take appropriate action on a Resolution relating to establishing the City's intention to reimburse itself for the prior lawful expenditure of funds relating to constructing various City improvements from the proceeds of tax-exempt obligations to be issued by the City for authorized purposes; authorizing other matters incident and related thereto; and providing an effective date.

Proposed Resolution 2025-11.

Discussion was held between the Council Members, City Manager Lewis, and SAMCO Representative Andrew Freidman about borrowing from yourself and then repaying from the project, wording for the money, and the statement that this is specifically being requested for the Wastewater Treatment Plant project only.

Motion: Council Member Diehl made a motion to approve Resolution 2025-11 as presented adopting a reimbursement. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

12. Deliberate and take appropriate action on a letter to be issued to the Texas Water Development Board providing sufficiency of funds for the CWSRF 73782- Ingleside WWTP.

Discussion was held between Council Members and City Manager Lewis about the project being started in 2018, and having been contacted by the Texas Water Development Board about having the available funds to do the project.

Motion: Mayor Adame made a motion to approve a letter as presented to be issued to the Texas Water Development Board providing sufficiency of funds for the Ingleside WWTP. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

13. Deliberate and take appropriate action on the second and final reading of an Ordinance establishing the Ingleside Municipal Court as a Court of Record pursuant to Chapter 30, Municipal Courts of Record, of the Texas Government Code.

Proposed Ordinance 2025-13.

Discussion was held between Council Members, City Manager Lewis and City Attorney McCann about Robstown being the smallest Court of Record south of San Antonio, Corpus Christi and Victoria being Court of Record as well, the City Manager meeting with Robstown Judge about the cost and transition, the judge being on a contract basis, not exceeding the budget, the need to make sure things are done correctly, being the best move for the City, personnel arrangement, trial being the same but with recordings, and having to look at the Code of Ordinances to see what needs to be changed.

Municipal Court Judge Glover informed the Council that she had contacted the Court of Administration about the possible transition, how they like to be involved with the transitions, and currently being 26 courts behind in audits.

Motion: Council Member Pruitt made a motion to adopt Ordinance 2025-13 as presented establishing the Ingleside Municipal Court as a Court of Record. Mayor Adame seconded the motion. Motion carried 6:1.

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

Against Motion: Council Member Wilson.

14. Deliberate and take appropriate action on the reappointment of the Municipal Court Associate Judge as set forth in the City Charter Section 4.02.C.

Discussion was held between Council Members, City Manager Lewis, City Attorney McCann, and Municipal Court Associate Judge Cramer about her reappointment that was back in August with no Council action after a certain time frame, so she was automatically reappointed; Associate Judge Cramer not qualified now, due to previous agenda item being adopted; and currently not having a sitting Judge.

No Action Taken.

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 General Engineering Services.

Discussion was held between Council Members, City Manager Lewis, and Director of Infrastructure Services Paredes about Levy Dykema being the staff recommendation, to negotiate it does not obligate any funding, Levy Dykema currently servicing other entities with positive feedback, not project management, the City being required to have engineers, amending the current contract for engineers, General Engineering Services to design and engineer projects, and coming back to Council with final contract for approval by the first meeting in May maybe April 22, 2025.

Motion: Mayor Adame made a motion to approve the authorization of the City Manager to negotiate the Requests for Qualifications for General Engineering Services. Council Member Julio Salinas. Motion carried with all present voting in favor.

16. Deliberate and take appropriate action on the first amendment of water tower lease agreement with SystemSeven.

Discussion was held between Council Members and City Manager Lewis about the current contract, and invoicing SystemSeven monthly keeping the cost the same.

Motion: Mayor Pro-Tem Long made a motion to approve the first amendment of water tower lease agreement with SystemSeven as presented. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

Executive Session

17. 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. 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 8:55 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 Pursuant to Section 551.071 Consultations with Attorney regarding Civil Action No. 2:24-CV-267 Port of Texas, LP. vs. City of Ingleside.

- 18. 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. 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 9:18 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.

Closing Agenda

- 19. Items to consider for placement on future agendas.**

Council Member Diehl requested that staff look at grants.

Mayor Pro-Tem Long requested an update on Starbucks.

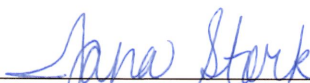
Mayor Adame requested that any agenda items that the current Council has seen but not taken action on, be brought back to them.

- 20. Adjourn.**

Mayor Adame adjourned the regular meeting of the City of Ingleside at 9:21 p.m.



ATTEST:



Jana Stork, City Secretary

APPROVED:



Tracy Long, Mayor Pro-Tem