

# MINUTES



**INGRAM CITY COUNCIL**  
**November 17, 2025 At 6:00 PM**  
**Ingram City Hall**  
**230 Highway 39, Ingram TX 78025**

## **REGULAR COUNCIL MEETING**

The meeting facility is wheelchair accessible, and accessible parking spaces are provided. Requests for accommodation or interpretive services must be made to the City Secretary at least 48 hours prior to the meeting. Please contact the City Secretary's Office at (830) 367-5115 ext. 7 for additional information.

### **CALL TO ORDER**

The Regular Meeting of the City Council of the City of Ingram, Texas, was called to order by **Mayor Claud B. Jordan, Jr.** at 6:08 PM (approx.)<sup>[1]</sup><sub>SEP</sub>

### **INVOCATION / PRAYER**

Offered by Council Member Robert Kimbrough

### **ROLL CALL**

**Presiding Office** Mayor Claud B. Jordan, Jr.

**Council Members Present:** A quorum was present.

- Mayor Pro Tem Rocky Hawkins
- Council Member David Britton
- Council Member Robert Kimbrough
- Council Member Ray Howard
- Council Member Christopher McLachlan

**Council Members Absent:**

None.

**City Staff Present:**

- Bryanne Doss, City Secretary
- Dustin Breshears, Chief of Police

- Stuart Gross, Code Enforcement

## 1. ANNOUNCEMENTS OF COMMUNITY INTEREST

- Mayor Jordan announced the **City of Ingram Christmas Parade** is scheduled for **December 6, 2025, at 5:00 PM.**

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## 2. VISITORS / CITIZENS FORUM

Each speaker will be limited to three (3) minutes. Speakers must state their name and city of residence for the record. Comments must be directed to the Council as a body. No action may be taken on items not posted on the agenda. The Mayor may adjust time limits based on the number of speakers.

### A. Flood Warning System / Texas Middle Mile Grant

**Speaker: William Whitson, Long Term Recovery Operation (Kerr County region)**

- Mr. Whitson Presented an interlocal/intergovernmental agreement associated with a grant application to the Texas Comptroller's Office for the **Texas Middle Mile Grant.**
  1. He explained the grant would fund a broadband-based, electronic flood warning system to collect and transmit stream flow, weather, and other data. When the data is fed into a predictive model, it provides earlier flood warnings and faster public notifications.
  2. No financial match would be required from the City of Ingram.
  3. The application is being made on behalf of multiple partners, including Kerr County, the City of Kerrville, KPUB, UGRA, and LCRA.
  4. Mr. Whitson provided a clean copy of the interlocal agreement.
  5. Indicated his partner Kim was present and they would be available for questions.
  6. Mayor Jordan noted that under the Visitor & Citizen Forum, the council could not take action or formally question the presenter on this item.

**ACTION:** No action taken.

### 3. CONSENT AGENDA

Mayor Jordan read the consent agenda procedure: items may be approved with one motion unless removed for separate consideration.

#### A. Approval of Minutes

- June 30, 2025
- July 21, 2025
- August 8, 2025

#### City Secretary Bryanne Doss reported:

- The agenda referenced August 8, 2025 minutes in error. The correct meeting date was August 18, 2025. Approval of those minutes was deferred.

**MOTION:** To approve the minutes of the regular meetings held June 30, 2025; July 21, 2025 . Motion made by unspecified council member – audio unclear

**SECOND:** A second was made but it is unclear seconded the motion.

**RESULT:** Carries by Unanimous vote

**ACTION:** Minutes for June 30, July 21, and August 11, 2025, were approved.

### 4. CONSIDERATION AND POSSIBLE ACTION

#### A. Consideration and Possible Action – Setback Variance (201/203 Ingram/Inger Blue)

**Applicant:** Tim Jones<sup>[11]</sup><sub>[SEP]</sub>

**Subject Property:** 201/203 Ingram Blue, including a corner lot and interior lots.

1. Mr. Jones requested a setback variance and stated:
  - Proposed setbacks:
    - a. 20 ft front setback
    - b. 10 ft on the corner lot
    - c. 5 ft on each side of the interior lots (5 ft + 5 ft between homes)
2. Houses in the current configuration would be limited to about 20 ft in width under existing setbacks, and he is trying to avoid a “mobile home” appearance.
3. He referenced original deed-restriction setbacks and seeks to return to those original standards.
4. Fire protection:

- For any spacing less than 10 ft between structures, he would install at least a one-hour firewall, and can provide a longer firewall if needed.
- Current plan shows homes approximately 12 ft 10 in apart with these setbacks.
- Cited that the City of Kerrville uses 5 ft side setbacks on 50' x 100' lots without firewall requirements.
- Parking:
  - a. Stated common standards are about three parking spaces per house of this size.
  - b. Indicated he could provide up to five parking spaces per three-bedroom, two-bath house by adding spaces within the property line.

**Council Discussion**

1. Key points raised:

- Mayor Jordan expressed concern about fire safety, citing a recent fire near a Baptist church where it was fortunate that more houses were not lost.
- Concern that the proposed development might be too dense or “crammed”, and that overall parking capacity might be inadequate under existing conditions.
- The council noted that the City had previously changed its setback requirements to 20 ft off the street, which restricts building width.

**MOTION:** To approve the requested setback variance for 201/203 Ingram Blue as presented by Tim Jones.<sup>[1]</sup><sub>[SEP]</sub>

**SECOND:** Unspecified council member – audio unclear

**VOTE:** Failed to pass

- Voice vote indicated insufficient support; Mayor Jordan ultimately stated the motion failed.
- Detailed tally (ayes/nays) was not clearly discernible, but the final ruling was that the variance was not approved.

**ACTION:** Setback variance request DENIED.

## B. Consideration and Possible Action – Purchase of Christmas Ornaments and Supplies

**Presenter: Bryanne Doss, City Secretary**

**Proposal to purchase Christmas decorations and related items, including:**

- A. Memorial ornaments for a 20 ft Christmas tree, each ornament to include the name and dates of individuals lost in the flood.
- B. Lights and décor for:
  - City Hall
  - The park
  - Light pole décor along the streets
  - Prizes for associated Christmas activities
  - Budget and Funding:
- C. Total estimated cost less than \$5,000.
- D. All expenses to be paid from the HOT (Hotel Occupancy Tax) fund.
- E. Items are reusable.

**MOTION:** To approve the purchase of Christmas ornaments, lights, décor (including for the 20 ft tree, City Hall, the park, and light poles), and prizes, in an amount not to exceed \$5,000, to be funded from the HOT fund.

**SECOND:** Council Member Ray Howard (as indicated when he “seconded” after joining via phone for the vote).

**VOTE:** Voice vote indicated as unanimous; Mayor Jordan stated the motion carries.

**RESULT:** Christmas ornaments and decorations purchase APPROVED (up to \$5,000 -HOT funds).

## C. Consideration and Possible Action – Participation in TFM 287(g) Program Funds

**Presenter: Chief Dustin Breshears**

- A. Chief Brashear requested that the council consider participation in and acceptance of funds through the TFM 287(g) program, explaining that:
  - 1. The program would provide revenue for the Police Department along with an accompanying agreement.

- MOTION:** To participate in and accept the funds through the TFM 287(g) program, including acceptance of the associated agreement.
- SECOND:** Unspecified council member – audio unclear
- VOTE:** Ayes: Unanimous by voice. Motion carried.
- RESULT:** Participation in and acceptance of TFM 287(g) program funds APPROVED.

## 5. ORDINANCES AND RESOLUTIONS

### A. Revised Flood Damage Prevention Ordinance

This item generated extensive public comment focused on Riverside RV Park and floodway regulations.

#### 1. Speaker – Steve Holloway (Riverside RV Park):

- Noted that Riverside RV Park sits approximately 25–35 ft above the river, not at river level.
- Requested
  1. Specific flood map being used and recent council meeting minutes, particularly from the last three months when the floodway topic was discussed.
  2. The FEMA document previously referenced and highlighted by the city.
  3. Argued that FEMA and the Stafford Act do not allow withholding future disaster funds solely because a city does not adopt certain recommendations.
    - Asserted that only one RV park (Riverside) is directly affected by the ordinance, and alleged another party wishes to use the property as a parking lot/party area.
    - Requested that City Council table the motion until the map, minutes, and FEMA document are provided for review.

#### 2. Speaker – Clancy (Riverside RV Park):

- Stated Riverside is a 40-year family-owned business.
- Emphasized that residents include disabled individuals, single mothers, elderly widows, and retired veterans, who could be displaced near Thanksgiving.

- Referred to a FEMA/NFIP manual given to her by the city and said:
- The requirements to maintain NFIP participation are specified (e.g., on a referenced page).
- The city need not add extra “gibberish” restrictions beyond those protocols.
- Reported speaking directly with FEMA officials in Washington, D.C. about mitigation and mapping:
- No new maps or regulations for this area since July 4.
- No fines are required if the city does not adopt certain provisions.
- A variance granted for Riverside would not jeopardize NFIP status or FEMA mapping.
- Urged the council to slow down and fully review FEMA guidance on RVs.
- Encouraged residents to remember this issue for the May election if the ordinance passed against their wishes.

### 3. Speaker – Henry (Dangle):

- Referenced a hazard mitigation program the city joined in October 2024 with Kerr County:
- Reports were due March 2025.
- After public information requests, he found no records of Ingram submissions (no input from residents or business owners about hazardous areas).
- Criticized the city for not engaging the community or noting issues such as cabins near the river before the flood event.
- Questioned why, after the flood, there is now a rush to close one RV park.
- Requested that the council slow the process, gather consistent information, and avoid targeting a single entity.

### 4. Speaker – Rafael Villarreal:

- Quoted constitutional and legal principles regarding:
- The people’s inherent political power.
- The purpose of government in protecting personal rights, private property, and public liberty.
- Cited *Norton v. Shelby County*, 118 U.S. 425 (1886), claiming that an unconstitutional act:
  1. Is not a law,
  2. Confers no rights,
  3. Imposes no duties,
  4. Affords no protection, and
  5. Is void as if never enacted.
- Asserted that residents are not moving from their homes and appealed to divine law.

## 5. Council Discussion and Vote

- Mayor Jordan acknowledged that the council does not like the situation either but emphasized that they must vote on the revised ordinance.

**MOTION:** To adopt/accept the revised Flood Damage Prevention Ordinance as presented.

**BY:** Council Member Howard (indicated when he made the motion).

**SECOND:** (Unclear name of council member on audio)

**VOTE:** 2 Ayès

0 Nays

2 Abstentions

**NOTE** With two affirmative votes and two abstentions, the majority of those voting favored the ordinance.

**RESULT:** Motion carried.  
Revised Flood Damage Prevention Ordinance ADOPTED on a vote of 2–0, with 2 abstaining.

- Post-vote discussion included concern over who would sign permits certifying that properties such as Riverside RV Park are “reasonably safe from flooding.”
- Safety concerns were voiced by a member who stated he did not want to see anyone die in front of his house screaming for help again.

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## 6. STAFF REPORTS

### A. Police Department – Chief Dustin Brashear

**Chief Brashear reported for the period from approximately October 31, 2025, to November 11, 2025:**

- 240 traffic stops
- 37 arrests
- 47 deportations
- Open investigations reduced from 491 (when he took office) to 201.
- Additional items:
  1. Department personnel completed swift water rescue training in New Braunfels, arranged jointly with the fire department.
  2. The department applied for a body armor grant for the K-9 unit.
  3. An employee completed grant writing for law enforcement training.
- Chief Brashear thanked the council for their continued support.

## B. Code Enforcement / Public Works – Stuart Gross

### Mr. Gross reported:

- Another property was abated and two additional campers were crushed and hauled off.
- Crews are aggressively trimming trees along all city streets to ensure access for school buses and fire trucks.
- The city park remains in disrepair (“a disaster”) following recent flooding.
- He met with a riparian group to discuss re-vegetation and erosion control.
- A site visit was scheduled for approximately 1:30 PM the following day to determine appropriate seed for ground cover and methods to prevent it from washing away.
- The park gate is locked, and public access is prohibited while restoration occurs.

## C. City Secretary – Bryanne Doss

### Mrs. Doss reported:

- Preparations are underway for the FY 2024 audit:
- The auditor is expected to be on-site next month.
  1. When he arrives to work on 2024, staff will also have FY 2025 materials prepared.
- She worked with a TML CPA to:
  1. Improve the accuracy of fund view.
  2. Address legacy accounting/number issues.
  3. The city must have the audit completed by March to remain eligible for certain grant applications.
- Focus moving forward includes:
  1. Establishing a more consistent financial calendar and processes.

2. Cross-training staff so that key tasks continue smoothly when someone is absent.
3. The auditor is expected to:
  - Provide reports by around December 8.
  - Present the audit at the December 15, 2025, council meeting.

## 7. OLD AND NEW BUSINESS INFORMATION AND DISCUSSION

None.

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## 8. INFORMATION AND DISCUSSION

None.

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## 9. ITEMS FOR FUTURE AGENDAS

City Council may suggest future agenda items.

None.

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## 10. EXECUTIVE SESSION

The City Council recessed into Executive Session at 6:46 PM pursuant to Texas Government Code § 551.071 (Consultation with Attorney) and other applicable sections of Chapter 551 to consult with the City Attorney regarding City Council vote rules and procedures.

*(The available recording ends at the point the council enters Executive Session. A return to open session and final adjournment time are not captured in the audio.)*

At 6:46PM the City Council convened in Executive Session pursuant to the Texas Open Meetings Act, Texas Government Code, Chapter 551: §551.071 – Consultation with Attorney

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## 11. OPEN SESSION/ACTIONS

The City Council reconvened in open session following Executive Session. After brief consultation with the City Attorney, the Council clarified that the earlier vote on the Revised Flood Damage Prevention Ordinance—with 2 votes in favor, 0 votes against, and 2

abstentions—constituted approval by a simple majority of the members voting, and that the ordinance passed.

Received clarification that with two votes in favor, zero opposed, and two abstentions, the motion was ruled adopted as a majority of the votes cast.

Confirmation that the vote for the Revised Flood Damage Prevention Ordinance was valid and the motion to pass the updated ordinance carried.

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## ADJOURNMENT

The Motion to Adjourn was not clearly recorded, however, based on all agenda items being completed Motion to Adjourn is assumed.

## STATEMENT REGARDING RECONSTRUCTION

These minutes have been reconstructed from the available transcript and audio recording and reflect the best available record of actions taken, in compliance with Texas Government Code §551.021.

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**CERTIFICATION**

I certify that the foregoing minutes are a true and correct record of the City Council meeting to the best of my knowledge and based upon available documentation and recording.

*Jacqueline Grubb*

SIGNED BY CITY SECRETARY/ACTING CITY SECRETARY



APPROVED



APPROVED w/ CHANGES



REJECTED

CITY COUNCIL REVIEWED ON 3/16/26  
DATE:

**FINAL ACCEPTANCE**

*[Signature]*  
MAYOR / DATE

*Jacqueline Grubb* 3/16/26  
ATTEST / DATE