



INGRAM CITY COUNCIL
September 15, 2025
Ingram City Hall
230 Highway 39, Ingram TX 78025
Public Hearing + Regular Council Meeting

The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodation or interpretative services must be made to the City Secretary 48 hours prior to this meeting. Please contact the City Secretary's office at 830- 367-5115 for further information.

PUBLIC HEARING

Proposed FY 2025-2026 Budget and No-New-Revenue Tax Rate

The Mayor opened the public hearing and invited comments regarding the proposed budget and tax rate.

- No public comments were received.
- The public hearing was closed.
 1. Confirmed the city is not raising taxes; the rate is slightly lower than prior year.
 2. Rate adopted: \$0.3820 per \$100 valuation, designated as the no new revenue tax rate.

CALL TO ORDER

The meeting was called to order by Mayor Claud Jordan at 6:07 PM

ROLL CALL

Council Members Present:

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

Council Members Absent:

- David Britton, Council Member

A quorum was present.

City Staff:

- Dustin Breshears — Police Chief
- Bryanne Doss — Finance/Administration
- Stuart Gross — Also serving as Code/Utilities/Floodplain report presenter

Other Attendees/Speakers:

- Gabriel Pinales — Public Information Officer, U.S. Small Business Administration (SBA)
- Mr. Del Toro — Kerr County Emergency 911 Network
- Vanessa Carpenter — Business owner, Jimmy’s RV Repair Shop
- Stephen (Steve) Jones — Tim Jones Signature Homes

INVOCATION

Opening prayer offered by Council Member Ray Howard.

1. ANNOUNCEMENTS OF COMMUNITY INTEREST

None noted separate from agenda items.

2. VISITORS / CITIZENS FORUM

A member of the public may address the City Council regarding any item on this agenda. Comments must be relevant to the agenda item. This is not intended to be a question-and-answer session. Prior to speaking, each speaker must fill out the speaker request form and submit it to the City Secretary before the meeting is called to order. Each speaker is limited to three (3) minutes.

A. SBA disaster assistance following the July 4 flood.

Presenter: Gabriel Pinales (SBA – Disaster Recovery and Resilience):

- Programs for homeowners, renters, nonprofits, and businesses:
 1. Homeowners (real property): loans up to \$500,000, approx. 2.81%, up to 30 years, no payments/no interest for first year.
 2. Homeowners/Renters (personal property): up to \$100,000, same basic terms.
 3. Businesses (physical damage): up to \$2,000,000, interest as low as 4%, up to 30 years, no payments/no interest first year.

4. Economic Injury Disaster Loans (EIDL): up to \$2,000,000 for economic injury, similar 4%/30-year/first-year deferment.

DEADLINES:

1. Physical damage applications due September 28, 2025.
2. EIDL applications due April 6, 2026.

Requested City of Ingram's help sharing SBA information via the city website, Facebook, and other channels, and planned follow-up with the City Secretary.

3. CONSENT AGENDA

The following items were presented under the Consent Agenda. The Consent Agenda is intended to allow the City Council to consider and approve routine and non-controversial items in a single motion. Any Council Member may request that an item be removed from the Consent Agenda for separate discussion and consideration.

None

4. CONSIDERATION & POSSIBLE ACTION

A. City of Ingram Proposed Budget – Fiscal Year 2025–2026

Council considered the proposed budget for FY October 1, 2025 – September 30, 2026.

MOTION: Ray Howard moved to approve the budget summary.

SECOND: Seconded (speaker not clearly identified).

ACTION: Motion carried; FY 2025–2026 budget approved.

B. City of Ingram Proposed Tax Rate – Fiscal Year 2025–2026

FOLLOWING PUBLIC HEARING

Proposed FY 2025-2026 Budget and No-New-Revenue Tax Rate

- o No public comments were received.
 1. Confirmed the city is not raising taxes; the rate is slightly lower than prior year.
 2. Rate adopted: \$0.3820 per \$100 valuation, designated as the no new revenue tax rate.

MOTION: Ray Howard moved to approve the proposed no-new-revenue tax rate of \$0.3820 for FY 2025–2026.

SECOND: Seconded. (speaker not clearly identified).

ACTION: Motion carried; tax rate of \$0.3820 adopted.

C. Kerr County Emergency 911 Network – Proposed Budget FY 2025–2026

Presenter: Mr. Del Toro.

- Proposed total budget: \$460,000 (up from \$459,000 – approx. 0.22% increase).
- Budget remains a deficit budget due to an unfunded state-mandated EsiNet cost increase.
- EsiNet (AT&T 911 connectivity) cost increased from about \$1,200/month to \$8,600/month with no state funding.
- 911 service fee remains \$0.75 per month per line for all classes of service.

MOTION: Ray Howard moved to accept the proposed Kerr County Emergency 911 Network budget for FY 2025–2026.

SECOND: Seconded. (speaker not clearly identified).

ACTION: Motion carried; Kerr County 911 budget approved.

D. Street Dance to Be Held on Old Ingram Loop – Community Event

Presenter: Vanessa Carpenter (Jimmy’s RV Repair Shop).

- Thanked the City and Council for underwriting/allowing a free community street dance on Old Ingram Loop, providing:
- Children’s activities, music, games, and community fellowship; described as a night of healing.

MOTION: None

ACTION: Informational only; no formal vote requested or taken.

E. Setback Variance Request – 201 & 203 Ingram Loop (Stephen Jones)

Presenter: Stephen Jones, Tim Jones Signature Homes.

Request: Reduce **side setbacks** from **10 feet** to **5 feet** on two lots (201 and 203 Ingram Loop). Provide 1-hour fire-rated walls (5/8" gypsum both sides) and non-combustible Hardie siding to address fire safety, particularly following prior local fire concerns.

Project details:

- Two 3-bed/2-bath single-family homes (~1,260–1,300 sq. ft.).
- Claim of ~1,000 sq. ft. of off-street parking per home plus single-car garages.

- Corner lot near a stop sign and small-lot conditions on Ingram Loop/Davenport.
- Council concerns:
- Adequacy of parking, especially near the stop sign (state law: no parking within 30 feet).
- Ensuring setbacks and parking layout do not negatively impact traffic or neighbors.
- General support for enhanced fire-rated construction but need to verify parking compliance.

MOTION: None

ACTION: Item tabled.

Applicant to return with a detailed parking plan, including compliance with:

- 20-ft front setbacks,
- 30-ft no-parking distance from stop sign,
- Lot dimensions and garage placement.

F. Part-Time Remote Employee to Help with Data Entry and Bookkeeping

Presenter: Bryanne Doss.

- Keep FundView and financial records current; heavy workload when one of three office staff is out.
- Current consultant charges roughly **four times** the proposed rate and has created posting errors Bryanne must correct.

Proposal:

- Hire a part-time remote employee for:
- Data entry of invoices,
- Bank reconciliations,
- Potential help with bidding processes (candidate has county bidding experience).
- Compensation: \$18/hour, no benefits.
- Hours: generally, under 20 hours/week, more only when staff are out for extended periods.

Council view:

- Recognized longstanding need for this position.
- Emphasized cost savings vs. consultant and value of a known, trusted candidate.

MOTION: Ray Howard moved to approve hiring the remote part-time employee at \$18/hour to help with data entry and bookkeeping until the city is caught up.

SECOND: Seconded. (speaker not clearly identified).

ACTION: Motion carried; part-time remote support position approved.

5. ORDINANCES & RESOLUTIONS

A. Ordinance Adopting Annual Budget – City of Ingram, FY 2025–2026

Ordinance read adopting the annual budget for the City of Ingram, Texas, for the fiscal year beginning October 1, 2025, and ending September 30, 2026; estimating revenues, appropriating funds for stated purposes, and directing the finance officer to make necessary entries in city records.

MOTION: A motion was made to adopt the ordinance adopting the annual budget for FY 2025–2026.

SECOND: Seconded – name was not clearly recorded on audio.

ACTION: Motion carried; ordinance adopting FY 2025–2026 budget approved.

B. Revised Floodplain Management Ordinance – Recreational Vehicles in Floodway Presenter: Stuart Gross

Key Points:

- FEMA and the Texas Water Development Board (TWDB) are reviewing Ingram’s floodplain ordinances and may audit the City next year.
- July 4 flood caused multiple fatalities, especially among people in RVs in the floodway.
- City ordinance currently allows RVs in floodplain/floodway under conditions (permits, time limits, roadworthiness, no permanent hookups) but this has not been effectively enforced.

Proposed change (summary):

- Add language that recreational vehicles are strictly prohibited within the regulatory floodway, and existing exceptions in the ordinance do not apply to RVs in the floodway.

Discussion points:

- Safety vs. economic impact on RV parks and property owners along the river.
- State legislation now restricting camping in floodways.
- Observations at HTR RV Park:

- RVs had permanent electric, water, and sewer hookups, making rapid evacuation unrealistic.
- Significant sewer infrastructure damage: open collection pits, broken lines, missing cleanout caps.
- Concerns about sewage entering the river; little to no cleanup by the owner since the flood.
- Clarified that the revision would apply to the regulatory floodway only, not the entire 100-year floodplain.
- Council emphasized duty to protect life and property, referencing personal experiences during the flood.

MOTION: No motion made.

SECOND: None.

ACTION: Item Tabled with direction to:

- Obtain a map clearly showing the floodway.
- Consult the city attorney regarding:
- Legal basis for prohibiting RVs in the floodway,
- Enforcement mechanisms and penalties (including possible fines),
- Options to compel HTR and similar properties to repair and clean up sewer systems and hazards.
- Return for consideration at the September 29, 2025 meeting.

6. STAFF REPORTS

A. Code Enforcement (and Floodplain / Utilities) – Stuart Gross

- Reported extensive work with FEMA and Texas Water Board comparing Ingram’s ordinances to state/federal requirements.
- Confirmed Ingram’s flood ordinance is overall stronger than many cities’, but allowance of RVs in the floodway is a serious gap FEMA/TWDB flagged.
- Described conditions at HTR RV Park:
 1. Open sewer basins, broken pipes, uncapped cleanouts, unknown discharge pathways into the river.
 2. Little to no remediation by the property owner since the flood.
 3. Suggested:
 - Engaging the city attorney and potentially outside regulators (e.g., EPA, TCEQ, Texas Water Board) if voluntary compliance is not achieved.
 - Emphasized that public safety and environmental protection must take precedence.

B. Police Department – Chief Dustin Breshears

- Activity from the past 27 days.
 1. 226 calls for service.
 2. 156 traffic stops.
 3. 18 assists to Kerr County Sheriff’s Department.
 4. 11 illegal immigrants deported.
 5. 14 arrests.
 6. 11 sexual assault cases closed.

- Comparison: Prior fiscal year had only 16 arrests total; the department has nearly matched that in 27 days.
- Chief thanked the Council and citizens for their support and reiterated commitment to serving the community.

C. Financial Updates – Bryanne Doss

- Reported strong progress in bringing FundView and prior-year financial records up to date.
- Implemented new internal policies and closing procedures to prevent a repeat of prior issues, including complications arising from the wastewater disaster.
- Anticipated being ready for the auditors on September 29, when:
 1. FY 2023 will be presented.
 2. FY 2024 records will be turned over.

7. ITEMS FOR FUTURE AGENDAS:

A. Revised Floodplain Management Ordinance (RVs in floodway), with:

- Floodway map, and
- City attorney recommendations.

B. Auditor’s presentation on FY 2023 audit and acceptance of FY 2024 books (September 29, 2025).

C. HTR RV Park conditions (sewer, debris, lack of cleanup, closed gates).

- Need for:
 1. Legal guidance on fines and enforcement.
 2. Ensuring access for emergency services and city staff.
- City West Sewer Issue:
 1. During the disaster, a legacy RV sewer tie-in behind City West was still connected to the system.
 2. Under normal use, it seemed like minor condensation/trickle; with thousands of people on site, it became a visible sewage leak.
 3. Once identified, the line was repaired within about an hour.

8. EXECUTIVE SESSION

City Council may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above if they meet the qualifications in Sections 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel/officers), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code.

None.

OPEN SESSION:

None.

ADJOURNMENT

Meeting adjourned at approximately 7:18 PM.

MOTION: Ray Howard moved to adjourn the meeting.

SECOND: A Second was made but not clearly recorded on audio or notes.

ACTION: Motion carried.

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.

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.

Jaqueline Grubb

CITY SECRETARY/ACTING CITY SECRETARY



APPROVED



APPROVED WITH CHANGES



REJECTED

CITY COUNCIL REVIEWED ON 3/16/26
DATE:

FINAL ACCEPTANCE

[Signature] 3/16/26
MAYOR / DATE

Jaqueline Grubb 3/16/26
ATTEST / DATE

