City of Kingsville, Texas

AGENDA
CITY COMMISSION

MONDAY, AUGUST 12, 2013
REGULAR MEETING

HONORABLE ROBERT H. ALCORN COMMISSION CHAMBERS
CITY HALL/200 EAST KLEBERG AVENUE
6:00 P.M.

I. Preliminary Proceedings.

OPEN MEETING

APPROVED BY:

Vincent J. Capell
City Manager

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S) – Required by Law
Regular Meeting – July 22, 2013

II. Public Hearing - (Required by Law).[1]

1. Public hearing regarding condemnation proceeding for structures located at 618 W. Fordyce, Kingsville, Texas. (Director of Planning & Development Services).

2. Public hearing regarding condemnation proceeding for structures located at 626 ½ W. Kenedy, Kingsville, Texas. (Director of Planning & Development Services).

3. Public hearing regarding condemnation proceeding for structures located at 816 E. Doddridge, Kingsville, Texas. (Director of Planning & Development Services).

III. Reports from Commission & Staff.[2] **(City Manager's Staff Report Attached).**

"At this time, the City Commission and Staff will report/update on all committee assignments which may include, but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development , Code Enforcement, Proposed Development Report; Accounting & Finance – Financial & Investment Information, Monthly Financial Reports; Police & Fire Department – Grant Update, Police & Fire Reports; Street Updates; Public Works- Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, Proclamations, Health Plan Update, Tax Increment

Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor,. No formal action can be taken on these items at this time."

IV. Public Comment on Agenda Items [3]

1. Comments on all agenda and non-agenda items.

V. Consent Agenda

Notice to the Public

The following items are of a routine or administrative nature. The Commission has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.

CONSENT MOTIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES FROM PREVIOUS MEETINGS:

(At this point the Commission will vote on all motions, resolutions and ordinances not removed for individual consideration)

1. Motion to approve final passage of an ordinance amending the Fiscal Year 2012-2013 budget of the General Fund for the City of Kingsville for the First Amendment to the Interlocal Agreement with Texas A&M University-Kingsville for engineering design work for Kleberg Avenue. (Director of Finance).

2. Motion to approve final passage of an ordinance amending the Fiscal Year 2012-2013 budget of the General Fund for City Secretary Certification and City Manager Travel and Training. (Director of Finance).

3. Motion to approve final passage of an ordinance amending the Fiscal Year 2012-2013 budget of the General Fund for City Commission Travel and Training. (Director of Finance).

4. Motion to approve final passage of an ordinance amending the Fiscal Year 2012-2013 Certificate of Obligation 2013 & 2011 Fund Budgets and Storm Water Utility Fund Budget for Street and Drainage Projects. (Director of Finance).

5. Motion to approve final passage of an ordinance amending the fiscal year 2012-2013 General Fund Budget for the City of Kingsville to accept a grant from the Union Pacific Foundation for Keep Kingsville Beautiful Program in conjunction with the Community Appearance Department. (Director of Finance).

6. Motion to approve final passage of an ordinance amending the Fiscal Year 2012-2013 General Fund Budget for Community Appearance to fund demolition projects through the remaining fiscal year. (Director of Finance).

7. Motion to approve final passage of an ordinance amending the Fiscal Year 2012-2013 Budget for the General Fund to assist with repair costs to the Equipment Barn at the L.E. Ramey/County Golf Course. (Director of Finance).

8. Motion to approve final passage of an ordinance amending the Fiscal Year 2012-2013 General Fund budget for Community Appearance to purchase benches and litter/recycling receptacles for the downtown area. (Director of Finance).

9. Motion to approve certification of 2012 excess debt collections and the certification of 2013 anticipated collection rate, pursuant to Section 26.04(b) of the Texas Property Tax Code. (Director of Finance).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

10. Consider condemnation of structures located at 618 W. Fordyce, Kingsville, Texas. (Director of Planning and Development Services).

11. Consider condemnation of structures located at 626 ½ W. Kenedy, Kingsville, Texas. (Director of Planning and Development Services).

12. Consider condemnation of structures located at 816 E. Doddridge, Kingsville, Texas. (Director of Planning and Development Services).

13. Consider resolution abandoning and vacating all rights and interests within Farm Lot 15, Section 17 of the KT&I Co. Subdivision. (Director of Planning and Development Services).

14. Consider out-of-state travel for the Mayor to travel to Washington, D.C. from September 8-10, 2013 for city business related to legislative and military issues. (Mayor Fugate).

15. Consider resolution nominating certain person(s) as candidate(s) for election to the Board of Directors for the Kleberg County Appraisal District. (City Manager).

16. Consider accepting 2013 certified total appraised, assessed, and taxable values of all property and total taxable values of new property in the City of Kingsville as certified by the Kleberg County Appraisal District. (Director of Finance).

17. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances Chapter V, Article 2, Sewer, providing for an increase in sewer rates. (Director of Finance).

18. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances Chapter V, Article 3, Water, providing for an increase in water rates. (Director of Finance).

19. Consider introduction of an ordinance amending the Fiscal Year 2012-2013 budget for the Water Department to purchase production generators. (Director of Finance).

20. Consider a resolution authorizing the Mayor to enter into an Interlocal Cooperation Agreement between the City of Kingsville and Texas A&M University-Kingsville relating to usage of facilities and signage and economic development. (Mayor Fugate).

21. Consider a resolution authorizing the Police Chief to enter into an Operating Agreement between Commander, Navy Region Southeast and Naval Air Station Kingsville and the Kingsville Police Department Communications Bureau, Kleberg County, Texas relating to Managing Emergency ("911") calls for service at Naval Air Station Kingsville. (Chief of Police).

22. Consider a resolution authorizing the City Manager to enter into an Agreement between the City of Kingsville and the Ed Rachal Foundation relating to the Petra Vela Kenedy House. (Director of Tourism).

23. Consider a proposed tax rate; if proposed tax rate will exceed the effective tax rate or the rollback rate (whichever is lower), take record vote and schedule public hearings. (Director of Finance).

VII. Adjournment.

1. No person's comments shall exceed 5 minutes. Cannot be extended by Commission.
2. No person's comments shall exceed 5 minutes without permission of majority of Commission.
3. Comments are limited to 3 minutes per person. May be extended or permitted at other times in the meeting only with 5 affirmative Commission votes. The speaker must identify himself by name and address.
4. Items being considered by the Commission for action except citizens comments to the Mayor and Commission, no comment at this point without 5 affirmative votes of the Commission.

NOTICE

This City of Kingsville and Commission Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 361/595-8002 or FAX 361/595-8024 or E-Mail mvalenzuela@cityofkingsville.com for further information. Braille Is Not Available. The City Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551-071 (Consultation with Attorney), 551-072 (Deliberations about Real Property), 551-073 Deliberations about Gifts and Donations), 551-074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551-086 (Certain Public Power Utilities: Competitive Matters), and 551-087 (Economic Development).

I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board in the City Hall, 200 East Kleberg, of the City of Kingsville, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

August 8, 2013 at 4:00 P.M. and remained so posted continuously for at least 72 hours preceding the schedule time of said meeting.

Mary Valenzuela

Mary Valenzuela
City Secretary
City of Kingsville, Texas

This public notice was removed from the official posting board at the Kingsville City Hall on the following date and time:_____

By: _____
City Secretary's Office
City of Kingsville, Texas

MINUTES OF PREVIOUS MEETING(S)

JULY 22, 2013

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, JULY 22, 2013 IN THE HONORABLE ROBERT H. ALCORN COMMISSION CHAMBERS 200 EAST KLEBERG AVENUE AT 6:00 P.M.

CITY COMMISSION PRESENT:
Sam Fugate, Mayor
Noel Pena, Commissioner
Dianne Leubert, Commissioner
Arturo Pecos, Commissioner
Al Garcia, Commissioner

CITY STAFF PRESENT:
Vince Capell, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
David Mason, Purchasing/IT Director
James Bryson, Accounting Manager
Stacy Pena, Accounting Supervisor
Bob Trescott, Downtown Director
Charlie Cardenas, Public Works Director/Engineer
Daniel Ramirez, Building Official
Bill Donnell, Asst. Public Works Director
Mark Rushing, Finance Director
Emilio Garcia, Health Director
Ruthie Valdez, Interim Library Director
Robert Isassi, Director of Planning & Development Services
Diana Gonzales, Human Resources Director
Melissa Perez, Risk Manager
Cynthia Martin, Downtown & Volunteer Manager
Jennifer Bernal, Community Appearance Supervisor
Joey Reed, Fire Chief
Julian Cavazos, Lieutenant
Pete Piña, Interim Landfill Supervisor

I. Preliminary Proceedings.

OPEN MEETING
Mayor Fugate called the meeting to order in the Robert H. Alcorn Commission Chamber at 6:00 p.m. and announced quorum as present.

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)
The invocation was delivered by Mark Rushing, Finance Director followed by the Pledge of Allegiance and the Texas Pledge.

MINUTES OF PREVIOUS MEETING(S) – Required by Law
Regular Meeting – July 8, 2013

Mayor Fugate asked for a motion from the Commission to approve the minutes as presented. **Commissioner Pecos made a motion to approve the minutes as presented, seconded by**

Commissioner Leubert. The motion was passed and approved by the following vote: Leubert, Pecos, Pena and Fugate voting: "FOR". Garcia "ABSTAINING".

II. Public Hearing - (Required by Law).[1]

1. <u>Public hearing regarding condemnation proceeding for structures located at 528 S. 18th Street, Kingsville, Texas. (Director of Planning & Development Services).</u>

Mayor Fugate read and opened this public hearing at 6:02 p.m.

Mr. Robert Isassi, Director of Planning & Development Services, reported that this structure has no roof, numerous broken windows and structure is not secured. All proper notices were mailed to property owner.

Juan Rios, 526 S. 18th, property owner of 528 S. 18th, stated that his general attorney, Ross & Mathew as well as his local attorney Timothy Downey recommend for this condemnation to be rescheduled for a hearing so they may represent him. Request information on repealing procedures that would insure his family's right based on the decision made tonight. He further stated that he was informed by his postman, that the notices were sent to a different last name of Rojas. He stated that on May 28th, the electricity was scheduled to be turned but no inspection had been made, therefore they were unable to turn on the electricity. He has hired an Engineer and two general contractors to look at this structure. He stated that he and his family would like the opportunity to fix the home and bring up to code, as his family will be living in it once it's brought up to code.

Mayor Fugate reported that he has driven around to see the structures that are up for condemnation and this is one of the worse properties of the four that are up for condemnation during tonight's meeting.

Mayor Fugate closed the public hearing at 6:10 p.m.

2. <u>Public hearing regarding condemnation proceeding for structures located at 1221 E. Huisache, Kingsville, Texas (Director of Planning & Development Services).</u>

Mayor Fugate read and opened this public hearing at 6:10 p.m.

Mr. Isassi stated that all proper notices were mailed in June 2012. The structure is in disrepair and is asking Commission to approve an order for demolition.

Mayor Fugate closed the public hearing at 6:12 p.m.

3. <u>Public hearing regarding condemnation proceeding for structures located at 422 S. 18th Street, Kingsville, Texas. (Director of Planning & Development Services).</u>

Mayor Fugate read and opened this public hearing at 6:12 p.m.

Mr. Isassi stated that this structure is addressed as 420 S. 18th legally 422 S. 18th. All proper notices were sent in June, 2012.

Commissioner Garcia asked for an explanation regarding the address issue. Mr. Isassi stated that this is one lot with a setback house connected to the main structure.

Louise Birker, 1602 E. Huisache stated that the post office has the structure addressed as 420 ½ S. 18th. She stated that she has had problems with vandalism and theft. She further stated that the structure needs to be demolished.

Mayor Fugate closed the public hearing at 6:15 p.m.

4. <u>Public hearing regarding condemnation proceeding for structures located at 1702 E. Fordyce, Kingsville, Texas. (Director of Planning & Development Services).</u>

Mr. Isassi reported that all proper notices were sent in June 2012 regarding this structure. This is a concrete foundation with an unsecured garage. All notices were mailed to the P.O. Box listed on the appraisal roll.

Louise Birker, 1602 E. Huisache stated that the garage is secured. Back door needs to be replaced and house needs to be painted and brush needs to be trimmed.

Mayor Fugate closed this public hearing at 6:18 p.m.

III. Reports from Commission & Staff.[2] (City Manager's Staff Report Attached).

"At this time, the City Commission and Staff will report/update on all committee assignments which may include, but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development , Code Enforcement, Proposed Development Report; Accounting & Finance – Financial & Investment Information, Monthly Financial Reports; Police & Fire Department – Grant Update, Police & Fire Reports; Street Updates; Public Works- Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, ***Conner Museum Annual Report****. No formal action can be taken on these items at this time."*

Mr. Vince Capell, City Manager reported that he has two presentations for the City Commission during tonight's meeting. The two presentations are in regards to Petra Vela Kenedy House and a presentation from Jonathan Plant, Museum Director regarding the Annual Report on the John E. Conner Museum. He further reported that staff will be attending the Professional Development Training on Thursday, July 25, 2013 to be held at the H.E.B. Center. He further reported that budget preparations are in progress and has been submitted to his office.

Mrs. Courtney Alvarez, City Attorney reported that the next scheduled Commission meeting is August 12, 2013. She further reminded staff that the deadline to submit agenda items is Friday, August 2, 2013.

Mayor Fugate asked if there weren't any objections, he would like to do the presentation after the consent agenda. No objections were made from the Commission or staff.

IV. Public Comment on Agenda Items [3]

1. Comments on all agenda and non-agenda items.

Albert Garcia, 315 S. 23rd Street, he stated that as a real estate broker, there is always a need for new local businesses to come in to Kingsville that would allow the local residents to stay in Kingsville verses going out of the community for entertainment. He further stated that this move of the Silver Spur into the Wild Horse Mall may bring in other establishments into this building.

Leon Garcia, 1533 Lewis, owner of the Silver Spur stated that he has gathered a petition in favor of the special use permit that he would like to submit to the Commission. He further thanked everyone for their support on this issue.

Joseph Biedron, 2024 Sherwood, stated that he has been a resident of Kingsville for the past five years and is in favor of the Silver Spur relocating to the Wild Horse Mall. He further stated that this would be a great addition to the economic development which could attract other businesses to come into our community. He stated that the Silver Spur is a good establishment for residents of this community.

V. Consent Agenda

Notice to the Public

The following items are of a routine or administrative nature. The Commission has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.

CONSENT MOTIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES FROM PREVIOUS MEETINGS:

(At this point the Commission will vote on all motions, resolutions and ordinances not removed for individual consideration)

Mayor Fugate asked for a motion to approve the consent agenda as presented.

Motion made by Commissioner Pecos to approve the consent agenda items as presented, seconded by Commissioner Leubert. The motion was passed and approved by the following vote: Leubert, Pecos, Pena, Garcia, Fugate voting "FOR".

1. Motion to approve final passage of an ordinance amending the zoning ordinance by granting a special use permit at 1601 S. Hwy 77, Suite P (Kingsville industrial Park 2, Lot 14.84 AC Tract) for a sports bar/club; amending the comprehensive plan to account for any deviations from the existing comprehensive plan; providing for publication. (Director of Planning and Development Services).

2. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances by amending Sections 15-6-115 through 15-6-131, providing for substantial revisions to the sign ordinance. (Director of Planning and Development Services).

3. Motion to approve final passage of an ordinance amending the Fiscal Year 2012-2013 budget of the General Fund Information Technology Department for G.I.S. Server Hosting Services. (Director of Finance).

4. Motion to approve the reappointment of Ms. Dora Martinez to the Civil Service Commission to serve a three (3) year term. (Director of Human Resources).

5. Motion to approve the reappointment of Mr. Wayne Quandt to the Zoning Board of Adjustment to serve a two (2) year term. (Director of Planning & Development Services).

At this time, presentations were made by Mr. Jonathan Plant, Museum Director and Mr. Bob Trescott, Tourism Director regarding the Petra Vela Kenedy House.

Mr. Jonathan Plant, John E. Conner Museum Director reported to the Commission on the Annual Report for the John E. Conner Museum. The Conner Museum total operating expenses for Fiscal Year 2012-2013 was $72,109.34. The projected budget for Fiscal

Year 2014 is $82,000, having a difference of close to $10,000 from FY 2012-2013. The museum has been involved in six traveling exhibits this fiscal year, Vaquero: Genesis of the Texas, Running for Office: Candidates; Campaigns, and the Cartoons of Clifford Berryman; Images of the Madonna; Celebration of Quilts 2013; Lions Club International Peace Poster Contest, "Our World, Our Future"; Step Right Up! Behind the Scenes of the Circus Big Top. The City of Kingsville supports four of the museums vital positions which are the Curator, Visitor Services Staff which consist of two personnel, and Exhibit Fabricator. The museum has also participated in the Ranch Hand Festival Downtown in November, and the Parade of Lights in December. The museum intends to continue to participate annually in these events and other community events as appropriate. The Conner Museum has installed two new billboards on US Hwy 77 back in February to promote our community. After evaluating its advertising strategies, the Museum this year dropped some of its advertising in national publications and increased advertising in regional travel publications, including Texas Now aimed at visitors to the Coastal Bend and Viva Texas which targets visitors in San Antonio, the Rio Grande Valley, and Matamoros, Mexico. The museum plans to increase its advertising next fiscal year with a particular emphasis on attracting Winter Texans.

Mr. Plant further reported that new improvements were made to the museum. The museum is now equipped with a power-assist entry, making the facility more accessible to elderly visitors and visitors with disabilities. They have also added several new hands-on components aimed at making the museum experience more interactive. A new mammoth fossil exhibit and a South Texas ranchero interior are nearing completion. Within the next fiscal year, the museum hopes to add new sections on Kingsville and Texas A&M University-Kingsville. Mr. Plant thanked the City of Kingsville for all their support.

Commissioner Leubert commented that during a visit to Rockport over the weekend, she received some really great comments about Mr. Plant. She further stated that the Conner Museum offers lots of activities for families.

Mr. Capell asked if the Conner Museum has tried to attach their efforts to hotel night stays which can be a benefactor to Kingsville. Mr. Plant responded that they have and this is why they aimed to change their focus in advertisement.

Mr. Bob Trescott, Tourism Director made a presentation to the City Commission regarding the Petra Vela Kenedy house. He stated that this house was built in the late 1860's in what is now known Kleberg County. The Kenedy's lived in Kleberg County for ten years on land that is now known as the King Ranch. The foundation which controls the house has offered it to the City with $75,000 to accomplish the move. This historic home would be moved into the area where the pavilion is located on 6th Street. Mr. Trescott further showed a clip of a video that was aired on KIII Channel 3 as a Special Report on the Petra Vela Kenedy House.

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

6. Consider condemnation of structures located at 528 S. 18th Street, Kingsville, Texas. (Director of Planning & Development Services).

Mrs. Alvarez stated that since it did not get noticed, it wouldn't hurt to reset this condemnation for a future meeting.

Commissioner Leubert commented on the permits in which were issued to this particular property. Re-roof permit issued in July 2012 with an expiration date of December 2012, electric re-model permit issued on July 2012 expiring in January 2013. She further stated that it's the responsibility of the owner to begin the work after permits have been issued.

Daniel Ramirez, Building Official stated that normally when a contractor comes in for a permit to update meter services, the inspection gets done immediately. He further stated that it had been inspected and service is still brand new as it was one year ago.

Commissioner Leubert stated that if Commission allows the thirty days, the property owner has to do something to bring this structure up to code.

Mayor Fugate stated that his concern with this structure is that it is located near Harvey Elementary School.

Commissioner Garcia stated that normally when you rewire a home and passes inspection, the house is weathered in.

Commissioner Pecos stated that he knows the family and feels that Mr. Rios will bring this structure up to code.

City Commission took no action on this condemnation.

7. Consider condemnation of structures located at 1221 E. Huisache, Kingsville, Texas. (Director of Planning & Development Services).

Motion made by Commissioner Pecos finding not able to repair building or structure is unsafe; and present condition is a violation of ordinances; and cannot be corrected without substantial reconstruction; then declare the building or structure to be a public nuisance and order its demolition by owner/agenda/person in charge within 30 days. (City shall abate in any manner it deems necessary and proper), seconded by Commissioner Leubert. The motion was passed and approved by the following vote: Pena, Garcia, Leubert, Pecos, Fugate voting "FOR".

8. Consider condemnation of structures located at 422 S. 18th Street, Kingsville, Texas. (Director of Planning & Development Services).

Mayor Fugate stated that what struck him about comments made during the public hearing is that it is very disconcerting that the owner will not be putting any more money into this structure. Mayor Fugate asked Ms. Birker if she plans on putting any more money into this structure, Ms. Birker responded no.

Motion made by Commissioner Pecos finding not able to repair building or structure is unsafe; and present condition is a violation of ordinances; and cannot be corrected without substantial reconstruction; then declare the building or structure to be a public nuisance and order its demolition by owner/agenda/person in charge within 30 days. City shall abate in any manner it deems necessary and proper, seconded by Commissioner Leubert.

Commissioner Garcia asked for clarification on identifying the property. Mr. Isassi stated that according to the tax roll, the address is 422 S. 18th.

The motion was passed and approved by the following vote: Garcia, Leubert, Pecos, Pena, Fugate voting "FOR".

9. Consider condemnation of structures located at 1702 E. Fordyce, Kingsville, Texas. (Director of Planning & Development Services).

Mayor Fugate asked what shape the roof was in on this structure. Mr. Isaasi stated that the roof is in decent shape.

Mr. Capell stated that these structures are brought to the attention of the City Commission only because numerous complaints are made by neighboring properties.

Commissioner Leubert stated that the property owner needs to decide whether the structure can be restored and restored quickly.

Commissioner Pecos commented that he would like to give the property owner the opportunity to bring this structure up to code.

City Commission took no action on this condemnation.

10. <u>Consider accepting the Comprehensive Annual Financial Report of the City of Kingsville for Fiscal Year 2011-2012. (Director of Finance).</u>

Mr. Rushing stated that Mr. Luke Womack was present to provide information on the Comprehensive Annual Financial Report. Mr. Womack stated that there are two sets of financials today. He further reported that the in the General Fund has $6.2 million, taxes receivable and various other receivables $1.2 million. In restricted cash which is just under $3.7 million, the $3.7 million is from the landfill pre-imposed closure reserves that were set away over the years for a total asset of $13,446,000. In liabilities there is $2,712,000 with last year being $3.1 million so liabilities are down primarily due to accounts payable. Total equity $10,734,000 with last year being $10,418,000, so the City in General Fund is in very good shape, that $5.6 million is about $1.6 million over what the City normally carries as a reserve of three months. Police forfeiture fund is very adequate with a total asset of $5.1 million of which $3.4 million is cash with equity of $100,681,000 available for future expenditures. Debt Services has $100,057,000 in assets including taxes receivable, and a liability of $400,000 leaving them with a $733,000 fund balance. Capital Improvements has a total asset of $3.7 million with last year being $5.0 million which has decreased by $1.5 million which was expected due to borrowing bond money which will leave a balance of $3,066,000. Mr. Womack stated that the City is in very good financial condition. Now looking at total revenue and expenditures, total revenues $15,106,000 with last year being $15,190,000 so revenue is still holding strong today. Total expenditures were $15,552,000 versus $14,000,000 which was up by $100,000,000 due to expenditures planned during the budget for capital improvements throughout the city. In net change in fund balances there was $315,000,000, for fund balance equity of $10,734,000. In the Police Department forfeiture fund brought in $871,000 spent $1,561,000 with a reserve of $2 million which brought it down to $1,681,000, which they still have a substantial reserves at the end of the year. Debt Service Fund brought in $1,454,000 spent $1,802,000 with a transfer in of $427,000 resulting in a positive variance $79.000 which is added to $654,000 brings the balance to $733,000. In Capital Improvements, very little money coming in, the income is only $20,000 of interest earned on the bond proceeds. Spent was $1.4 million which is depleted $1.4 bringing $4.3 million equity down to $3,066,000. Mr. Womack stated that the revenues remain strong and reserves with four months of expenditures will be $4,000,000. He further stated that the General Fund is in very good financial conditions, Police forfeiture fund is still heavily capitalized, debt service fund with $733,000 is more than adequate. Capital Improvements are depleting based on the budget. Mr. Womack stated that the financial condition of the City is in excellent shape. During an Audit Committee meeting, they discussed one repeated finding in the condition of the accounting records as well as the investment policy and hours that need to be obtained.

Motion made by Commissioner Leubert to accept the Comprehensive Annual Financial Report of the City of Kingsville for Fiscal Year 2011-2012, seconded by

Commissioner Pecos. The motion was passed and approved by the following vote: Pecos, Pena, Garcia, Leubert, Fugate voting "FOR".

11. Consider a resolution authorizing the Mayor to enter into the First Amendment to the Interlocal Cooperation Agreement between the City of Kingsville and Texas A&M University-Kingsville relating to engineering design work for Kleberg Avenue from Kleberg County Courthouse to Third Street. (City Engineer/Public Works Director).

Mr. Charlie Cardenas, Public Works Director/Engineer reported that this is for the design work on Kleberg Ave. There were some elements that needed to be upgraded one being the pedestrian and ADA elements.

Commissioner Leubert asked that the additional amount of $6,000 will increase the contract price to $35,000 for additional engineering design on 6th Street. Mr. Cardenas stated yes, to allow the upgrade of the pedestrian elements such as audible push buttons and ADA ramps.

Mayor Fugate asked if there would be a presentation to the Commission regarding this project. Mr. Cardenas responded that he would like to do a tour presentation to the City Commission and the downtown management district. Mayor Fugate asked for a cost estimate as to what this project will cost. Mr. Cardenas stated that the estimate would be $800,000 to $1 million in construction dollars. He further stated that with a project of this type, it will not be done in-house. This project will require going out for contractual bids.

Motion made by Commissioner Pena to approve this resolution, seconded by Commissioner Garcia. The motion was passed and approved by the following vote: Pena, Garcia, Leubert, Pecos, Fugate voting "FOR".

12. Consider introduction of an ordinance amending the Fiscal Year 2012-2013 budget of the General Fund for the City of Kingsville for the First Amendment to the Interlocal Agreement with Texas A&M University Kingsville for engineering design work for Kleberg Avenue. (Director of Finance).

Mr. Rushing stated that this is a budget amendment for agenda item #11 for an increase of $6,000.

Introduction Item.

13. Consider a resolution authorizing the Mayor to enter into an Interlocal Cooperation Agreement between the City of Kingsville and Texas A&M University-Kingsville relating to usage of facilities and signage. (Mayor Fugate).

Mr. Scott Gines, Vice President of Intercollegiate Athletic & Campus Recreation at Texas A&M University-Kingsville, stated that this is an integrate partnership with the City to transform Javelina Stadium's track and field surface and other amenities around the stadium. This is a partnership agreement with no new monies that came from the institution itself. This was based on traffic generated in this stadium. Other partners involved are several Independent School Districts.

Mayor Fugate asked Mr. Gines to talk about some of the championship games that he is trying to pursue. Mr. Gines stated that the most recent event was bringing back UIL to Kingsville which was a two year agreement for track and field which brought over 1,000 participants that took place the third week in April. The University is attempting to bid on future events to be held in their stadium. Mayor Fugate asked for a cost estimate of the improvements. Mr. Gines stated that the field cost is $1.7 million and some of the external entrance items are about $600,000, which is on a separate business plan.

Commissioner Pena asked if Mr. Gines could reveal the agreement that they have with the ISD's. Mr. Gines stated that the City has the lowest portion of all. The other two agreements are for $50,000 and $80,000 per year for a five year contract with renewal aspects, given the nature of the agreements and the A&M System and what is allowed. Commissioner Leubert stated that the ISD's use the stadium for their games and any other events. Mr. Gines stated that those agreements have been expanded progressively into multiple sports, practices, practice opportunity in sub-varsity and middle school contest over the last six years.

Commissioner Pena asked Mrs. Alvarez for her comments regarding this resolution. Mrs. Alvarez responded that the money is coming from a legitimate source and in speaking with Mr. Gines, he has advised that they have billboards in the Stadium and along the roadway as well that they will allow City usage to scroll messages for public services or public health and safety issues. She further stated that since the City does not have adequate facilities for holding meetings, they have offered space within the campus to the City. Commissioner Pena stated that nowhere in the resolution is this stated to reference this purpose. Mrs. Alvarez stated that the City is providing the money and the A&M System can put it in whatever fund they need to put it into, so long as the City receive the ability to use the facilities and signage.

Commissioner Garcia asked how many meetings will be held in their campus and is it worth the $25,000. He further stated that his concern is that we need to connect purpose and funding to make sense. He stated that $25,000 for a meeting place sounds like a large amount of money to pay when the City can get meeting space for a small cost. He stated that he is not against the idea of this resolution, but would like to connect the purpose and funding in order for it to make sense.

Mayor Fugate requested that more language be put into this resolution stating how this would be beneficial to the City. He further stated that he would like for Mrs. Alvarez to further review this resolution and bring back to City Commission at a later meeting.

No action taken.

14. Consider resolution authorizing the City Manager to execute an Interlocal Agreement for E9-1-1 Public Safety Answering Point Services between the City of Kingsville and the Coastal Bend Council of Governments. (City Manager).

Motion made by Commissioner Leubert to authorize this resolution, seconded by Commissioner Pena. The motion was passed and approved by the following vote: Pecos, Pena, Leubert, Fugate voting "FOR". Commissioner Garcia not available to vote on this item.

15. Consider waiving landfill fees associated with community cleanup project for the health and safety of residents performed by First United Methodist Church, UM Army Camp. (City Manager).

Mr. Capell stated that this cleanup is for a good cause. At this time there is no estimate of tonnage that will be disposed of at the landfill.

Motion made by Commissioner Pecos to waive landfill fees associated with community cleanup project performed by First United Methodist Church, seconded by Commissioner Garcia.

Mr. Pete Pina, Interim Landfill Supervisor stated that as of today, only one load has been disposed of at the landfill. He further stated that there will be more loads to be dumped later in the week.

The motion was passed and approved by the following vote: Pena, Garcia, Leubert, Pecos, Fugate voting "FOR".

16. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter V, Article 2, Sewer, providing for an increase in sewer rates. (Director of Finance).

Mr. Rushing stated that these are scheduled increase rates in accordance with the water and wastewater models provided by HDR Engineering in which the City entered into in September 2010 which runs into fiscal year 2015. The increase that is scheduled based on the model is 1% increase in water and 3% increase in wastewater. He further stated that in water model over a 5 year period, there is a 7% increase and the wastewater there is a 16% increase. Due to the City freezing increases over the past few years, now it's time to play catch-up in this process of the rate models.

Commissioner Leubert stated that however taxes have increased. Commissioner Pecos stated that property taxes have not increased. Commissioner Leubert stated that the appraisals have increased. Mr. Capell stated that from a policy prospective it is best to have small increases rather than higher increases every seven to eight years.

Introduction item.

17. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter V, Article 3, Water, providing for an increase in water rates. (Director of Finance).

Introduction item.

18. Consider introduction of an ordinance amending the Fiscal Year 2012-2013 budget of the General Fund for City Secretary Certification and City Manager Travel and Training. (Director of Finance).

Mr. Rushing stated that this funding will come from a rebate that came back on the fees of the Appraisal District which had some savings in the expected budget that allow the transfer of $2,000.

Introduction item.

19. Consider introduction of an ordinance amending the Fiscal Year 2012-2013 budget of the General Fund for City Commission Travel and Training. (Director of Finance).

Mr. Rushing stated that this will also be transferred from the same line item as stated above which will give an additional $400 per Commission member on Travel and Training.

Introduction item.

20. Consider introduction of an ordinance amending the Fiscal Year 2012-2013 Certificate of Obligation 2013 & 2011 Fund Budgets and Storm Water Utility Fund Budget for Street and Drainage Projects. (Director of Finance).

Mr. Rushing reported that a reduction in fund 065, CO 2011, which had projects originally budgeted that was able to be reduced. Drainage project in fund 068, increase of $566,855. Storm Water Utility Fund 055, original adopted budget was $925,000. These were the drainage projects in the initial FY 2013 adopted budget before the CO 2013 issue. Budgets amend decrease for Storm Water in utility fund is $925,000 which will be transferred to fund 068. Mr. Cardenas stated that the bulk of the project has to do with the drainage elements involved.

Mr. Capell stated that this is the first budget amendment that reflects the additional cost required to implement the new program for this fiscal year.

Introduction item.

21. Consider accepting grant in the amount of $3,000 from Union Pacific Foundation for Keep Kingsville Beautiful to support cleanups. (Director of Planning & Development Services).

Motion made by Commissioner Pena to accept this grant, seconded by Commissioner Garcia and Commissioner Pecos. The motion was passed approved by the following vote: Pena, Garcia, Leubert, Pecos, Fugate voting "FOR".

22. Consider introduction of an ordinance amending the fiscal year 2012-2013 General Fund Budget for the City of Kingsville to accept a grant from the Union Pacific Foundation for Keep Kingsville Beautiful Program in conjunction with the Community Appearance Department. (Director of Finance).

Introduction item.

23. Consider introduction of an ordinance amending the Fiscal Year 2012-2013 General Fund Budget for Community Appearance to fund demolition projects through the remaining fiscal year. (Director of Finance).

Mr. Rushing stated that this item will appropriate $35,830 for property owned abatement agreements for July $12,730, August $4,240, and September $7,420 for a subtotal of $24,390. In addition there is another $11,440 which is for two different demolitions. The two demolitions are the water tank and the old fire training building.

Introduction item.

24. Consider request from County to fund up to 1/3 of the estimated $17,375 cost to repair the equipment barn at the L.E. Ramey/County Golf Course, which is contingent on the remaining funding being obtained from other sources first. (City Manager).

Mr. Capell stated that the Golf Course Manager has approached the City for monetary assistance in the repair of the equipment barn. The estimated portion requested is $5,792 which will be transferred from the catering fund of 103.0-319.00.

Mayor Fugate asked if this will be a new roof placed on the barn. Mr. Al Gola stated that it will be replaced with a new roof and has received a bid from Gillespie Roofing which was the lowest bid of two submitted. He further stated that the Kleberg County Commissioner's Court has approved their share of the cost during a meeting held today.

Motion made by Commissioner Pena to approve request from County to fund up to 1/3 of the estimated $17,375 cost to repair the equipment barn at the L.E. Ramey/County Golf Course, seconded by Commissioner Pecos and Commissioner Garcia. The motion was passed and approved by the following vote: Garcia, Leubert, Pecos, Pena, Fugate voting "FOR".

25. Consider introduction of an ordinance amending the Fiscal Year 2012-2013 Budget for the General Fund to assist with repair costs to the Equipment Barn at the L.E. Ramey/County Golf Course. (Director of Finance).

Introduction item.

26. Consider introduction of an ordinance amending the Fiscal Year 2012-2013 General Fund budget for Community Appearance to purchase benches and litter/recycling receptacles for the downtown area. (Director of Finance).

Mr. Rushing stated that is a budget amendment to purchase benches and litter/recycling receptacles for the downtown area. The total proposal is $21,175 of which $6,400 is being contributed for the purchase of five benches. The request is for the City to contribute the remaining $14,775 for the purchases of seventeen litter/recycling receptacles.

Commissioner Garcia asked if the current benches will be replaced by the new benches. Mrs. Cynthia Martin, Downtown and Volunteer Manager stated that the current benches will not be replaced with the new ones.

Introduction item.

VII. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 8:35 P.M.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

PUBLIC HEARING(S)

PUBLIC HEARING #1

CITY OF KINGSVILLE 3/11/13

ADDRESS	INSPECTOR	
618 W. Fordyce	Daniel	
LEGAL DESCRIPTION	LOT	BLOCK
8th	22-24	6

OWNER NAME
Johnny Freelon 60 E. Sage Brush St. Lake Jackson, Tx. 77566 3113

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	N/A	UNSAFE	SEVERE	HAZARD	REMEDIES
Yard Condition		DXVP		X			
Utilities		X					
a.Elec		X					
b.Gas		X					
c.Water		X					
Roof		XHAP			X		
a.Covering		XHAP			X		
b.Structure		XHAP			X		
Walls		XHAP			X		
a.Exterior		XHAP			X		
b.Interior		XHAP			X		
c.Ceilings		XHAP			X		
Windows/Doors		XHAP			X		
a.Secured		XHAP			X		
b.Condition		XHAP			X		
Foundation		XHAP			X		
a.Floors		XHAP			X		
Plumbing		XHAP			X		
Electrical		XHAP			X		

B-Broken	P-Pictures	R-Needs Repair	A-Abandoned,Dilapidated
M-Missing	D-Dirty	I-Incomplete	V-Over Grown
X-Unacceptable	H-Hazard	O-Outdated	N-Needs Repairs

ADDITIONAL CONCERNS

Building unacceptable, Abandoned, Broken unsecured

DATE 07/09/2013

AC

STATEMENT OF ALL TAXES DUE

ATTN: Theresa

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

PROPERTY DESCRIPTION — ACCT # 1-009-006-22000-192

8TH, BLOCK 6, LOT 22-24

TOWN -
ACRES - .241

LOCATION- 618 W FORDYCE BLK

LAND MKT VALUE 1500
LAND AGR VALUE

IMPR/PERS MKT VALUE 19460
MKT. BEFORE EXEMPTS 20960
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

SUIT NO. 7430C

FREELON JOHNNY EST
ETUX SARAH
60 E SAGEBRUSH ST

LAKE JACKSON TX 77566-3113

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2006	551.56	496.40	209.59	1,257.55
TAXES 2007	584.48	455.89	208.08	1,248.45
TAXES 2008	583.66	385.22	193.78	1,162.66
TAXES 2009	580.40	313.42	178.76	1,072.58
TAXES 2010	600.42	252.18	170.52	1,023.12
TAXES 2011	653.72	196.12	169.97	1,019.81
TAXES 2012	658.77	118.58	155.47	932.82
	4,213.01	2,217.81	1,286.17	7,716.99

ACCT # 1-009-006-22000-192

TOTAL DUE 07/2013	7,716.99
TOTAL DUE 08/2013	7,767.52
TOTAL DUE 09/2013	7,818.10
TOTAL DUE 10/2013	7,868.66

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	974.60	504.36	295.80	1,774.76
CITY OF KINGSVILLE	1,142.87	596.91	347.95	2,087.73
KINGSVILLE ISD	2,011.53	1,072.40	616.79	3,700.72
SOUTH TX WATER AUTH	84.01	44.14	25.63	153.78

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	156.11
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	176.53
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	313.16
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	12.97
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	658.77

ATTY DAT 05/20/2010

JUDGEMENT DATE 05/06/2013

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY **12329** R

Legal Description
8TH, BLOCK 6, LOT 22-24

OWNER ID
11955

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013

FREELON JOHNNY EST
ETUX SARAH
60 E SAGEBRUSH ST
LAKE JACKSON, TX 77566-3113

Entities

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values

IMPROVEMENTS		19,460
LAND MARKET	+	1,500
MARKET VALUE	=	20,960
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	20,960
HS CAP LOSS	-	0
ASSESSED VALUE	=	20,960

Ref ID2: R12329
Map ID PLAT

100900622000192

ACRES:
EFF. ACRES:

SITUS 618 W FORDYCE BLK TX

APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2013
ROAD ACCESS	LAST INSP. DATE	04/16/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		

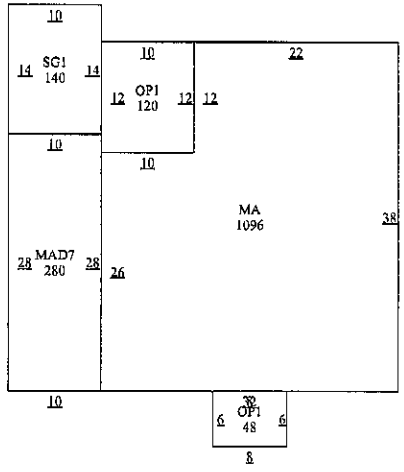
REMARKS FOR 2013 ADD FF TABLE FF20D140 PER IE 4/16/13 JO -- FOR '11 CHG AGU TO MAD7, CORR SITUS PER APPR LR 4/6/11 4/17/11 MMG -- FOR 2008 ADD 2007 NBHD CDS BACK ONTO IMPS

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

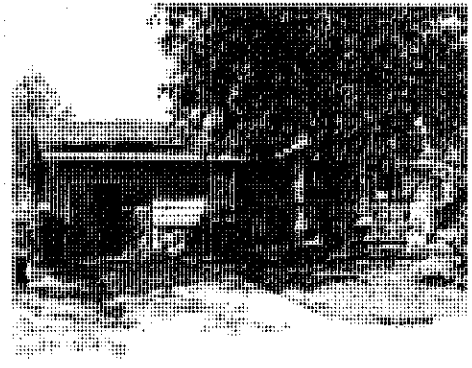
SALE DT	PRICE	GRANTOR	DEED INFO
06/01/1986	*****	UNKNOWN	OT / 499 / 106

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



SUBD: S009 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF3/	1,096.0	40.83	1	1959	1959		44,750	55%	80%	100%	100%	100%	0.44	19,690
	OP1	OPEN PORCH B	R	*/	48.0	8.17	1	1959	1959		390	55%	80%	100%	100%	100%	0.44	170
	OP1	OPEN PORCH B	R	*/	120.0	8.17	1	1959	1959		980	55%	80%	100%	100%	100%	0.44	430
	MAD7	ADDN (60%)	R	FF3/	280.0	24.50	1	1959	1959		6,860	55%	80%	100%	100%	100%	0.44	3,020
	SG1	STORAGE FINI	R	*/	140.0	16.33	1	1959	1959		2,290	55%	80%	100%	100%	100%	0.44	1,010
1.	RESIDENTIAL		STCD:	A1	1,684.0	Homesite: N					55,270							24,320
																	0.80	19,460

IMPROVEMENT FEATURES

Foundation	1	FD8	0
Exterior Wall	1	EWB	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM1	0
Flooring	1	FL7	0
Plumbing	1	1	0
			0

SUBD: S009 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	A1		FF20D140	A1	N	FF	75X140	20.00	1,500	1.00	1.00	A	1,500	NO			0.00	0
													1,500					0

Comment: F: 50.0 R: 50.0 FF

Effective Date of Appraisal: January 1 Date Printed: 08/02/2013 09:28:06AM by MARLENEP

True Automation, Inc.

Prop ID	Owner	%	Legal Description				Values		
16193	13270	100.00 R	**Geo: 100900611000192**	Effective Acres: 0.000000		Imp HS:	0	Market:	1,000
KLEBERG COUNTY TRUSTEE			8TH, BLOCK 6, LOT 11, 12, (E X E M P T)			Imp NHS:	0	Prod Loss:	0
PO BOX 1457						Land HS:	0	Appraised:	1,000
KINGSVILLE, TX 78364-1457				Acres:	0.0000	Land NHS:	1,000	Cap:	0
			State Codes: X	Map ID:	PLAT	Prod Use:	0	Assessed:	1,000
			Situs: 611 W HUISACHE	Mtg Cd:		Prod Mkt:	0	Exemptions:	EX
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			1,000	1,000	0	0.842200	0.00

16956	51351	100.00 R	**Geo: 100900613000192**	Effective Acres: 0.000000		Imp HS:	15,870	Market:	16,870
NELSON RACHEL L			8TH, BLOCK 6, LOT 13, 14			Imp NHS:	0	Prod Loss:	0
ETVIR EZRA NELSON						Land HS:	1,000	Appraised:	16,870
605 W HUISACHE AVE				Acres:	0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-5230			State Codes: A	Map ID:	PLAT	Prod Use:	0	Assessed:	16,870
			Situs: 605 W HUISACHE	Mtg Cd:		Prod Mkt:	0	Exemptions:	DV4,HS,OV65
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			16,870	16,870	0	0.842200	0.00

17704	15787	100.00 R	**Geo: 100900615000192**	Effective Acres: 0.000000		Imp HS:	0	Market:	6,000
GREEN BENNIE DR			8TH, BLOCK 6, LOT 15, 16			Imp NHS:	5,000	Prod Loss:	0
512 W WARREN AVE						Land HS:	0	Appraised:	6,000
KINGSVILLE, TX 78363-5325				Acres:	0.0000	Land NHS:	1,000	Cap:	0
			State Codes: A	Map ID:	PLAT	Prod Use:	0	Assessed:	6,000
			Situs: 511 S 1ST ST	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			6,000	0	6,000	0.842200	50.53

18481	41660	100.00 R	**Geo: 100900617000192**	Effective Acres: 0.000000		Imp HS:	0	Market:	4,100
GARCIA ALBERT			8TH, BLOCK 6, LOT 17-21			Imp NHS:	1,600	Prod Loss:	0
315 S 23RD ST						Land HS:	0	Appraised:	4,100
KINGSVILLE, TX 78363-6060				Acres:	0.0000	Land NHS:	2,500	Cap:	0
			State Codes: A	Map ID:	PLAT	Prod Use:	0	Assessed:	4,100
			Situs: 604 W FORDYCE	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,100	0	4,100	0.842200	34.53

12329	11955	100.00 R	**Geo: 100900622000192**	Effective Acres: 0.000000		Imp HS:	0	Market:	20,960
FREELON JOHNNY EST			8TH, BLOCK 6, LOT 22-24			Imp NHS:	19,460	Prod Loss:	0
ETUX SARAH						Land HS:	0	Appraised:	20,960
60 E SAGEBRUSH ST				Acres:	0.0000	Land NHS:	1,500	Cap:	0
LAKE JACKSON, TX 77566-3113			State Codes: A	Map ID:	PLAT	Prod Use:	0	Assessed:	20,960
			Situs: 618 W FORDYCE BLK TX	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			20,960	0	20,960	0.842200	176.53

21589	56399	100.00 R	**Geo: 100900625000192**	Effective Acres: 0.000000		Imp HS:	0	Market:	250
MILES WILLIAM H			8TH, BLOCK 6, LOT 25			Imp NHS:	0	Prod Loss:	0
622 W FORDYCE						Land HS:	0	Appraised:	250
KINGSVILLE, TX 78363-5227				Acres:	0.0000	Land NHS:	250	Cap:	0
			State Codes: C	Map ID:	PLAT	Prod Use:	0	Assessed:	250
			Situs: 600 W FORDYCE BLK	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			250	0	250	0.842200	2.11

13954	56399	100.00 R	**Geo: 100900626000192**	Effective Acres: 0.000000		Imp HS:	13,500	Market:	14,500
MILES WILLIAM H			8TH, BLOCK 6, LOT 26, 27			Imp NHS:	0	Prod Loss:	0
622 W FORDYCE						Land HS:	1,000	Appraised:	14,500
KINGSVILLE, TX 78363-5227				Acres:	0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	PLAT	Prod Use:	0	Assessed:	14,500
			Situs: 622 W FORDYCE	Mtg Cd:		Prod Mkt:	0	Exemptions:	HS,OV65
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			14,500	8,400	6,100	0.842200	51.37

CONDEMNATION CHECKLIST

Property Address: 618W Furdy Ce Phone: _____
Property Owner: Johnny Freelon & Sarah Freelon Phone: _____
Owner's Address: 60 E Sage Brush ST Fax: _____
Lake Jackson TX 77566-3113

PLANNED DATE	ACTUAL DATE	ACTION
☐ 3-13-13	3-13-13	1. Identify structure unfit for human habitation.
☐ 3-13-13	3-13-13	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
☐ 3-13-13	3-13-13	☐ b. Photograph property with date stamp.
		3. Determine ownership from county assessment & tax collection record.
☐ 3-13-13	3-13-13	4. Obtain legal description.
☐ 3-13-13	3-13-13	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 3-13-13	3-13-13	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
☐ 7-12-13	7-12-13	7. 2nd Notice Sent. (10 day response) (Optional)
☐ 7-12-13	7-12-13	8. If response is not received or is not adequate, proceed as follows:
☐ 7-12-13	7-12-13	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 7-12-13	7-12-13	1) Post affidavit in newspaper twice a week for one week
☐ 7-12-13	7-12-13	10. Post sign on property advising date the City

		Council will consider condemnation of structure.
☐		11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
☐ 7-17-13	7-17-13	12. Photograph posted sign with date stamp.
☐ 7-12-13	7-12-13	13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☐ b. Photographs of the structure with date stamp
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐ 7-12-13	7-12-13	14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐		15. City Council adopts condemnation resolution.
☐		16. File Notice of Condemnation with the County Clerk.
☐		17. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐		18. Post 45-day Order to Demolish on structure.
		☐ a. Take photo with date stamp
☐		19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐		20. Photograph posted notice with date stamp.
☐		21. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐		22. Issue Notice to Proceed to Public Works Director and Demolition Crew.
☐		23. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

☐ _____ _____

24. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

MARCH 13, 2013

JOHNNY FREELON ETUX SARAH FREELON
60 E SAGEBRUSH ST
LAKE JACKSON, TX 77566-3113

Re: 8TH, BLOCK 6, LOT 22-24 618 W FORDYCE BLK

Dear Sir or Madam:

It has been determined that the structure at **618 W FORDYCE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4432 5047

JULY 12, 2013

JOHNNY FREELON AND SARAH FREELON
60 E SAGEBRUSH ST
LAKE JACKSON, TX 77566-3113

Re: **HEARING FOR PROPERTY AT 618 W FORDYCE**

Dear Sir or Madam:

On MARCH 13, 2013 a letter was sent from the City of Kingsville stating that your property located at **618 W FORDYCE** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, August 12, 2013** at **6:00 p.m.** to show because why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for August 12, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

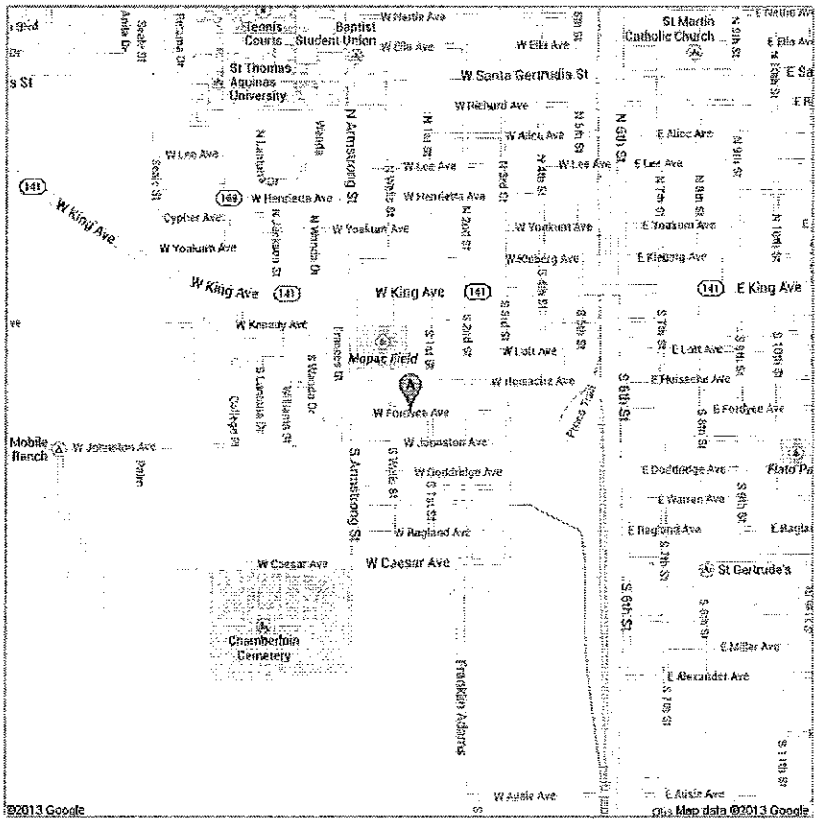
Daniel Ramirez

Daniel Ramirez
Building Official

Google

Address **618 W Fordyce Ave**
Kingsville, TX 78363

Get Google Maps on your phone
Text the word "GMAPS" to 466453



160.2

7011 1570 0003 3833 0592

E, TEXAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $06.31[0]
00042a7745 MAR 13 2013
MAILED FROM ZIP CODE 78363

042313

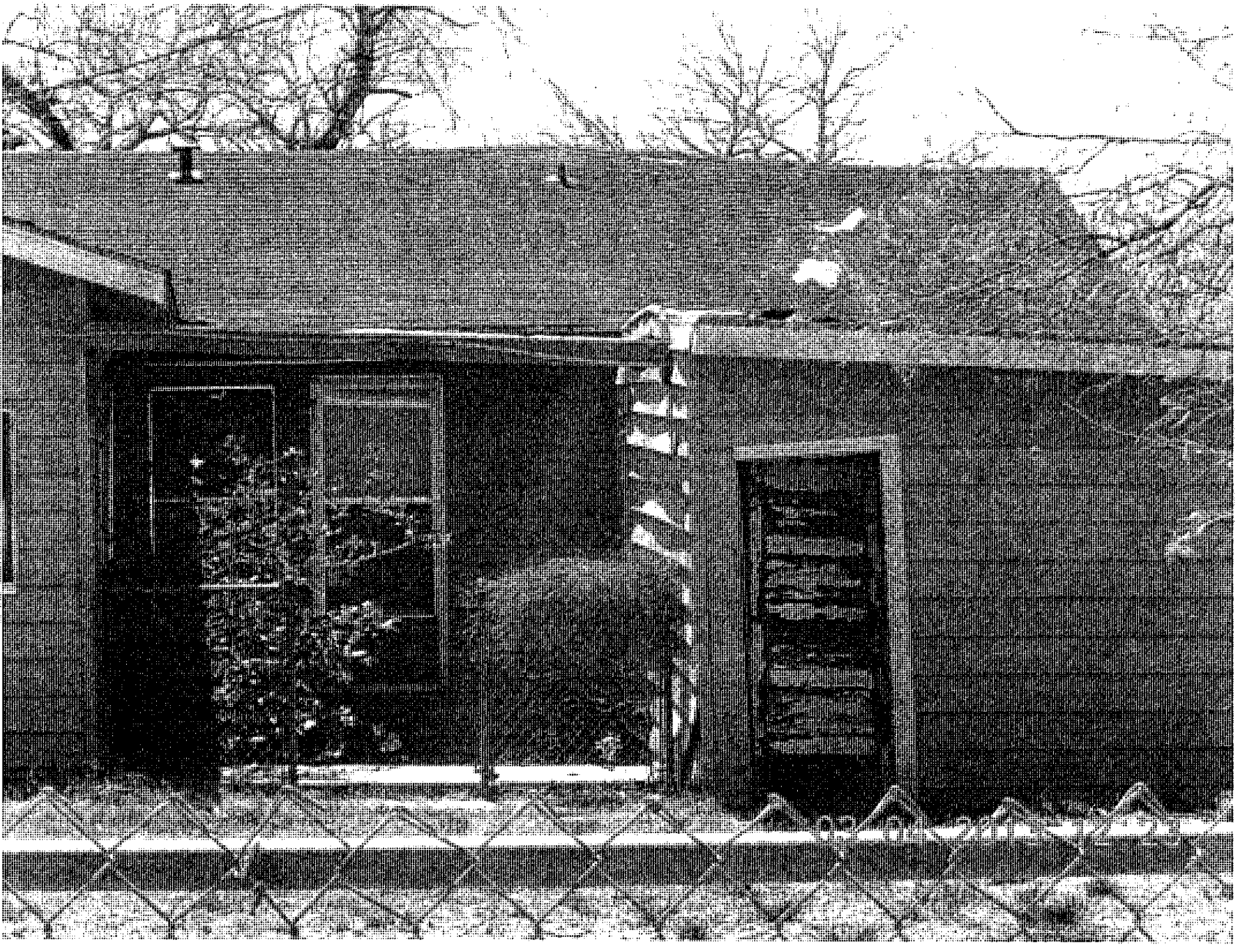
Johnny Zuelon
Sarah Zuelon
Brush St

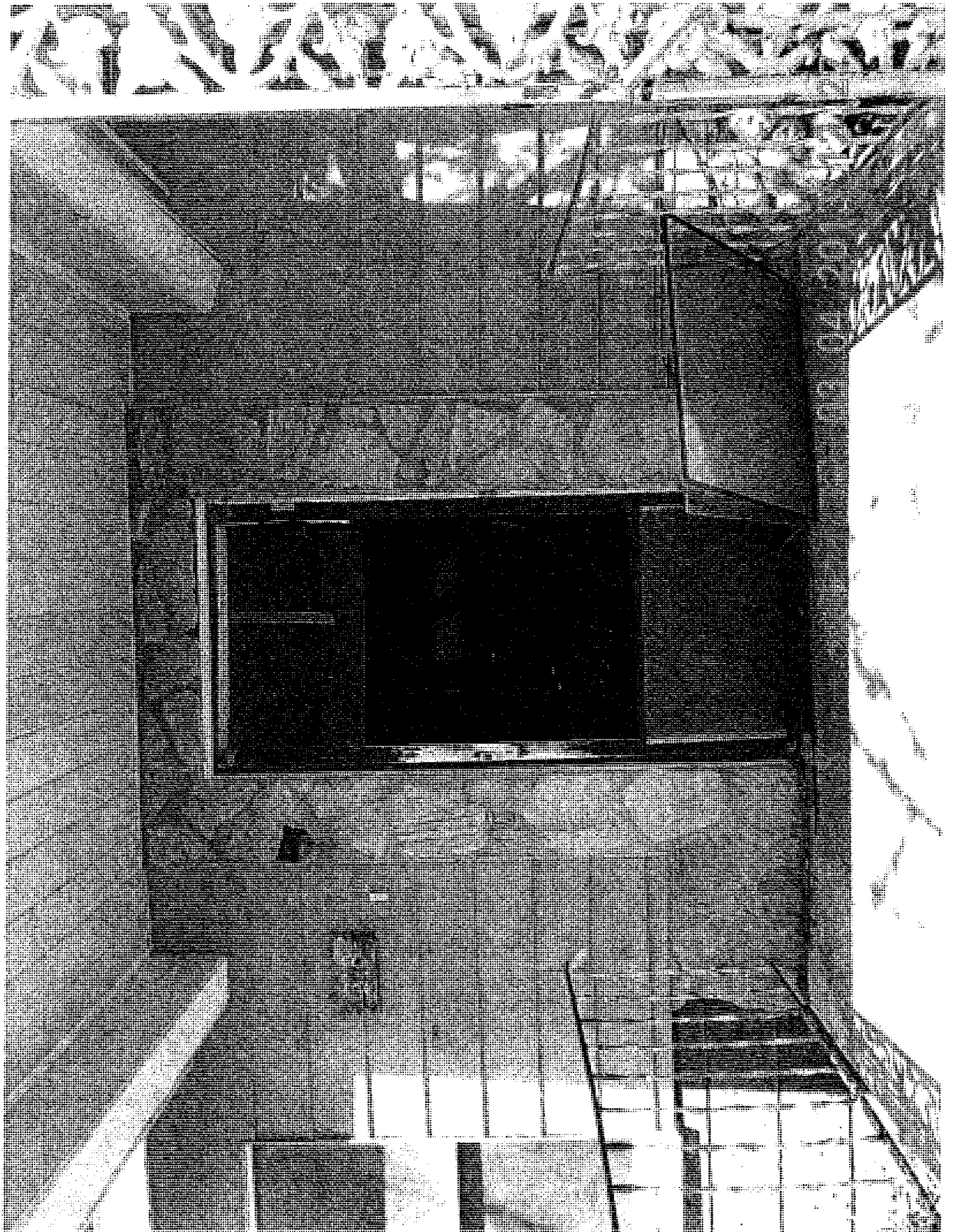
F
3/15/13
3-26-13
3-29-13

NTXTF 223 CC 1 22 04/12/13

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

*0493-07756-11-45





03.04.2013
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0 04 2013 12:36

26
04
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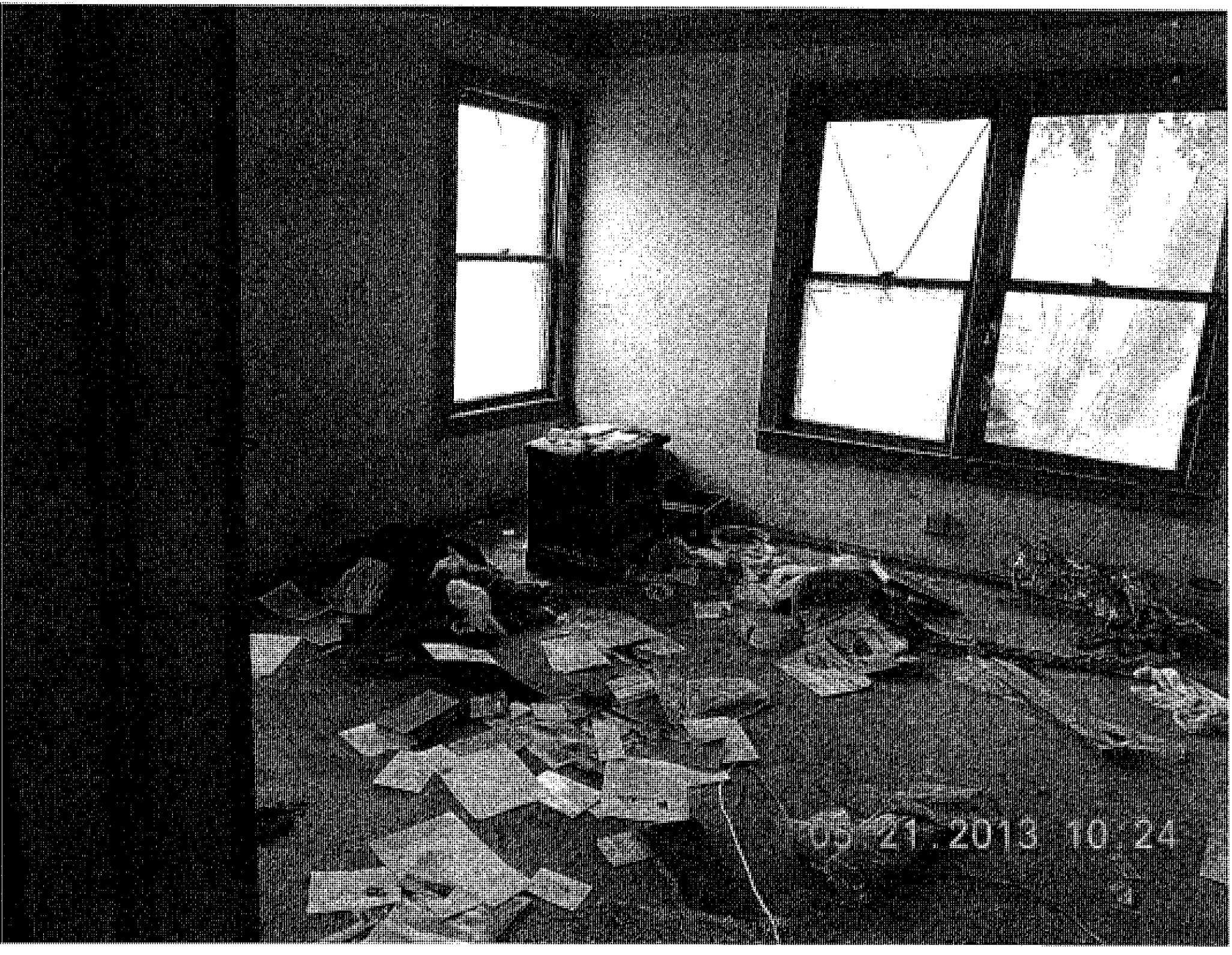
30

05 21 2013 10 24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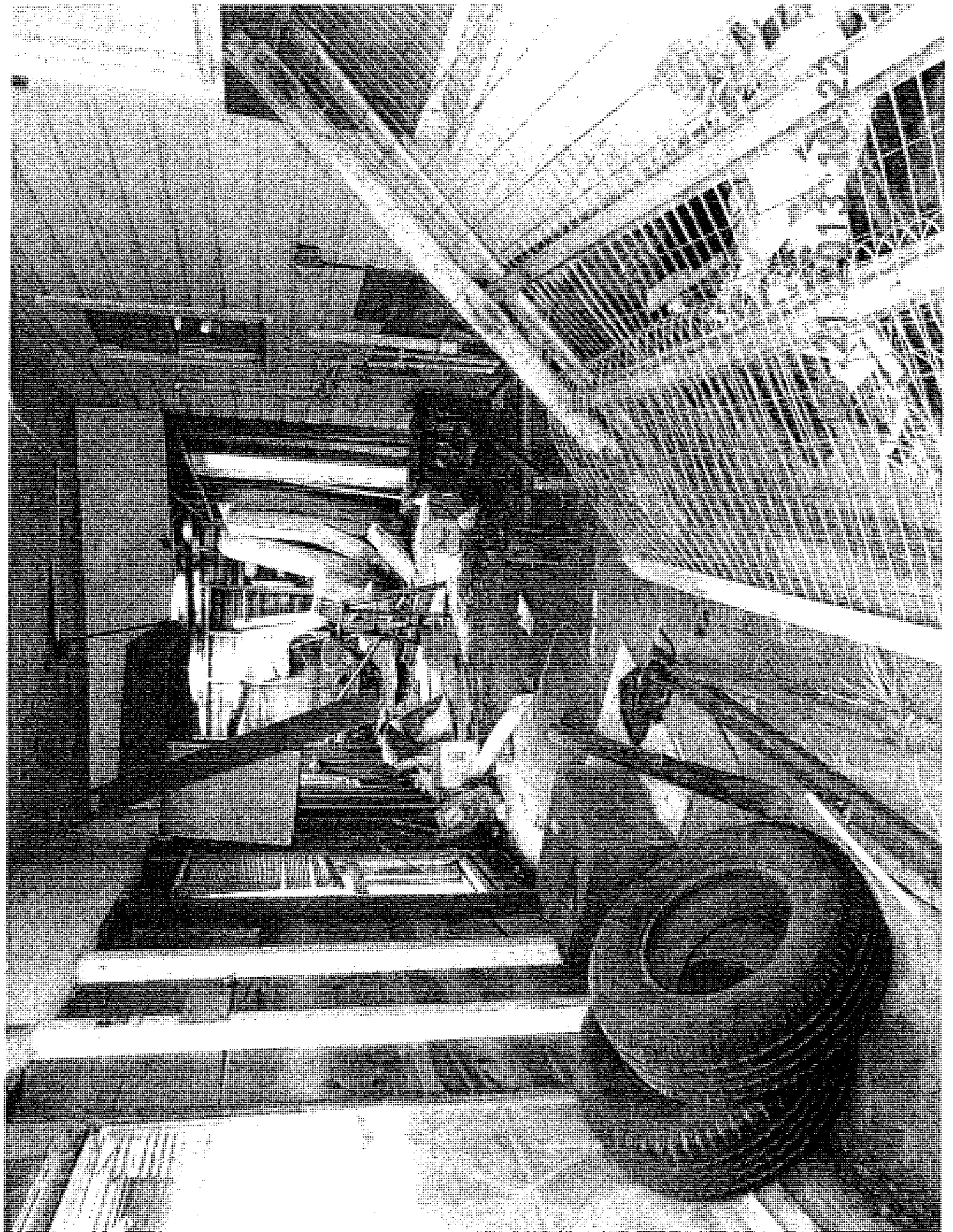

05 21 2018

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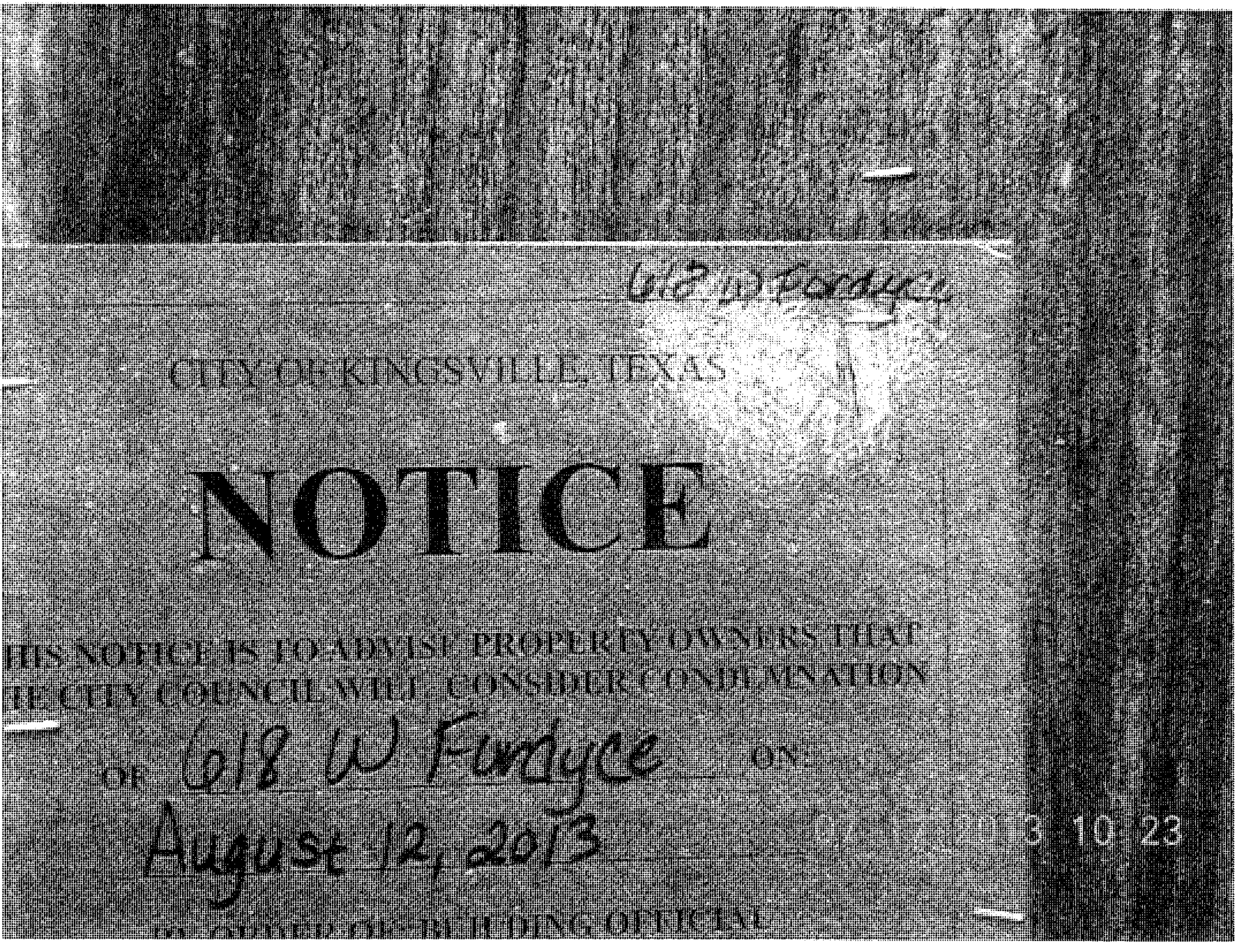
05.21.2013 [illegible]:24


618 W Fordyce
CITY OF KINGSVILLE, TEXAS
NOTICE
HIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT
HE CITY COUNCIL WILL CONSIDER CONDEMNATION
OF 618 W Fordyce ON:
August 12, 2013
BUILDING OFFICIAL
3 10 23

PUBLIC HEARING #2

CITY OF KINGSVILLE

ADDRESS		INSPECTOR	
626 1/2 W. KENEDY		Daniel Ramirez	
LEGAL DESCRIPTION	BLOCK		**LOT**
COOPER	AA-3,		28-30
OWNER NAME	**ADDRESS**		**CITY/STATE/ZIP**
SANDRA GUTIERREZ	8738 MIDCROWN DR.	WINDCREST, TX. 78239-2033	

PROPERTY CONDITION REPORT

	ACCEPTABLE		CONDITIONS				
	YES	NO	N/A	UNSAFE	SEVERE	HAZARD	REMEDIES
Yard		X					
Condition		X					CLEANUP
Utilities			X				
a.Elec			X				
b.Gas			X				
c.Water			X				
Roof		XHAP		XHAP			
a.Covering		XHAP			X		
b.Structure		XHAP			X		
Walls		XHAP			X		
a.Exterior		XHAP			X		
b.Interior		XHAP			X		
c.Ceilings		XHAP			X		
Windows/Doors		XBHAP			X		
a.Secured		XAP			X		
b.Condition		XHAP			X		
Foundation		XHAP			X		
a.Floors		XHAP			X		
Plumbing		XHAP			X		
Electrical		XHAP			X		

B-Broken	P-Pictures	R-Needs Repair	A-Abandoned,Dilapidated
M-Missing	D-Dirty	I-Incomplete	V-Over Grown
X-Unacceptable	H-Hazard	O-Outdated	N-Needs Repairs

ADDITIONAL CONCERNS

1. Deteriorated foundation. 2. An attractive nuisance to children. 3. A harbor for vagrants, vermin, criminals and immoral people. 4. Partially collapsed walls. 5. Exterior walls and other vertical structural members are found to be leaning. 6. Unsecured structure, 7. graffiti on walls. No remedies.

4/10/2013 Sign: Daniel Ramirez

DATE 05/08/2013 **STATEMENT OF ALL TAXES DUE**

SD

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

PROPERTY DESCRIPTION ACCT # 1-203-003-28000-192

COOPER, BLOCK AA-3, LOT 28-30

TOWN - LOCATION- 626 W KENEDY
ACRES - .241

LAND MKT VALUE 5250 IMPR/PERS MKT VALUE 32280
LAND AGR VALUE MKT. BEFORE EXEMPTS 37530
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

GUTIERREZ SANDRA

8738 MIDCROWN DR

WINDCREST TX 78239-2033

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2011	.00	.00	.00	.00
TAXES 2012	.00	.00	.00	.00
	.00	.00	.00	.00

TOTAL DUE 05/2013	**.00**
TOTAL DUE 06/2013	.00
TOTAL DUE 07/2013	.00
TOTAL DUE 08/2013	.00

ACCT # 1-203-003-28000-192

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	.00	.00	.00	.00
CITY OF KINGSVILLE	.00	.00	.00	.00
KINGSVILLE ISD	.00	.00	.00	.00
SOUTH TX WATER AUTH	.00	.00	.00	.00

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	279.53
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	316.08
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	560.74
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	23.23
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	1,179.58

CONDEMNATION CHECKLIST

Property Address: 1026 W Kenedy — Phone: _____
Property Owner: Sandra Gutierrez — Phone: _____
Owner's Address: 8738 Midcrown Dr Windcrest, TX 78239-2033 — Fax: _____

BEGINNING DATE	ENDING DATE	ACTION
☐ 6-24-12	6-24-12	1. Identify structure unfit for human habitation.
☐ 6-24-12	6-24-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
☐ 6-24-12	6-24-12	☐ b. Photograph property.
		3. Determine ownership from county assessment & tax collection record.
☐ 6-24-12	6-24-12	4. Obtain legal description.
☐ 6-24-12	6-24-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 6-24-12	6-24-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
4-4-13	4-4-13	
☐		7. If response is not received or is not adequate, proceed as follows:
☐ 7-12-13	7-12-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 7-12-13	7-12-13	1) Post affidavit in newspaper twice a week for one week
☐ 7-12-13	7-12-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐	7-12-13	7-12-13
☐	7-12-13	7-12-13
		10. Photograph posted sign.
		11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☐ b. Photographs of the structure
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐	7-12-13	7-12-13
		12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐		
		13. City Council adopts condemnation resolution.
☐		
		14. File Notice of Condemnation with the County Clerk.
☐		
		15. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐		
		16. Post 45-day Order to Demolish on structure.
☐		
		17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐		
		18. Photograph posted notice.
☐		
		19. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐		
		20. Issue Notice to Proceed to Public Works Dir.
☐		
		21. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees
		☐ c. Demolition costs
		☐ d. Landfill tipping fees
		☐ e. Filing fees
		☐ f. Administrative fees
		☐ g. Any documentation miscellaneous costs

☐ _____ _____ 22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

Prop ID	Owner	%	Legal Description		Values			
13448	53914	100.00 R	**Geo: 120300325000192**	Effective Acres: 0.000000	Imp HS:	71,740	Market:	76,990
GUTIERREZ ANNA			COOPER, BLOCK AA-3, LOT 25-27, "DP TAX DEFERRAL 2009"		Imp NHS:	0	Prod Loss:	0
622 W KENEDY AVE					Land HS:	5,250	Appraised:	76,990
KINGSVILLE, TX 78363-5234				Acres: 0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	76,990
			Situs: 622 W KENEDY TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	DP,HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			76,990	0	76,990	0.842200	648.41

22656	54338	100.00 R	**Geo: 120300328000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	37,530
GUTIERREZ SANDRA			COOPER, BLOCK AA-3, LOT 28-30		Imp NHS:	32,280	Prod Loss:	0
8738 MIDCROWN DR					Land HS:	0	Appraised:	37,530
WINDCREST, TX 78239-2033				Acres: 0.0000	Land NHS:	5,250	Cap:	0
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	37,530
			Situs: 626 W KENEDY TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			37,530	0	37,530	0.842200	316.08

15844	50258	100.00 R	**Geo: 120300331000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	29,540
RHODE FAMILY			COOPER, BLOCK AA-3, LOT 31, 32		Imp NHS:	26,040	Prod Loss:	0
PARTNERSHIP LTD					Land HS:	0	Appraised:	29,540
1207 WARBLER DR				Acres: 0.0000	Land NHS:	3,500	Cap:	0
KERRVILLE, TX 78028-2963			State Codes: A	Map ID:	Prod Use:	0	Assessed:	29,540
			Situs: 630 W KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			29,540	0	29,540	0.842200	248.79

10723	55524	100.00 R	**Geo: 120300401000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	88,200
KEEP N STYLE LLC			COOPER, BLOCK AA-4, LOT 1-7, (FIESTA CAR WASH)		Imp NHS:	0	Prod Loss:	0
3663 CO RD 50					Land HS:	0	Appraised:	88,200
ROBSTOWN, TX 78380-5860				Acres: 0.0000	Land NHS:	88,200	Cap:	0
			State Codes: F1	Map ID:	Prod Use:	0	Assessed:	88,200
			Situs: 729 W KING TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			88,200	0	88,200	0.842200	742.82

22336	46285	100.00 R	**Geo: 120300410000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	186,010
FDH REAL ESTATE LLC			COOPER, BLOCK AA-4, LOT 8, 9, 10, 11		Imp NHS:	158,010	Prod Loss:	0
1716 ENCINO AVE					Land HS:	0	Appraised:	186,010
ALICE, TX 78332-4068				Acres: 0.0000	Land NHS:	28,000	Cap:	0
			State Codes: B	Map ID:	Prod Use:	0	Assessed:	186,010
			Situs: 711 W KING	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			186,010	0	186,010	0.842200	1,566.58

23088	46285	100.00 R	**Geo: 120300412000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	17,550
FDH REAL ESTATE LLC			COOPER, BLOCK AA-4, LOT 12-14		Imp NHS:	11,550	Prod Loss:	0
1716 ENCINO AVE					Land HS:	0	Appraised:	17,550
ALICE, TX 78332-4068				Acres: 0.0000	Land NHS:	6,000	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	17,550
			Situs: 707 W KING	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			17,550	0	17,550	0.842200	147.81

16278	46285	100.00 R	**Geo: 120300415000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000
FDH REAL ESTATE LLC			COOPER, BLOCK AA-4, LOT 15, 16		Imp NHS:	0	Prod Loss:	0
1716 ENCINO AVE					Land HS:	0	Appraised:	4,000
ALICE, TX 78332-4068				Acres: 0.0000	Land NHS:	4,000	Cap:	0
			State Codes: C	Map ID:	Prod Use:	0	Assessed:	4,000
			Situs: 703 W KING	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,000	0	4,000	0.842200	33.69

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY 22656 R
Legal Description
COOPER, BLOCK AA-3, LOT 28-30

OWNER ID
54338

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013
GUTIERREZ SANDRA
8738 MIDCROWN DR
WINDCREST, TX 78239-2033

Entities

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values

IMPROVEMENTS		32,280
LAND MARKET	+	5,250
MARKET VALUE	=	37,530
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	37,530
HS CAP LOSS	-	0
ASSESSED VALUE	=	37,530

Ref ID2: R22656
120300328000192 Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 626 W KENEDY TX

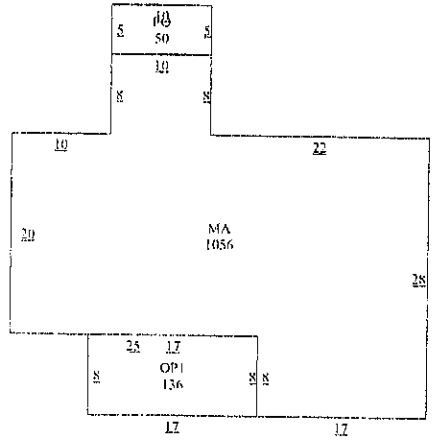
APPR VAL METHOD: Cost

GENERAL

UTILITIES		LAST APPR.	FH
TOPOGRAPHY		LAST APPR. YR	2011
ROAD ACCESS	PC	LAST INSP. DATE	04/23/2011
ZONING		NEXT INSP. DATE	
NEXT REASON			

REMARKS FOR 2011 NO VAL CHG ON ACCT PER APPR FH 4/23/11 4/26/11 VG -- FOR '11 REMOVE 2ND IMP SEG PER LR 9/17/10 4/18/11 JO -- FOR 2010 CHG HOMESITE CODE FROM "Y" TO "N" PER

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
02/23/2009	*****	GUTIERREZ ANNA	WD / 407 / 087
09/25/2008	*****	GUTIERREZ EVAN J	WD / 399 / 561
06/01/1993	*****	KLEBERG FIRST NA	OT / 83 / 977

SUBD: S203 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF4/	1,056.0	51.51	1	1950	1950	A	57,230	55%	100%	100%	100%	100%	0.55	31,470
	OP1	OPEN PORCH B	R	*/	136.0	10.30	1	1950	1950	A	1,400	55%	100%	100%	100%	100%	0.55	770
	PO	PATIO (SPECI	SP	SP/	50.0	1.25	1	1950	1950	A	60	55%	100%	100%	100%	100%	0.55	40
1.	RESIDENTIAL		STCD:	A1	1,242.0	Homesite: N					58,690							32,280

IMPROVEMENT FEATURES

Heating/Cooling	1	CF4	2,830
Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT4,RM3	0
Flooring	1	FL2	0
Plumbing	1	1	0
			2,830

SUBD: S203 100.00% NBHD:

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	A1		SPECIAL	A1	N	FF	75X140	70.00	5,250	1.00	1.00	A	5,250	NO			0.00	0
													5,250					0

Comment: F: 75 R: 75 D: 140 FF

Effective Date of Appraisal: January 1 Date Printed: 04/10/2013 03:12:15PM by MARLENEP

True Automation, Inc.

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY **22656** R

Legal Description
COOPER, BLOCK AA-3, LOT 28-30

OWNER ID
54338

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2010
GUTIERREZ SANDRA
8738 MIDCROWN DR
WINDCREST, TX 78239-2033

Entities

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values

IMPROVEMENTS		34,280
LAND MARKET	+	5,250
MARKET VALUE	=	39,530
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	39,530
HS CAP LOSS	-	0
ASSESSED VALUE	=	39,530

EXEMPTIONS

120300328000192

Ref ID2: R22656
Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 626 W KENEDY TX

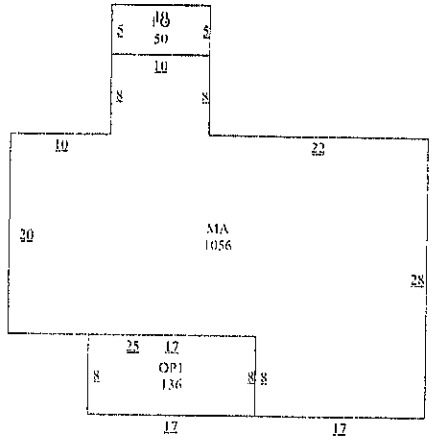
APPR VAL METHOD: Cost

GENERAL

UTILITIES		LAST APPR.	IE
TOPOGRAPHY		LAST APPR. YR	2010
ROAD ACCESS	PC	LAST INSP. DATE	08/26/2009
ZONING		NEXT INSP. DATE	
NEXT REASON			

REMARKS FOR 2011 NO VAL CHG ON ACCT PER APPR FH 4/23/11 4/26/11 VG -- FOR '11 REMOVE 2ND IMP SEG PER LR 9/17/10 4/18/11 JO -- FOR 2010 CHG HOMESITE CODE FROM "Y" TO "N" PER

SKETCH for Improvement #1 (RESIDENTIAL)



PICTURE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
02/23/2009	*****	GUTIERREZ ANNA	WD / 407 / 087
09/25/2008	*****	GUTIERREZ EVAN J	WD / 399 / 561
06/01/1993	*****	KLEBERG FIRST NA	OT / 83 / 977

SUBD: S203 100.00% NBHD:

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF4/	1,056.0	51.51	1	1950	1950	A	57,230	55%	100%	100%	100%	100%	0.55	31,470
	OP1	OPEN PORCH B	R	*/	136.0	10.30	1	1950	1950	A	1,400	55%	100%	100%	100%	100%	0.55	770
	PO	PATIO (SPEC)	SP	SP/	50.0	1.25	1	1950	1950	A	60	55%	100%	100%	100%	100%	0.55	40
1.	RESIDENTIAL		STCD: A1		1,242.0	Homesite: N					58,690							32,280

IMPROVEMENT FEATURES

Heating/Cooling	1	CF4	2,830
Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT4,RM3	0
Flooring	1	FL2	0
Plumbing	1	1	0
			2,830

SUBD: S203 100.00% NBHD:

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	A1		SPECIAL	A1	N	FF	75X140	70.00	5,250	1.00	1.00	A	5,250	NO			0.00	0
													5,250					0

omment: F: 75 R: 75 D: 140 FF

Effective Date of Appraisal: January 1 Date Printed: 04/10/2013 03:15:36PM by MARLENEP

True Automation, Inc.

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY **22656** R
Legal Description
COOPER, BLOCK AA-3, LOT 28-30

OWNER ID
54338

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2010
GUTIERREZ SANDRA
8738 MIDCROWN DR
WINDCREST, TX 78239-2033

Entities

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values

IMPROVEMENTS		34,280
LAND MARKET	+	5,250
MARKET VALUE	=	39,530
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	39,530
HS CAP LOSS	-	0
ASSESSED VALUE	=	39,530

120300328000192 Ref ID2: R22656
Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 626 W KENEDY TX

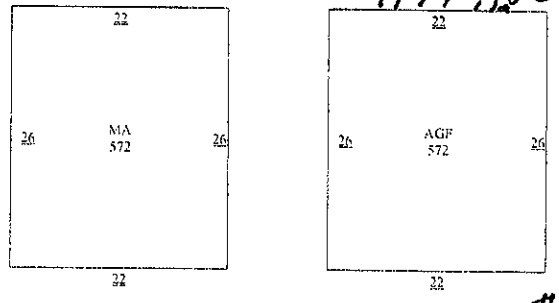
APPR VAL METHOD: Cost

GENERAL

UTILITIES		LAST APPR.	IE
TOPOGRAPHY		LAST APPR. YR	2010
ROAD ACCESS	PC	LAST INSP. DATE	08/26/2009
ZONING		NEXT INSP. DATE	
NEXT REASON			

SKETCH for Improvement #2 (RESIDENTIAL)

1144÷150



=1716÷12=$143.00

EXEMPTIONS

PICTURE

IMPROVEMENT FEATURES

Plumbing	1	1	0
			0

REMARKS FOR 2011 NO VAL CHG ON ACCT PER APPR FH 4/23/11 4/26/11 VG -- FOR '11 REMOVE 2ND IMP SEG PER LR 9/17/10 4/18/11 JO -- FOR 2010 CHG HOMESITE CODE FROM "Y" TO "N" PER

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
02/23/2009	*****	GUTIERREZ ANNA	WD / 407 / 087
09/25/2008	*****	GUTIERREZ EVAN J	WD / 399 / 561
06/01/1993	*****	KLEBERG FIRST NA	OT / 83 / 977

SUBD: S203 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF2/	572.0	26.60	1	1950	1950	F	15,220	45%	100%	100%	100%	100%	0.45	6,850
	AGF	ATTACHED GAR	R	*/	572.0	10.64	1	1950	1950	F	6,090	45%	100%	100%	100%	100%	0.45	2,740
2.	RESIDENTIAL		STCD: A1		1,144.0	Homesite: N					2,000	(Flat Values)						9,590

no water
5/16/03

Anna Gutierrez
355-3493

SUBD: S203 100.00% NBHD:

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE

Effective Date of Appraisal: January 1 Date Printed: 04/10/2013 03:15:36PM by MARLENEP

True Automation, Inc.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

June 24, 2012

SANDRA GUTIERREZ
8738 MIDCROWN DR
SAN ANTONIO TEXAS 78239-2033

Re: COOPER ADD. BLOCK AA-3, LOT 28,29,30 626 W KENEDY

Dear Sir or Madam:

It has been determined that the structure at **626 W KENEDY** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy; shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair

provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS (**JULY 27, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JULY 4, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JULY 27, 2012**) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

APRIL 4, 2013

SANDRA GUTIERREZ
8738 MIDCROWN DR
WINDCREST, TX 78239-2033

Re: COOPER, BLOCK AA-3, LOT 28-30 626 W KENEDY

Dear Sir or Madam:

It has been determined that the structure at **626 W KENEDY** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

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(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

April 10, 2013

SANDRA GUTIERREZ
8220 ROBIN REST DR
SAN ANTONIO, TX 78209

Re: COOPER, BLOCK AA – 3, LOT 28-30 626 W KENEDY

Dear Sir or Madam:

It has been determined that the structure at **626 W KENEDY** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

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(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

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If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

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If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 0010

JULY 12, 2013

SANDRA GUTIERREZ
8220 ROBIN REST DRIVE
SAN ANTONIO, TX 78209

Re: **HEARING FOR PROPERTY AT 626 ½ W KENEDY**

Dear Sir or Madam:

On JUNE 24, 2012 a letter was sent from the City of Kingsville stating that your property located at **626 ½ W KENEDY** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, August 12, 2013** at **6:00 p.m**. to show because why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for August 12, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 0034

JULY 12, 2013

SANDRA GUTIERREZ
626 W KENEDY
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 626 ½ W KENEDY**

Dear Sir or Madam:

On JUNE 24, 2012 a letter was sent from the City of Kingsville stating that your property located at **626 ½ W KENEDY** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

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If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 0041

JULY 12, 2013

SANDRA GUTIERREZ
8738 MIDCROWN DR
WINDCREST, TX 78239-2033

Re: **HEARING FOR PROPERTY AT 626 ½ W KENEDY**

Dear Sir or Madam:

On JUNE 24, 2012 a letter was sent from the City of Kingsville stating that your property located at **626 ½ W KENEDY** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, August 12, 2013** at **6:00 p.m.** to show because why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for August 12, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

,40.2

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.46⁰
0004247745 JUL 12 2013
MAILED FROM ZIP CODE 78363

MSN
Sandra Gutierrez
8220 Robin Rest Dr
NP789

NIXIE 782 SE 1009 0007/18/13

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 78364145858 *0488-03393-12-39

78200-1458

160.2

CITY OF KINGSV

7011 1570 0003 3833 0752

XAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 06.11
0004247745 APR 08 201
MAILED FROM ZIP CODE 7836

042613

Sandra Gutierrez
8738 Mid crown Dr
78229-2033

NIXIE 782 4E 1 01 04/23/13
RETURN TO SENDER
ATTEMPTED NOT KNOWN
UNABLE TO FORWARD
*0488-05491-09-35

160.2

CITY OF KINGSV

7011 0110 0000 4433 0485

AS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 05.75
0004247745 JUN 26 2012
MAILED FROM ZIP CODE 78363

070512

Sandra Gutierrez
8738 Mid Crown Dr
78229-2033

S NIXIE 782 CC 1 86 07/01/12
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
*2093 02379 30 11

Hdr

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.46°
0004247745 APR 08 2013
MAILED FROM ZIP CODE 78363

Not Here!

Sandra Gutierrez
8738 McCann Dr
San Antonio, TX 78239-2023

U NIXIE 782 SE 3 00 04/22/13

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 78364145858 *0588 03765 08 35

78209382436 78364-1458

CERTIFIED MAIL™

1602.

7011 1570 0003 3833 0813

78364

NSN

042513

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 06.31°
0004247745 APR 11 2013
MAILED FROM ZIP CODE 78363

Sandra Gutierrez
8220 Robin Rest Dr
San Antonio, TX 78209

NIXIE [illegible] 1 01 04/19/13

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

*1310-17389-11-40

78209382436

CERTIFIED MAIL

1602

CITY OF KINGSVILLE

078013

7011 0110 0000 4433 0041

MAILED FROM ZIP CODE

Sandra Gutierrez
8738 Medallion Dr
T, 78239-2033

NIXIE 782 CE 1009 0107/27/13

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

*1310-13285-12-45

587 7820982033

CERTIFIED MAIL

1602

CITY OF KINGSVILLE

78364

7011 0110 0000 4433 0010

MAILED FROM ZIP CODE

MIN

Sandra Gutierrez
8220 Robin Rest Dr
T. 78209
Sa

NIXIE 782 CE 1009 0107/20/13

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

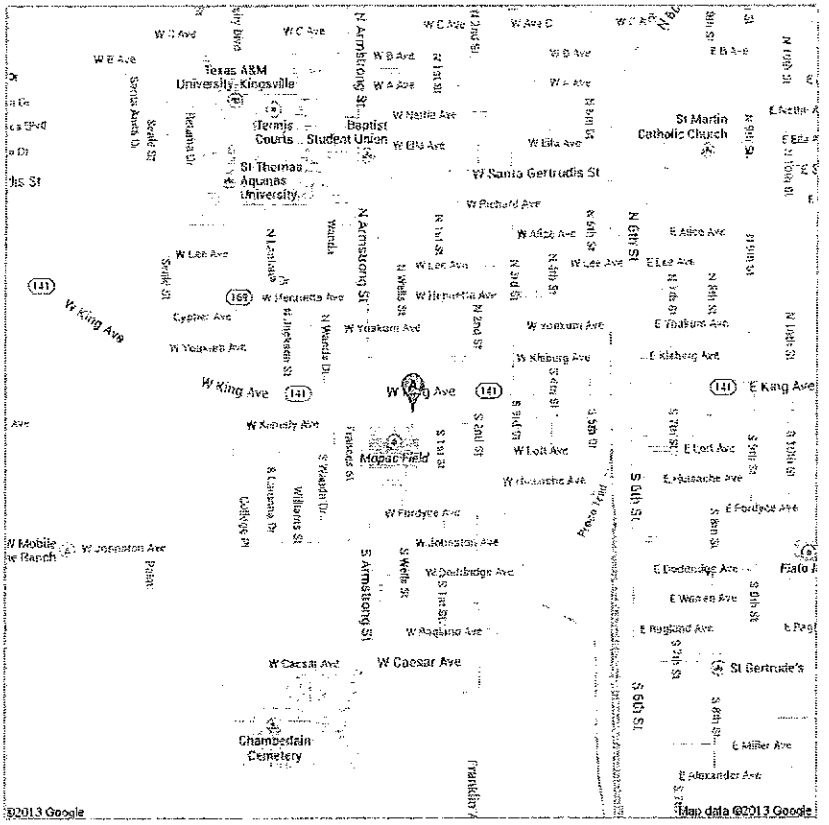
*1310-13286-12-45

7820982436

Google

Address **626 W Kenedy Ave**
Kingsville, TX 78363

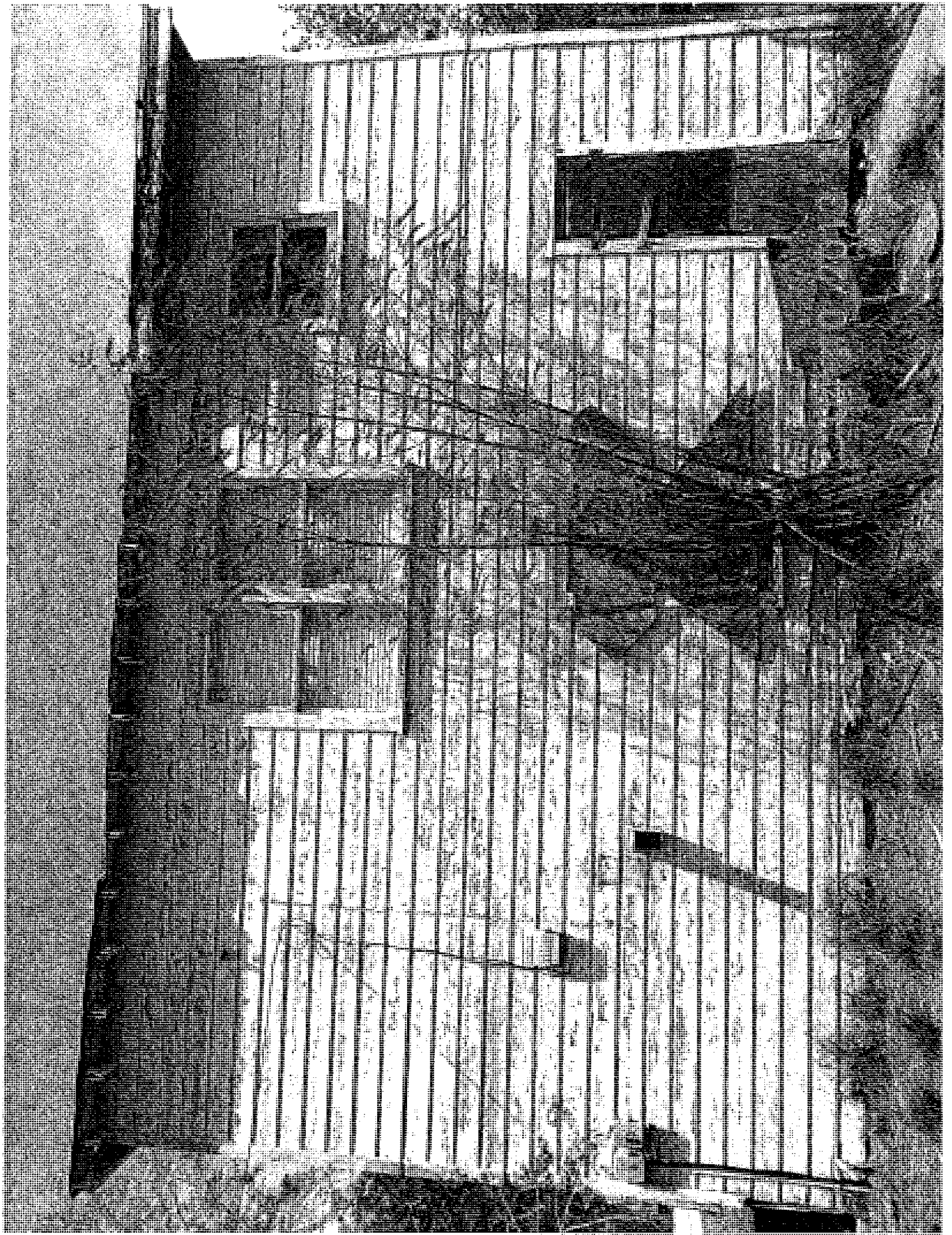
Get Google Maps on your phone
Text the word "GMAPS" to 466453

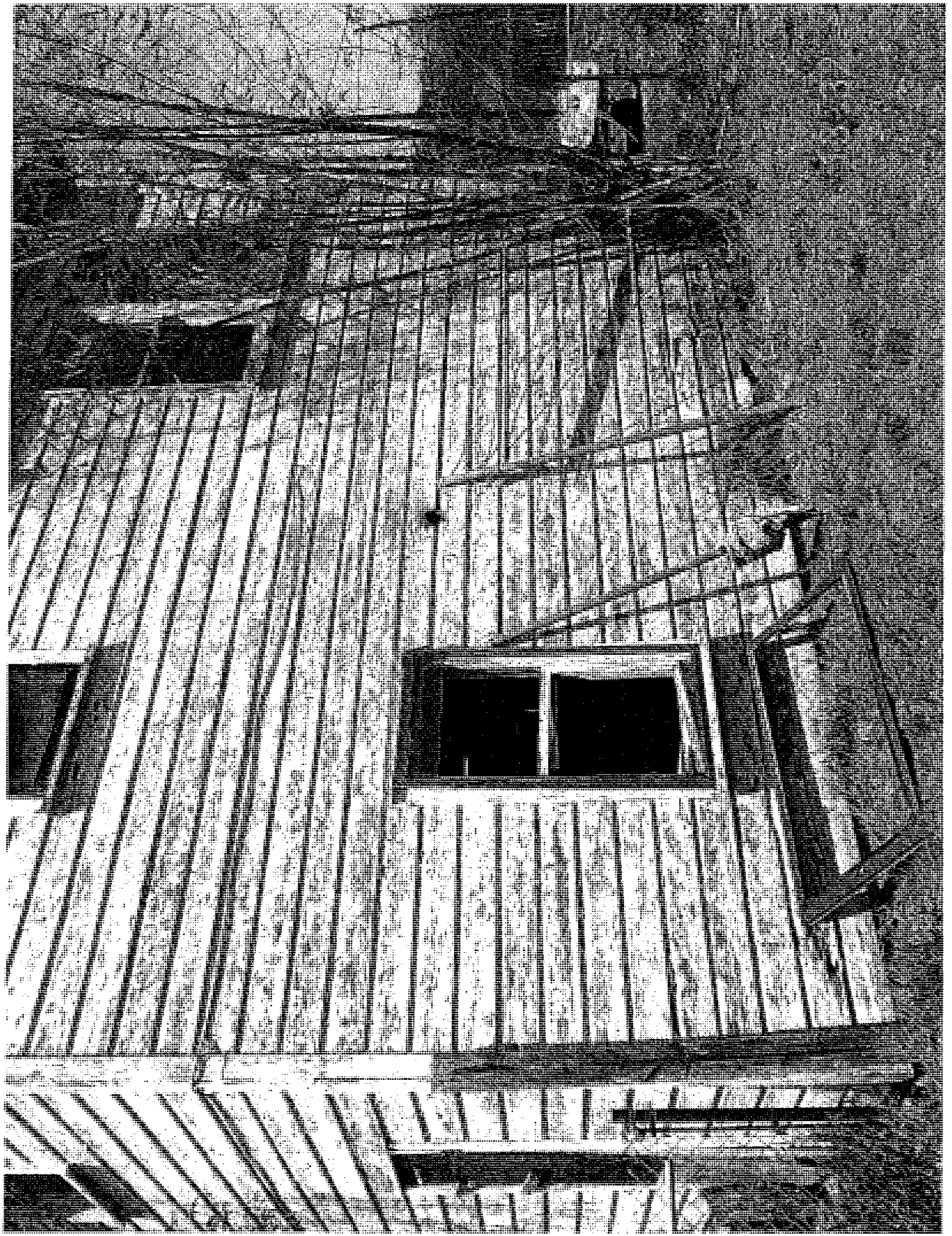


Ministerio de Salud
2013

2013 10 26
#
Roadcut
KING
KY

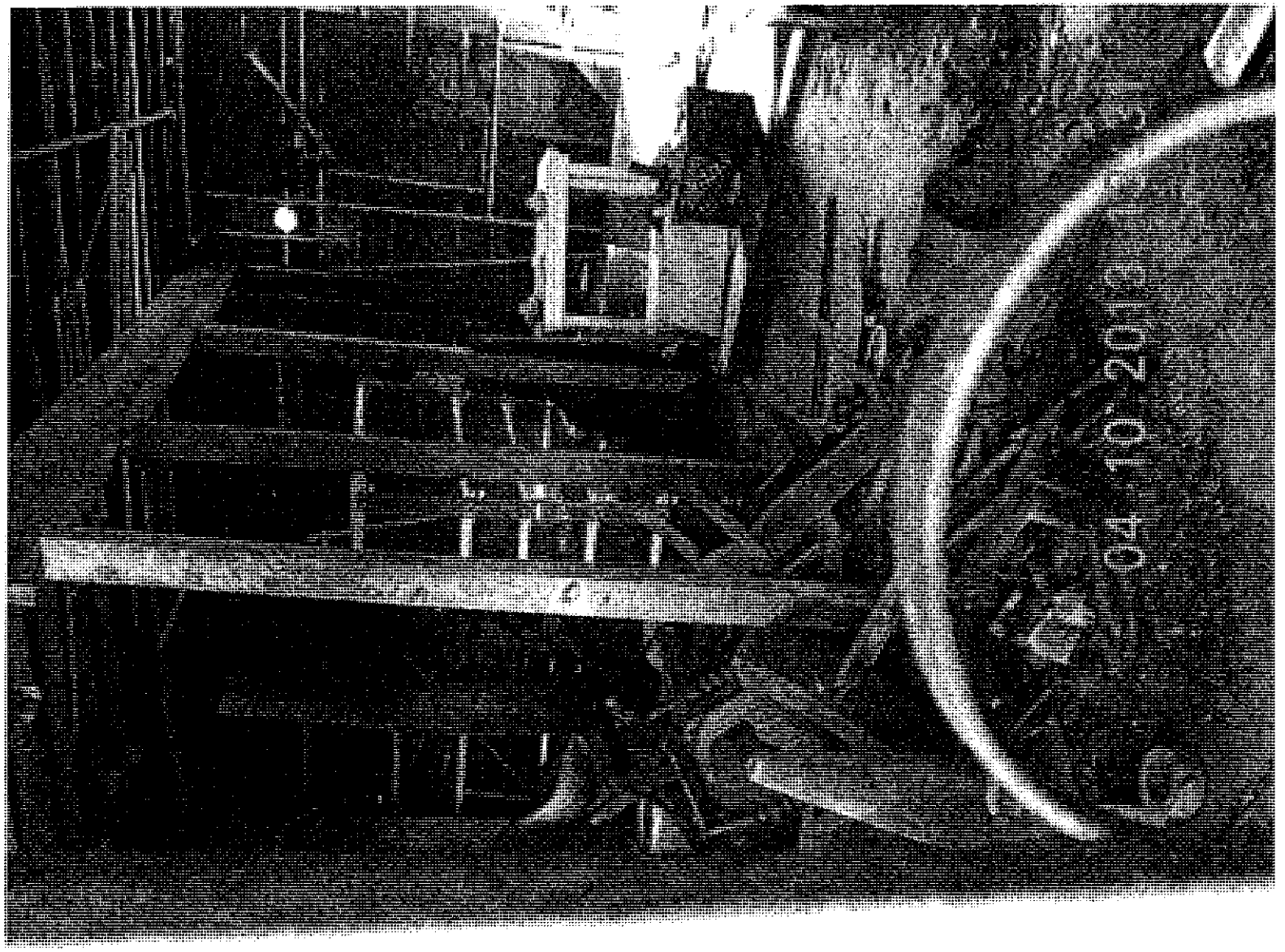
04 20 13

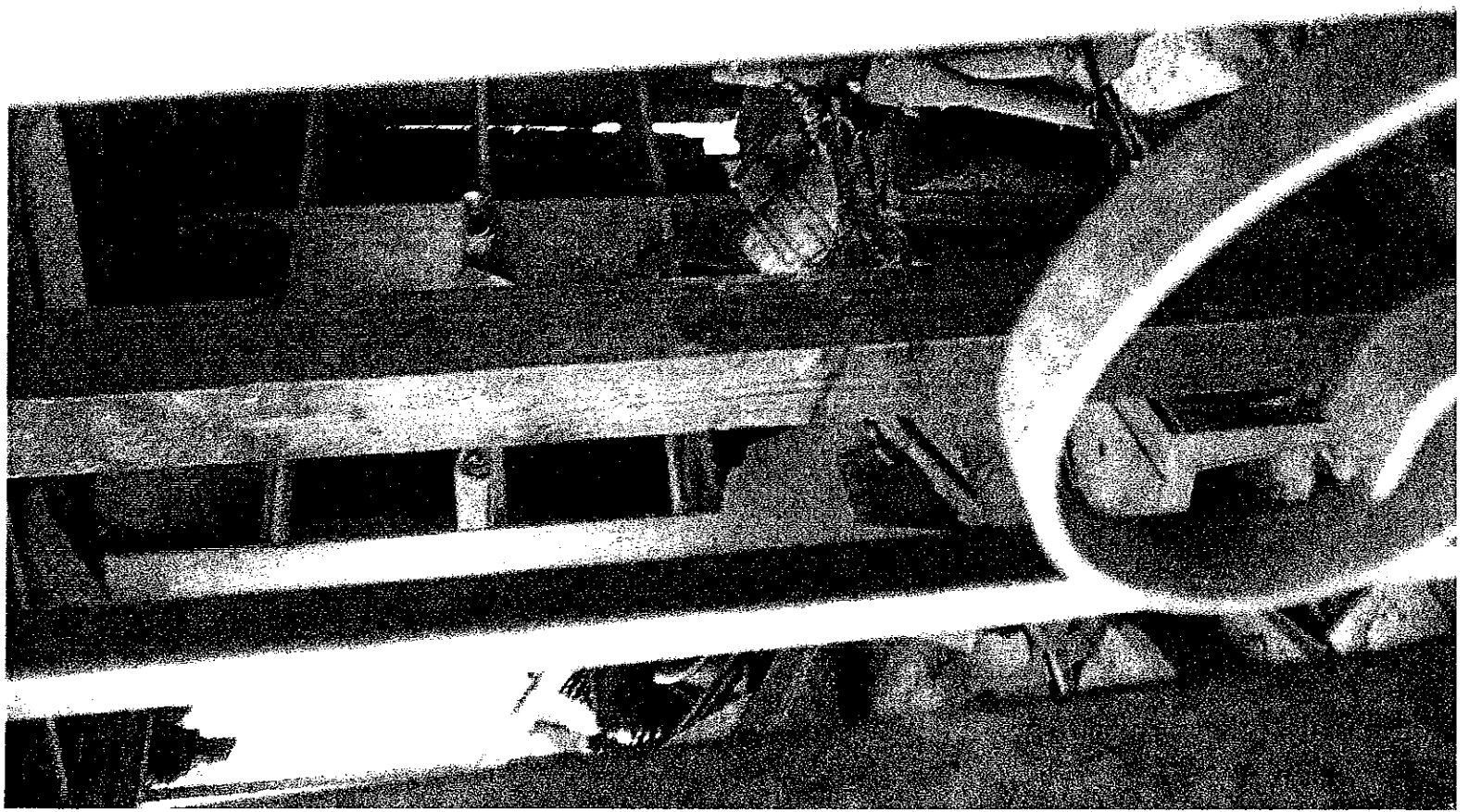


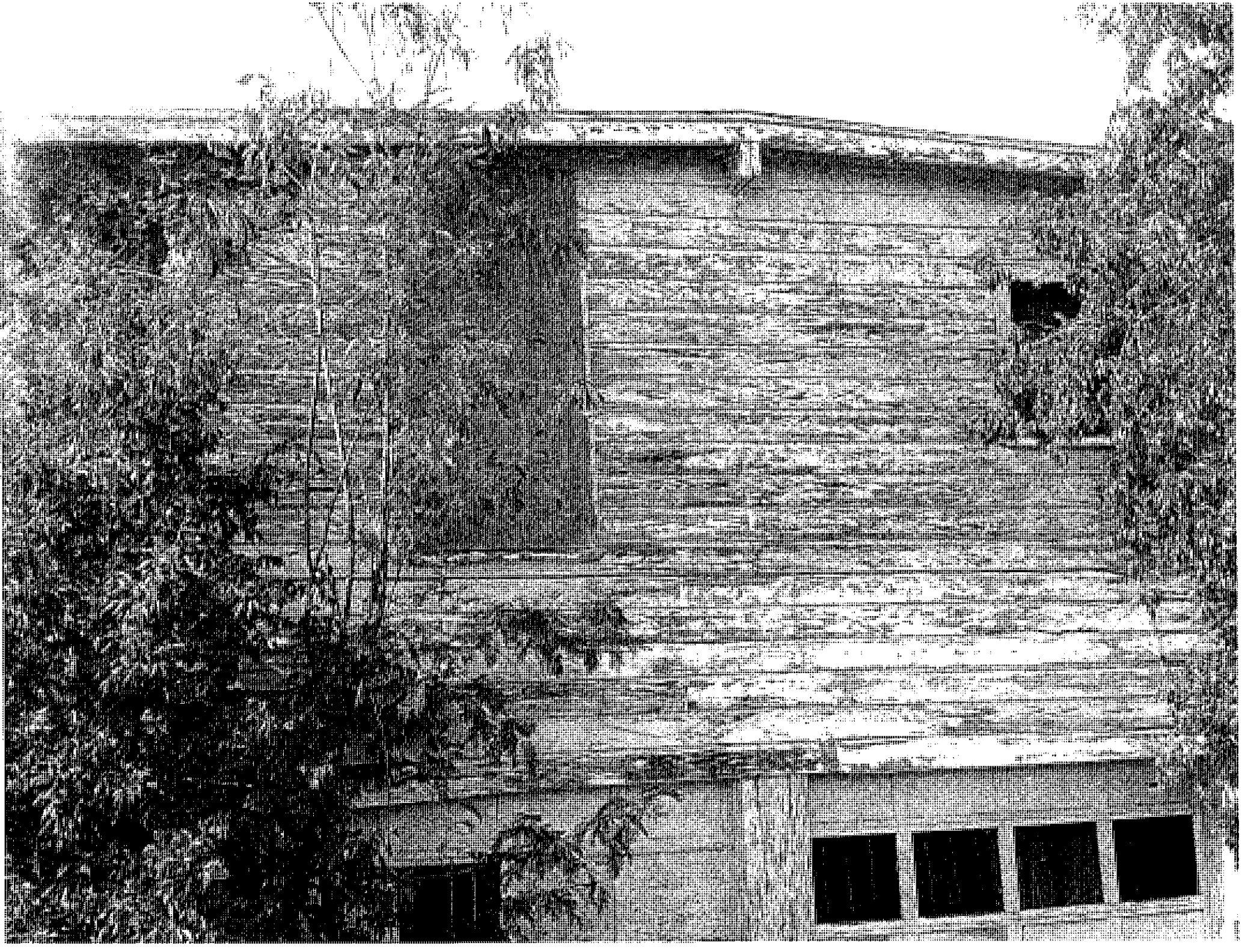


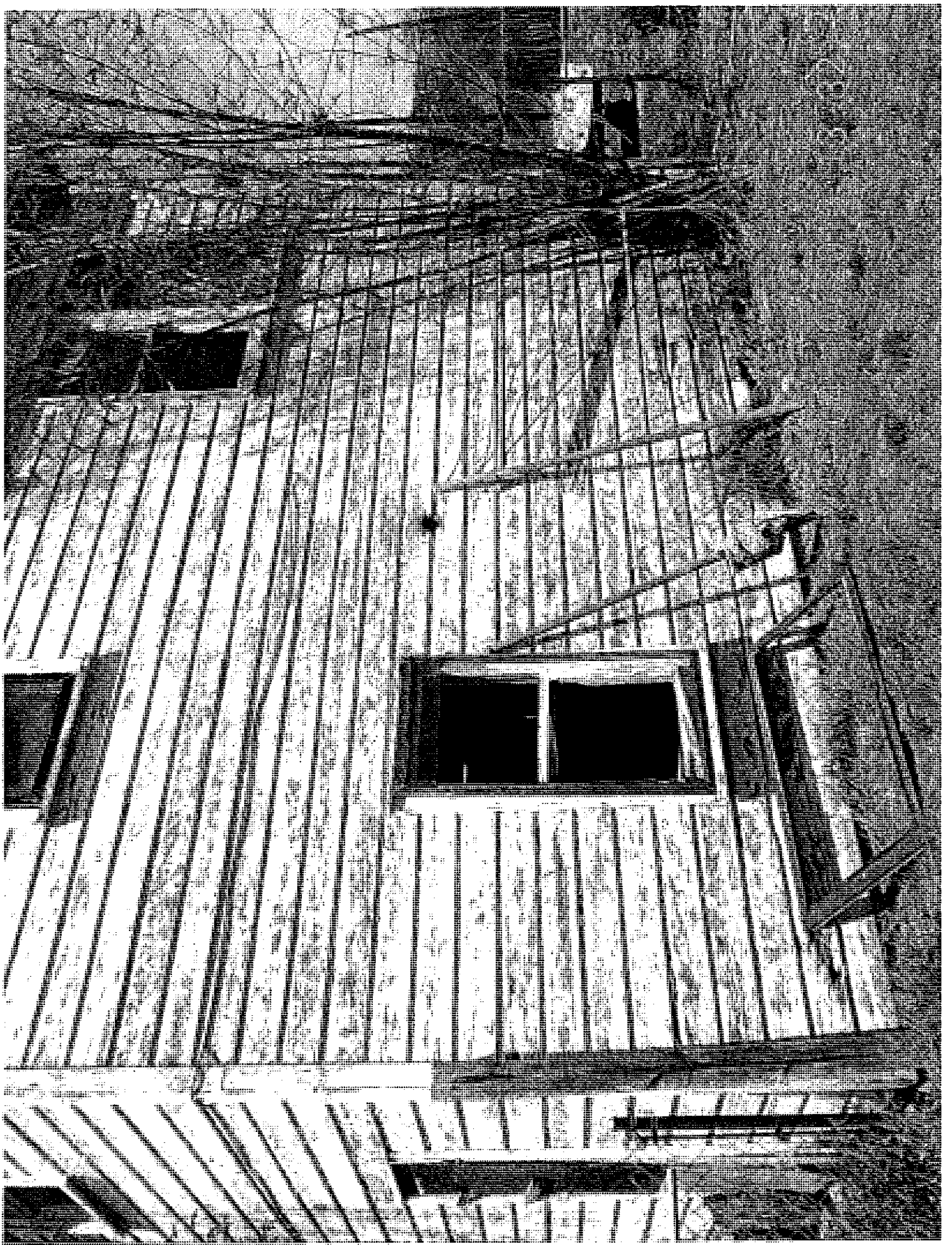
LUCKY
#7
Rodgers
KING
KK
04 10 2014

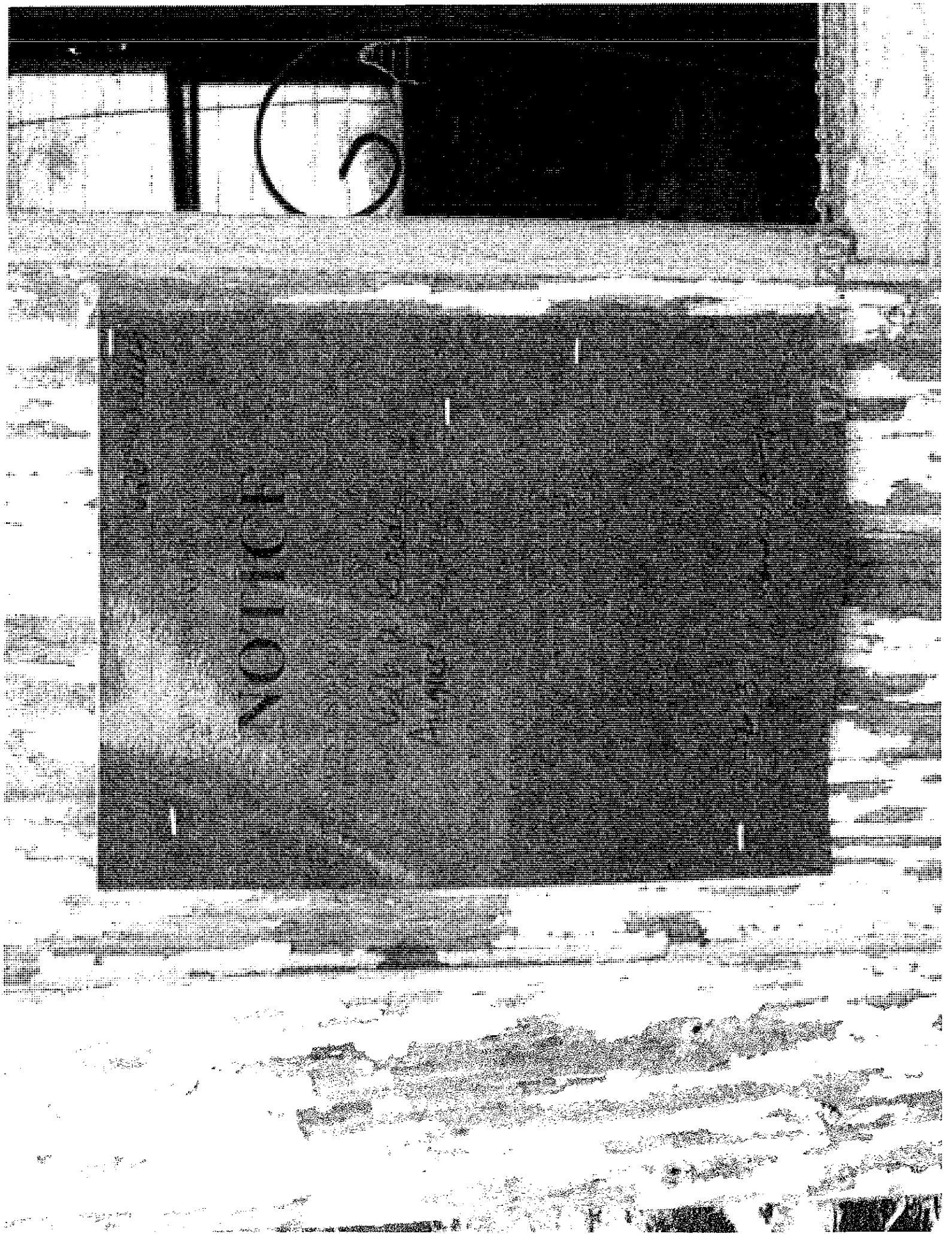
2013











PUBLIC HEARING #3

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
816 E. DODDRIDRIGE		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
RETAMA PARK	5	08-Jan
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
JACK TRUMAN	816 E. DODDRIDGE	KINGSVILLE, TEXAS 78363-5718

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		H,AB,	1,2
Yard						
Condition			X		H,AB,OV	1
Utilities						
Electric			X		M	
Gas			X		M	
Water			X		M	
Roof						
Covering			X		H,AB	
Structure			X		H,AB	
Walls						
Exterior			X		H,AB	4
Interior			X		H,AB	
Ceilings			X		H,AB	
Windows/Doors						
Secured			X		H,AB,B	2,3
Condition			X		H,AB,B	
Foundation						
Exterior			X		H,B	
Interior			X		H,B	
Plumbing			X		H,M	
Electrical			X		H,M	

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown

COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, VERMIN, CRIMINAL, AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF

SIGNATURE: Daniel Ramirez DATE: 5-18-12

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

reinspect 4-4-13

CONDEMNATION CHECKLIST

Property Address: 816 E Doddridge Phone: _____
Property Owner: Jack W Truman Phone: _____
Owner's Address: 816 E Doddridge Fax: _____
Ringsdale TX 78363

BEGINNING DATE	ENDING DATE	ACTION
☐ 5-18-12	5-18-12	1. Identify structure unfit for human habitation.
☐ 5-18-12	5-18-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
☐ 5-18-12	5-18-12	☐ b. Photograph property.
		3. Determine ownership from county assessment & tax collection record.
☐ 5-18-12	5-18-12	4. Obtain legal description.
☐ 5-18-12	5-18-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 5-18-12	5-18-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
4-4-13	4-4-13	
☐ 4-4-13	4-4-13	7. If response is not received or is not adequate, proceed as follows:
☐ 7-12-13	7-12-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 7-12-13	7-12-13	1) Post affidavit in newspaper twice a week for one week
☐ 7-12-13	7-12-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 7-17-13	7-17-13	10. Photograph posted sign.
☐ 7-12-13	7-12-13	11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☐ b. Photographs of the structure
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐ 7-12-13	7-12-13	12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐		13. City Council adopts condemnation resolution.
☐		14. File Notice of Condemnation with the County Clerk.
☐		15. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐		16. Post 45-day Order to Demolish on structure.
☐		17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐		18. Photograph posted notice.
☐		19. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐		20. Issue Notice to Proceed to Public Works Dir.
☐		21. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees
		☐ c. Demolition costs
		☐ d. Landfill tipping fees
		☐ e. Filing fees
		☐ f. Administrative fees
		☐ g. Any documentation miscellaneous costs

☐ _____ _____

22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

DATE 04/05/2013

DG

STATEMENT OF ALL TAXES DUE

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

PROPERTY DESCRIPTION ACCT # 1-563-005-08000-192

RETAMA PARK, BLOCK 5, LOT 8

TOWN -
ACRES - .256

LOCATION- 816 E DODDRIDGE

LAND MKT VALUE 6380
LAND AGR VALUE

IMPR/PERS MKT VALUE 17750
MKT. BEFORE EXEMPTS 24130
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE SUIT NO. 7336C

TRUMAN JACK W EST

816 E DODDRIDGE AVE

KINGSVILLE TX 78363-5718

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 1998	492.93	902.06	209.25	1,604.24
TAXES 2001	512.96	754.05	190.06	1,457.07
TAXES 2002	590.80	797.57	208.25	1,596.62
TAXES 2003	559.96	688.75	187.30	1,436.01
TAXES 2004	554.21	615.18	233.88	1,403.27
TAXES 2005	720.72	713.51	286.85	1,721.08
TAXES 2006	654.83	569.72	244.91	1,469.46
TAXES 2007	681.40	511.06	238.50	1,430.96
TAXES 2008	680.45	428.69	221.83	1,330.97
TAXES 2009	689.22	351.50	208.14	1,248.86
TAXES 2010	712.97	278.06	198.21	1,189.24
TAXES 2011	752.58	203.20	191.16	1,146.94
TAXES 2012	758.40	83.43	.00	841.83
	8,361.43	6,896.78	2,618.34	17,876.55

ACCT # 1-563-005-08000-192

TOTAL DUE 04/2013	17,876.55
TOTAL DUE 05/2013	17,981.83
TOTAL DUE 06/2013	18,087.20
TOTAL DUE 07/2013	18,379.13

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	2,131.80	1,873.39	677.32	4,682.51
CITY OF KINGSVILLE	2,404.21	2,063.71	761.62	5,229.54
SOUTH TX WATER AUTH	210.39	206.02	69.10	485.51
KINGSVILLE ISD	3,615.03	2,753.66	1,110.30	7,478.99

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	179.72
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	203.22
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	14.93
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	360.53
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	758.40

ATTY DAT 10/23/2009 CONTRCT DTE

JUDGEMENT DATE 03/29/2010

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY **17295** R

Legal Description
RETAMA PARK, BLOCK 5, LOT 8

OWNER ID
47765

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013

TRUMAN JACK W EST
816 E DODDRIDGE AVE
KINGSVILLE, TX 78363-5718

Entities

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values

IMPROVEMENTS		17,750
LAND MARKET	+	6,380
MARKET VALUE	=	24,130
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	24,130
HS CAP LOSS	-	0
ASSESSED VALUE	=	24,130

156300508000192

Ref ID2: R17295
Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 816 E DODDRIDGE

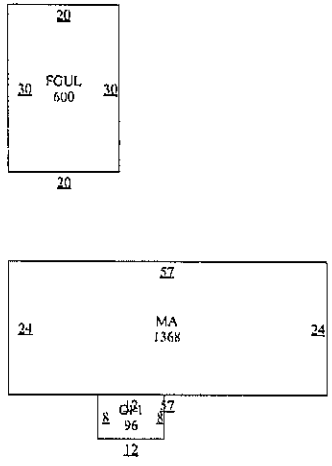
APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2013
ROAD ACCESS	LAST INSP. DATE	04/17/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		

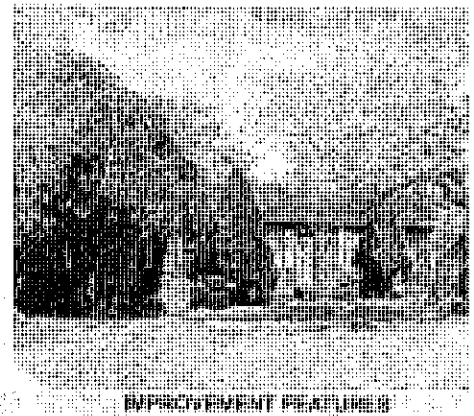
REMARKS FOR 2013 ADD FF TABLE FF80D140 PER IE 4/17/13 JO -- FOR 2011 NO VAL CHG ON ACCT PER APPR LR 4/15/11 4/18/11 VG -- FOR 2008 NO VALUE CHG PER LR/RC 4/1/08 MM -- FOR

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
02/10/1999	ADDNS		A	2,400

SALE DT	PRICE	GRANTOR	DEED INFO
06/25/2004	*****	TRUMAN JACK W	DEATH / /
03/07/1995	*****	LIETZ STEVEN LEE	OT / 113 / 374
01/01/1988	*****	MORTGAGE INVESTM	OT / 5 / 821

SUBD: S563 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF3/	1,368.0	40.83	1	1945	1945		61,080	45%	100%	60%	100%	100%	0.27	16,490
	OP1	OPEN PORCH B	R	*/	96.0	8.17	1	1945	1945		780	45%	100%	60%	100%	100%	0.27	210
	FGUL	FRAME UNFINI	R	*/	600.0	6.47	1	1945	1945		3,880	45%	100%	60%	100%	100%	0.27	1,050
1.	RESIDENTIAL		STCD: A1		2,064.0		Homesite: N				65,740							17,750

IMPROVEMENT FEATURES

Heating/Cooling	1	CF3	3,776
Plumbing	1	2	1,450
Foundation	1	FD6	0
Exterior Wall	1	EW2	0
Interior Finish	1	IN4	0
Roof Style		RT3,RM1	0
Flooring	1	FL9	0
			5,226

SUBD: S563 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	A1		FF80D140	A1	N	FF	79.8X140	80.00	6,380	1.00	1.00	A	6,380	NO			0.00	0
													6,380					0

Comment: F: 79.8 R: 79.8 FF

Effective Date of Appraisal: January 1 Date Printed: 07/09/2013 09:10:50AM by MARLENEP

True Automation, Inc.

Prop ID	Owner	%	Legal Description			Values		
15016	20795	100.00 R	**Geo: 156300502000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	6,540
MOYA SYLVIA DE LA PAZ			RETAMA PARK, BLOCK 5, LOT 2		Imp NHS:	0	Prod Loss:	0
PO BOX 5264					Land HS:	0	Appraised:	6,540
KINGSVILLE, TX 78364-5264				Acres: 0.0000	Land NHS:	6,540	Cap:	0
			State Codes: C	Map ID:	Prod Use:	0	Assessed:	6,540
			Situs: 807 E JOHNSTON	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			6,540	0	6,540

Prop ID	Owner	%	Legal Description			Values		
23366	53802	100.00 R	**Geo: 156300503000192**	Effective Acres: 0.000000	Imp HS:	37,830	Market:	44,170
REYES SANDI			RETAMA PARK, BLOCK 5, LOT 3		Imp NHS:	0	Prod Loss:	0
ANGEL MORENO					Land HS:	6,340	Appraised:	44,170
813 E JOHNSTON AVE				Acres: 0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-5758			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	44,170
			Situs: 813 E JOHNSTON	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			44,170	0	44,170

Prop ID	Owner	%	Legal Description			Values		
15798	44673	100.00 R	**Geo: 156300504000192**	Effective Acres: 0.000000	Imp HS:	23,950	Market:	30,490
BUJANO JACQUELINE TERESA			RETAMA PARK, BLOCK 5, LOT 4		Imp NHS:	0	Prod Loss:	0
821 E JOHNSTON AVE					Land HS:	6,540	Appraised:	30,490
KINGSVILLE, TX 78363-5758				Acres: 0.0000	Land NHS:	0	Cap:	0
			State Codes: B	Map ID: PLAT	Prod Use:	0	Assessed:	30,490
			Situs: 821 E JOHNSTON	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			30,490	0	30,490

Prop ID	Owner	%	Legal Description			Values		
24114	53608	100.00 R	**Geo: 156300505000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	25,030
TEXAS HOUSING			RETAMA PARK, BLOCK 5, LOT 5		Imp NHS:	18,760	Prod Loss:	0
707 S 13TH ST					Land HS:	0	Appraised:	25,030
KINGSVILLE, TX 78363-6413				Acres: 0.0000	Land NHS:	6,270	Cap:	0
			State Codes: B	Map ID:	Prod Use:	0	Assessed:	25,030
			Situs: 707 S 13TH ST TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			25,030	0	25,030

Prop ID	Owner	%	Legal Description			Values		
16527	51262	100.00 R	**Geo: 156300506000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	25,330
KINSEY DAVID			RETAMA PARK, BLOCK 5, LOT 6		Imp NHS:	19,310	Prod Loss:	0
13728 OLD PAINT DR					Land HS:	0	Appraised:	25,330
VICTORVILLE, CA 92392-9718				Acres: 0.0000	Land NHS:	6,020	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	25,330
			Situs: 721 S 13TH ST	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			25,330	0	25,330

Prop ID	Owner	%	Legal Description			Values		
24888	53609	100.00 R	**Geo: 156300507000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	30,830
MICHALK ODIS F			RETAMA PARK, BLOCK 5, LOT 7		Imp NHS:	24,030	Prod Loss:	0
ETUX JANICE K					Land HS:	0	Appraised:	30,830
1139 W LEE AVE				Acres: 0.0000	Land NHS:	6,800	Cap:	0
KINGSVILLE, TX 78363-3409			State Codes: B	Map ID: PLAT	Prod Use:	0	Assessed:	30,830
			Situs: 824 E DODDRIDGE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			30,830	0	30,830

Prop ID	Owner	%	Legal Description			Values		
17295	47765	100.00 R	**Geo: 156300508000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	24,130
TRUMAN JACK W EST			RETAMA PARK, BLOCK 5, LOT 8		Imp NHS:	17,750	Prod Loss:	0
816 E DODDRIDGE AVE					Land HS:	0	Appraised:	24,130
KINGSVILLE, TX 78363-5718				Acres: 0.0000	Land NHS:	6,380	Cap:	0
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	24,130
			Situs: 816 E DODDRIDGE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			24,130	0	24,130

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

May 18, 2012

Jack W Truman EST
816 E Doddridge
Kingsville TX 78363

Re: RETAMA PARK, BLOCK 5, LOT 8 **816 E DODDRIDGE**

To Whom It May Concern

I am following up on a complaint regarding a VACANT PREMISIS at the above referenced address. You should be aware that Section 311 of the International Fire Code, 2009 Edition states

- Sec 311.2 Safeguarding vacant premises requires that such building shall be secured
- Sec 311.2.1 Requires all exterior openings be boarded, locked, blocked, or otherwise protect to prevent entry

For your information I have attached copies of our fire code. Please have the building secured by May 31, 2012 so that it will comply with our city's requirements.

Thank you in advance for your cooperation in this matter. If you have any questions, please feel free to contact me at (361) 595-8021. I am in the office from 8:00 am. - 5:00 pm., Monday through Friday, or you may leave me a message and I will return your call as soon as possible

Respectfully,

Abel Carrillo
Building Official
City of Kingsville

CITY OF KINGSVILLE

June 4, 2012

Jack W Truman EST
816 E Doddridge
Kingsville TX 78363

SECOND NOTICE

Re: RETAMA PARK, BLOCK 5, LOT 8

816 E DODDRIDGE

To Whom It May Concern

I am following up on a complaint regarding a VACANT PREMISIS at the above referenced address. You should be aware that Section 311 of the International Fire Code, 2009 Edition states

- Sec 311.2 Safeguarding vacant premises requires that such building shall be secured
- Sec 311.2.1 Requires all exterior openings be boarded, locked, blocked, or otherwise protect to prevent entry

For your information I have attached copies of our fire code. Please have the building secured by June 18, 2012 so that it will comply with our city's requirements.

Thank you in advance for your cooperation in this matter. If you have any questions, please feel free to contact me at (361) 595-8021. I am in the office from 8:00 am. - 5:00 pm., Monday through Friday, or you may leave me a message and I will return your call as soon as possible

Respectfully,

Abel Carrillo
Building Official
City of Kingsville
200 E KLEBERG
KINGSVILLE TEXAS 78363

NOTICE

SECTION 311
VACANT PREMISES

311.1 General. Temporarily unoccupied buildings, structures, premises or portions thereof, including tenant spaces, shall be safeguarded and maintained in accordance with this section.

311.2.1 Security. Exterior and interior openings accessible to other tenants or unauthorized *persons* shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals. The *fire code official* is autho-

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

CITY OF KINGSVILLE

June 20, 2012

Jack W Truman EST
816 E Doddridge
Kingsville TX 78363

FINAL NOTICE

Re: RETAMA PARK, BLOCK 5, LOT 8

816 E DODDRIDGE

To Whom It May Concern

I am following up on a complaint regarding a VACANT PREMISIS at the above referenced address. You should be aware that Section 311 of the International Fire Code, 2009 Edition states

- Sec 311.2 Safeguarding vacant premises requires that such building shall be secured
- Sec 311.2.1 Requires all exterior openings be boarded, locked, blocked, or otherwise protect to prevent entry

For your information I have attached copies of our fire code. Please have the building secured by June 30, 2012 so that it will comply with our city's requirements.

Thank you in advance for your cooperation in this matter. If you have any questions, please feel free to contact me at (361) 595-8021. I am in the office from 8:00 am. - 5:00 pm., Monday through Friday, or you may leave me a message and I will return your call as soon as possible

Respectfully,

Abel Carrillo
Building Official
City of Kingsville
200 E KLEBERG
KINGSVILLE TEXAS 78363

NOTICE

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

APRIL 4, 2013

JACK W TRUMAN EST
816 E DODDRIDGE
KINGSVILLE, TX 78363

Re: RETAMA PARK, BLOCK 5 LOT 8 816 E DODDRIDGE

Dear Sir or Madam:

It has been determined that the structure at **816 E DODDRIDGE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4432 5023

JULY 12, 2013

JACK W TRUMAN EST
816 E DODDRIDGE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 816 E DODDRIDGE**

Dear Sir or Madam:

On MAY 18, 2012 a letter was sent from the City of Kingsville stating that your property located at **816 E DODDRIDGE** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, August 12, 2013** at **6:00 p.m.** to show because why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for August 12, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez

Daniel Ramirez
Building Official

Rec. 2

CITY OF KINGSVILLE

7011 0110 0000 4431 7318

KAS 78364

Vacant

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 05.75[0]
0004247745 MAY 21 2012
MAILED FROM ZIP CODE 78363

059 13

VACANT

Jack W Truman Est
816 E Doddridge
Kingsville, TX 78363

Rec. 2

CITY OF KINGSVILLE

CITY OF KINGSVILLE
P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.45[0]
0004247745 MAY 21 2012
MAILED FROM ZIP CODE 78363

VR

Jack W Truman, Est
816 E Doddridge
Kingsville TX 78363

NIXIE 782 4E 1 95 05/25/12
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 78364145959 *0588-03175-21-35

7836035718
78364@1459

160.2

CITY OF KINGSVILLE

7011 0110 0000 4433 0409

XAS 78364

UNITED STATES POSTAGE $05.75

MAILED FROM ZIP CODE

Vacant

☐ MOVED, LEFT NO ADDRESS
☐ NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
☐ ATTEMPTED - NOT KNOWN
☐ UNCLAIMED ☐ REFUSED
☐ NO SUCH STREET - NUMBER
☐ DO NOT REMAIL UNTIL ON OR AFTER
☐ INSUFFICIENT ADDRESS
☐ NO MAIL RECEIVED HERE
☐ BOX CLOSED NO ORDER

Jack W Truman Est
816 E Doddridge
Kingsville, TX 78363

160.2

CITY OF KINGSVILLE

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE $00.46

02 1M
0004247745 APR 08 2013

MAILED FROM ZIP CODE 78363

VAC

Jack W Truman Est
816 E Doddridge
Kingsville, TX 78363

NIXIE 782 SE 1 00 04/13/13

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

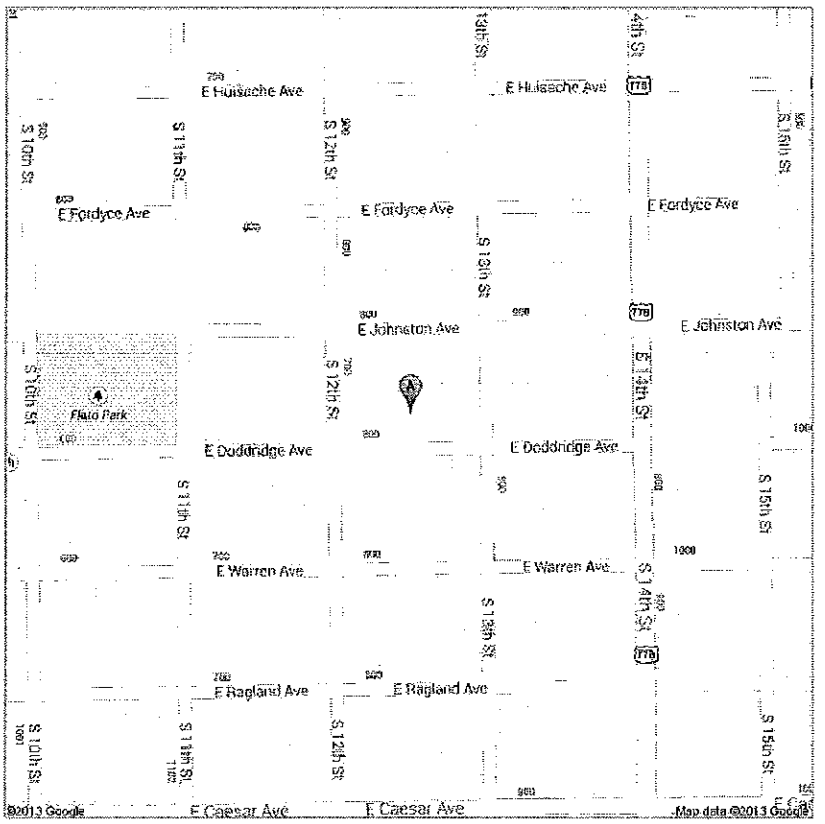
BC: 78364145858 *0488-00723-08-35

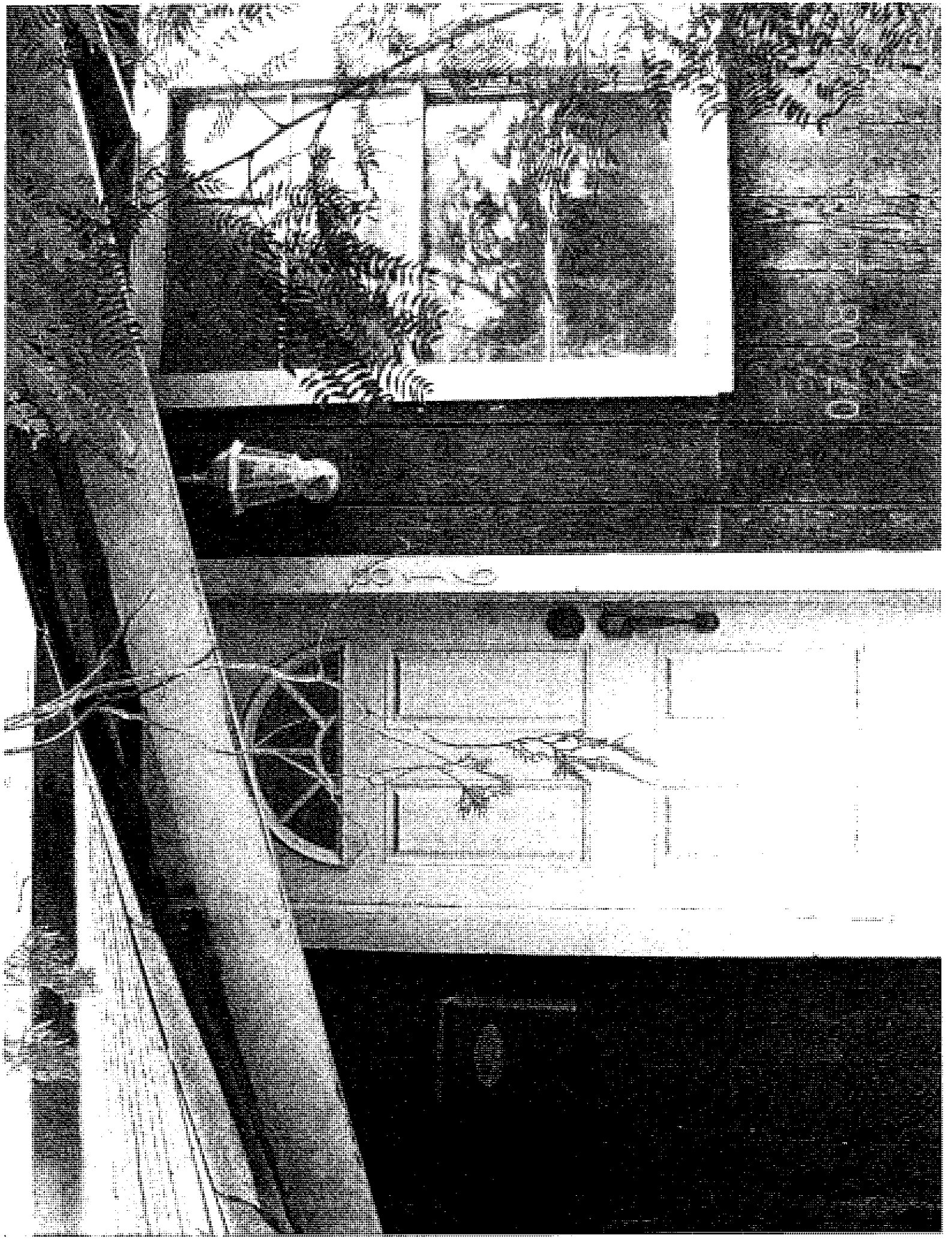
78363-1458

Google

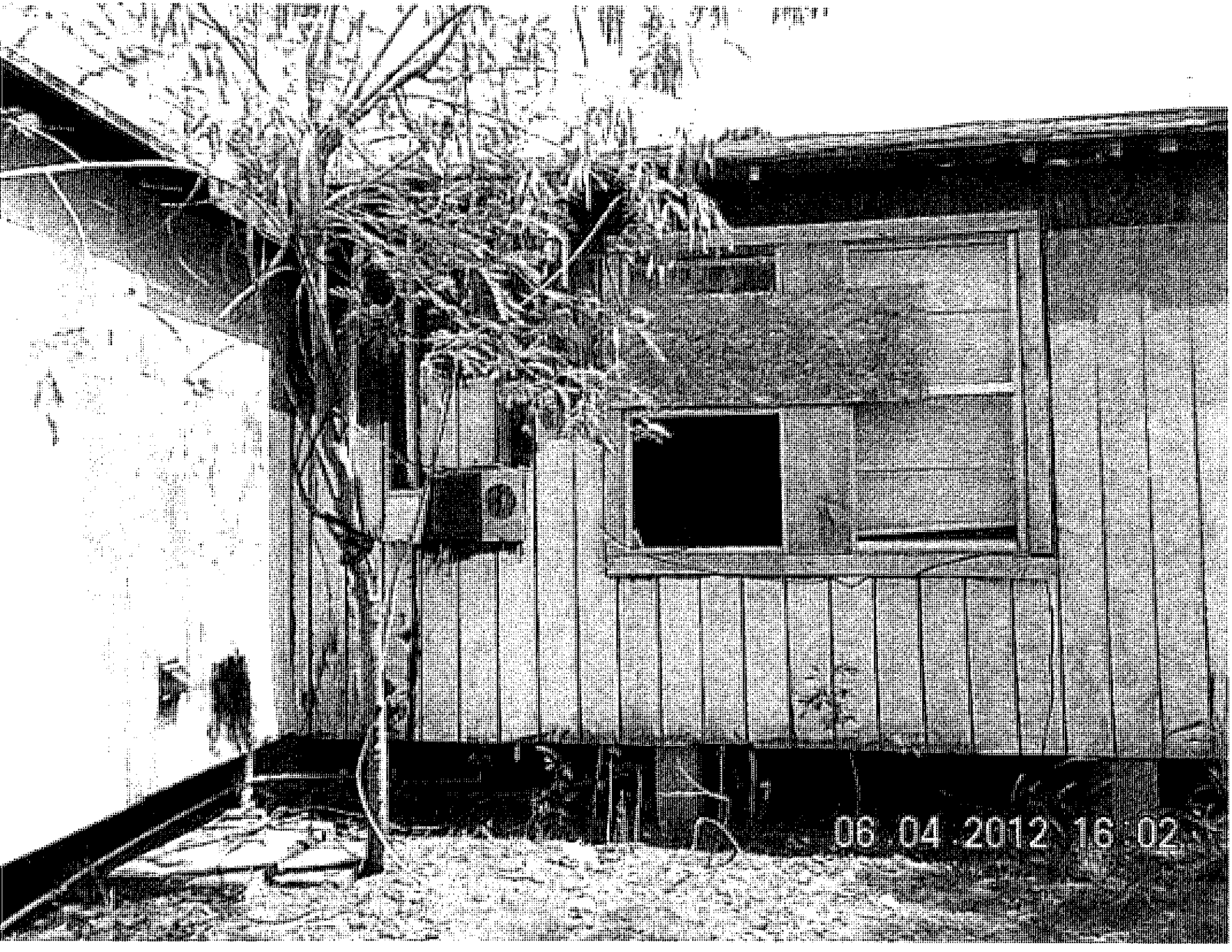
Address **816 E Doddridge Ave**
Kingsville, TX 78363

Get Google Maps on your phone
Text the word "GMAPS" to 466453





07 08 2013 01 33


06.04.2012 16:02

816 E Dallas

CITY OF ANNISTON, TEXAS

NOTICE

THIS NOTICE IS TO SERVE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER DEMOLISHING

816 E Dallas

August 12, 2013

7-12-13

CONSENT AGENDA

AGENDA ITEM #1

ORDINANCE NO. 2013-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2012-2013 BUDGET OF THE GENERAL FUND FOR THE CITY OF KINGSVILLE FOR THE FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT WITH TEXAS A&M UNIVERSITY KINGSVILLE FOR ENGINEERING DESIGN WORK FOR KLEBERG AVENUE.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2012-2013 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 001	**General Fund**				
Capital					
2		Fund Balance	610.00		$6,000
					$6,000
Expenses					
5-690.0		Fund Exp/Trsfrs Fund 091	394.93	$6,000	
				$6,000	
Fund 091	**General Fund Capital Projects Fund**				
Revenues					
4-000.0		Transfer from Fund 001	750.13		$6,000
					$6,000
Expenses					
5-301.0 Streets		Professional Serv. TAMUK	521.00	$6,000	
				$6,000	

[To provide additional funding for the First Amendment to the Interlocal Agreement with TAMUK for engineering design work for Kleberg Avenue from the Kleberg County Courthouse to Third Street.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the _22nd_ day of July. 2013.

PASSED AND APPROVED on this the _12th_ day of _August___, 2013.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Engineering Department

361-595-8007
361-595-8035 Fax

DATE: Friday, July 12, 2013

TO: City Commission through City Manager

FROM: Juan Carlos Cardenas, Director of Public Works/City Engineer

SUBJECT: Interlocal Agreement with TAMUK for Kleberg Avenue Design

SUMMARY

This item authorizes staff to amend the interlocal agreement between TAMUK and the City for the Javelina Innovation Lab to continue design work for Kleberg Avenue.

BACKGROUND

The City Commission approved the Interlocal Agreement with TAMUK relating to design engineering work for Kleberg Avenue between the Kleberg County Courthouse and Third Street via Resolution #2012-24 at a meeting on May 14, 2012. The City desires to increase the scope of the project for additional engineering design work for ADA design and electrical design at the intersection of 6th Street and Kleberg Avenue, which will necessitate an increase in time and funding. TAMUK will do additional engineering design work for Kleberg Avenue from the Kleberg County Courthouse to 3rd Street, for an additional amount of $6,000, so the total contract price with this amendment is for an amount not to exceed $35,825.00. The execution of this agreement will allow the Javelina Innovation Lab to continue the design work for Kleberg Avenue from 3rd Street to Courthouse.

RECOMMENDATION

Staff recommends approval of the interlocal agreement amendment for the completion of this project.

FINANCIAL IMPACT

The design work for this project will cost the City an additional $6,000 which will come from the City's FY 2012 budget surplus.

Approved

_____

Vincent Capell, City Manager

City of Kingsville
Proposed/Possible Expenditure of Additional FY 2012 Budget Savings
7/22/13

Additional Budget Savings from FY2012	$600,000
(1) Agenda Items No. 15 & 16 at 2/25/13 Commission Meeting– Equipment for Community Appearance Division of the Planning and Development Services Dept. (Approved)	(42,480)
Amount Remaining 2/25/13	$557,520
(2) Agenda Items No. 9 & 10 at 3/25/13 Commission Meeting – Trees on West Santa Gertrudis Median (Pending)	(40,623)
(3) Agenda Items No. 12 & 13 at 3/25/13 Commission Meeting – Dumpster Enclosures	(70,124)
Amount Remaining 3/25/13	$446,773
(4) Agenda Item No. 2 at 6/10/13 Commission Meeting – Economic Development (Cash Portion) Incentive to Zarsky Development Company, LLC for Wildwood Trails Subdivision	(300,000)
Amount Remaining 6/10/13	$146,773
(5) Agenda Item No. 3 at 7/22/13 Commission Meeting (Adoption) – G.I.S. Server Hosting Services	(14,980)
(6) **Agenda Item No. 12 at 7/22/13 Commission Meeting (Introduction) - Amend Interlocal Agreement with TAMUK School of Engineering for additional design services on Kleberg Street**	**(6,000)**
(7) Agenda Item No. 23 at 722/13 Commission Meeting (Introduction) – Additional demolition activity by Community Appearance Office	(35,830)
(8) Agenda Item No. 26 at 7/22/13 Commission Meeting (Introduction) – Purchase of Downtown Streetscape Furniture in partnership with Keep Kingsville Beautiful (KKB)	(14,775)
Amount Remaining 7/22/13	$75,188

AGENDA ITEM #2

ORDINANCE NO. 2013-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2012-2013 BUDGET OF THE GENERAL FUND FOR CITY SECRETARY CERTIFICATION AND CITY MANAGER TRAVEL AND TRAINING.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2012-2013 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 01 General Fund					
Expenditures					
5-103.0 City Special		Prf Srv – Appraisal District	314.01		$ 2,000
					$ 2,000
Expenditures					
5-101.0 City Manager		Travel & Training	316.00	$ 2,000	
				$ 2,000	

[To amend the General Fund budget for the City Secretary certification and City Manager travel and training.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 22nd day of July, 2013.

PASSED AND APPROVED on this the __ day of _____, 2013.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

City of Kingsville
City Manager Department - Travel Budget
Fiscal Year 12-13

	City Manager				City Secretary				Total City Manager Department			
	FY13 Budget	Current Actual	Additional Expected	Balance	FY13 Budget	Current Actual	Additional Expected	Balance	FY13 Budget	Current Actual	Additional Expected	Balance
City Manager												
TML Annual Conference -(Oct. 2013)	1,750	0	(1,750)	0					1,750	0	(1,750)	0
TML Annual Conference -(Nov. 2012)	0	(1,009)	0	(1,009)					0	(1,009)	0	(1,009)
TSCPA Continuing Education (Nov. 2012)	0	(2,738)	0	(2,738)					0	(2,738)	0	(2,738)
NLC (March 2013)	2,000	0	0	2,000					2,000	0	0	2,000
ICMA - Annual Conference (Sep. 2013)	2,000	0	0	2,000					2,000	0	0	2,000
ICMA - Annual Conference (Oct. 2012)	0	(1,874)	0	(1,874)					0	(1,874)	0	(1,874)
TCMA - Annual Conference (June 2013)	1,750	(686)	0	1,064					1,750	(686)	0	1,064
State Investment Conference (Sept. 2013)	0	0	(600)	(600)					0	0	(600)	(600)
Other City Manager	250	0	(250)	0					250	0	(250)	0
	7,750	(6,308)	(2,600)	(1,158)					7,750	(6,308)	(2,600)	(1,158)
City Secretary												
SOS Election Law (Nov. 2012)					1,000	(1,090)	0	(90)	1,000	(1,090)	0	(90)
TMCA Graduate Institute (Oct. 2013)					1,500	0	(250)	1,250	1,500	0	(250)	1,250
TMCA - Media Relations/Emergency (June 2013)					0	(911)	0	(911)	0	(911)	0	(911)
TMCA - Legislative Institute (Aug. 2013)					0		(934)	(934)	0	0	(934)	(934)
TMCA - Coastal Bend Chapter Mtgs. (4/Yr)					0	(46)	0	(46)	0	(46)	0	(46)
TMCA Election Law (Jan. 2013)					1,500	(995)	0	505	1,500	(995)	0	505
TAG Open Government Conference (Dec. 2012)					0	(791)	0	(791)	0	(791)	0	(791)
Other City Secretary					250	0	0	250	250	0	0	250
					4,250	(3,833)	(1,184)	(767)	4,250	(3,833)	(1,184)	(767)
Total	7,750	(6,308)	(2,600)	(1,158)	4,250	(3,833)	(1,184)	(767)	12,000	(10,141)	(3,784)	(1,925)

Due mostly to unknown, but required State Investment Conference for City Manager.

Due mostly to classes required for new City Secretary to become certified, which was not provided for when FY13 budget was prepared because former City Secretary was still holding that office.

rounded to $2,000

AGENDA ITEM #3

ORDINANCE NO. 2013-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2012-2013 BUDGET OF THE GENERAL FUND FOR CITY COMMISSION TRAVEL AND TRAINING.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2012-2013 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 01 General Fund					
Expenditures					
5-103.0	City Special	Prf Srv – Appraisal District	314.01		$ 2,000
					$ 2,000
Expenditures					
5-100.0	City Commission	Travel & Training	316.00	$ 2,000	
				$ 2,000	

[To amend the General Fund budget for City Commission travel and training.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 22nd day of July, 2013.

PASSED AND APPROVED on this the __ day of _____, 2013.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Vincent J. Capell

ɔ: Mary Valenzuela
Subject: FW: City Commission - Training & Travel

Hi Mary,
I would recommend adding $2,000 to the proposed City Commission travel budget for the remainder of FY13 in the event there is any additional Commission travel. The total additional travel/training amount totals $400 per Commission member ($2,000/5 members = $400/member). The amount of these additional travel funds, if any, remaining at the end of FY13 will be restored to fund balance reserves.

Vincent J. Capell
City Manager

200 E. Kleberg
PO Box 1458
Kingsville TX 78364
(361) 595-8002 – Voice
(361) 595-8024 – Fax
citymanager@cityofkingsville.com

---

rom: Mary Valenzuela
Sent: Thursday, July 18, 2013 1:54 PM
To: Vincent J. Capell
Subject: City Commission - Training & Travel

Mr. Capell,

As of July 18, 2013, City Commission budget line item Training & Travel (100.0-316.00) for FY 2012-2013 balance is $1,271. The 2013 TML Annual Conference registration has opened today which will cost $275 per person for a total cost of $1,375 for all five Commission members. This amount will be expended from the FY 2012-2013 budget in which a negative balance will incur of -$104 in Training & Travel (100.0-316.00) line item for the City Commission.

Mary Valenzuela
City Secretary
P.O. Box 1458
Kingsville, Texas 78364
Home Rule, pop. 26,213
Office: (361) 595-8002
Fax: (361) 595-8024

AGENDA ITEM #4

ORDINANCE NO. 2013-

AN ORDINANCE AMENDING THE FISCAL YEAR 2012-2013 CERTIFICATE OF OBLIGATION 2013 & 2011 FUND BUDGETS AND STORM WATER UTILITY FUND BUDGET FOR STREET AND DRAINAGE PROJECTS.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2012-2013 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 065 C.O. 2011 - Street Projects					
Capital					
2		Fund Balance (FY 2013)	610.0	$36,471	
				$36,471	
Expenses					
5-305.0	Streets Dept.	Street & Bridge	521.00		$36,471
					$36,471
Fund 068 C.O. 2013 - Drainage Projects					
Capital					
2		Fund Balance (FY 2013)	610.0		$566,855
					$566,855
Expenses					
5-305.0	Streets Dept.	Drainage	531.00	$566,855	
				$566,855	
Fund 055 Storm Water – Utility Fund					
Capital					
2		Fund Balance (FY 2013)	610.0	$699,066	
				$699,066	
Revenue					
4-860.0	Stormwater	Storm Water Sales	831.00	$225,934	
				$225,934	
Expenses					
5-860.0	Stormwater	Drainage	531.00		$925,000
					$925,000

[To amend FY12-13 budgets for various Street and Drainage Projects as per the attached Engineer Budget Request. This budget amendment also provides for the expected revenue from the Storm Water Sales.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the _22nd_ day of _July__, 2013.

PASSED AND APPROVED on this the ___ day of _____, 2013.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Project #	Street Name	(FY) To be Completed	From	To	Additional Details	Status	Concrete Streets	Repair Asphalt Streets (W/ Hot Mix)	Drainage	Sealing & Lines	Street Rejuvenator	Concrete Streets	Drainage Projects	Patching Duro Patcher Pro-Patcher	All Projects Total
		FY 13					202,000.00	630,150.72	108,555.00	32,478.00	35,000.00	256,300.00	0.00	75,000.00	1,339,483.72
		FY 14					164,000.00	1,101,940.00	455,800.00	217,188.00	0.00	0.00	1,898,748.00	0.00	3,837,676.00
							366,000.00	1,732,090.72	564,355.00	249,666.00	35,000.00	256,300.00	1,898,748.00	75,000.00	5,177,159.72
							S/B Fd 068	S/B Fd 065/ 068	S/B Fd 068	S/B Fd 065	S/B Fd 065	S/B Fd 068	S/B Fd 068	S/B Fd 065	
1	Lee & 5th	FY 13			Not Paid Yet	Not Yet	30,000.00								
2	Fordyce	FY 13	between 9th & 10th		Not Paid Yet	Not Yet	20,000.00								
3	10th & Kenedy	FY 13			Not Paid Yet	Not Yet	25,000.00								
4	612 E. Kenedy	FY 13			Not Paid Yet	Not Yet	20,000.00								
5	14th & Lott	FY 13			Not Paid Yet	Not Yet	15,000.00								
6	6th & Warren	FY 13			Not Paid Yet	Not Yet	15,000.00								
12	414 E. Doddridge	FY 13			Not Paid Yet	Not Yet	15,000.00								
13	419 E. Doddridge	FY 13			Not Paid Yet	Not Yet	15,000.00								
14	9th & Doddridge	FY 13			Not Paid Yet	Not Yet	20,000.00								
15	418 E. Doddridge	FY 13			Not Paid Yet	Not Yet	15,000.00								
19	402 & 404 E. Warren	FY 13			Not Paid Yet	Not Yet	12,000.00								
21	Calvin	FY 13	21st			Completed		28,353.61							
22	18 th	FY 13	Cesar	N. Dead end				74,080.00	2,750.00						
23	5th	FY 13	Lemonwood	1/2 block		Completed		10,040.16							
24	4th	FY 13	Lemonwood	1/2 block		Completed		6,156.32							
25	2nd	FY 13	Lemonwood	1/2 block		Completed		9,802.00							
27	Santa Gertrudis	FY 13	Wells	Armstrong				18,520.00	22,000.00						
32	3rd	FY 13	Ave D	Santa Gertrudis				111,120.00	54,725.00						
33	15th	FY 13	Johston	Fordyce		Completed		14,054.63							
35	Alexander	FY 13	11th	14th				74,080.00							
36	7th	FY 13	Doddridge	Warren				18,520.00							
37	7th	FY 13	Fordyce	Lott				37,040.00	15,500.00						
38	7th	FY 13	Cesar	Miller				55,560.00							
39	Shelton	FY 13	7th	8th				18,520.00	13,580.00						
40	Huisache	FY 13	16th	East Dead-end	Came in different (details?)	Completed		18,520.00							
41	Sage Road	FY 13	End of Good Street	Young Drive				92,600.00							
42	CO 1030	FY 13	General Cavazos	End of City Limit				43,184.00							
43	Santa Gertrudis	FY 13	Armstrong	SH 141 (King)	Crack Seal					12,000.00					
44*	Santa Gertrudis	FY 14	6th Street	13h Street	Fog & Crack Seal					2,000.00					
45	Santa Gertrudis	FY 13	6th Street	13h Street	Patching					5,000.00					
46	Santa Gertrudis	FY 13	13h Street	14h Street	Crack Seal					920.00					
47*	6th Street	FY 14	Corral	General Cavazos	Fog & Crack Seal, Stripping					10,000.00					
50	Armstrong	FY 13	Corral	Santa Gertrudis	Crack Seal					2,000.00					
51	Corral	FY 13	Lantana	University Blvd	Crack Seal					558.00					
52	Santa Gertrudis	FY 13	6th Street	Wells Street							20,000.00				
53	Santa Cecilia	FY 13	Santa Rosa	Santa Monica							2,857.14				
54	Santa Barbara	FY 13	Santa Fe	Santa Monica							2,857.14				
55	Santa Monica	FY 13	Santa Rosa	Santa Gertrudis							4,285.71				
56	Santa Elena	FY 13	Santa Fe	Santa Gertrudis							2,857.14				
57	Santa Anita	FY 13	Santa Fe	Santa Cecilia							2,142.86				
58	8th & Johnston	FY 13			Paid FD 065 - Reclass FD 068	Completed						25,000.00			
59	Between 6th & 7th on Ragland	FY 13			Paid FD 065 - Reclass FD 068	Completed						40,000.00			
60	7th & Warren	FY 13			Paid FD 065 - Reclass FD 068	Completed						30,000.00			
61	10th & Fordyce	FY 13			Paid FD 065 - Reclass FD 068	Completed						35,000.00			
62	Between 6th & 7th on Huisache	FY 13			Paid FD 065 - Reclass FD 068	Completed						40,000.00			
63	Between 7th & 8th on Huisache	FY 13			Paid FD 065 - Reclass FD 068	Completed						45,000.00			
64	10th & Huisache	FY 13			Paid FD 065 - Reclass FD 068	Completed						12,000.00			
65	411 E Lott	FY 13			Paid FD 065 - Reclass FD 068	Completed						7,000.00			
66	614 E Lott	FY 13			Paid FD 065 - Reclass FD 068	Completed						7,000.00			
67	530 E Huisache	FY 13			Paid FD 065 - Reclass FD 068	Completed						7,000.00			
68	10th & Fordyce (Change Order)	FY 13			Paid FD 065 - Reclass FD 068	Completed						1,800.00			
69	10th & Huisache Change Order)	FY 13			Paid FD 065 - Reclass FD 068	Completed						6,500.00			
72	Patching - Duro Patcher & Pro Patcher	FY 13												75,000.00	
							202,000.00	630,150.72	108,555.00	32,478.00	35,000.00	256,300.00	0.00	75,000.00	1,339,483.72
							202,000.00	630,150.72	108,555.00	32,478.00	35,000.00	256,300.00	0.00	75,000.00	
							0.00	0.00	0.00	0.00	(0.00)	0.00	0.00	0.00	
	* Santa Monica		Santa Gertrudis	Santa Elena											

Asphalt O.C

28,353.61	+
10,040.16	+
6,156.32	+
9,802.00	+
14,054.63	+
18,520.00	+
Completed 86,926.72	*

O.C

FY 13

74,080.00	+
18,520.00	+
111,120.00	+
74,080.00	+
18,520.00	+
37,040.00	+
5,556.00	+
18,520.00	+
9,260.00	+
43,184.00	+
Not completed 409,880.00	*
409,880.00	+
86,926.72	+
496,806.72	*

Fund 065 CO 2013 Street Projects 065-S-305.0-521.00

Original Adopted Budget	$	809,100	(Note the $366,000 Concrete Street is in the original adopted budget)
See List B	$	630,151	Asphalt Streets Exp projected from FY13 at repriced (using Hotmix)
See List E	$	35,000	Street Rejuvination Expenditures for rejuvination 7/11/13-9/30/13
See List D	$	32,478	Expenditures for Seal Application & Lines
See List H	$	75,000	Patching Duro Patcher & Pro Patcher
	$	772,629	Projected Expenditures FY13
Budget Amend Decrease	$	(36,471)	067-S-305.0-521.00 CO 2013 Street Projects

Fund 065 CO 2013 Drainage 065-S-305.0-531.00

No Budget Amendment Needed	$	138,773	University $70, and Sage Road $68,773

Fund 068 CO 2013 Drainage 068-S-305.0-531.00

Original Adopted Budget	$	-	
Note A Reclass exp - See List A	$	202,000	Reclass Concrete Streets to Fd 068 (originally budgeted in Fd 06S)
See List F	$	256,300	The 8 Concrete intersection Budget in FY12 but not completed in FY12
See List C	$	108,555	Drainage Projects list restated with Street List to be completed 6/7/13-9/30/13
	$	566,855	Projected Expenditures FY13
Budget Amend Increase	$	566,855	068-S-305.0-531.00 CO 2013 Drainage Projects

Fund 055 Storm Water Drainage - UF

Original Adopted Budget	$	925,000	[These were the drainage projects in the initial FY13 Adopted Budget before the CO 2013 debt issue.]
Budget Amend Decrease	$	(925,000)	055-S-860.0-531.00 Storm Water Drainage - UF

Engineering Department

361-595-8007
361-595-8035 Fax

DATE: Friday, July 12, 2013

TO: City Commission through City Manager

FROM: Juan Carlos Cardenas, Director of Public Works/City Engineer

SUBJECT: Capital Projects Budget Amendment (Funds 065,068,055)-Street & Drainage

SUMMARY

This item authorizes a budget amendment so City Employees can make necessary purchases of equipment and complete different street and drainage projects.

BACKGROUND

Fund (065) CO 2011 – Streets Project:

Original Adopted Budget: $809,100

Spent until September 2013: $ 772,629

(=$630,151 Asphalt Streets; $35,000 Street Rejuvenation; $32,478 Seal Application & Lines; $75,000 Patching Duro Patcher & Pro Patcher)

Budget Amend Decrease for CO 2013 Street Projects: $36,471

Fund (065) – Drainage Project:

Original Adopted Budget: $138,773

NO BUDGET AMENDMENT NEEDED

Fund (068) CO2013 – Drainage Project:

Original Adopted Budget:$ 0.00

Spent until September 2013: $ 566,855

(=$202,00 Re-class Concrete Streets to Fund068 (originally budgeted in Fund 065); $256,300 Eight Concrete Intersections to be completed in FY13; $108,555 Drainage Projects to be completed FY13)

Budget Amend Increase for CO 2013 Drainage Projects: $566,855

Fund (055) Storm Water – Utility Fund:

Original Adopted Budget: $ 925,000

(=These were the drainage projects in the initial FY 13 Adopted Budget before the CO 2013 issue)

Budget Amend Decrease for Storm Water- UF: $925,000

RECOMMENDATION

The proposed budget amendment is very important to finish the projects in a timely manner. Staff recommends proceeding with approval of the proposed budget amendment.

FINANCIAL IMPACT

Detail of the Budget Amendment is mentioned above.

Approved

_____

Vincent Capell, City Manager

City of Kingsville

Memo

To: Vince Capell, City Manager

From: Mark Rushing, Finance Director

CC: Courtney Alvarez, City Attorney

Date: 07/12/2013

Re: Street and Drainage Projects Budget Amendment

Attached are the "Project Funding" and "Project Detail by FY" reports that provide an overview and detail listing of FY13 and FY14 projects. The enclosed Budget Amendment was complied with input and review by the City Engineer and his staff. The "Repair for Concrete Streets" (in the 1st column containing dollar amounts) was original budgeted in Fund 065 CO 2011 in FY13 as streets repairs. These can be financed from CO 2013 as drainage repair. This will free up available dollars to fund street repairs that are less permanent in nature i.e. Hot Mix, Street Rejuvenation, Duro and Pro Patching.

This Budget Amendment will need a final review from the City Engineer when he returns to duty on Monday July 15, 2013. The City Engineer will also provide a letter to you requesting the budget amendment detailing the details on the engineering projects. This Budget Amendment, given you approval, would be on the Commission Meeting agenda July 22, 2013 for first reading.

Thank you.

Mark Rushing, Finance Director

AGENDA ITEM #5

ORDINANCE NO. 2013-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2012-2013 GENERAL FUND BUDGET FOR THE CITY OF KINGSVILLE TO ACCEPT A GRANT FROM THE UNION PACIFIC FOUNDATION FOR THE KEEP KINGSVILLE BEAUTIFUL PROGRAM IN CONJUNCTION WITH THE COMMUNITY APPEARANCE DEPARTMENT.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2012-2013 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 001	**General Fund**				
Liability					
1-000	Due to Keep Kingsville Beautiful.		478.00	$3,000	
				$3,000	
Expenditures					
5-160.3	Keep Kingsville Beautiful Donation Exp		344.00	$3,000	
				$3,000	

[To accept a donation totaling $3,000 from the Union Pacific Foundation for Keep Kingsville Beautiful.

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause,

phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the _22nd__ day of _July____, 2013.

PASSED AND APPROVED on this the ____ day of _____, 2013.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

UNION PACIFIC FOUNDATION
1400 Douglas Street, STOP 1560
Omaha, Nebraska 68179-1560

P 402 544 5600
E upf@up.com
www.up.com/found

February 1, 2013

Ms. Jennifer L Bernal
Program Coordinator
Keep Kingsville Beautiful
202 W. Lee
Kingsville, TX 78363

Dear Ms. Bernal:

I am very pleased to formally advise you that the Union Pacific Foundation Board has approved a grant in the amount of $3,000.00 to Keep Kingsville Beautiful for 2013, to support spring/fall cleanups. A representative from Union Pacific will contact you during the month of May to arrange for delivery of the check.

Union Pacific has a long-standing commitment to improve the quality of life in the communities we serve and where our employees live and work. Our vision is that Union Pacific employees will take pride in their company's civic leadership and that our customers and shareholders will appreciate and recognize Union Pacific as an excellent corporate citizen.

We are proud to support Keep Kingsville Beautiful and extend our best wishes for continued success.

Sincerely,

Robert W. Turner
President

c: Ivan Jaime 210-200-3656

AGENDA ITEM #6

ORDINANCE NO. 2013-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2012-2013 GENERAL FUND BUDGET FOR COMMUNITY APPEARANCE TO FUND DEMOLITION PROJECTS THROUGH THE REMAINING FISCAL YEAR.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2012-2013 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 001	**General Fund**				
Capital					
2		Fund Balance	610.00		$35,830
					$35,830
Expenses					
5-690.0		Fund Exp/Trsfrs Fund 091	394.93	$35,830	
				$35,830	
Fund 091	**General Fund Capital Projects Fund**				
Revenues					
4-000.0		Transfer from Fund 001	750.13		$35,830
					$35,830
Expenses					
5-160.3	Community Appearance		345.00	$35,830	
				$35,830	

[The proposal is for $35,830 based on anticipated projects through September 30th, 2013. The funds will have an immediate impact on the City by removing unsafe, dangerous structures, beautifying the area, and making the land available for redevelopment.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the _22nd_ day of July. 2013.

PASSED AND APPROVED on this the __ day of _____, 2013.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

MEMO

Community Appearance Division

TO: Vince Capell, City Manager
through Mr. Robert Isassi, Director of Planning & Development Services

FROM: Jennifer Bernal, Community Appearance Supervisor

SUBJECT: Demolition Budget

DATE: July 15, 2013

The following information will be used to calculate the demolition budget to close fiscal year 2012 through 2013.

- 11 structures (POA[1]/ Commission approved) for July. Estimated cost: **$12,730**
- 4 estimated POA's for the month of August. Estimated cost: **$4,240**
- 7 estimated demolitions (POA/Commission approved) for September: Estimated cost: **$7,420**

This information is based off of previous demolitions. The charges stem from the rental of roll off containers. We have been working with CC Disposal on these rentals at a discounted rate. These rates are as follows:

Roll-Off (RO) rental:	$35	Cost per container
Delivery Fee:	$135	Cost to deliver each container to site
Haul Fee:	$135	Cost for each haul to landfill
Fuel Recovery Fee:	Varies	

Please note that property owners who sign an agreement for the building to be demolished by City crews are generally charged the rental fee and a small percentage to cover State fees at the landfill. An estimate is calculated by City staff at $1.50 per square foot, staff will then assess the property to see if any other charges will apply. For example, an additional cost to remove any concrete from the property is sometimes added. The estimated costs were calculated to be sure roll-off rental and landfill fees will be covered.

The properties that are taken before Commission for a demolition order are charged the full cost of the demo. This includes labor, equipment, RO rental, landfill fees and administration fees. Although there is no "actual cost" to City for equipment & labor (the cost is internal), there is

[1] POA – Property Owner Agreement

however a fee for the rental of the roll-off containers. This cost must be paid in full after work is done.

The properties listed for the months of August and September are an approximate figure. Historically I have received anywhere from 2 – 4 agreements signed over for the City to demo. Five (5) properties will be submitted for Commission approval for July 2013. Once the demo order is approved, City crews will wait the appointed thirty (30) days before demolition commences; which would be scheduled in September.

Additionally, to the above demolitions are two (2) structures that are abandoned and/or unsafe.

1. The fire training structure at a park located on W. Corral Ave. and N. 2nd St. This structure has not been utilized in a many years. Due to its location on City park property it is in an inappropriate place for its purpose. This structure was constructed with cinder blocks and concrete. The City has received a quote of $5,200 for the demolition and disposal of the building.
2. A water containment structure located on the property at 6th and East Mesquite. This is an abandoned water tank that has not been used in several years. The tank is an eyesore and nuisance. The tank is constructed of concrete. The City has received a quote of $5,200 for the demolition and disposal of the tank.

Because of the materials of which these two properties are made from, the expense to demolish and haul to landfill increases. The Planning and Development Services – Community Appearance Division requests **$11,440** (total demo cost plus 10% contingency) to also be added to the budget amendment to demolish these two structures. We are currently negotiating the quoted costs for this demolition; the total may change slightly.

In conclusion, the total estimated cost to close out fiscal year 2012 through 2013 is **$35,830**.

Jennifer L. Bernal

City of Kingsville
Community Appearance Supervisor

City of Kingsville
Proposed/Possible Expenditure of Additional FY 2012 Budget Savings
7/22/13

Additional Budget Savings from FY2012	$600,000
(1) Agenda Items No. 15 & 16 at 2/25/13 Commission Meeting– Equipment for Community Appearance Division of the Planning and Development Services Dept. (Approved)	(42,480)
Amount Remaining 2/25/13	$557,520
(2) Agenda Items No. 9 & 10 at 3/25/13 Commission Meeting – Trees on West Santa Gertrudis Median (Pending)	(40,623)
(3) Agenda Items No. 12 & 13 at 3/25/13 Commission Meeting – Dumpster Enclosures	(70,124)
Amount Remaining 3/25/13	$446,773
(4) Agenda Item No. 2 at 6/10/13 Commission Meeting – Economic Development (Cash Portion) Incentive to Zarsky Development Company, LLC for Wildwood Trails Subdivision	(300,000)
Amount Remaining 6/10/13	$146,773
(5) Agenda Item No. 3 at 7/22/13 Commission Meeting (Adoption) – G.I.S. Server Hosting Services	(14,980)
(6) Agenda Item No. 12 at 7/22/13 Commission Meeting (Introduction) - Amend Interlocal Agreement with TAMUK School of Engineering for additional design services on Kleberg Street	(6,000)
(7) Agenda Item No. 23 at 722/13 Commission Meeting (Introduction) – Additional demolition activity by Community Appearance Office	**(35,830)**
(8) Agenda Item No. 26 at 7/22/13 Commission Meeting (Introduction) – Purchase of Downtown Streetscape Furniture in partnership with Keep Kingsville Beautiful (KKB)	(14,775)
Amount Remaining 7/22/13	$75,188

AGENDA ITEM #7

ORDINANCE NO. 2013-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2012-2013 BUDGET FOR THE GENERAL FUND TO ASSIST WITH REPAIR COSTS TO THE EQUIPMENT BARN AT THE L.E. RAMEY/COUNTY GOLF COURSE.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2012-2013 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT REVENUES AND EXPENSES
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 001	**General Fund**				
Expense					
5-103.0	Catering		319.00		$4,000
5-103.0	Equipment Rent		318.00		$1,792
					$5,792
Expense					
5-103.0	Professional Services Golf Course		314.30	$5,792.	
				$5,792	

[To provide funding to County for up to 1/3 of $17,375 to assist with the repairs to the Equipment Barn at the L.E. Ramey/County Golf Course. This is contingent on sufficient additional funding for the two-thirds of the proposed costs being obtained from other outside sources.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the ___ day of ____, 2013.

PASSED AND APPROVED on this the __ day of ___, 2013.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Account Management - (View)

File Edit Options Functions Help

Account 001 5-103.0-318.00

Fiscal Year 2012-2013 Current

Account Name Equipment Rent

General | Balance | Budget | Budget Adjustments | History | Detail

No Filter Selections Made

Filter

Drag a column header here to group by that column

Date	Tran	Reference	Description	Amount	Vendor	Invoice	PO	Encumbrance	R..
10/09/2012	A83370	CHK: 365...	LS-Rent	3,292.11	1736	257161881	130036	3,292.11CR	1
10/09/2012	A83235		LS-Rent	0.00	1736		130036	3,292.11	2
10/13/2012	A84207	CHK: 365...	Mail Systm 09/30 - 10/30	217.00	1372	6924260-OT12		0.00	3
11/13/2012	A85357	CHK: 365...	Mail Systm 10/30-11/30	217.00	1372	6924260-NV12		0.00	4
12/13/2012	A86321	CHK: 365...	Mail Systm 11/30 - 12/30	217.00	1372	6924260-DC12		0.00	5
01/13/2013	A87270	CHK: 366...	Mail System 12/30 - 01/30	217.00	1372	6924260-JA13		0.00	6
02/13/2013	A88493	CHK: 366...	Mail Systm 01/30 - 02/28	217.00	1372	6924260-FB13		0.00	7
03/13/2013	A89766	CHK: 366...	Mail Systm 02/28 - 03/30	217.00	1372	6924260-MR13		0.00	8
06/23/2013	A93217	CHK: 367...	Meter Rental 05/02 - 06/30	165.60	1372	317639		0.00	9

July 217
Aug 217
Sept 217
651

4,759.71
651.00
5,410.71

7,846.00
5,410.71
2,435.29 Available

9 records 4,759.71

Edit This Record

Clear

View jbryson

CITY OF KINGSVILLE
DEPARTMENT HEAD FINANCIAL - UNAUDITED
AS OF: JULY 31ST, 2013

001-General Fund
103 City Special

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR ENCUMBRANCE	CURRENT BUDGET	CURRENT PERIOD	CURRENT YEAR ADJUSTED YTD	CURRENT Y ENCUMBRAN
5-103.0-314.13 Prof Serv-Kngsvl Boxi	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-314.14 Centennial Celebratio	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-314.15 Prof Serv-Depot Bench	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-314.16 Women' Club of Kvl-Ce	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-314.17 PrfSrv-Kleberg Co Eme	0.00	0.00	0.00	0.00	0.00	22,700.00	0.
5-103.0-314.18 PrfSrv-Financial Cons	0.00	0.00	0.00	18,500.00	16,000.00	18,500.00	0.
5-103.0-314.19 Prf Srv - Annual Picn	0.00	0.00	0.00	3,600.00	0.00	31.90	0.
5-103.0-314.20 PrfSrv-Bandstand Util	0.00	0.00	0.00	710.00	0.00	336.79	0.
5-103.0-314.21 Prof Serv - ORCA	0.00	0.00	0.00	35,500.00	2,958.33	29,583.30	0.
5-103.0-314.22 PrfSrv-CallCntr Utili	0.00	0.00	0.00	3,290.00	0.00	4,084.42	0.
5-103.0-314.23 Prf Srv - JLUS Grant	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-314.24 ProfSrv-Economic Deve	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-314.25 Prof Srv - CO Alert S	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-314.26 Prf Srv-EDC Consutlta	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-314.27 Prf Srv-Actuarial Ser	0.00	0.00	0.00	8,500.00	0.00	8,500.00	0.
5-103.0-314.28 Prf Srv-Consultant Re	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-314.29 Prf Srv-Consultant-CM	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-314.30 PrfServ-KC Golf Cours	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-314.31 ProfServ-NASK Air Sho	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-314.32 Prof. Serv. H M King	0.00	0.00	0.00	0.00	0.00	195.63	0.
5-103.0-314.33 Prof Srvcs-TAMUK Stad	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-316.00 Training & Travel	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-316.50 Training & Travel-HR	0.00	0.00	0.00	100.00	0.00	312.93	0.
5-103.0-317.00 Memberships & Dues	0.00	0.00	0.00	100.00	0.00	100.00	0.
5-103.0-318.00 Equipment Rent	0.00	0.00	0.00	7,846.00	0.00	4,759.71	0.
5-103.0-319.00 Catering	0.00	0.00	0.00	11,106.00	0.00	4,981.38	0.
5-103.0-326.00 Election	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-327.00 Attorney Fees & Court	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-328.00 Claims Paid Against C	0.00	0.00	0.00	28,264.00	0.00	0.00	0.
5-103.0-328.01 Claims - City Commiss	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-328.02 Claims - City Manager	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-328.03 Claims - City Special	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-328.04 Claims - Human Resour	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-328.05 Claims - Risk Managem	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-328.06 Claims - Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-328.07 Claims - Development	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-328.08 Claims - Recycling	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-328.09 Claims - Sanitation C	0.00	0.00	0.00	600.00	0.00	600.00	2,280.
5-103.0-328.10 Claims - Landfill	0.00	0.00	0.00	0.00	(33,074.09(	48,508.81)	21,824.
5-103.0-328.11 Claims - Finance Admi	0.00	0.00	0.00	0.00	0.00	0.00	34,371.
5-103.0-328.12 Claims - Municipal Co	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-328.13 Claims - Computer Ope	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-328.14 Claims - Purchasing	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-328.15 Claims - Police Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-328.16 Claims - Police Patro	0.00	0.00	0.00	0.00	0.00	0.00	0.
5-103.0-328.17 Claims - Police Commu	0.00	0.00	0.00	0.00	0.00(	4,653.08)	0.

-1,792
-4000
5792

COUNTY of KLEBERG
KINGSVILLE, TEXAS

To whom it may concern,

L.E.Ramey Golf Course is asking for assistance on repairs to our equipment barn that's leaking water all over, reason being its all rotten and rusted out. L.E.Ramey manager is looking to protect all the equipment inside the equipment barn, the proposal was $17,375.00 to remove existing roof panels on the area 50' x 125', minus the first 25'.

L.E.Ramey would appreciate any and all assistance so we can complete our project on our equipment barn.

Thank You
Sincerely, Manager!

GILLESPIE ROOFING & SHEET METAL
FULLY INSURED AND BONDED
1407 6th St. P.O. Box 1622
Kingsville, TX 78363
Telephone: 361-592-5702 / Fax 361-516-1035

PROPOSAL AND ACCEPTANCE

PROPOSAL SUBMITTED TO L.E. RAMEY GOLF COURSE /KLEBERG COUNTY GOLF		PHONE 592 1101	DATE 5-2-13
STREET ATTN: AL COURSE		JOB NAME	
CITY, STATE AND ZIP CODE		JOB LOCATION EQUIPMENT SHED	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

EQUIPMENT SHED, APPROXIMATEEY 50' x 150':

** THE FIRST 25' OF ROOF TO REMAIN**

1. REMOVE EXISTING ROOF PANELS ON THE AREA 50' x 125', MINUS THE FIRST 25'.
2. REPLACE (2) TWO 25' EAVE STRUTS.
3. INSTALL NEW 26GA GALVALUME PANELS AND TRIM.
4. INSTALL (10) TEN SKYLIGHT PANELS.
5. INCLUDES WINDSTORM CERTIFICATE.
6. THE COVER CANOPY ON THE SOUTHSIDE IS NOT INCLUDED.
7. ANY RUSTED PURLINS OR EAVE STRUTS, OTHER THAN STATED ABOVE, WILL BE REMOVED AND REPLAC AT AN ADDED COST TO OWNER.

$ 17,375.00

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

AS ABOVE dollars ($).

Payment to be made as follows:

MATERIAL DRAWS AS AGREED UPON

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature RUSTY VAN FLEET

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance

Signature

AGENDA ITEM #8

ORDINANCE NO. 2013-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2012-2013 GENERAL FUND BUDGET FOR COMMUNITY APPEARANCE TO PURCHASE BENCHES AND LITTER/RECYCLING RECEPTACLES FOR THE DOWNTOWN AREA.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2012-2013 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 001	**General Fund**				
Capital					
2		Fund Balance	610.00		$14,775
					$14,775
Expenses					
5-690.0		Fund Exp/Trsfrs Fund 091	394.93	$14,775	
				$14,775	
Fund 091	**General Fund Capital Projects Fund**				
Revenues					
4-000.0		Transfer from Fund 001	750.13	$14,775	
				$14,775	
Expenses					
5-160.3	Community Appearance	Equipment	712.00	$14,775	
				$14,775	

[The total proposal is $21,175 of which $6,400 is being contributed for the purchase of 5 benches. The request is for the City to contribute the remaining $14,775 for the purchase of 17 litter/recycling receptacles. The purchases will have an immediate impact on the downtown area by beautifying the streetscape and reducing the amount of windblown trash.]

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified and become effective on and after adoption and publication as required by law.

INTRODUCED on this the _22nd_ day of July. 2013.

PASSED AND APPROVED on this the __ day of _____, 2013.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

670 Mercer Road • Butler, PA 16001-1840
Toll-free: 1-800-284-8208 • Phone: 724-284-1213 • Fax: 724-284-1253
www.keystoneridgedesigns.com

DATE:	7/12/2013	ATTN:	DAVID MASON
QUOTATION #:	027775-01	EMAIL:	dmason@cityofkingsville.com
PROJECT NAME:	KINGSVILLE, TX	CUSTOMER #:	013265
QUOTE VALID TO:	12/31/2013	SELL TO:	CITY OF KINGSVILLE
PAYMENT TERMS:	NET 30		PO BOX 1458
EST. LEAD TIME:	10 - 12 WEEKS		
FAX NUMBER:	(361) 595-8035		KINGSVILLE, TX 78364-1458
SALES REP:	Justin Maskal	SHIP TO:	
EMAIL:	JustinM@keystoneridgedesigns.com		
EXTENSION:	243		KINGSVILLE, TX 78363

Please confirm the ship to location listed on the top portion of this quote and complete the following when placing your order

24 Hour Advance Shipment Notification
To: _____ **Phone:** _____

QUOTE SUMMARY:

Total Quotation Amount:	$21,175.00
Payment Required to Activate Order:	$0.00
Remaining Balance Due Net 30	$21,175.00

SPECIAL CONSIDERATIONS:

Terms of Sale: Net 30

* Terms and discounts under TXMAS-12-78010 have been included.
* Cast nameplate to read: KINGSVILLE, TEXAS

LINE ITEMS:

Line	Part #	Description	Qty	Unit Price	Extended Price
1	0LL02-4000000-0000	L24 - LAMPLIGHTER BENCH 4' WITH BACK - PLEASE ADVISE COLOR	5	$1,230.00	$6,150.00
2	CEPLQ-5X50001-0000	CUSTOMIZED ETCHED ZINC PLAQUE AND PLAQUE TRAY HOLDER, 5" X 5", LOGO TO BE: KEEP KINGSVILLE BEAUTIFUL. LOGO TO BE IN 2 COLORS.	5	$220.00	$1,100.00
3	ALCST-0000000-0000	CAST NAME PLATE ADD-ON FOR LAMPLIGHTER BENCH LEGS. UP TO 21 CHARACTERS (INCLUDING SPACES), CUSTOMIZED TO CLIENT'S SPECIFICATIONS. NAMEPLATE AFFIXED TO EACH END CASTING ON LAMPLIGHTER BENCH. (THIS IS A ONE-TIME CHARGE.)	1	$350.00	$350.00
4	0PN03-3E11RTS-0000	PN3-32RTS - PENN 32 GALLON LITTER RECEPTACLE WITH ELEVATED LEGS AND DUAL RECYCLE/TRASH FLAT LID, LID TO HAVE (1) 5" ROUND RECYCLE HOLE FOR RECYCLABLES AND (1) HALF MOON HOLE FOR TRASH, 2 HALF LINERS IN LITTER TO SEPARATE RECYCLABLES AND TRASH, DECAL ON LID TO DESIGNATE RECYCLE WITH LOGOS AND TRASH - PLEASE ADVISE COLOR	15	$905.00	$13,575.00

Total Material Costs:	$21,175.00
Freight & Packaging:	$0.00
Quotation Total:	**$21,175.00**

I acknowledge that I have received and reviewed the complete terms and conditions of this quotation. By signing this page, I understand and

accept all of Keystone Ridge Designs' Terms and Conditions as outlined on this page and all proceeding and subsequent pages of the quotation. See following page for complete terms and conditions.

Authorized Signature

STANDARD PAYMENT TERMS
Products and quantities needed are the responsibility of the customer. All products are produced to individual customer specification and unless otherwise stated, require a 50% down payment before manufacturing along with a sign off on this quotation. Balance of materials, freight and packaging and sales tax (if applicable) is due before products ship. This payment method is an effective and efficient system to ensure timely production and scheduling, ultimately providing greater cost savings to the client. MasterCard®, Visa®, American Express® and Discover® are accepted payment methods.

· A 50% down payment of total costs is required to activate an order with an approved credit card, check or money order. Check or money order payment orders will be activated upon receipt. Credit card orders will be immediately activated. Client may pay balance C.O.D. with a cashiers check. C.O.D. also requires an additional fee to the trucking company, payable with a second cashiers check. Please note that full truck shipments cannot be sent C.O.D.

· The remaining 50% of total costs is due before the products will ship from the factory. Upon notification from Client Services, the remaining balance is payable by approved credit card, check or money order.

· If payment in full is received along with order activation, a 2% discount will be applied. Credit card purchases are excluded.

· On the day your products ship, Client Services will contact you with pertinent shipping information.

FREIGHT & PACKAGING
Freight and packaging charges to stated shipping address are based on quantities listed on quotation. If the scope of project changes, freight and packaging will be revised accordingly.

Unless otherwise indicated, freight charges do not include unloading and placement. If you require lift gate service (lowering the products to ground level if there is no loading dock), please call for pricing before placing an order.

24-hour advance notification is including with your freight quote. You will receive a call from the shipping company prior to delivery.

DISCOUNTS
Discounts are applied based on a tiered sales volume structure. If products or quantities change, discount will be revised accordingly.

TAX
Sales tax will be assessed only to products shipping to or picked up within Pennsylvania and will be listed as a line item on the quotation.

CANCELLATIONS & RETURNS
A 25% restocking fee will be assessed on returned orders and orders cancelled more than two weeks after placement.

STORAGE
Storage fees will begin to accrue after one month from the date that the client is notified that the products are ready to ship, or one month after the estimated delivery date (whichever is later).

LEAD TIME
Delivery dates are estimated dates only and vary, but are usually estimated for 8-12 weeks. Final ship date notification will be coordinated through our Client Services.

HARDWARE
Keystone Ridge Designs utilizes high-quality stainless steel assembly hardware where applicable. Anchoring hardware, due to specialization required for each installation, is not supplied. Stainless steel hardware is recommended.

DELIVERY
The bill of lading is considered the client receipt and should be compared to each delivery for discrepancy. Products should be carefully examined for damage incurred during shipment. Keystone Ridge Designs, Inc.® is not responsible for product damage or shortage once the bill of lading is signed by the client. Inconsistency between order and shipment quantities, as well as product damage, must be indicated on the bill of lading upon delivery and before the freight company leaves the delivery site in order to file a damage claim with Keystone Ridge Designs, Inc. If damage is found or if there are any concerns regarding delivery, immediately notify Client Services at 1-800-284-8208.

WARRANTY
Keystone Ridge Designs, Inc.® is committed to product quality as well as client satisfaction. Therefore, all products are covered against material and workmanship defects for THREE YEARS from the date of purchase. "Material" is defined by all metal substrates that create the structure of the site furniture and the powder coat finish that coats the product. "Workmanship" refers to the welding, material bending and finishing. Any defect to our product that is a failure of the product within the normal wear and tear of product usage is covered under the warranty. Product damaged by abnormal use, vandalism or acts of nature are not eligible for this factory warranty.

To apply for the three-year warranty, products must be installed according to the manufacturer's recommendations. Products are recommended to be bolted to the surface to avoid theft, damage or movement. Umbrellas must be anchored in an 80 lb. or heavier base to apply for the three-year warranty. For questions concerning proper installation of our products, please call Client Services. Keystone Ridge Designs, Inc.® will repair or replace any part found defective upon written notification and inspection by Client Services.

Wood table/seat tops, fiberglass planters, gypsum planters and other products, as noted, are guaranteed for indoor use only.

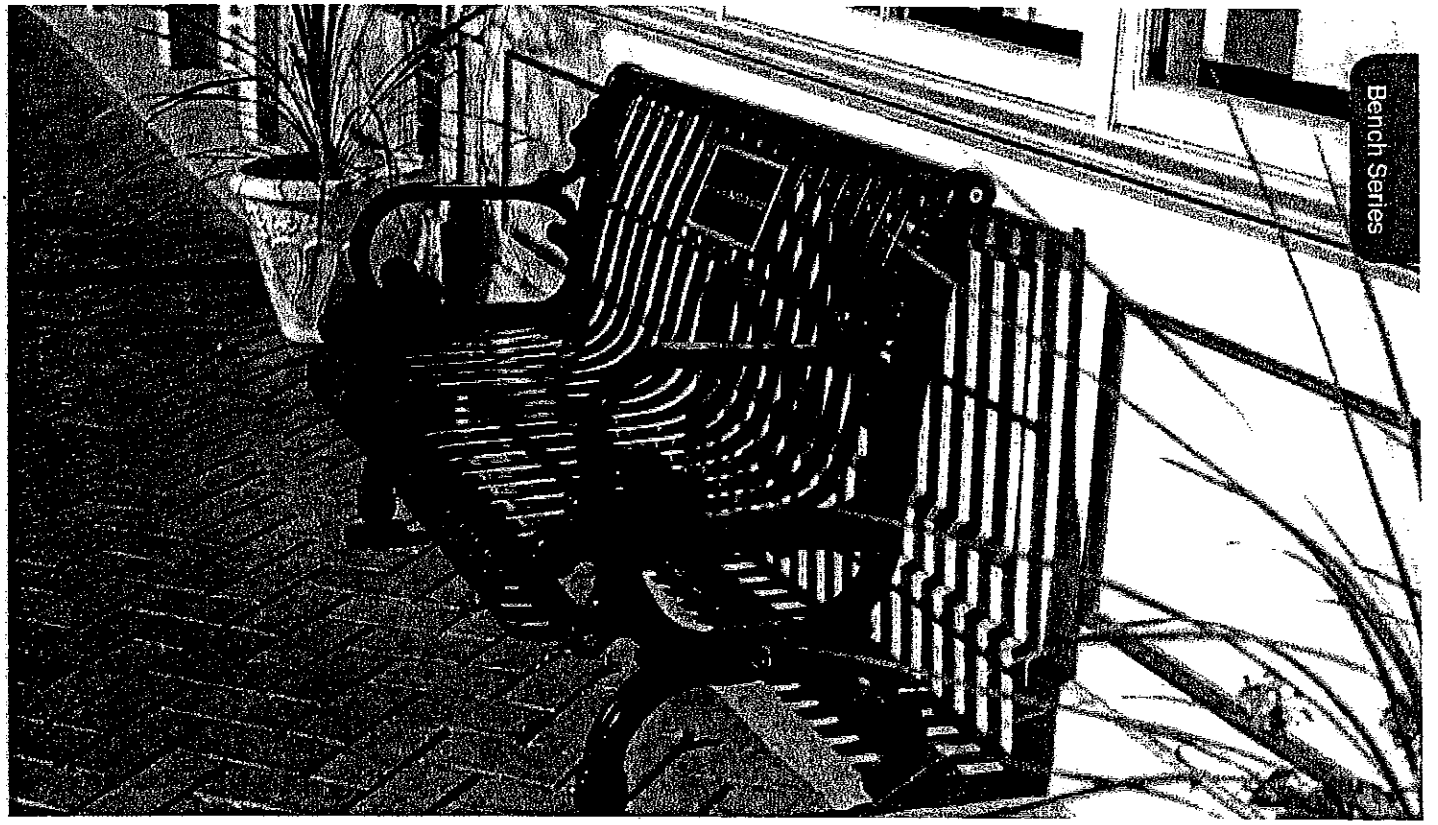
PROPRIETARY STATEMENT
Keystone Ridge Designs, Inc. ® is proud to offer the design community exceptional site amenities. Due to the time and resources invested in designing, manufacturing and marketing Keystone Ridge Designs™ products and services, we pursue design patents, copyrights, trademarks and service marks whenever possible. Any unlawful duplication or misrepresentation of Keystone Ridge Designs™ products or promotional materials will be rigorously protected.

Keystone Ridge Designs reserves the right to alter pricing, product design, materials or construction without notice.

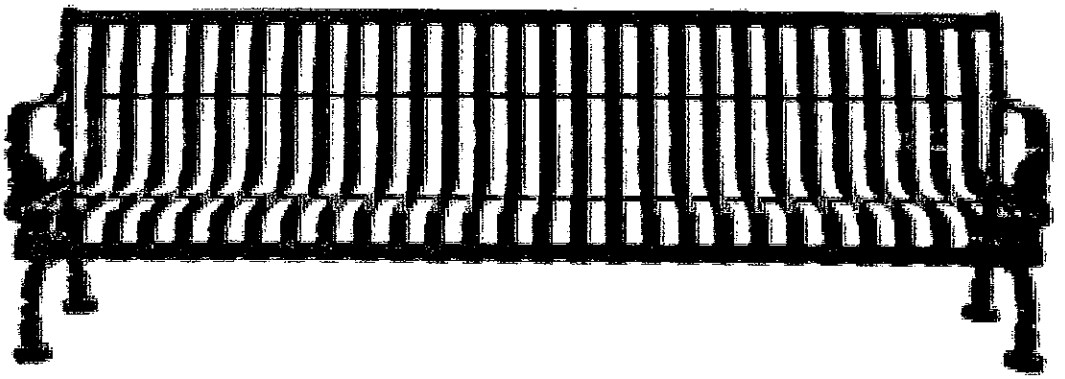
Keystone Ridge Designs' products are covered by one or more of the following patent numbers: United States Des. 372,133; 376,270; 380,313; 406,700; 408,701; 413,449; 413,738; 414,952; 418,652; 420,814; 421,515; 421,824; 423,166; 423,239; 424,769; 440,060; 446,399; 449,745; 454,674; 456,579; 457,334; 457,701; 457,738; 457,741; 457,742; 458,044; 459,563; 461,336; 465,679; 465,936; 465,952; 466,318; 468,729; 467,104; 471,368; 474,618; 474,619; 481,890; 506,339; 510,216; 515,856; patents pending or Exclusive By Design™.

Keystone Ridge Designs, Inc. designs, manufactures and markets an original and exclusive line of site furniture. In accordance with the United States patent process, our products are officially marked with the designated descriptive numbers and required labeling. We strictly prohibit any other labeling which interferes, mutilates or restricts the legal requirements of product identification.

City of Kingsville
Street Furnishings – Phase 1



Downtown



4' benches @ $1,230 ea
One time set up fee for cast name plate on benches @ $350
32 gal litter/recycling receptacles @ $905 ea
Optional 10" x 5" plaque holder @ $ 30 ea

City of Kingsville
Proposed/Possible Expenditure of Additional FY 2012 Budget Savings
7/22/13

Additional Budget Savings from FY2012	$600,000
(1) Agenda Items No. 15 & 16 at 2/25/13 Commission Meeting– Equipment for Community Appearance Division of the Planning and Development Services Dept. (Approved)	(42,480)
Amount Remaining 2/25/13	$557,520
(2) Agenda Items No. 9 & 10 at 3/25/13 Commission Meeting – Trees on West Santa Gertrudis Median (Pending)	(40,623)
(3) Agenda Items No. 12 & 13 at 3/25/13 Commission Meeting – Dumpster Enclosures	(70,124)
Amount Remaining 3/25/13	$446,773
(4) Agenda Item No. 2 at 6/10/13 Commission Meeting – Economic Development (Cash Portion) Incentive to Zarsky Development Company, LLC for Wildwood Trails Subdivision	(300,000)
Amount Remaining 6/10/13	$146,773
(5) Agenda Item No. 3 at 7/22/13 Commission Meeting (Adoption) – G.I.S. Server Hosting Services	(14,980)
(6) Agenda Item No. 12 at 7/22/13 Commission Meeting (Introduction) - Amend Interlocal Agreement with TAMUK School of Engineering for additional design services on Kleberg Street	(6,000)
(7) Agenda Item No. 23 at 722/13 Commission Meeting (Introduction) – Additional demolition activity by Community Appearance Office	(35,830)
(8) Agenda Item No. 26 at 7/22/13 Commission Meeting (Introduction) – Purchase of Downtown Streetscape Furniture in partnership with Keep Kingsville Beautiful (KKB)	**(14,775)**
Amount Remaining 7/22/13	$75,188

AGENDA ITEM #9

MELISSA T. DE LA GARZA, RTA
Kleberg County Tax Assessor-Collector

P. O. Box 1457

Phone: 361-595-8541
Phone: 361-595-8542
Fax: 361-595-8546

COUNTY of KLEBERG
KINGSVILLE, TEXAS
78364-1457

July 18, 2013

RECEIVED
JUL 2013
FINANCE DEPT.

City of Kingsville
Mr. Mark Rushing, Finance Director
P O Box 1458
Kingsville TX 78364-1458

Dear Mr. Rushing:

Pursuant to Section 26.04(b) of the Texas Property Tax Code, I, Melissa T. De La Garza, do hereby submit the certification of 2012 excess debt collections and the certification of 2013 anticipated collection rate.

I hereby request the foregoing certifications be accepted and incorporated in the minutes of the next regular scheduled City Commissioners' Court Meeting.

Respectfully,

Melissa T. De La Garza, RTA
Kleberg County Tax Assessor-Collector

Enc.

CERTIFICATION OF 2012 EXCESS DEBT COLLECTIONS

CITY OF KINGSVILLE INTEREST & SINKING FUND

"I, Melissa T. De La Garza, Collector for the City of Kingsville solemnly swear, that the amount of excess debt service funds collected in 2012 for the City of Kingsville, Interest & Sinking Fund has been determined to be $-0-."

COLLECTOR

July 18, 2013
DATE

CERTIFICATION OF 2013 ANTICIPATED COLLECTION RATE

CITY OF KINGSVILLE INTEREST & SINKING FUND

"I, Melissa T. De La Garza, Collector for the City of Kingsville solemnly swear, that the anticipated collection rate for 2013 for the City of Kingsville, Interest & Sinking Fund has been estimated to be 100%."

Melissa De La Garza
COLLECTOR

July 18, 2013
DATE

REGULAR AGENDA

AGENDA ITEM #10

CITY OF KINGSVILLE 3/11/13

ADDRESS	INSPECTOR	
618 W. Fordyce	Daniel	
LEGAL DESCRIPTION	LOT	BLOCK
8th	22-24	6

OWNER NAME
Johnny Freelon 60 E Sage Brush st. Lake Jackson, Tx. 77566 3113

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	N/A	UNSAFE	SEVERE	HAZARD	REMEDIES
Yard Condition		DXVP		X			
Utilities		X					
a.Elec		X					
b.Gas		X					
c.Water		X					
Roof		XHAP			X		
a.Covering		XHAP			X		
b.Structure		XHAP			X		
Walls		XHAP			X		
a.Exterior		XHAP			X		
b.Interior		XHAP			X		
c.Ceilings		XHAP			X		
Windows/Doors		XHAP			X		
a.Secured		XHAP			X		
b.Condition		XHAP			X		
Foundation		XHAP			X		
a.Floors		XHAP			X		
Plumbing		XHAP			X		
Electrical		XHAP			X		

B-Broken	P-Pictures	R-Needs Repair	A-Abandoned,Dilapidated
M-Missing	D-Dirty	I-Incomplete	V-Over Grown
X-Unacceptable	H-Hazard	O-Outdated	N-Needs Repairs

ADDITIONAL CONCERNS

Building unacceptable, Abandoned, Broken unsecured

DATE 07/09/2013

AC

STATEMENT OF ALL TAXES DUE

ATTN: Theresa

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

PROPERTY DESCRIPTION — ACCT # 1-009-006-22000-192

8TH, BLOCK 6, LOT 22-24

TOWN -
ACRES - .241

LOCATION- 618 W FORDYCE BLK

LAND MKT VALUE 1500
LAND AGR VALUE

IMPR/PERS MKT VALUE 19460
MKT. BEFORE EXEMPTS 20960
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

SUIT NO. 7430C

FREELON JOHNNY EST
ETUX SARAH
60 E SAGEBRUSH ST

LAKE JACKSON TX 77566-3113

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2006	551.56	496.40	209.59	1,257.55
TAXES 2007	584.48	455.89	208.08	1,248.45
TAXES 2008	583.66	385.22	193.78	1,162.66
TAXES 2009	580.40	313.42	178.76	1,072.58
TAXES 2010	600.42	252.18	170.52	1,023.12
TAXES 2011	653.72	196.12	169.97	1,019.81
TAXES 2012	658.77	118.58	155.47	932.82
	4,213.01	2,217.81	1,286.17	7,716.99

ACCT # 1-009-006-22000-192

TOTAL DUE 07/2013	7,716.99
TOTAL DUE 08/2013	7,767.52
TOTAL DUE 09/2013	7,818.10
TOTAL DUE 10/2013	7,868.66

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	974.60	504.36	295.80	1,774.76
CITY OF KINGSVILLE	1,142.87	596.91	347.95	2,087.73
KINGSVILLE ISD	2,011.53	1,072.40	616.79	3,700.72
SOUTH TX WATER AUTH	84.01	44.14	25.63	153.78

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	156.11
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	176.53
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	313.16
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	12.97
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	658.77

ATTY DAT 05/20/2010

JUDGEMENT DATE 05/06/2013

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY **12329** R

Legal Description
8TH, BLOCK 6, LOT 22-24

OWNER ID
11955

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013

FREELON JOHNNY EST
ETUX SARAH
60 E SAGEBRUSH ST
LAKE JACKSON, TX 77566-3113

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values		
IMPROVEMENTS		19,460
LAND MARKET	+	1,500
MARKET VALUE	=	20,960
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	20,960
HS CAP LOSS	-	0
ASSESSED VALUE	=	20,960

Ref ID2: R12329
100900622000192 Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 618 W FORDYCE BLK TX

APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2013
ROAD ACCESS	LAST INSP. DATE	04/16/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		

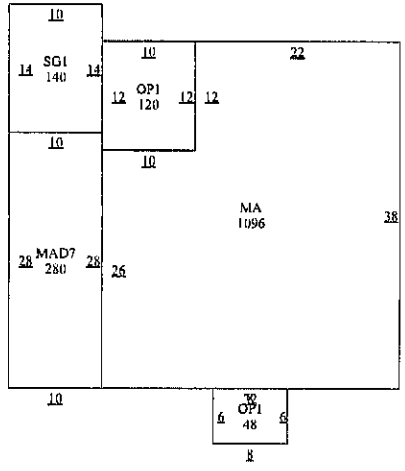
REMARKS FOR 2013 ADD FF TABLE FF20D140 PER IE 4/16/13 JO -- FOR '11 CHG AGU TO MAD7, CORR SITUS PER APPR LR 4/6/11 4/17/11 MMG -- FOR 2008 ADD 2007 NBHD CDS BACK ONTO IMPS

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
06/01/1986	*****	UNKNOWN	OT / 499 / 106

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

SUBD: S009 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF3/	1,096.0	40.83	1	1959	1959		44,750	55%	80%	100%	100%	100%	0.44	19,690
	OP1	OPEN PORCH B	R	*/	48.0	8.17	1	1959	1959		390	55%	80%	100%	100%	100%	0.44	170
	OP1	OPEN PORCH B	R	*/	120.0	8.17	1	1959	1959		980	55%	80%	100%	100%	100%	0.44	430
	MAD7	ADDN (60%)	R	FF3/	280.0	24.50	1	1959	1959		6,860	55%	80%	100%	100%	100%	0.44	3,020
	SG1	STORAGE FINI	R	*/	140.0	16.33	1	1959	1959		2,290	55%	80%	100%	100%	100%	0.44	1,010
1.	RESIDENTIAL		STCD:	A1	1,684.0	Homesite: N					55,270							24,320
																	0.80	19,460

IMPROVEMENT FEATURES

Foundation	1	FD8	0
Exterior Wall	1	EWB	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM1	0
Flooring	1	FL7	0
Plumbing	1	1	0
			0

SUBD: S009 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	A1		FF20D140	A1	N	FF	75X140	20.00	1,500	1.00	1.00	A	1,500	NO			0.00	0
													1,500					0

Comment: F: 50.0 R: 50.0 FF

Effective Date of Appraisal: January 1 Date Printed: 08/02/2013 09:28:06AM by MARLENEP

True Automation, Inc.

Prop ID	Owner	%	Legal Description			Values			
16193	13270	100.00 R	**Geo: 100900611000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	1,000	
KLEBERG COUNTY TRUSTEE			8TH, BLOCK 6, LOT 11, 12, (E X E M P T)		Imp NHS:	0	Prod Loss:	0	
PO BOX 1457					Land HS:	0	Appraised:	1,000	
KINGSVILLE, TX 78364-1457				Acres: 0.0000	Land NHS:	1,000	Cap:	0	
			State Codes: X	Map ID: PLAT	Prod Use:	0	Assessed:	1,000	
			Situs: 611 W HUISACHE	Mtg Cd:	Prod Mkt:	0	Exemptions:	EX	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			1,000	1,000	0	0.842200	0.00

Prop ID	Owner	%	Legal Description			Values			
16956	51351	100.00 R	**Geo: 100900613000192**	Effective Acres: 0.000000	Imp HS:	15,870	Market:	16,870	
NELSON RACHEL L			8TH, BLOCK 6, LOT 13, 14		Imp NHS:	0	Prod Loss:	0	
ETVIR EZRA NELSON					Land HS:	1,000	Appraised:	16,870	
605 W HUISACHE AVE				Acres: 0.0000	Land NHS:	0	Cap:	0	
KINGSVILLE, TX 78363-5230			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	16,870	
			Situs: 605 W HUISACHE	Mtg Cd:	Prod Mkt:	0	Exemptions:	DV4,HS,OV65	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			16,870	16,870	0	0.842200	0.00

Prop ID	Owner	%	Legal Description			Values			
17704	15787	100.00 R	**Geo: 100900615000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	6,000	
GREEN BENNIE DR			8TH, BLOCK 6, LOT 15, 16		Imp NHS:	5,000	Prod Loss:	0	
512 W WARREN AVE					Land HS:	0	Appraised:	6,000	
KINGSVILLE, TX 78363-5325				Acres: 0.0000	Land NHS:	1,000	Cap:	0	
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	6,000	
			Situs: 511 S 1ST ST	Mtg Cd:	Prod Mkt:	0	Exemptions:		
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			6,000	0	6,000	0.842200	50.53

Prop ID	Owner	%	Legal Description			Values			
18481	41660	100.00 R	**Geo: 100900617000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	4,100	
GARCIA ALBERT			8TH, BLOCK 6, LOT 17-21		Imp NHS:	1,600	Prod Loss:	0	
315 S 23RD ST					Land HS:	0	Appraised:	4,100	
KINGSVILLE, TX 78363-6060				Acres: 0.0000	Land NHS:	2,500	Cap:	0	
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	4,100	
			Situs: 604 W FORDYCE	Mtg Cd:	Prod Mkt:	0	Exemptions:		
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,100	0	4,100	0.842200	34.53

Prop ID	Owner	%	Legal Description			Values			
12329	11955	100.00 R	**Geo: 100900622000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	20,960	
FREELON JOHNNY EST			8TH, BLOCK 6, LOT 22-24		Imp NHS:	19,460	Prod Loss:	0	
ETUX SARAH					Land HS:	0	Appraised:	20,960	
60 E SAGEBRUSH ST				Acres: 0.0000	Land NHS:	1,500	Cap:	0	
LAKE JACKSON, TX 77566-3113			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	20,960	
			Situs: 618 W FORDYCE BLK TX	Mtg Cd:	Prod Mkt:	0	Exemptions:		
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			20,960	0	20,960	0.842200	176.53

Prop ID	Owner	%	Legal Description			Values			
21589	56399	100.00 R	**Geo: 100900625000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	250	
MILES WILLIAM H			8TH, BLOCK 6, LOT 25		Imp NHS:	0	Prod Loss:	0	
622 W FORDYCE					Land HS:	0	Appraised:	250	
KINGSVILLE, TX 78363-5227				Acres: 0.0000	Land NHS:	250	Cap:	0	
			State Codes: C	Map ID: PLAT	Prod Use:	0	Assessed:	250	
			Situs: 600 W FORDYCE BLK	Mtg Cd:	Prod Mkt:	0	Exemptions:		
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			250	0	250	0.842200	2.11

Prop ID	Owner	%	Legal Description			Values			
13954	56399	100.00 R	**Geo: 100900626000192**	Effective Acres: 0.000000	Imp HS:	13,500	Market:	14,500	
MILES WILLIAM H			8TH, BLOCK 6, LOT 26, 27		Imp NHS:	0	Prod Loss:	0	
622 W FORDYCE					Land HS:	1,000	Appraised:	14,500	
KINGSVILLE, TX 78363-5227				Acres: 0.0000	Land NHS:	0	Cap:	0	
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	14,500	
			Situs: 622 W FORDYCE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			14,500	8,400	6,100	0.842200	51.37

CONDEMNATION CHECKLIST

Property Address: 618W Fordyce Phone:
Property Owner: Johnny Freelon & Sarah Freelon Phone:
Owner's Address: 60 E Sage Brush ST Fax:
Lake Jackson TX 77566-3113

PLANNED DATE	ACTUAL DATE	ACTION
☐ 3-13-13	3-13-13	1. Identify structure unfit for human habitation.
☐ 3-13-13	3-13-13	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
☐ 3-13-13	3-13-13	☐ b. Photograph property with date stamp.
		3. Determine ownership from county assessment & tax collection record.
☐ 3-13-13	3-13-13	4. Obtain legal description.
☐ 3-13-13	3-13-13	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 3-13-13	3-13-13	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
☐ 7-12-13	7-12-13	7. 2nd Notice Sent. (10 day response) (Optional)
☐ 7-12-13	7-12-13	8. If response is not received or is not adequate, proceed as follows:
☐ 7-12-13	7-12-13	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 7-12-13	7-12-13	1) Post affidavit in newspaper twice a week for one week
☐ 7-12-13	7-12-13	10. Post sign on property advising date the City

		Council will consider condemnation of structure.
☐		11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
☐ 7-17-13	7-17-13	12. Photograph posted sign with date stamp.
☐ 7-12-13	7-12-13	13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☐ b. Photographs of the structure with date stamp
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐ 7-12-13	7-12-13	14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐		15. City Council adopts condemnation resolution.
☐		16. File Notice of Condemnation with the County Clerk.
☐		17. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐		18. Post 45-day Order to Demolish on structure.
		☐ a. Take photo with date stamp
☐		19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐		20. Photograph posted notice with date stamp.
☐		21. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐		22. Issue Notice to Proceed to Public Works Director and Demolition Crew.
☐		23. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

☐ _____ _____

24. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

MARCH 13, 2013

JOHNNY FREELON ETUX SARAH FREELON
60 E SAGEBRUSH ST
LAKE JACKSON, TX 77566-3113

Re: 8TH, BLOCK 6, LOT 22-24 618 W FORDYCE BLK

Dear Sir or Madam:

It has been determined that the structure at **618 W FORDYCE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4432 5047

JULY 12, 2013

JOHNNY FREELON AND SARAH FREELON
60 E SAGEBRUSH ST
LAKE JACKSON, TX 77566-3113

Re: **HEARING FOR PROPERTY AT 618 W FORDYCE**

Dear Sir or Madam:

On MARCH 13, 2013 a letter was sent from the City of Kingsville stating that your property located at **618 W FORDYCE** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, August 12, 2013** at **6:00 p.m.** to show because why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for August 12, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

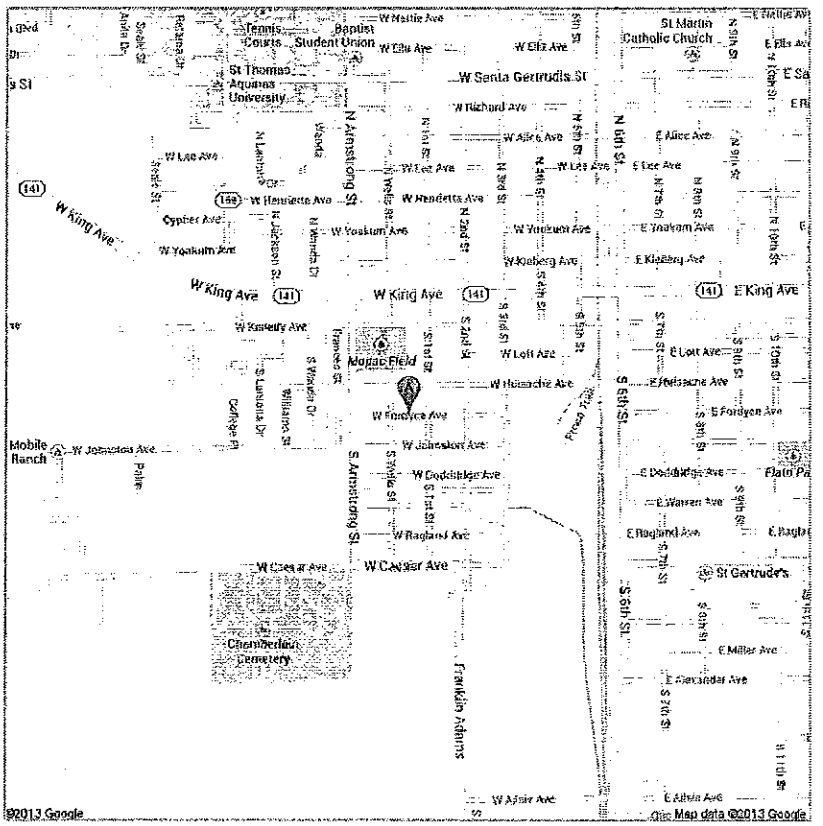
Sincerely,

Daniel Ramirez
Building Official

Google

Address **618 W Fordyce Ave**
Kingsville, TX 78363

Get Google Maps on your phone
Text the word "GMAPS" to 466453



160.2

7011 1570 0003 3833 0592

E, TEXAS 78364

042313

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 06.31[0]
0004247745 MAR 13 2013
MAILED FROM ZIP CODE 78363

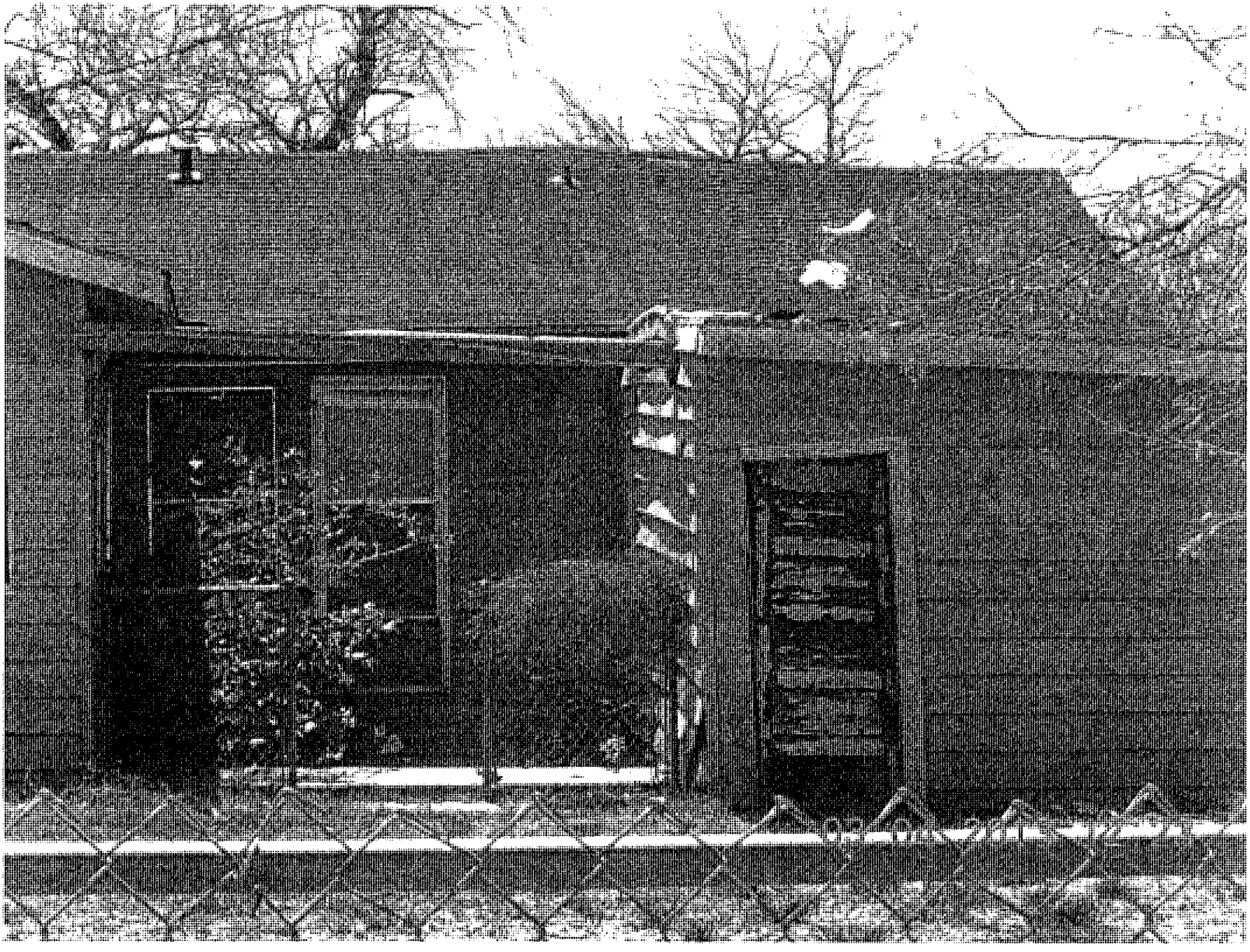
F
3/15/13
3-26-13
3-29-13

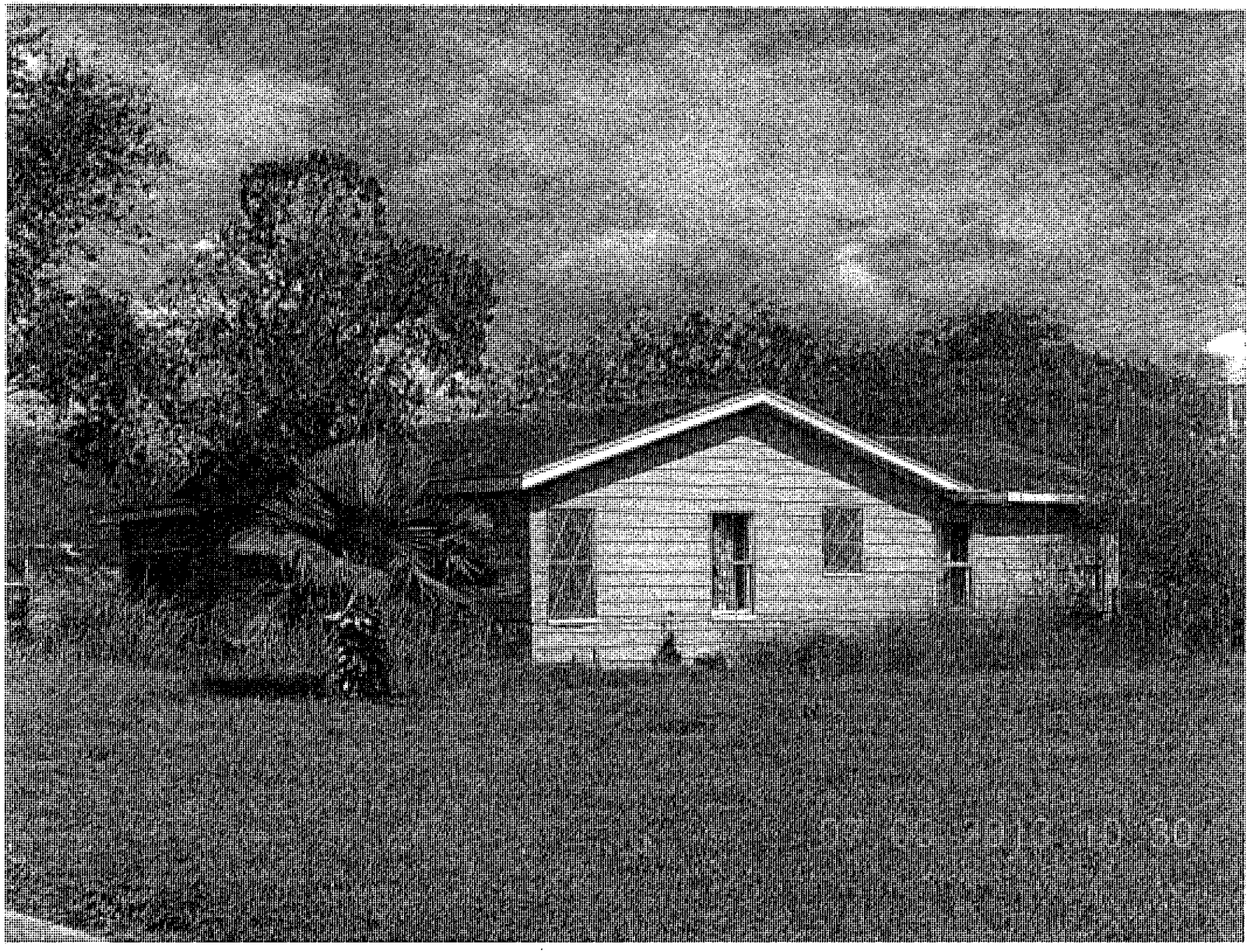
Johnny Frueler
Sarah Frueler
Brush St

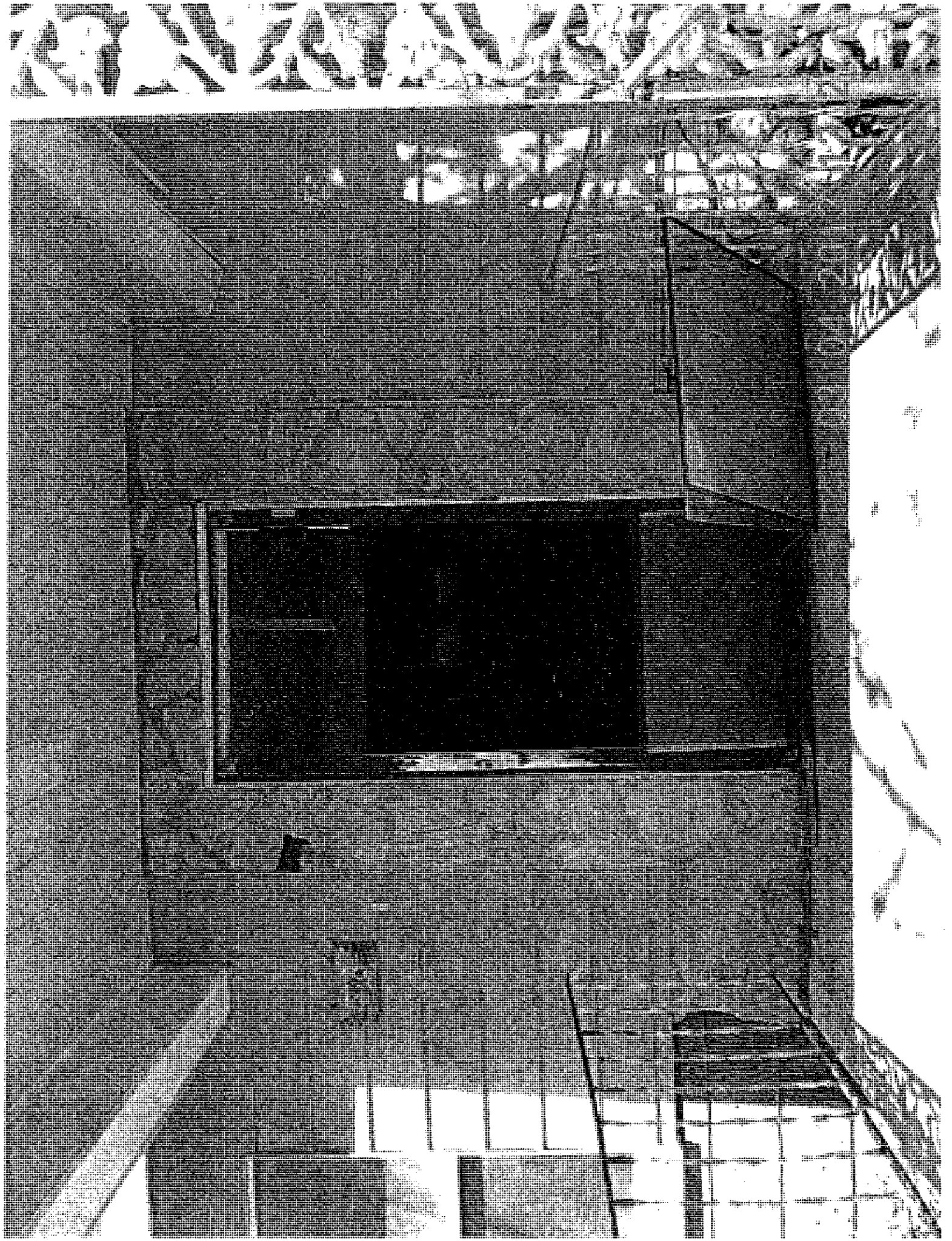
NIXTF 773 CC 1 22 04/17/13

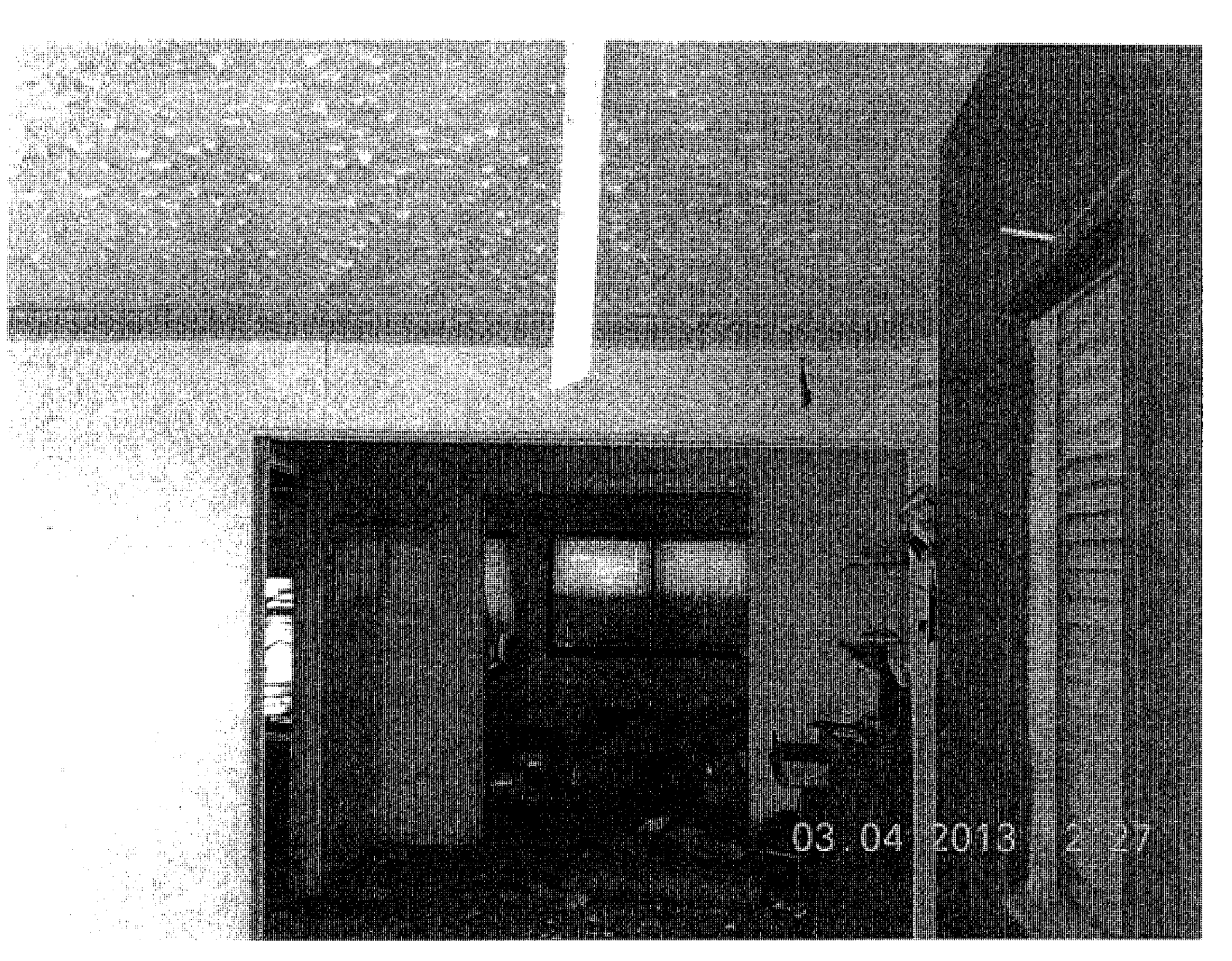
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

*0493-07756-11-45





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UNIVERSITY OF CALIFORNIA
LIBRARY

05.21.20

618 W Fudge

CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION OF 618 W Fudge ON

August 12, 2013

AT A PUBLIC HEARING OF THE CITY

3 - 10 - 23

AGENDA ITEM #11

CITY OF KINGSVILLE

ADDRESS		INSPECTOR	
626 1/2 W. KENEDY		Daniel Ramirez	
LEGAL DESCRIPTION	BLOCK		**LOT**
COOPER	AA-3,		28-30
OWNER NAME	**ADDRESS**		**CITY/STATE/ZIP**
SANDRA GUTIERREZ	8738 MIDCROWN DR.	WINDCREST, TX. 78239-2033	

PROPERTY CONDITION REPORT

	ACCEPTABLE		CONDITIONS				
	YES	NO	N/A	UNSAFE	SEVERE	HAZARD	REMEDIES
Yard		X					
Condition		X					CLEANUP
Utilities			X				
a.Elec			X				
b.Gas			X				
c.Water			X				
Roof		XHAP		XHAP			
a.Covering		XHAP			X		
b.Structure		XHAP			X		
Walls		XHAP			X		
a.Exterior		XHAP			X		
b.Interior		XHAP			X		
c.Ceilings		XHAP			X		
Windows/Doors		XBHAP			X		
a.Secured		XAP			X		
b.Condition		XHAP			X		
Foundation		XHAP			X		
a.Floors		XHAP			X		
Plumbing		XHAP			X		
Electrical		XHAP			X		

B-Broken	P-Pictures	R-Needs Repair	A-Abandoned,Dilapidated
M-Missing	D-Dirty	I-Incomplete	V-Over Grown
X-Unacceptable	H-Hazard	O-Outdated	N-Needs Repairs

ADDITIONAL CONCERNS

1. Deteriorated foundation. 2. An attractive nuisance to children. 3. A harbor for vagrants, vermin, criminals and immoral people. 4. Partially collapsed walls. 5. Exterior walls and other vertical structural members are found to be leaning. 6. Unsecured structure, 7. graffiti on walls. No remedies.

4/10/2013 Sign: Daniel Ramirez

DATE 05/08/2013 STATEMENT OF ALL TAXES DUE

SD

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

```
*****************************************************************
* PROPERTY DESCRIPTION                ACCT # 1-203-003-28000-192        *
*                                                                       *
*      COOPER, BLOCK AA-3, LOT 28-30                                    *
*                                                                       *
*                                                                       *
*                                                                       *
* TOWN      -                         LOCATION-   626 W KENEDY          *
* ACRES     -      .241                                                 *
*                                                                       *
* LAND MKT VALUE       5250           IMPR/PERS MKT VALUE    32280     *
* LAND AGR VALUE                      MKT. BEFORE EXEMPTS    37530     *
*                                     LIMITED TXBL. VALUE              *
* EXEMPTIONS GRANTED:   NONE
*****************************************************************
```

GUTIERREZ SANDRA

8738 MIDCROWN DR

WINDCREST TX 78239-2033

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2011	.00	.00	.00	.00
TAXES 2012	.00	.00	.00	.00
	.00	.00	.00	.00

TOTAL DUE 05/2013	**.00**
ACCT # 1-203-003-28000-192 TOTAL DUE 06/2013	.00
TOTAL DUE 07/2013	.00
TOTAL DUE 08/2013	.00

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	.00	.00	.00	.00
CITY OF KINGSVILLE	.00	.00	.00	.00
KINGSVILLE ISD	.00	.00	.00	.00
SOUTH TX WATER AUTH	.00	.00	.00	.00

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	279.53
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	316.08
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	560.74
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	23.23
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	1,179.58

CONDEMNATION CHECKLIST

Property Address: 1026 W Kenedy — Phone: _____
Property Owner: Sandra Gutierrez — Phone: _____
Owner's Address: 8738 Midcrown Dr Windcrest, TX 78239-2033 — Fax: _____

BEGINNING DATE	ENDING DATE	ACTION
☐ 6-24-12	6-24-12	1. Identify structure unfit for human habitation.
☐ 6-24-12	6-24-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
☐ 6-24-12	6-24-12	☐ b. Photograph property.
		3. Determine ownership from county assessment & tax collection record.
☐ 6-24-12	6-24-12	4. Obtain legal description.
☐ 6-24-12	6-24-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 6-24-12	6-24-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
4-4-13	4-4-13	
☐		7. If response is not received or is not adequate, proceed as follows:
☐ 7-12-13	7-12-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 7-12-13	7-12-13	1) Post affidavit in newspaper twice a week for one week
☐ 7-12-13	7-12-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐	7-12-13	7-12-13
☐	7-12-13	7-12-13

10. Photograph posted sign.
11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
    - ☐ a. Location Map
    - ☐ b. Photographs of the structure
    - ☐ c. Inspection report
    - ☐ d. Pre-condemnation notice
    - ☐ e. Condemnation resolution

☐	7-12-13	7-12-13

12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

☐		
☐		
☐		

13. City Council adopts condemnation resolution.
14. File Notice of Condemnation with the County Clerk.
15. Send owner(s) & other vested interests the following:
    - ☐ a. Copy of the City Council resolution.
    - ☐ b. 45-day order to demolish

☐		
☐		

16. Post 45-day Order to Demolish on structure.
17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

☐		
☐		

18. Photograph posted notice.
19. Notify utility companies to disconnect & remove services from structure for safe demolition.

☐		
☐		

20. Issue Notice to Proceed to Public Works Dir.
21. Prepare demolition cost statement consisting of:
    - ☐ a. Mailing fees
    - ☐ b. Publication fees
    - ☐ c. Demolition costs
    - ☐ d. Landfill tipping fees
    - ☐ e. Filing fees
    - ☐ f. Administrative fees
    - ☐ g. Any documentation miscellaneous costs

☐ _____ _____ 22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

Prop ID	Owner	%	Legal Description		Values			
13448	53914	100.00 R	**Geo: 120300325000192**	Effective Acres: 0.000000	Imp HS:	71,740	Market:	76,990
GUTIERREZ ANNA			COOPER, BLOCK AA-3, LOT 25-27, "DP TAX DEFERRAL 2009"		Imp NHS:	0	Prod Loss:	0
622 W KENEDY AVE					Land HS:	5,250	Appraised:	76,990
KINGSVILLE, TX 78363-5234				Acres: 0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	76,990
			Situs: 622 W KENEDY TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	DP,HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			76,990	0	76,990	0.842200	648.41

22656	54338	100.00 R	**Geo: 120300328000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	37,530
GUTIERREZ SANDRA			COOPER, BLOCK AA-3, LOT 28-30		Imp NHS:	32,280	Prod Loss:	0
8738 MIDCROWN DR					Land HS:	0	Appraised:	37,530
WINDCREST, TX 78239-2033				Acres: 0.0000	Land NHS:	5,250	Cap:	0
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	37,530
			Situs: 626 W KENEDY TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			37,530	0	37,530	0.842200	316.08

15844	50258	100.00 R	**Geo: 120300331000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	29,540
RHODE FAMILY			COOPER, BLOCK AA-3, LOT 31, 32		Imp NHS:	26,040	Prod Loss:	0
PARTNERSHIP LTD					Land HS:	0	Appraised:	29,540
1207 WARBLER DR				Acres: 0.0000	Land NHS:	3,500	Cap:	0
KERRVILLE, TX 78028-2963			State Codes: A	Map ID:	Prod Use:	0	Assessed:	29,540
			Situs: 630 W KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			29,540	0	29,540	0.842200	248.79

10723	55524	100.00 R	**Geo: 120300401000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	88,200
KEEP N STYLE LLC			COOPER, BLOCK AA-4, LOT 1-7, (FIESTA CAR WASH)		Imp NHS:	0	Prod Loss:	0
3663 CO RD 50					Land HS:	0	Appraised:	88,200
ROBSTOWN, TX 78380-5860				Acres: 0.0000	Land NHS:	88,200	Cap:	0
			State Codes: F1	Map ID:	Prod Use:	0	Assessed:	88,200
			Situs: 729 W KING TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			88,200	0	88,200	0.842200	742.82

22336	46285	100.00 R	**Geo: 120300410000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	186,010
FDH REAL ESTATE LLC			COOPER, BLOCK AA-4, LOT 8, 9, 10, 11		Imp NHS:	158,010	Prod Loss:	0
1716 ENCINO AVE					Land HS:	0	Appraised:	186,010
ALICE, TX 78332-4068				Acres: 0.0000	Land NHS:	28,000	Cap:	0
			State Codes: B	Map ID:	Prod Use:	0	Assessed:	186,010
			Situs: 711 W KING	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			186,010	0	186,010	0.842200	1,566.58

23088	46285	100.00 R	**Geo: 120300412000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	17,550
FDH REAL ESTATE LLC			COOPER, BLOCK AA-4, LOT 12-14		Imp NHS:	11,550	Prod Loss:	0
1716 ENCINO AVE					Land HS:	0	Appraised:	17,550
ALICE, TX 78332-4068				Acres: 0.0000	Land NHS:	6,000	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	17,550
			Situs: 707 W KING	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			17,550	0	17,550	0.842200	147.81

16278	46285	100.00 R	**Geo: 120300415000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000
FDH REAL ESTATE LLC			COOPER, BLOCK AA-4, LOT 15, 16		Imp NHS:	0	Prod Loss:	0
1716 ENCINO AVE					Land HS:	0	Appraised:	4,000
ALICE, TX 78332-4068				Acres: 0.0000	Land NHS:	4,000	Cap:	0
			State Codes: C	Map ID:	Prod Use:	0	Assessed:	4,000
			Situs: 703 W KING	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,000	0	4,000	0.842200	33.69

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY **22656** R
Legal Description
COOPER, BLOCK AA-3, LOT 28-30

OWNER ID
54338

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013
GUTIERREZ SANDRA
8738 MIDCROWN DR
WINDCREST, TX 78239-2033

Entities

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values

IMPROVEMENTS		32,280
LAND MARKET	+	5,250
MARKET VALUE	=	37,530
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	37,530
HS CAP LOSS	-	0
ASSESSED VALUE	=	37,530

Ref ID2: R22656
120300328000192 Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 626 W KENEDY TX

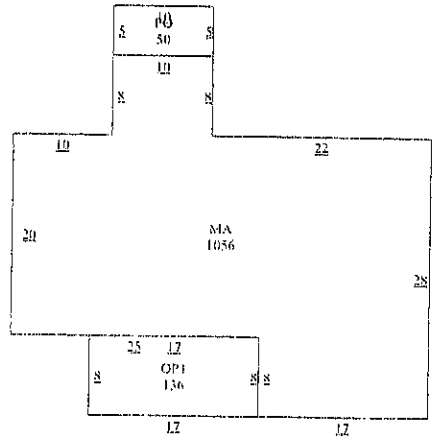
APPR VAL METHOD: Cost

GENERAL

UTILITIES		LAST APPR.	FH
TOPOGRAPHY		LAST APPR. YR	2011
ROAD ACCESS	PC	LAST INSP. DATE	04/23/2011
ZONING		NEXT INSP. DATE	
NEXT REASON			

REMARKS FOR 2011 NO VAL CHG ON ACCT PER APPR FH 4/23/11 4/26/11 VG -- FOR '11 REMOVE 2ND IMP SEG PER LR 9/17/10 4/18/11 JO -- FOR 2010 CHG HOMESITE CODE FROM "Y" TO "N" PER

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
02/23/2009	*****	GUTIERREZ ANNA	WD / 407 / 087
09/25/2008	*****	GUTIERREZ EVAN J	WD / 399 / 561
06/01/1993	*****	KLEBERG FIRST NA	OT / 83 / 977

SUBD: S203 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF4/	1,056.0	51.51	1	1950	1950	A	57,230	55%	100%	100%	100%	100%	0.55	31,470
	OP1	OPEN PORCH B	R	*/	136.0	10.30	1	1950	1950	A	1,400	55%	100%	100%	100%	100%	0.55	770
	PO	PATIO (SPECI	SP	SP/	50.0	1.25	1	1950	1950	A	60	55%	100%	100%	100%	100%	0.55	40
1.	RESIDENTIAL		STCD:	A1	1,242.0	Homesite: N					58,690							32,280

IMPROVEMENT FEATURES

Heating/Cooling	1	CF4	2,830
Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT4,RM3	0
Flooring	1	FL2	0
Plumbing	1	1	0
			2,830

SUBD: S203 100.00% NBHD:

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

I#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	A1		SPECIAL	A1	N	FF	75X140	70.00	5,250	1.00	1.00	A	5,250	NO			0.00	0
													5,250					0

Comment: F: 75 R: 75 D: 140 FF

Effective Date of Appraisal: January 1 Date Printed: 04/10/2013 03:12:15PM by MARLENEP

True Automation, Inc.

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY **22656** R
Legal Description
COOPER, BLOCK AA-3, LOT 28-30

OWNER ID
54338

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2010
GUTIERREZ SANDRA
8738 MIDCROWN DR
WINDCREST, TX 78239-2033

Entities

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values

IMPROVEMENTS		34,280
LAND MARKET	+	5,250
MARKET VALUE	=	39,530
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	39,530
HS CAP LOSS	-	0
ASSESSED VALUE	=	39,530

120300328000192

Ref ID2: R22656
Map ID PLAT

ACRES:
EFF. ACRES:

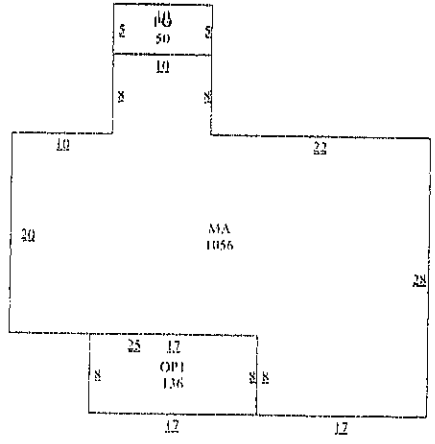
SITUS 626 W KENEDY TX

APPR VAL METHOD: Cost

GENERAL

UTILITIES		LAST APPR.	IE
TOPOGRAPHY		LAST APPR. YR	2010
ROAD ACCESS	PC	LAST INSP. DATE	08/26/2009
ZONING		NEXT INSP. DATE	
NEXT REASON			

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

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	PO	PATIO (SPEC)	SP	SP/	50.0	1.25	1	1950	1950	A	60	55%	100%	100%	100%	100%	0.55	40
1.	RESIDENTIAL		STCD: A1		1,242.0		Homesite: N				58,690							32,280

IMPROVEMENT FEATURES

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Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT4,RM3	0
Flooring	1	FL2	0
Plumbing	1	1	0
			2,830

SUBD: S203 100.00% NBHD:

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	A1		SPECIAL	A1	N	FF	75X140	70.00	5,250	1.00	1.00	A	5,250	NO			0.00	0
													5,250					0

omment: F: 75 R: 75 D: 140 FF

Effective Date of Appraisal: January 1 Date Printed: 04/10/2013 03:15:36PM by MARLENEP

True Automation, Inc.

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY 22656 R
Legal Description
COOPER, BLOCK AA-3, LOT 28-30

OWNER ID
54338

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2010
GUTIERREZ SANDRA
8738 MIDCROWN DR
WINDCREST, TX 78239-2033

Entities

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values

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ASSESSED VALUE	=	39,530

120300328000192

Ref ID2: R22656
Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 626 W KENEDY TX

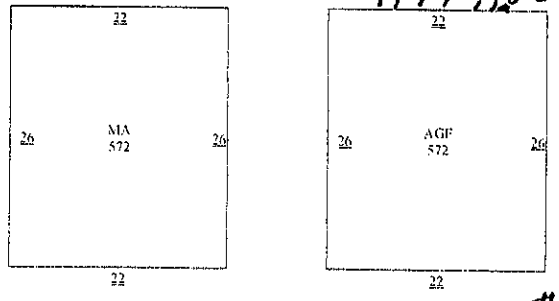
APPR VAL METHOD: Cost

GENERAL

UTILITIES		LAST APPR.	IE
TOPOGRAPHY		LAST APPR. YR	2010
ROAD ACCESS	PC	LAST INSP. DATE	08/26/2009
ZONING		NEXT INSP. DATE	
NEXT REASON			

SKETCH for Improvement #2 (RESIDENTIAL)

1144 ÷ 150



= 1716 ÷ 12 = $143.00

EXEMPTIONS

PICTURE

REMARKS FOR 2011 NO VAL CHG ON ACCT PER APPR FH 4/23/11 4/26/11 VG -- FOR '11 REMOVE 2ND IMP SEG PER LR 9/17/10 4/18/11 JO -- FOR 2010 CHG HOMESITE CODE FROM "Y" TO "N" PER

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
02/23/2009	*****	GUTIERREZ ANNA	WD / 407 / 087
09/25/2008	*****	GUTIERREZ EVAN J	WD / 399 / 561
06/01/1993	*****	KLEBERG FIRST NA	OT / 83 / 977

SUBD: S203 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF2/	572.0	26.60	1	1950	1950	F	15,220	45%	100%	100%	100%	100%	0.45	6,850
	AGF	ATTACHED GAR	R	*/	572.0	10.64	1	1950	1950	F	6,090	45%	100%	100%	100%	100%	0.45	2,740
2.	RESIDENTIAL		STCD:	A1	1,144.0	Homesite: N					2,000	(Flat Values)						9,590

IMPROVEMENT FEATURES

Plumbing	1	1	0
			0

no water
5/16/03

Anna Gutierrez
355-3493

SUBD: S203 100.00% NBHD:

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE

Effective Date of Appraisal: January 1 Date Printed: 04/10/2013 03:15:36PM by MARLENEP

True Automation, Inc.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

June 24, 2012

SANDRA GUTIERREZ
8738 MIDCROWN DR
SAN ANTONIO TEXAS 78239-2033

Re: COOPER ADD. BLOCK AA-3, LOT 28,29,30 626 W KENEDY

Dear Sir or Madam:

It has been determined that the structure at **626 W KENEDY** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair

provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS (**JULY 27, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JULY 4, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JULY 27, 2012**) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M. .

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

APRIL 4, 2013

SANDRA GUTIERREZ
8738 MIDCROWN DR
WINDCREST, TX 78239-2033

Re: COOPER, BLOCK AA-3, LOT 28-30 626 W KENEDY

Dear Sir or Madam:

It has been determined that the structure at **626 W KENEDY** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

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(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
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WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

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If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

April 10, 2013

SANDRA GUTIERREZ
8220 ROBIN REST DR
SAN ANTONIO, TX 78209

Re: COOPER, BLOCK AA – 3, LOT 28-30 626 W KENEDY

Dear Sir or Madam:

It has been determined that the structure at **626 W KENEDY** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

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Sincerely,

Daniel Ramirez
Building Official

Enclosure

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 0010

JULY 12, 2013

SANDRA GUTIERREZ
8220 ROBIN REST DRIVE
SAN ANTONIO, TX 78209

Re: **HEARING FOR PROPERTY AT 626 ½ W KENEDY**

Dear Sir or Madam:

On JUNE 24, 2012 a letter was sent from the City of Kingsville stating that your property located at **626 ½ W KENEDY** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, August 12, 2013** at **6:00 p.m.** to show because why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for August 12, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 0034

JULY 12, 2013

SANDRA GUTIERREZ
626 W KENEDY
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 626 ½ W KENEDY**

Dear Sir or Madam:

On JUNE 24, 2012 a letter was sent from the City of Kingsville stating that your property located at **626 ½ W KENEDY** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

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Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 0041

JULY 12, 2013

SANDRA GUTIERREZ
8738 MIDCROWN DR
WINDCREST, TX 78239-2033

Re: **HEARING FOR PROPERTY AT 626 ½ W KENEDY**

Dear Sir or Madam:

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Sincerely,

Daniel Ramirez
Building Official

10.2

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.46⁰
0004247745 JUL 12 2013
MAILED FROM ZIP CODE 78363

MSP
Sandra Gutierrez
8220 Robin Rest Dr
NP729

NIXIE 782 SE 1009 0007/18/13

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 78364145858 *0488-03393-12-39

78200-8458 1458

160.2

CITY KINGSV

7011 1570 0003 3833 0752

XAS 78364

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 06.11
0004247745 APR 08 201
MAILED FROM ZIP CODE 7836

042613

Sandra Gutierrez
8738 Mid crown Dr
78239-2033

NIXIE 782 4E 1 01 04/23/13
RETURN TO SENDER
ATTEMPTED NOT KNOWN
UNABLE TO FORWARD

78239-2033

*0488-05491-09-35

160.2

CITY KINGSV

7011 0110 0000 4433 0485

AS 78364

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 05.75
0004247745 JUN 26 2012
MAILED FROM ZIP CODE 78363

070512

Sandra Gutierrez
8738 Mid Crown Dr
78239-2033

S NIXIE 782 CC 1 86 07/01/12
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
*2093 02379 30 11

Ned

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.46⁰
0004247745 APR 08 2013
MAILED FROM ZIP CODE 78363

Not Here!

Sandra Gutierrez
8738 Mid Town Dr
San Antonio, TX 78239-2023

U NIXIE 782 5E 3 00 04/22/13

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 78364145858 *0588 03765 08 35

78364-1458

CERTIFIED MAIL

1602.

CITY OF KINGSVILLE

7011 1570 0003 3833 0813

78364

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 06.31⁰
0004247745 APR 11 2013
MAILED FROM ZIP CODE 78363

NSL

042513

Sandra Gutierrez
8220 Robin Rest Dr
San Antonio, TX 78209

NIXIE 782 CE 1 01 04/19/13

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

*1310-17389-11-40

78208-2436

1402

CERTIFIED MAIL

CITY OF KINGSVILLE

073013

7011 0110 0000 4433 0041

UNITED STATES POSTAGE

$06.11

MAILED FROM ZIP CODE

Sandra Gutierrez
8738 McCann Dr
78234-2033

NIXIE 782 CE 1009 0107/27/13

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

*1310-13285-12-45

587 78234-2033

CERTIFIED MAIL

CITY OF KINGSVILLE

78364

7011 0110 0000 4433 0010

UNITED STATES POSTAGE

$06.11

MAILED FROM ZIP CODE

Sandra Gutierrez
8220 Robin Rest Dr
78209

NIXIE 782 CE 1009 0107/28/13

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

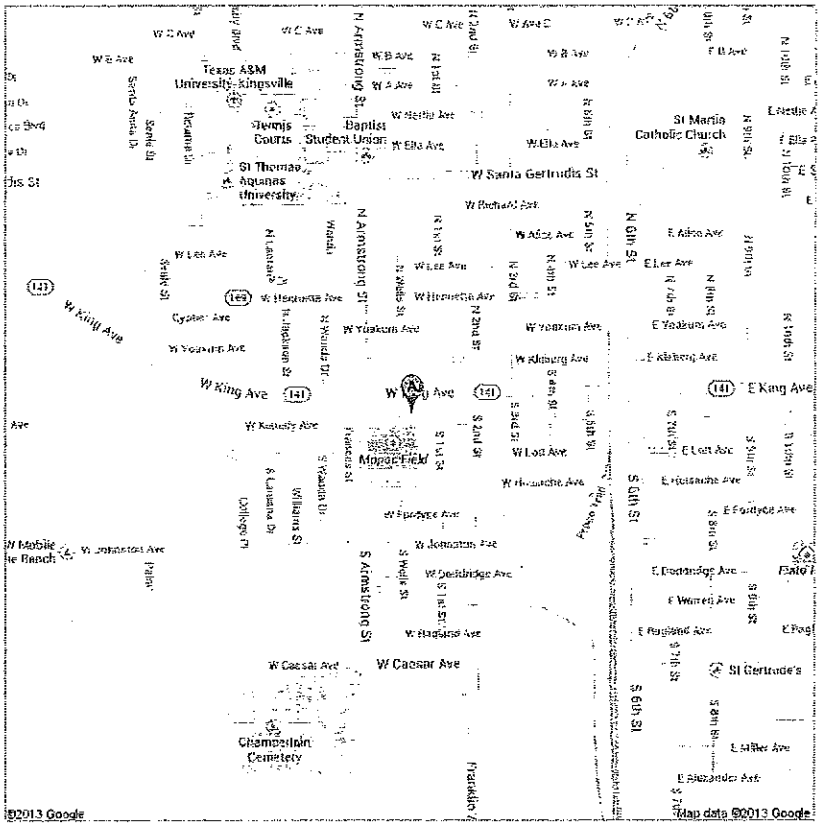
*1310-13286-12-45

78209-2436

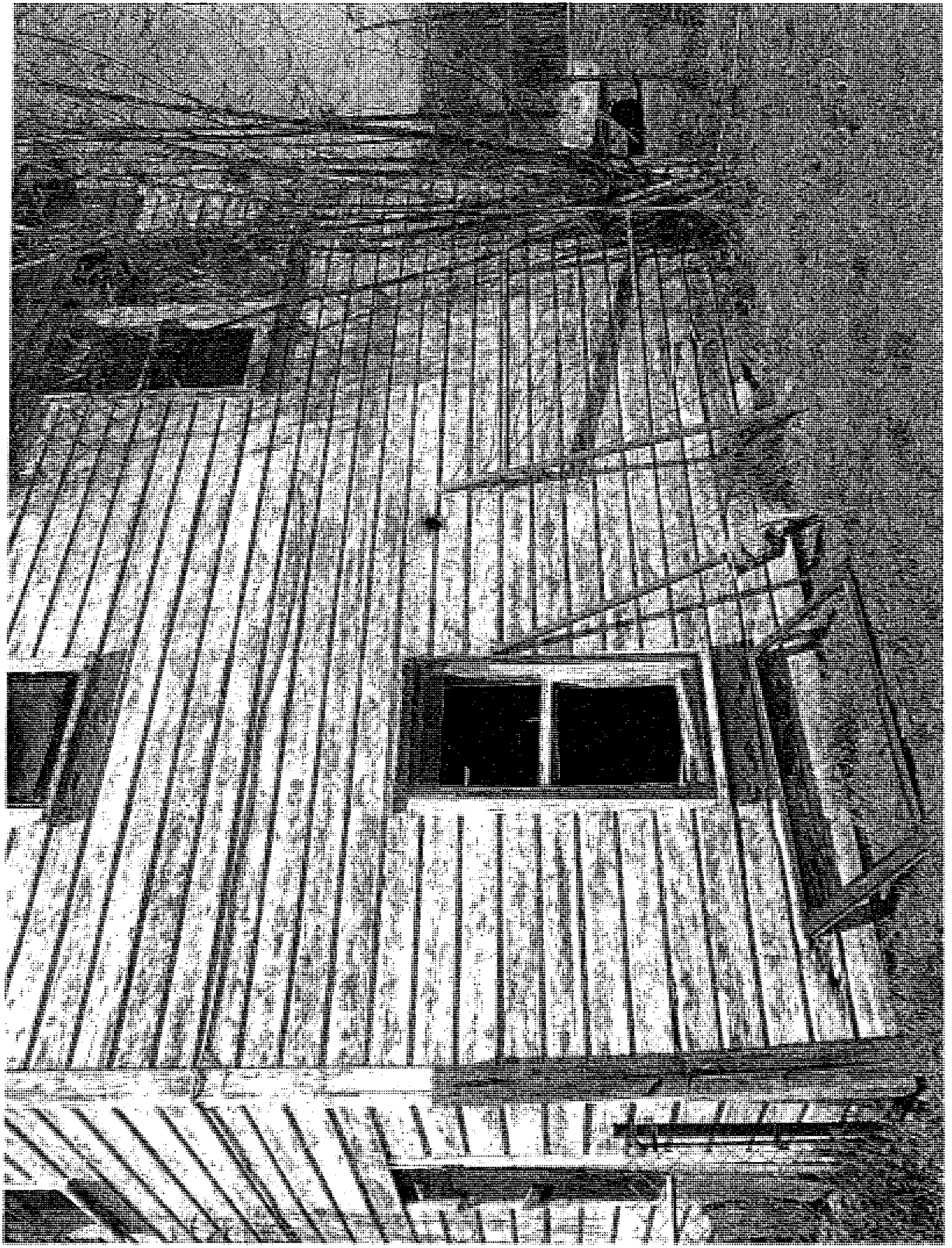
Google

Address **626 W Kenedy Ave**
Kingsville, TX 78363

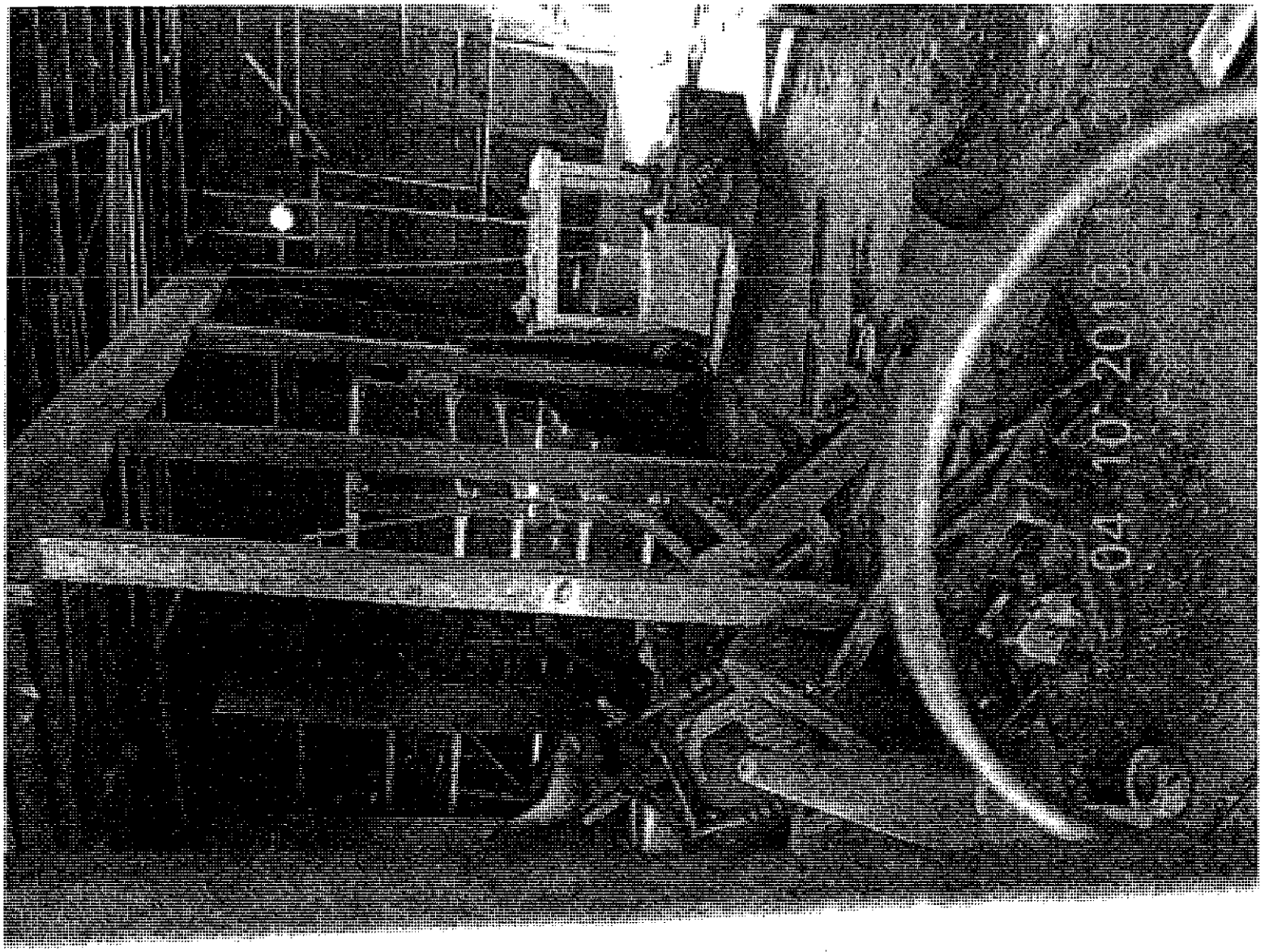
Get Google Maps on your phone
Text the word "GMAPS" to 466453

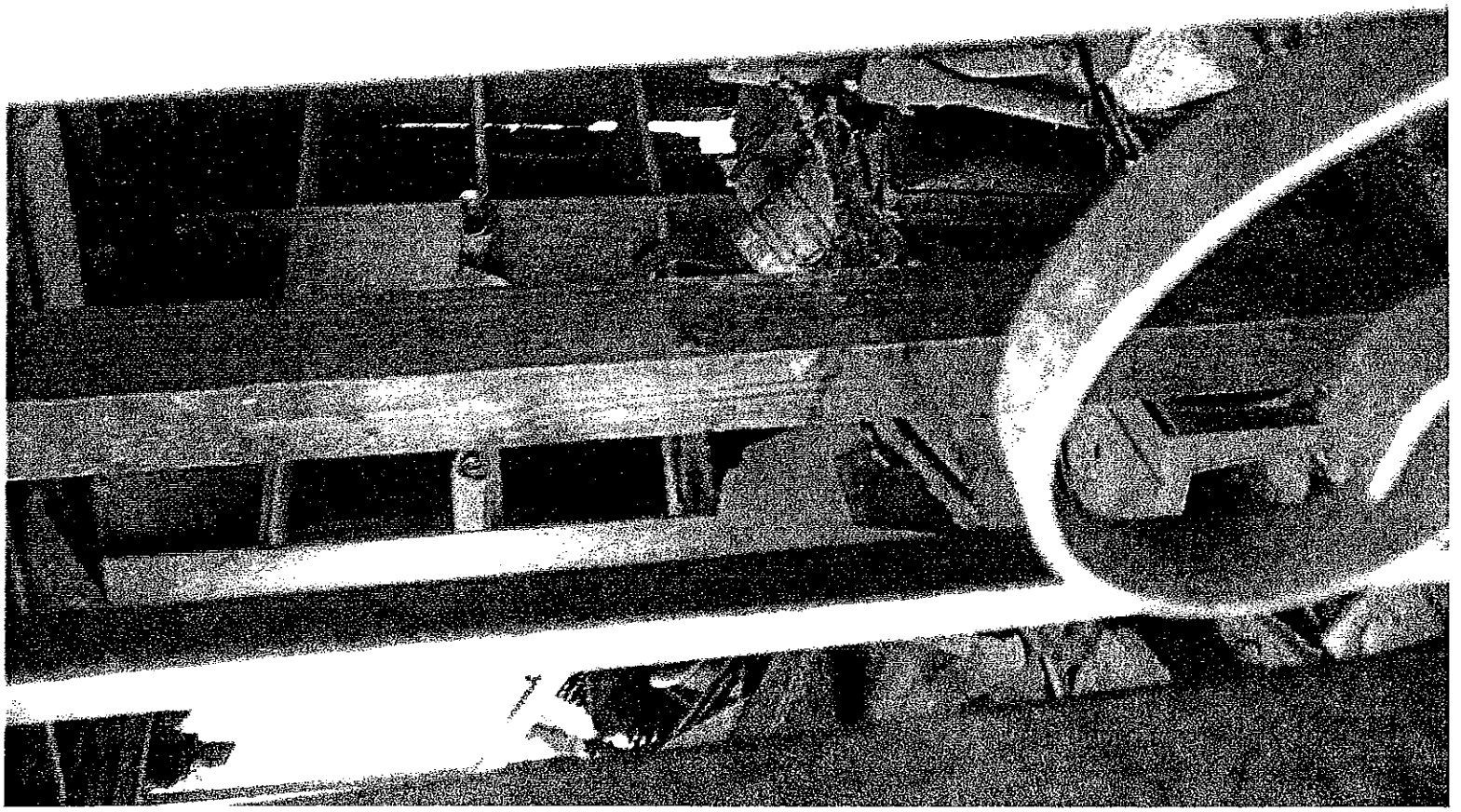


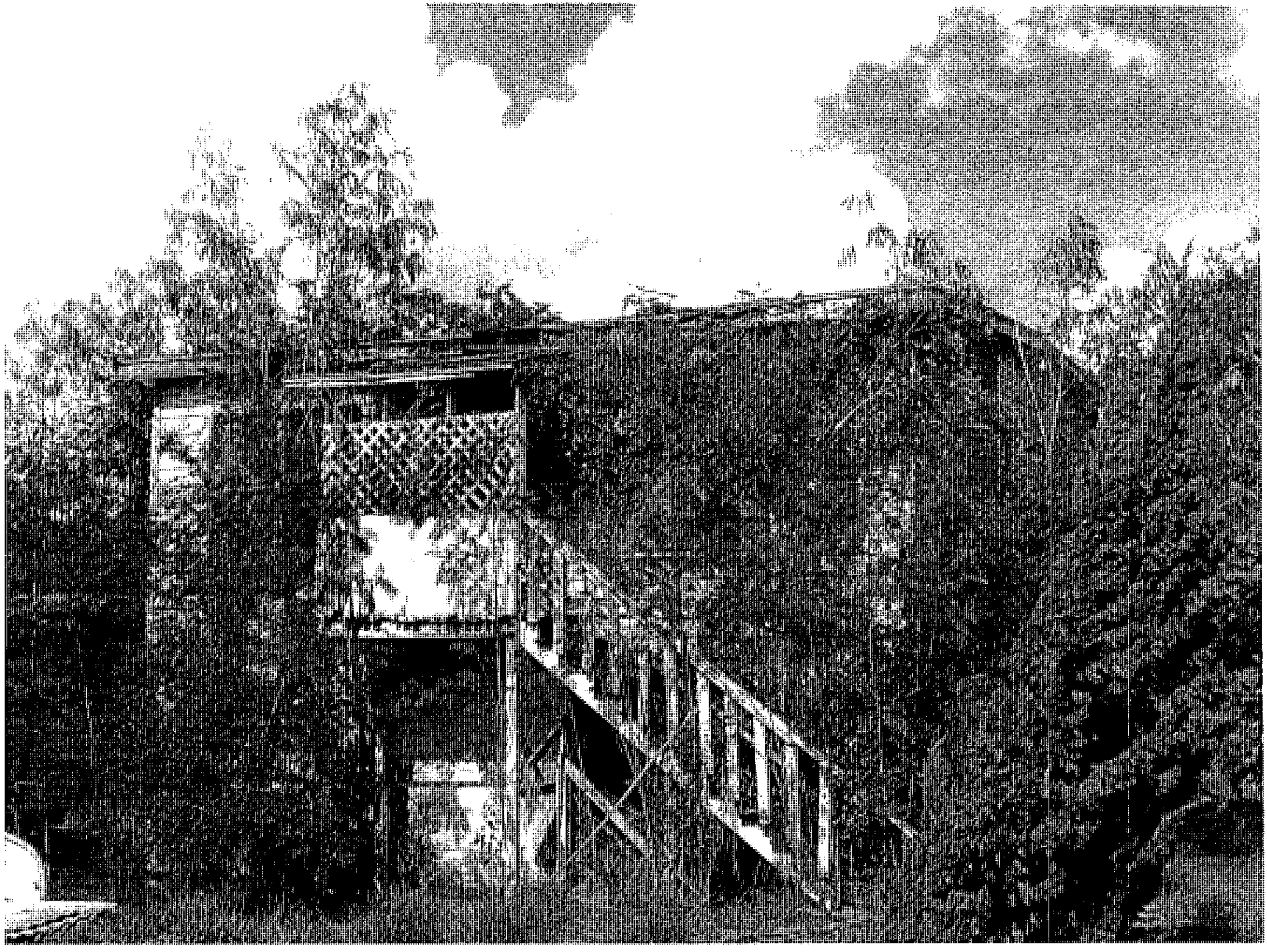
#7
Rolla
KING
KYU

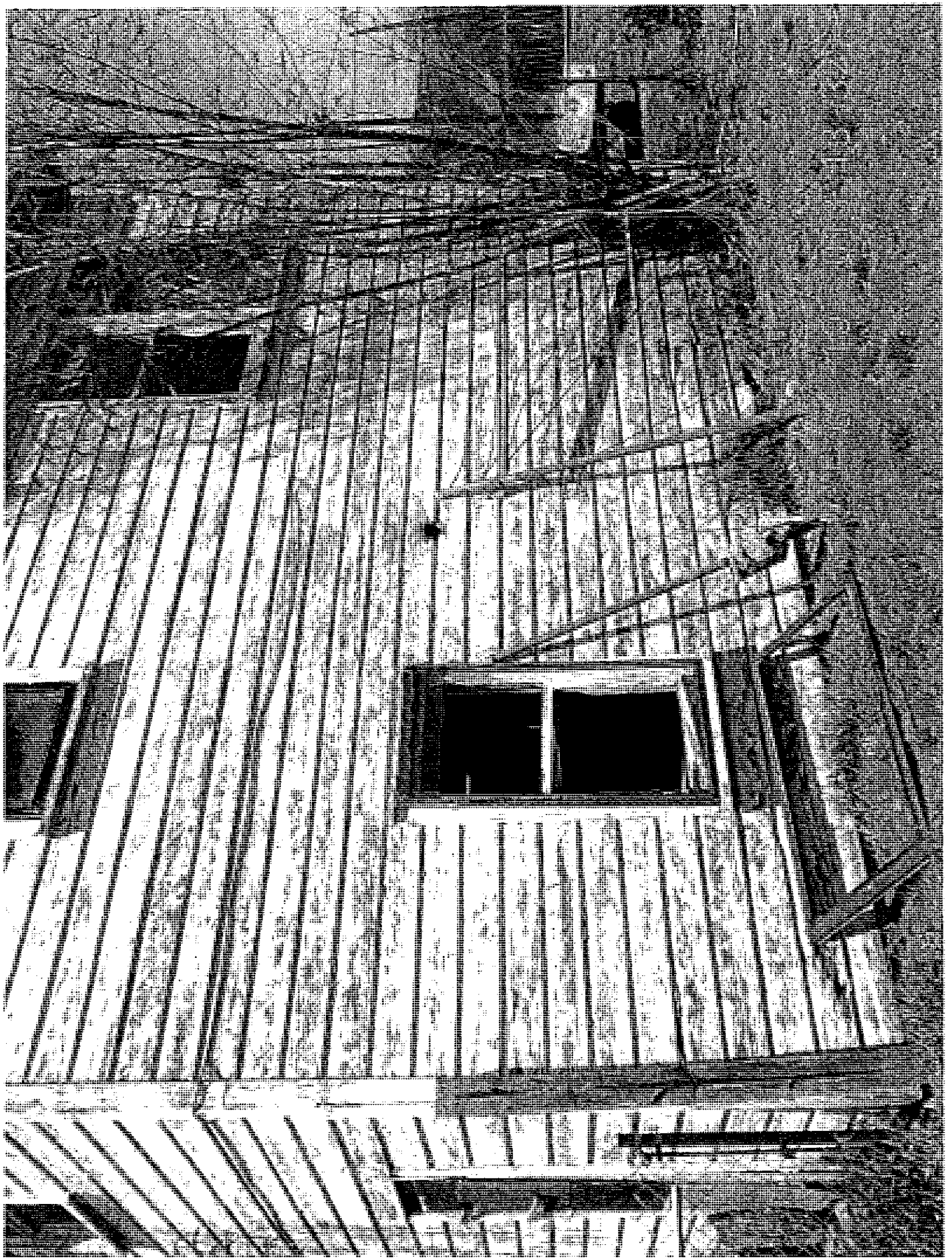


BUCK
#7
Rodeo
KING
KY
04 10 92









AGENDA ITEM #12

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
816 E. DODDRIDRIGE		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
RETAMA PARK	5	08-Jan
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
JACK TRUMAN	816 E. DODDRIDGE	KINGSVILLE, TEXAS 78363-S718

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		H,AB,	1,2
Yard						
Condition			X		H,AB,OV	1
Utilities						
Electric			X		M	
Gas			X		M	
Water			X		M	
Roof						
Covering			X		H,AB	
Structure			X		H,AB	
Walls						
Exterior			X		H,AB	4
Interior			X		H,AB	
Ceilings			X		H,AB	
Windows/Doors						
Secured			X		H,AB,B	2,3
Condition			X		H,AB,B	
Foundation						
Exterior			X		H,B	
Interior			X		H,B	
Plumbing			X		H,M	
Electrical			X		H,M	

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown

COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, VERMIN, CRIMINAL, AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF

SIGNATURE: Daniel Ramirez DATE: 5-18-12

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

reinspect 4-4-13

CONDEMNATION CHECKLIST

Property Address: 816 E Doddridge Phone: _____
Property Owner: Jack W Turner Phone: _____
Owner's Address: 816 E Doddridge Fax: _____
Kingsville, TX 78363

BEGINNING DATE	ENDING DATE	ACTION
☐ 5-18-12	5-18-12	1. Identify structure unfit for human habitation.
☐ 5-18-12	5-18-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
☐ 5-18-12	5-18-12	☐ b. Photograph property.
		3. Determine ownership from county assessment & tax collection record.
☐ 5-18-12	5-18-12	4. Obtain legal description.
☐ 5-18-12	5-18-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 5-18-12	5-18-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
4-4-13	4-4-13	
☐ 4-4-13	4-4-13	7. If response is not received or is not adequate, proceed as follows:
☐ 7-12-13	7-12-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 7-12-13	7-12-13	1) Post affidavit in newspaper twice a week for one week
☐ 7-12-13	7-12-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ _____ _____ 22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

DATE 04/05/2013

DG

STATEMENT OF ALL TAXES DUE

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

PROPERTY DESCRIPTION ACCT # 1-563-005-08000-192

RETAMA PARK, BLOCK 5, LOT 8

TOWN -
ACRES - .256

LOCATION- 816 E DODDRIDGE

LAND MKT VALUE 6380
LAND AGR VALUE

IMPR/PERS MKT VALUE 17750
MKT. BEFORE EXEMPTS 24130
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE SUIT NO. 7336C

TRUMAN JACK W EST

816 E DODDRIDGE AVE

KINGSVILLE TX 78363-5718

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 1998	492.93	902.06	209.25	1,604.24
TAXES 2001	512.96	754.05	190.06	1,457.07
TAXES 2002	590.80	797.57	208.25	1,596.62
TAXES 2003	559.96	688.75	187.30	1,436.01
TAXES 2004	554.21	615.18	233.88	1,403.27
TAXES 2005	720.72	713.51	286.85	1,721.08
TAXES 2006	654.83	569.72	244.91	1,469.46
TAXES 2007	681.40	511.06	238.50	1,430.96
TAXES 2008	680.45	428.69	221.83	1,330.97
TAXES 2009	689.22	351.50	208.14	1,248.86
TAXES 2010	712.97	278.06	198.21	1,189.24
TAXES 2011	752.58	203.20	191.16	1,146.94
TAXES 2012	758.40	83.43	.00	841.83
	8,361.43	6,896.78	2,618.34	17,876.55

ACCT # 1-563-005-08000-192

TOTAL DUE 04/2013	17,876.55
TOTAL DUE 05/2013	17,981.83
TOTAL DUE 06/2013	18,087.20
TOTAL DUE 07/2013	18,379.13

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	2,131.80	1,873.39	677.32	4,682.51
CITY OF KINGSVILLE	2,404.21	2,063.71	761.62	5,229.54
SOUTH TX WATER AUTH	210.39	206.02	69.10	485.51
KINGSVILLE ISD	3,615.03	2,753.66	1,110.30	7,478.99

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	179.72
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	203.22
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	14.93
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	360.53
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	758.40

ATTY DAT 10/23/2009 CONTRCT DTE

JUDGEMENT DATE 03/29/2010

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY **17295** R

Legal Description
RETAMA PARK, BLOCK 5, LOT 8

OWNER ID
47765

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013

TRUMAN JACK W EST
816 E DODDRIDGE AVE
KINGSVILLE, TX 78363-5718

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values		
IMPROVEMENTS		17,750
LAND MARKET	+	6,380
MARKET VALUE	=	24,130
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	24,130
HS CAP LOSS	-	0
ASSESSED VALUE	=	24,130

156300508000192

Ref ID2: R17295
Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 816 E DODDRIDGE

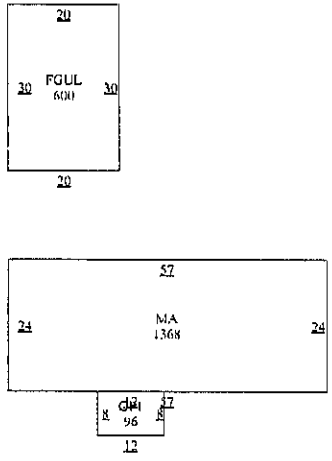
APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2013
ROAD ACCESS	LAST INSP. DATE	04/17/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		

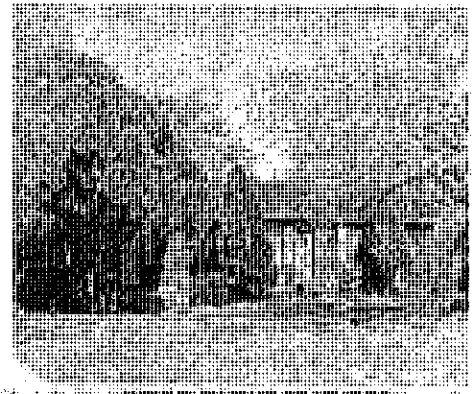
REMARKS FOR 2013 ADD FF TABLE FF80D140 PER IE 4/17/13 JO -- FOR 2011 NO VAL CHG ON ACCT PER APPR LR 4/15/11 4/18/11 VG -- FOR 2008 NO VALUE CHG PER LR/RC 4/1/08 MM -- FOR

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
02/10/1999	ADDNS		A	2,400

SALE DT	PRICE	GRANTOR	DEED INFO
06/25/2004	*****	TRUMAN JACK W	DEATH / /
03/07/1995	*****	LIETZ STEVEN LEE	OT / 113 / 374
01/01/1988	*****	MORTGAGE INVESTM	OT / 5 / 821

SUBD: S563 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF3/	1,368.0	40.83	1	1945	1945		61,080	45%	100%	60%	100%	100%	0.27	16,490
	OP1	OPEN PORCH B	R	*/	96.0	8.17	1	1945	1945		780	45%	100%	60%	100%	100%	0.27	210
	FGUL	FRAME UNFINI	R	*/	600.0	6.47	1	1945	1945		3,880	45%	100%	60%	100%	100%	0.27	1,050
1.	RESIDENTIAL		STCD:	A1	2,064.0		Homesite: N				65,740							17,750

IMPROVEMENT FEATURES

[illegible]	1	CP1	[illegible]
[illegible]	1	[illegible]	[illegible]
[illegible]	1	FD8	0
Exterior Wall	1	EW2	0
Interior Finish	1	IN4	0
Roof Style		RT3,RM1	0
Flooring	1	FL9	0
			5,226

SUBD: S563 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	A1		FF80D140	A1	N	FF	79.8X140	80.00	6,380	1.00	1.00	A	6,380	NO			0.00	0
													6,380					0

Comment: F: 79.8 R: 79.8 FF

Effective Date of Appraisal: January 1 Date Printed: 07/09/2013 09:10:50AM by MARLENEP

True Automation, Inc.

Prop ID	Owner	%	Legal Description			Values		
15016	20795	100.00 R	**Geo: 156300502000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	6,540
MOYA SYLVIA DE LA PAZ			RETAMA PARK, BLOCK 5, LOT 2		Imp NHS:	0	Prod Loss:	0
PO BOX 5264					Land HS:	0	Appraised:	6,540
KINGSVILLE, TX 78364-5264				Acres: 0.0000	Land NHS:	6,540	Cap:	0
			State Codes: C	Map ID:	Prod Use:	0	Assessed:	6,540
			Situs: 807 E JOHNSTON	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			6,540	0	6,540

23366	53802	100.00 R	**Geo: 156300503000192**	Effective Acres: 0.000000	Imp HS:	37,830	Market:	44,170
REYES SANDI			RETAMA PARK, BLOCK 5, LOT 3		Imp NHS:	0	Prod Loss:	0
ANGEL MORENO					Land HS:	6,340	Appraised:	44,170
813 E JOHNSTON AVE				Acres: 0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-5758			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	44,170
			Situs: 813 E JOHNSTON	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			44,170	0	44,170

15798	44673	100.00 R	**Geo: 156300504000192**	Effective Acres: 0.000000	Imp HS:	23,950	Market:	30,490
BUJANO JACQUELINE TERESA			RETAMA PARK, BLOCK 5, LOT 4		Imp NHS:	0	Prod Loss:	0
821 E JOHNSTON AVE					Land HS:	6,540	Appraised:	30,490
KINGSVILLE, TX 78363-5758				Acres: 0.0000	Land NHS:	0	Cap:	0
			State Codes: B	Map ID: PLAT	Prod Use:	0	Assessed:	30,490
			Situs: 821 E JOHNSTON	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			30,490	0	30,490

24114	53608	100.00 R	**Geo: 156300505000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	25,030
TEXAS HOUSING			RETAMA PARK, BLOCK 5, LOT 5		Imp NHS:	18,760	Prod Loss:	0
707 S 13TH ST					Land HS:	0	Appraised:	25,030
KINGSVILLE, TX 78363-6413				Acres: 0.0000	Land NHS:	6,270	Cap:	0
			State Codes: B	Map ID:	Prod Use:	0	Assessed:	25,030
			Situs: 707 S 13TH ST TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			25,030	0	25,030

16527	51262	100.00 R	**Geo: 156300506000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	25,330
KINSEY DAVID			RETAMA PARK, BLOCK 5, LOT 6		Imp NHS:	19,310	Prod Loss:	0
13728 OLD PAINT DR					Land HS:	0	Appraised:	25,330
VICTORVILLE, CA 92392-9718				Acres: 0.0000	Land NHS:	6,020	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	25,330
			Situs: 721 S 13TH ST	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			25,330	0	25,330

24888	53609	100.00 R	**Geo: 156300507000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	30,830
MICHALK ODIS F			RETAMA PARK, BLOCK 5, LOT 7		Imp NHS:	24,030	Prod Loss:	0
ETUX JANICE K					Land HS:	0	Appraised:	30,830
1139 W LEE AVE				Acres: 0.0000	Land NHS:	6,800	Cap:	0
KINGSVILLE, TX 78363-3409			State Codes: B	Map ID: PLAT	Prod Use:	0	Assessed:	30,830
			Situs: 824 E DODDRIDGE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			30,830	0	30,830

17295	47765	100.00 R	**Geo: 156300508000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	24,130
TRUMAN JACK W EST			RETAMA PARK, BLOCK 5, LOT 8		Imp NHS:	17,750	Prod Loss:	0
816 E DODDRIDGE AVE					Land HS:	0	Appraised:	24,130
KINGSVILLE, TX 78363-5718				Acres: 0.0000	Land NHS:	6,380	Cap:	0
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	24,130
			Situs: 816 E DODDRIDGE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			24,130	0	24,130

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

May 18, 2012

Jack W Truman EST
816 E Doddridge
Kingsville TX 78363

Re: RETAMA PARK, BLOCK 5, LOT 8 **816 E DODDRIDGE**

To Whom It May Concern

I am following up on a complaint regarding a VACANT PREMISIS at the above referenced address. You should be aware that Section 311 of the International Fire Code, 2009 Edition states

- Sec 311.2 Safeguarding vacant premises requires that such building shall be secured
- Sec 311.2.I Requires all exterior openings be boarded, locked, blocked, or otherwise prctect to prevent entry

For your information I have attached copies of our fire code. Please have the building secured by May 31, 2012 so that it will comply with our city's requirements.

Thank you in advance for your cooperation in this matter. If you have any questions, please feel free to contact me at (361) 595-8021. I am in the office from 8:00 am. - 5:00 pm., Monday through Friday, or you may leave me a message and I will return your call as soon as possible

Respectfully,

Abel Carrillo
Building Official
City of Kingsville

CITY OF KINGSVILLE

June 4, 2012

Jack W Truman EST
816 E Doddridge
Kingsville TX 78363

SECOND NOTICE

Re: RETAMA PARK, BLOCK 5, LOT 8 **816 E DODDRIDGE**

To Whom It May Concern

I am following up on a complaint regarding a VACANT PREMISIS at the above referenced address. You should be aware that Section 311 of the International Fire Code, 2009 Edition states

- Sec 311.2 Safeguarding vacant premises requires that such building shall be secured
- Sec 311.2.1 Requires all exterior openings be boarded, locked, blocked, or otherwise protect to prevent entry

For your information I have attached copies of our fire code. Please have the building secured by June 18, 2012 so that it will comply with our city's requirements.

Thank you in advance for your cooperation in this matter. If you have any questions, please feel free to contact me at (361) 595-8021. I am in the office from 8:00 am. - 5:00 pm., Monday through Friday, or you may leave me a message and I will return your call as soon as possible

Respectfully,

Abel Carrillo
Building Official
City of Kingsville
200 E KLEBERG
KINGSVILLE TEXAS 78363

NOTICE

SECTION 311
VACANT PREMISES

311.1 General. Temporarily unoccupied buildings, structures, premises or portions thereof, including tenant spaces, shall be safeguarded and maintained in accordance with this section.

311.2.1 Security. Exterior and interior openings accessible to other tenants or unauthorized *persons* shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals. The *fire code official* is autho-

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

CITY OF KINGSVILLE

June 20, 2012

Jack W Truman EST
816 E Doddridge
Kingsville TX 78363

FINAL NOTICE

Re: RETAMA PARK, BLOCK 5, LOT 8

816 E DODDRIDGE

To Whom It May Concern

I am following up on a complaint regarding a VACANT PREMISIS at the above referenced address. You should be aware that Section 311 of the International Fire Code, 2009 Edition states

- Sec 311.2 Safeguarding vacant premises requires that such building shall be secured
- Sec 311.2.1 Requires all exterior openings be boarded, locked, blocked, or otherwise protect to prevent entry

For your information I have attached copies of our fire code. Please have the building secured by June 30, 2012 so that it will comply with our city's requirements.

Thank you in advance for your cooperation in this matter. If you have any questions, please feel free to contact me at (361) 595-8021. I am in the office from 8:00 am. - 5:00 pm., Monday through Friday, or you may leave me a message and I will return your call as soon as possible

Respectfully,

Abel Carrillo
Building Official
City of Kingsville
200 E KLEBERG
KINGSVILLE TEXAS 78363

NOTICE

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

APRIL 4, 2013

JACK W TRUMAN EST
816 E DODDRIDGE
KINGSVILLE, TX 78363

Re: RETAMA PARK, BLOCK 5 LOT 8 816 E DODDRIDGE

Dear Sir or Madam:

It has been determined that the structure at **816 E DODDRIDGE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4432 5023

JULY 12, 2013

JACK W TRUMAN EST
816 E DODDRIDGE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 816 E DODDRIDGE**

Dear Sir or Madam:

On MAY 18, 2012 a letter was sent from the City of Kingsville stating that your property located at **816 E DODDRIDGE** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, August 12, 2013** at **6:00 p.m.** to show because why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for August 12, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

100.2

CITY OF KINGSVILLE

7011 0110 0000 4431 7318

XAS 78364

Vacant

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 05.75⁰
0004247745 MAY 21 2012
MAILED FROM ZIP CODE 78363

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VACANT
UNABLE TO FORWARD
ATTEMPTED - NOT KNOWN
UNCLAIMED ☐ REFUSED
NO SUCH STREET - NUMBER
DO NOT REMAIL IN THIS ENVELOPE
INSUFFICIENT ADDRESS
NO MAIL RECEPTACLE
NOT DELIVERABLE

Jack W Truman Est
816 E Doddridge
Kingsville, TX 78363

100.2

CITY OF KINGSVILLE

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.45⁰
0004247745 MAY 21 2012
MAILED FROM ZIP CODE 78363

Jack W Truman, Est
816 E Doddridge
Kingsville TX 78363

MIXIE 782 4E 1 08 05/25/12
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 78364145058 *0588-03175-21-36

7806385718
78364@1458

160.2

CITY OF KINGSVILLE

7011 0110 0000 4433 0409

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UNITED STATES POSTAGE
PITNEY BOWES
$ 05.75°
0004247745
MAILED FROM ZIP CODE 78363

VACANT

☐ MOVED, LEFT NO ADDRESS
☐ NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
☐ ATTEMPTED - NOT KNOWN
☐ UNCLAIMED ☐ REFUSED
☐ NO SUCH STREET - NO NUMBER
☐ DO NOT REMAIL IN THIS ENVELOPE
☐ INSUFFICIENT ADDRESS
☐ NO MAIL RECEIVABLE
☐ BOX CLOSED - NO MAIL

Jack W Truman EST
816 E Doddridge
Kingsville, TX 78363

160.2

CITY OF KINGSVILLE

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.46°
0004247745 APR 08 2013
MAILED FROM ZIP CODE 78363

Jack W Truman Est
816 E Doddridge
Kingsville, TX 78363

NIXIE 782 SE 1 00 04/13/13
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

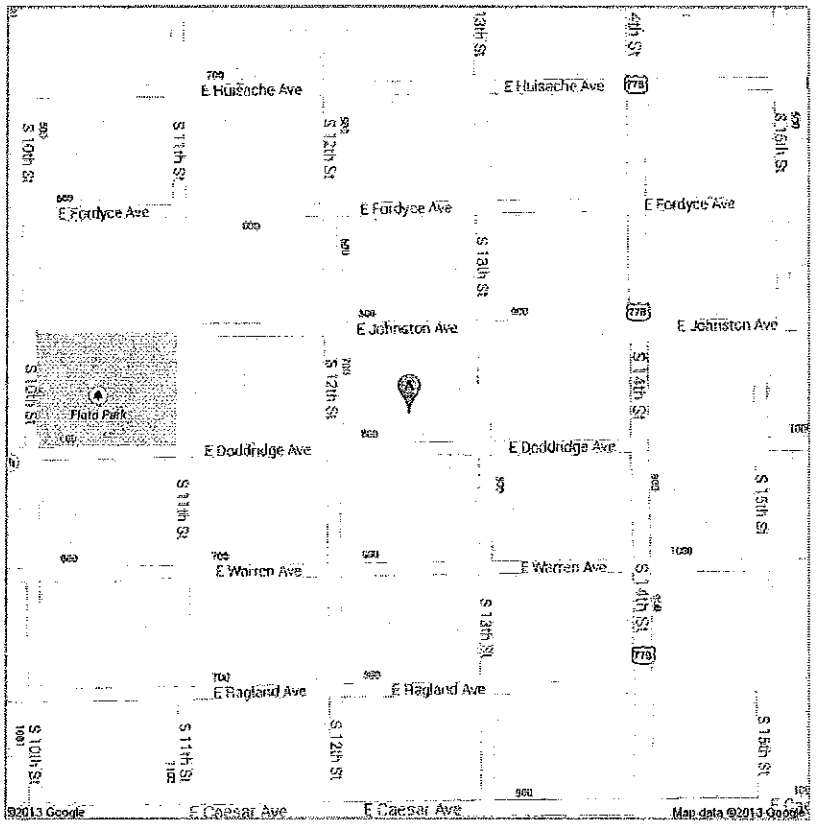
BC: 78364145858 *0488-00723-08-35

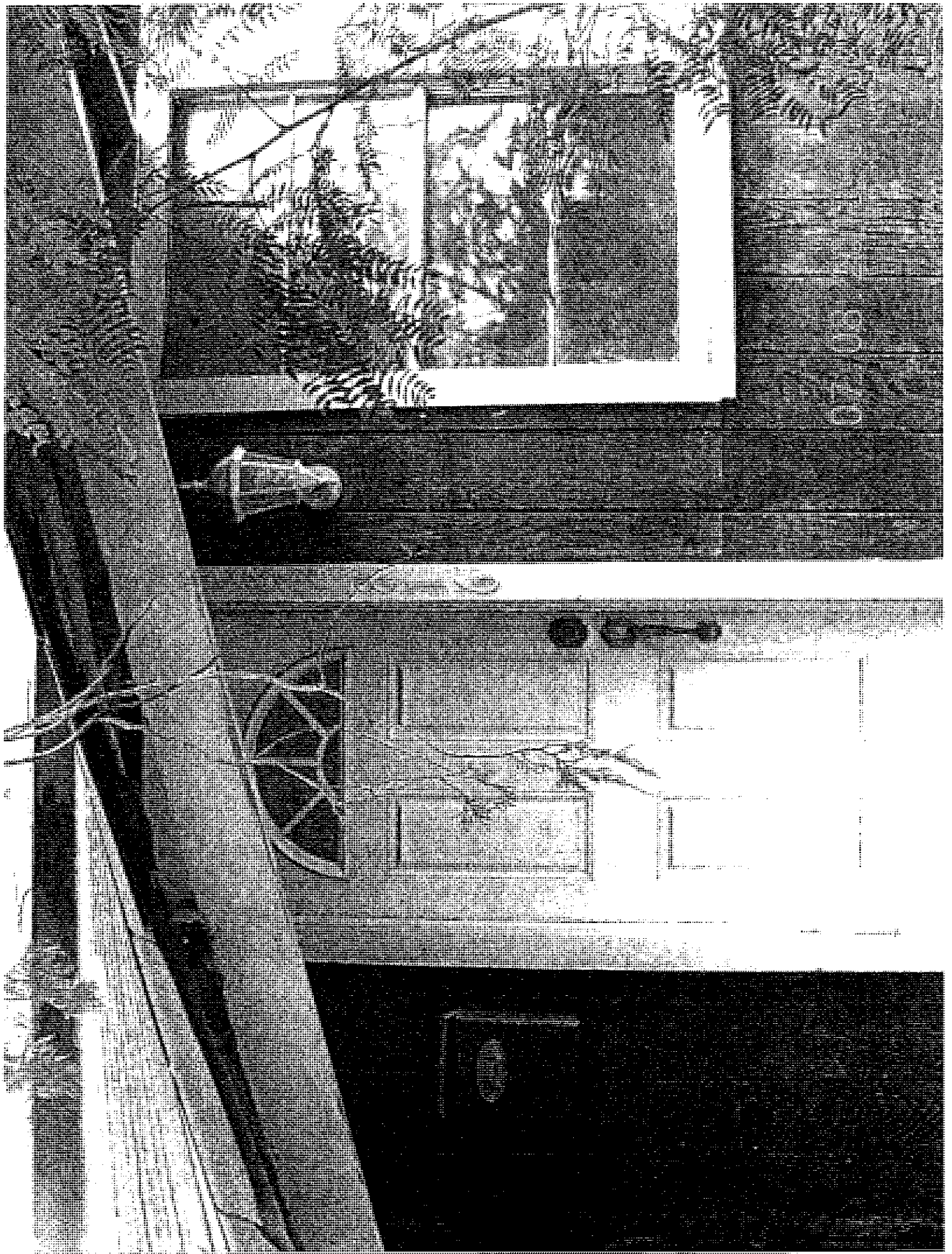
78364-1458

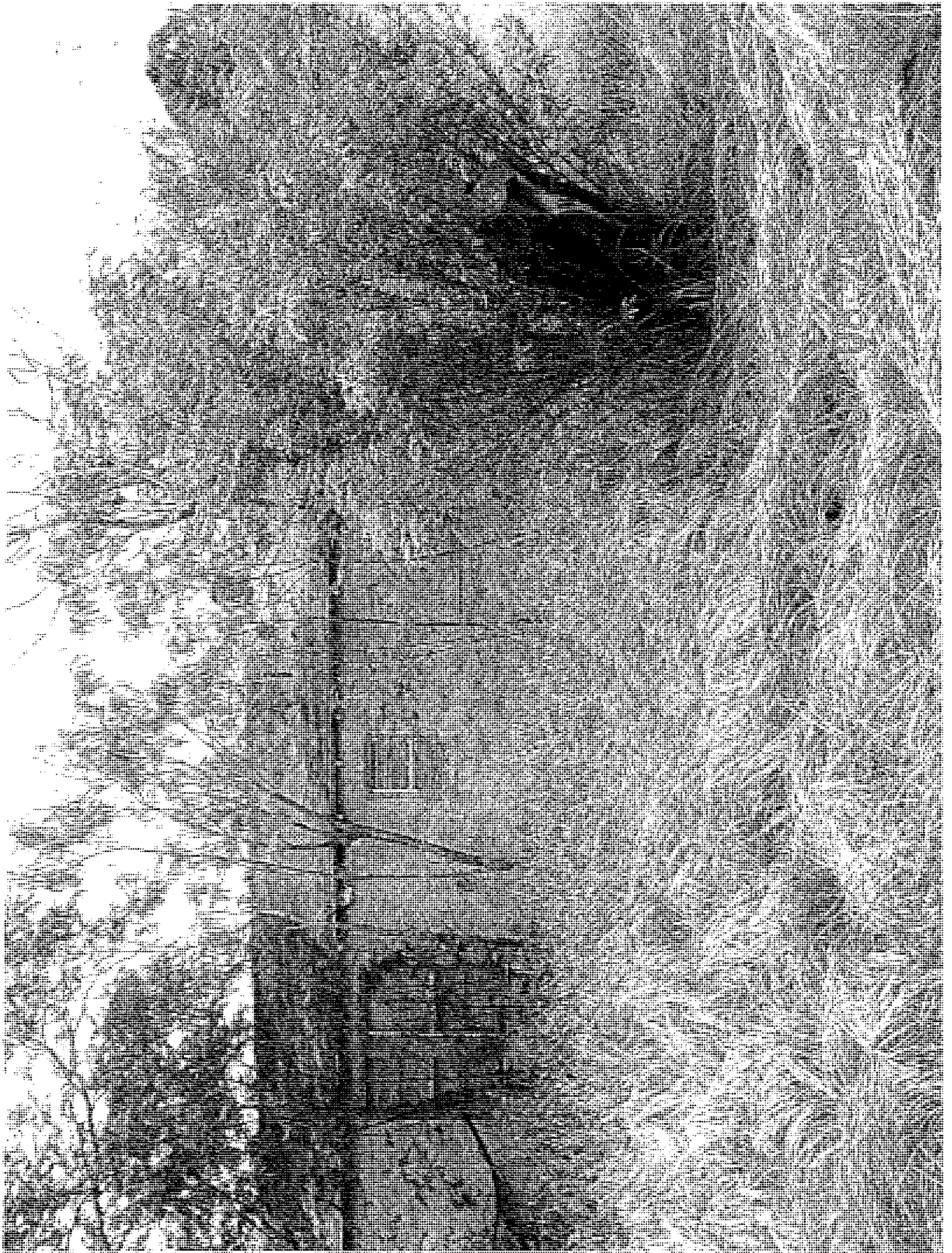
Google

Address **816 E Doddridge Ave**
Kingsville, TX 78363

Get Google Maps on your phone
Text the word "GMAPS" to 466453







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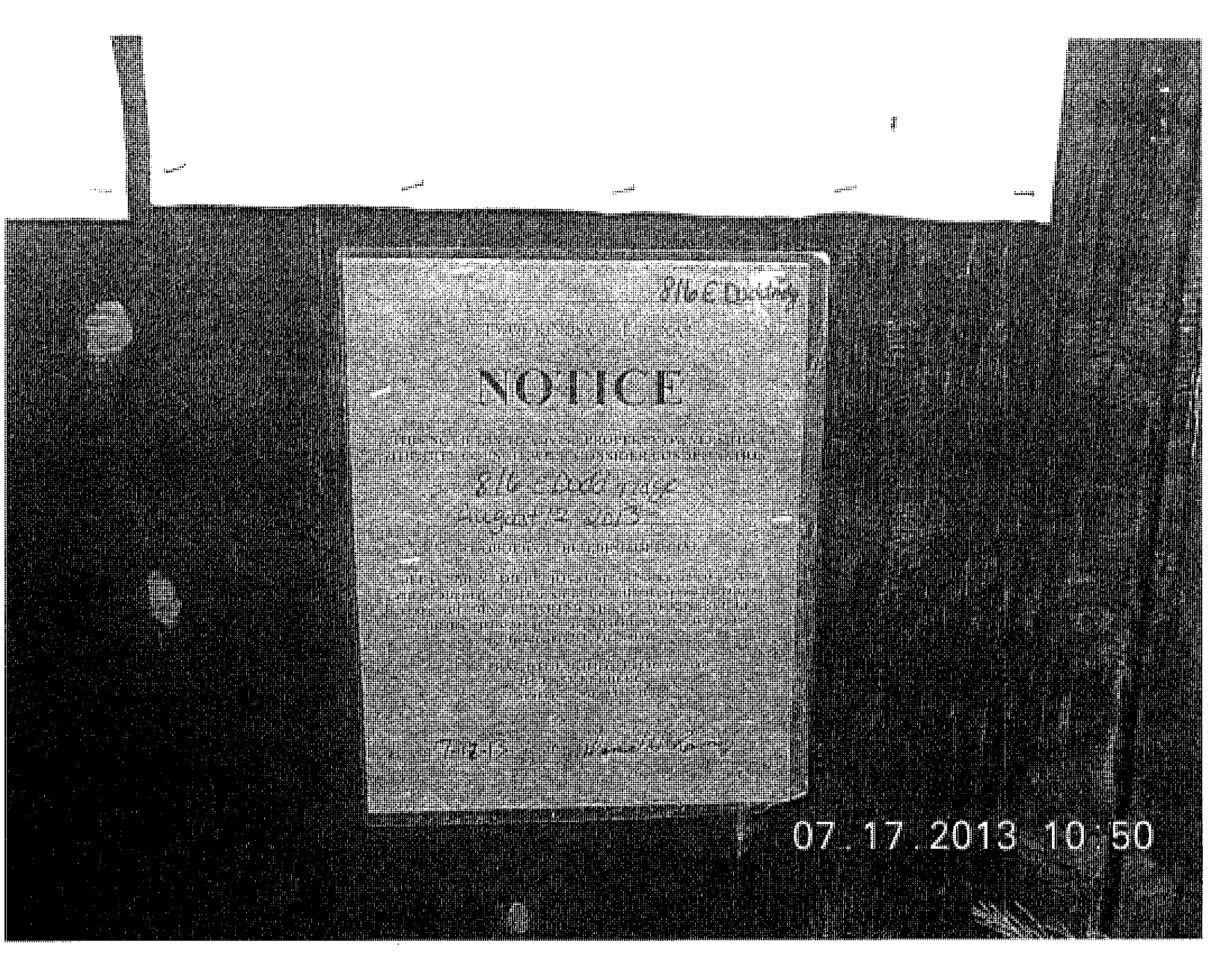

NOTICE
07.17.2013 10:50

AGENDA ITEM #13

RESOLUTION #_____

A RESOLUTION ABANDONING AND VACATING ALL RIGHTS AND INTERESTS WITHIN FARM LOT 15, SECTION 17 OF THE KT&I CO. SUBDIVISION; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kingsville is successor to The Kleberg Town and Improvement Company, grantor under that certain deed dated June 14, 1905, recorded on Volume F, Page 313 at the Deed of Records of the Kleberg County Clerk's Office (the "1905 Deed") and regarding Farm Lot 15, Section 17 of the KT&I Co. Subdivision (the "Property"); and

WHEREAS, the 1905 Deed contained certain drilling and other use restrictions, agreements as to a right of way easement for pipelines or ditches to transfer water across the Property either for the uses of other persons or for drainage purposes, as well as certain reversionary rights and other stated remedies for breach that the owner, T9E Three, LP (the "Owner"), wishes to have abandoned and vacated; and

WHEREAS, it has been determined that it is feasible and advantageous to the City of Kingsville to abandon and vacate all rights and interests it holds or may hold for all purposes under the 1905 Deed; and

WHEREAS, Owner will pay the filing fees to have the documentation for abandonment and vacation of the rights and interests filed with the Kleberg County Clerk's Office.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas;

I.

THAT all rights and interests held or in any way could be construed to be held by the City of Kingsville, directly or indirectly, under or in any way relating to the 1905 deed, recorded on Volume F, Page 313 at the Deed of Records of the Kleberg County Clerk's Office as depicted in accordance with Exhibit A & B hereto attached and made a part hereof are hereby abandoned, vacated, terminated, waived, renounced and released for all purposes. Said rights and interests hereby abandoned, vacated, terminated, waived, renounced and released include, but are not limited to, the following:

a. Rights of consent to drill, dig or bore below the surface of the soil of the Property to a depth in excess of 100 feet;
b. Rights to establish, construct and maintain pipe lines and ditches to conduct water over and across any part of the Property for any purpose;
c. Right to prohibit the establishment or maintenance on the Property of any business for the sale at retail of spirituous or malt liquors;
d. Rights to allege any breach of covenants contained in the 1905 Deed; and

e. Rights to enforce any remedy for any breach of covenants in the 1905 Deed, including, but not limited to, forfeiture of the estate granted therein and reversion of same to the City of Kingsville.

II.

THAT, nothing in this Resolution is to be construed to override, supersede, or waive the applicability of any code, regulation, or other law of the City of Kingsville, County of Kleberg, State of Texas or the federal laws of the United States of America as may pertain to the Property and whose applicability does not arise by virtue of the 1905 Deed. It is the intent of this Resolution solely to abandon and vacate rights and interests held by the City of Kingsville which exist by virtue of the 1905 Deed and to interpret the 1905 Deed for all purposes as if the provisions creating such rights and interests hereby abandoned and vacated never existed.

III.

THAT all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

IV.

THAT this Resolution shall be and become effective on and after adoption.

PASSED AND APPROVED by a majority vote of the Kingsville City Commission on the ____ day of _____, 2013.

_____

Sam R. Fugate, Mayor

ATTEST:

_____

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____

Courtney Alvarez, City Attorney

Planning Department

TO: Vince Capell, City Manager

FROM: Robert G. Isassi, P.E. - Director of Development Services RGI

SUBJECT: Release of Easement

DATE: July 31, 2013

The City of Kingsville's via resolution 2013-39 abandoned an easement within Farm Lot 15, Section 17 of the KT&I Co. Subdivision which was signed on July 8th, 2013. The prospective buyer of the land where the easement is located has requested additional wording in the release of easement in order to sell the property for future development. If approved, the City will sign the resolution and will forward this recordable document to the property owner for their information and further use.

Attachments: Signed Resolution 2013-39

cc: Courtney Alvarez, City Attorney

RESOLUTION # 2013-39

A RESOLUTION ABANDONING AN EASEMENT WITHIN FARM LOT 15, SECTION 17 OF THE KT&I CO. SUBDIVISION; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a drainage easement is located within Farm Lot 15, Section 17 of the KT&I Co. Subdivision has been requested to be abandoned by the property owner, Merchants Holding Company, LLC; and

WHEREAS, the drainage easement was given in a 1905 deed, recorded on Volume F, Page 313 at the Deed of Records of the Kleberg County Clerk's Office; and

WHEREAS, the City has no need for the easement as there is drainage in the area and as city ordinances require drainage plans for development of the property and none of the parties are opposed to the abandonment of the easement; and

WHEREAS, the property owner will pay the filing fees to have the documentation for abandonment of this easement filed with the Kleberg County Clerk's Office.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT drainage easement located within the 1905 deed, recorded on Volume F, Page 313 at the Deed of Records of the Kleberg County Clerk's Office as depicted in accordance with Exhibit A & B hereto attached and made a part hereof is hereby abandoned.

II.

THAT all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

III.

THAT this Resolution shall be and become effective on and after adoption.

PASSED AND APPROVED by a majority vote of the Kingsville City Commission on the 8th day of July, 2013.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

1905 Deed

Vol. F Pg. 313

THE STATE OF TEXAS
COUNTY OF NUECES

KNOW ALL MEN BY THESE PRESENTS:

That THE KLEBERG TOWN AND IMPROVEMENT COMPANY, a corporation duly incorporated and existing by virtue of and in conformity with the laws of the State of Texas, for and in consideration of the sum of($1077.90/100) One Thousand and Seventy Seven and 90/100
Dollars to it paid, and to be paid, by JORGEN A. KIRK

of the County of ALAMEDA and State of CAL.

as follows:

The sum of Three Hundred and Fifty Nine Dollars and Fifty Cents ($ 359.50/100) in cash, the receipt of which is hereby confessed and acknowledged, and the further sums of

TwoHundred and Thirty Nine Dollars and Fifty Cents ($239.50/100) and
Two Hundred and Thirty Nine Dollars and Forty Five Cents, ($239.45.00) and
Two Hundred and Thirty Nine Dollars and Forty Five Cents, ($239.45/100)

Represented by the three (3) promissory notes of the grantee, of even date herewith and payable to the order of the grantor One (1) two (2) and three (3)

years respectively from the date of these presents, together with interest from the date hereof, on each of said three (3) deferred payments, at the rate of six (6) per centum per annum, payable annually, and also ten (10) per centum as attorney's fees on all the principal, and all the interest to accrue thereon, should thethree (3) promissory vendor's lien notes evidencing said deferred payments, or either of them, be placed in the hands of an attorney for collection after maturity or be collected by or through the Probate Courts;

has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the said Jorgen A.Kirk,
all that certain lot, tract, piece or parcel of land lying and being situated in the said County of Nueces, and State of Texas, and more particularly bounded and described as follows, to-wit:

Thirty-Five and Ninety three One Hundredths (35.93) acres of land,

being a part to the extent of the metes, bounds and quantity thereof, of that certain larger tract or grant of land called and known as "El Rincon de Santa Gertrudis, Originally granted by the State of Tamaulipas to Juan Mindiola; the said Thirty Five and Ninety Three One Hundredths (35.93) acres of land being the Farm Lot number Fifteen (15) in Block NumberSeventeen (17)

of and in the surveyed and plotted limits of the suburbs of the town of Kingsville, according to the survey and maps thereof now here especially referred to and made part hereof for greater certainty of description of the land hereby conveyed

TO HAVE AND TO HOLD the same unto the said Jorgen A.Kirk,

and to him heirs and assigns FOREVER, subject, however, to the following covenants and conditions, which shall run with the land to be binding upon all persons claiming by, through or under the said grantee:

FIRST: It is covenanted and agreed by the grantee herein for himself, his heirs and assigns, that this conveyance is accepted by him upon the condition that neither he nor any person under him shall drill, dig or bore upon said land or any part thereof below the surface of the soil to a depth in excess of one hundred (100) feet for any purposes whatsoever; except with the written consent or permission of the party of the first part, which written consent or permission will be given to the grantee herein to drill, dig or bore an artesian well or artesian wells in and upon the said land, to provide Water for domestic purposes, and for irrigation of said land, under rules and regulations established or from time to time to be established by the Board of Directors of the grantor company, said rules and regulations to be at all times of equal and undiscriminating operation upon all grantees of like quantities of lands from the said grantor for agricultural purposes and of a similar character; the said grantee agreeing to conform to such rules and regulations as a part of the consideration hereof, and for the joint and common benefit of the grantor and all grantees of like character.

SECOND. It is covenanted and agreed by the grantee herein for himself, his heirs and assigns, that the grantor shall have the right and privilege at any time hereafter to establish, construct and maintain, at its own expense, pipe lines and ditches, to conduct water over and across any part of the lands herein conveyed, either to provide water for the uses of other persons, or for drainage purposes, provided that the right of way so exercised shall not take land more than five feet in width, and provided that after any portion of the land shall have been improved by the said grantee his heirs and assigns, by the construction of buildings, cisterns,

fences or otherwise, there shall, upon the establishment or original construction of said pipe line or lines, ditch or ditches, over and across said land, be paid to the grantee his heirs or assigns, the actual damage or money loss, if any, done or caused thereby to such improvements.

THIRD. It is covenanted and agreed by the grantee himself, for himself his heirs and assigns, that the breach or violation of either of the covenants aforesaid, shall, at the option of the grantor, cause a forfeiture of the estate and property hereby granted, and reversion thereof to the grantor herein, its successors or assigns.

FOURTH. It is covenanted and agreed, and this conveyance is accepted by the grantee upon the express conditions that neither he nor any person holding under him shall at any time establish or maintain any business for the sale at retail of spirituous or malt liquors, or knowingly permit the establishment or maintenance of any such business for the sale at retail of spirituous or malt liquors; said condition being imposed upon the grantee herein for the benefit of and as a reversion pertaining and belonging to Mrs. H. M. King, of Nueces County, Texas, her heirs and assigns, as provided under the term, of a certain deed of conveyance made and executed by the said Mrs. H. M. King to The Kleberg Town and Improvement Company, on the 20th day of August 1904, and recorded in the office of the County Clerk of Nueces County, in Volume 12, pages 546 ~~to~~ 550 reference to which is hereby made. But the said condition shall be availed of by the said Mrs. H. M. King, her heirs, assigns, or legal representatives, only in the following manner:

In the event of the breach of the said covenant by the said grantee or any assign, lessee or sub-lessee of him or other person claiming rights under or through this deed of conveyance, notice in writing shall be served upon said offender, requiring a cessation of such breach of condition, and if said offender shall not within thirty days thereafter wholly cease from such breach of the covenant and condition aforesaid, said Mrs. H. M. King, original grantor, her heirs, assigns or legal representatives, may enter upon said land or the part, section, lot or subdivision thereof owned or claimed in right by said offender, and all right, title and interest of said person of possession or otherwise, shall immediately and forthwith cease and terminate in favor of the said original grantor, her heirs, assigns or legal representatives.

And the said grantor binds itself, and its successors, to warrant and forever defend all and singular the said premises unto the said Jorgen A. Kirk, his

heirs, and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, except as hereinbefore provided.

It is, however, now hereby expressly understood and agreed that a vendor's lien is now herein and hereby expressly retained upon all of the lands and premises hereby conveyed, to secure the payment of all of the said unpaid purchase money and all interest and attorney's fees that may accrue thereon, according to the tenor and effect of said promissory vendor's lien notes.

IN WITNESS WHEREOF, the said The Kleberg Town and Improvement Company has caused these presents to be signed in its corporate name by its president, and its corporate seal to be hereto affixed and attested by its Secretary, on this

(L. S.) Fourteenth (14th) day of June, A.D 1905.

Attest: Caesar Kleberg, Secretary.

THE KLEBERG TOWN AND IMPROVEMENT COMPANY,
By Robt. J. Kleberg, President.

THE STATE OF TEXAS,
COUNTY OF NUECES. } BEFORE ME, SAM RAGLAND

a Notary Public duly commissioned in and for the said State and County personally came The Kleberg Town and Improvement Company by its President Robert J. Kleberg, known to me to be the person whose name is subscribed to the foregoing instrument as President of The Kleberg Town and Improvement Company, and who acknowledged the same to be the act of the said corporation, and that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of office, this 5th day of July A.D 1905.

(L. S.)

Sam Ragland,
Notary Public, Nueces County, Texas.

THE STATE OF TEXAS,
COUNTY OF NUECES. } I, H.E.Luter, Clerk of the County Court in and for said County, do hereby certify that the foregoing Deed dated the 14th day of June 1905, with its certificate of authentication, was filed for record in my office, the 24th day of July 1908, at 2;05 o'clock P.M., and duly recorded the 8th day of August, 1908, at 4;30 o'clock P. M. in Deed Record of said County in Vol. 38 on pages 251 to 255.

Witness my hand and the seal of the County Court of said County at office in Corpus Christi, Texas, the day and year last above written.

(L. S.)

H. E. Luter,
County Clerk, Nueces County.

By Ora Caldwell Deputy.

2007 Deed

VOL 0365 PAGE 759

270480

WARRANTY DEED

DATE: May 25, 2007

GRANTOR: **MERCHANTS HOLDING COMPANY, L.L.C.**
A Texas limited liability company

GRANTOR'S MAILING ADDRESS : 1 Estrella Ranch Lane
Hebbronville, Jim Hogg County, Texas 78361

GRANTEE: **T9E THREE, LP**
A Texas limited partnership

GRANTEE'S MAILING ADDRESS: 1 Estrella Ranch Lane
Hebbronville, Jim Hogg County, Texas 78361

CONSIDERATION: TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration.

PROPERTY (including any improvements):

Situated in Kleberg County, Texas and being a 35:4 ± acre tract of land out of Farm Lot 15, Section 17, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

None.

Grantors, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANT, SELL AND CONVEY to Grantees the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantees, Grantees' heirs, executors, administrators, successors or assigns forever. Grantors binds Grantors, and Grantors' heirs, executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the property to Grantees and Grantees' heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

[signature page follows]

MERCHANTS HOLDING COMPANY, L.L.C.
A Texas limited liability company

By: _____
Name: STEVEN C. GRINNELL
Its: Managing Member

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Steven C. Grinnell, Managing Member of Merchants Holding Company, L.L.C., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and on behalf of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11 day of June, 2007.

_____
Notary Public, State of Texas

ALANA LOGUE
Notary Public, State of Texas
My Commission Exp 11-17-07

PREPARED BY AND AFTER RECORDING RETURN TO:

SAMES & WERSTAK, L.L.P.
Attorneys at Law
Walker Plaza
5810 San Bernardo, Suite 400
Laredo, Texas 78041

C:\Documents and Settings\Richard Sames\My Documents\S&W LLP\Clients\7 Texas Community Bank\Individual Loan Files\2007 Loan Files\T9E THREE, LP\$300,000.00 Loan\Warranty Deed.wpd

Field notes for a 35.4 ± acre tract of land out of Farm Lot 15, Section 17, The Kleberg Town & Improvement Co., Kleberg County, Texas.

* * * X * * *

Being all that certain tract or parcel of land situated in Kleberg County, Texas, and being a part of Farm Lot 15, Section 17, The Kleberg Town & Improvement Co., a subdivision to the said Kleberg County described by map or plat recorded in Envelope 18, Plat Cabinet I, Map and Plat Records, Kleberg County, Texas, and being a part of that tract of land conveyed by deed to Martin Christopher recorded in Volume 12, Pages 552-553, Deed Records, Kleberg County, Texas, more particularly described by metes and bounds as follows to wit:

BEGINNING at an iron rod found in the ground and taken for the intersection of the South line of the aforementioned Farm Lot 15 with the West Right-of-Way line of Texas State Road FM 3320 (said Right-of-Way described in deed to the State of Texas recorded in Volume 293, Pages 314-317, Deed Records, Kleberg County, Texas) for THE POINT OF BEGINNING, said point being the Southeast corner of the tract herein described;

THENCE, with the aforementioned South line of Farm Lot 15, WEST, a distance of 1242.5 feet to an iron rod found in the ground for a corner, said corner being the Southwest corner of the aforementioned Farm Lot 15, said corner being the Southwest corner of the tract herein described;

THENCE, with the West line of the aforementioned Farm Lot 15, NORTH, a distance of 1186.03 feet to an iron rod found in the ground for a corner, said corner being in the Southeast Right-of-Way line of U. S. Highway No. 77 By-Pass, (said Right-of-Way described in deed to the State of Texas recorded in Volume 175, Pages 593-596, Deed Records, Kleberg County, Texas) said corner being an outer corner in the West line of the tract herein described;

THENCE, with the aforementioned Southeast Right-of-Way line of U. S. Highway No. 77 By-Pass, N. 28° 26' 49" E., a distance of 64.68 feet to an iron rod found in the ground for a corner, said corner being in the North line of the aforementioned Farm Lot 15, said corner being the Northwest corner of the tract herein described;

THENCE, with the aforementioned North line of Farm Lot 15, EAST, a distance of 1211.69 feet to an iron rod found in the ground for a corner, said corner being in the aforementioned West Right-of-Way line of Texas State Road FM 3320, said corner being the Northeast corner of the tract herein described;

THENCE, with the aforementioned West Right-of-Way line of Texas State Road FM 3320, SOUTH, a distance of 1241.9 feet to RETURN TO AND CLOSE AT THE POINT OF BEGINNING, containing within said bounds 35.4 ± acres of land.

* * * X * * *

The above field notes were prepared from data obtained from a survey made, on the ground, under my supervision in the month of September 2004 for Merchants Holding Co., LLC.

By: _____

RECORDER'S MEMORANDUM:
All Or Parts Of The Text On This Page
Was Not Clearly Legible For Satisfactory
Recordation

VOL 0365 PAGE 762

FILE# 270480

FILED FOR RECORD

2007 JUN 21 PM 3:24

LEO ALARCON
COUNTY CLERK KLEBERG COUNTY
BY Clarissa M. Moreno
DEPUTY
CLARISSA M. MORENO

THE STATE OF TEXAS, COUNTY OF KLEBERG, I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED ON THE DATE AND TIME STAMPED HEREON BY ME AND WAS DULY RECORDED IN THE OFFICIAL RECORDS OF KLEBERG COUNTY, TEXAS

COUNTY COURT KLEBERG COUNTY, TEXAS

VOL 365 PAGE 759

JUN 25 2007

RECORDING DATE

Leo Alarcon

LEO ALARCON
COUNTY CLERK, KLEBERG COUNTY

ANY PROVISIONS HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE INVALID AND ENFORCEABLE UNDER FEDERAL LAW

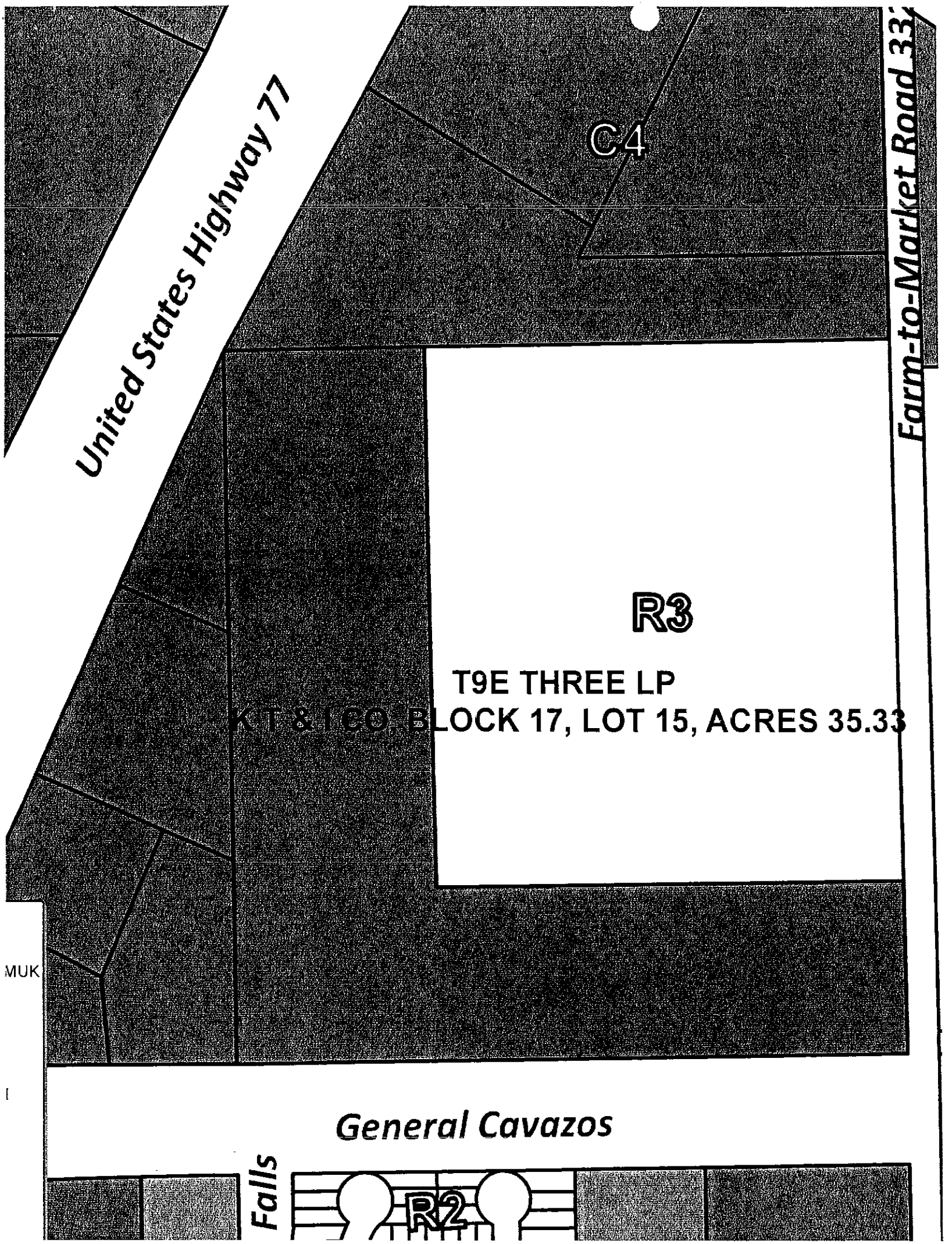
RETURN TO:

KLEBERG COUNTY TITLE

216 E. KLEBERG

KINGSVILLE, TEXAS 78363

RECORDERS MEMORANDUM:
ALL OR PART OF A SOCIAL SECURITY NUMBER, IF CONTAINED IN THIS DOCUMENT, MAY HAVE BEEN REDACTED. TEX. GOV'T CODE SEC. 552.147 (b) THE COUNTY CLERK MAY REDACT A LIVING PERSON'S SOCIAL SECURITY NUMBER FROM ANY OR ALL DOCUMENTS CONTAINED FOR DISCLORE BY KLEBERG COUNTY.


United States Highway 77
C4
Farm-to-Market Road 33
R3
T9E THREE LP
KT & I CO BLOCK 17, LOT 15, ACRES 35.33
MUK
General Cavazos
Falls
R2

AGENDA ITEM #14

AGENDA ITEM #15

RESOLUTION NO. 2013-____

A RESOLUTION NOMINATING CERTAIN PERSON(S) AS CANDIDATE(S) FOR ELECTION TO THE BOARD OF DIRECTORS FOR THE KLEBERG COUNTY APPRAISAL DISTRICT; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City of Kingsville herewith nominates the following person(s) as candidate(s) for election to the Board of Directors for the Kleberg County Appraisal District:

AL GARCIA
1125 W. HENRIETTA AVE.
KINGSVILLE, TEXAS 78363

II.

THAT all Resolutions or parts of Resolutions in conflict with this Resolution are repealed to the extent of such conflict only.

III.

THAT this Resolution shall be and become effective on and after adoption.

PASSES AND APPROVED by a majority vote of the City Commission on the _12_th day of August, 2013.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

received
10-26-13

KLEBERG COUNTY APPRAISAL DISTRICT
502 E. KLEBERG * P.O. BOX 1027 * KINGSVILLE, TX 78364
BUS. (361) 595-5775 * FAX (361) 595- 7984

June 21, 2013

City of Kingsville
Sam Fugate, Mayor
P.O. Box 1458
Kingsville, TX 78364

Dear Mayor Fugate:

It is time for the selection of the Kleberg County Appraisal District Board of Directors for the 2014-2015 term. The board consists of 5 members. Every odd year, Board of Director elections for the Kleberg County Appraisal District take place. Please take the time to consider who your district would like to nominate to serve on the Kleberg County Appraisal District's board of directors. The quality of the property tax system depends on the appraisal district board of directors. Individuals nominated should bring the board knowledge, judgment and expertise in establishing policies and procedures for the district's organization and operation.

I am enclosing information on what is involved in the Board of Director elections process. This process requires interaction between each taxing entity and the appraisal district. The number of votes allocated to a voting unit is based on the ratio of its tax levy in the preceding year to the total tax levy of all voting units. The Chief Appraiser is required to use the most recent official tabulation of each voting unit's prior year levy. This is the amount levied not the amount allocated by the voting unit. The votes for each jurisdiction are as shown in the enclosed document titled Calculation of Votes.

The information I have enclosed is taken out of the state comptroller's Board of Directors manual and Texas Property Tax Code.

Enclosed you will find appendix A, "Selection of Directors", and a section called "Eligibility Requirements" which is taken out of the Board of Directors manual and an outline of required dates.

I have enclosed a copy of the Texas Property Tax Code section 6.03 Board of Directors, which also discusses the Board of Directors election and your roll in the process.

If you have any questions, please feel free to contact me at 595- 5775.

Sincerely,

Ernestina "Tina" Flores, R.P.A.
Chief Appraiser

Cc: Vincent J. Capell, City Manager
Mary Valenzuela, City Secretary

KLEBERG COUNTY APPRAISAL DISTRICT
2014-2015 BOARD OF DIRECTORS VOTES PER VOTING DISTRICT

TAXING JURISDICTIONS	2012 LEVIES	PERCENT	TOTAL VOTES	DISTRICT VOTES
KLEBERG COUNTY	$10,061,322.85	29.85%	5000	1492
CITY OF KINGSVILLE	$5,847,412.25	17.35%	5000	867
KINGSVILLE I.S.D.	$10,616,825.22	31.49%	5000	1575
RICARDO I.S.D.	$1,614,805.25	4.79%	5000	239
RIVIERA I.S.D.	$2,573,679.53	7.63%	5000	382
SANTA GERTRUDIS I.S.D.	$2,373,447.50	7.04%	5000	352
SOUTH TEXAS WATER AUTHORITY	$577,154.74	1.71%	5000	86
KENEDY COUNTY GROUNDWATER DISTRICT	$47,272.55	0.14%	5000	7
TOTAL	$33,711,919.89	100.00%		5000

KLEBERG COUNTY APPRAISAL DISTRICT
CALCULATION OF VOTES
FOR BOARD OF DIRECTORS
2014-2015

KLEBERG COUNTY

10,061,322.85 / 33,711,919.89
0.29845 X 1000 = 298.45
298.45 X 5 = 1492

CITY OF KINGSVILLE

55,847,412.25 / 33,711,919.89
.17345 X 1000 = 173.45
173.45 X 5 = 867

KINGSVILLE I.S.D.

10,616,825.22 / 33,711,919.89
.31493 X 1000 = 314.93
314.93 X 5 = 1575

RICARDO I.S.D.

1,614,805.25 / 33,711,919.89
.0479 X 1000 = 47.90
47.9 X 5 = 239

RIVIERA I.S.D.

2,573,679.53 / 33,711,919.89
.07634 X 1000 = 76.34
76.34 X 5 = 382

SANTA GERTRUDIS I.S.D.

2,373,447.50 / 33,711,919.89
.0704 X 1000 = 70.40
76 X 5 = 352

SOUTH TEXAS WATER AUTHORITY
577,154.74 / 33,711,919.89
.01712 X 1000 = 17.12
17.12 X 5 = 86

KENEDY COUNTY GROUNDWATER DISTRICT
47,272.55 / 33,711,919.89
.00140 X 1000 = 1.40
1.40 X 5 = 7

OUTLINE
OF
REQUIRED DATES

1. ***Before October 1*** of an odd-numbered year, the chief appraiser must notify each voting taxing unit of the number of votes it may cast.

2. ***Before October 15*** each voting unit may nominate **by resolution** adopted by its governing body, one candidate for each position on the board of directors and must submit the names and addresses of the nominees to the chief appraiser.

3. ***Before October 30*** the chief appraiser must prepare a ballot listing all nominees alphabetically by each candidate's last name. The chief appraiser must deliver a copy of this ballot to the presiding officer of the governing body of each voting unit.

4. ***Before December 15*** the governing body of each taxing unit entitled to vote may cast votes for one candidate or may distribute the votes among a number of candidates on the ballot and shall determine its vote **by resolution** and submit it to the chief appraiser.

5. ***Before December 31*** the chief appraiser must count the votes and declare the candidates who received the largest vote totals elected and submit the results to the governing body of each taxing unit in the district and to the candidates.

Governance

Composition of Board of Directors

The board of directors is composed of five members.[4] The number of directors can be increased up to 13 by action of the board of directors.[5] However, the board may not make this change if a voting taxing unit adopts a resolution opposing the change.[6]

Taxing units participating in the CAD may increase the number of directors up to 13 members if three-fourths of voting taxing adopt resolutions.[7] A change is not valid if it reduces the voting entitlement of one or more taxing units (unless the unit adopts one of two specified resolutions) or if it expands the types of taxing units that are entitled to vote on the appointment of directors.[8]

The county TAC is a nonvoting director, if not appointed as a voting director.[9] If a commissioner's court of the county enters into a contract for assessment and collections under Tax Code Section 6.24(b) or if the CAD board of directors enters into a contract for appraisal under Tax Code Sectiou 6.05(b), then the county TAC is ineligible to serve on the board.[10]

Appointment, Eligibility and Terms

Appointment: Taxing units—counties, cities/towns, school districts, and certain conservation and reclamation districts—select directors in the fall of odd-numbered years.[11] Conservation and reclamation districts may participate in this process if at least one conservation and reclamation district in the CAD

delivers to the chief appraiser a written request to nominate and vote on the board of directors by June 1 of each odd-numbered year.[12] On request, the chief appraiser must certify all eligible conservation and reclamation districts that are imposing taxes and that participate in the CAD by June 15.[13]

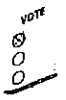
The board of directors is selected by appointment; it is not an "election" governed by the Texas Election Code.[14] The method or procedure for appointing members can be changed by the board of directors or by three-fourths of the voting taxing units acting through resolutions.[15]

The voting entitlement of a taxing unit is determined by a calculation that takes into account a taxing unit's share of the total dollar amount of property taxes imposed in the CAD.[16] The chief appraiser makes this calculation for each taxing unit (other than conservation and reclamation districts) and delivers written notice before Oct. 1 of each odd-numbered year of the number of votes to which each taxing unit is entitled.[17] Each taxing unit (other than a conservation and reclamation district) that is entitled to vote may submit to the chief appraiser one nominee for each position to be filled before Oct. 15.[18]

The chief appraiser also must calculate the number of votes that an eligible conservation and reclamation district is entitled to and must deliver before July 1 of each odd-numbered year, a written notice to the district of its voting entitlement

[4] Tex. Tax Code §6.03(a).
[5] Tex. Tax Code §6.031(a).
[6] Tex. Tax Code §6.031(a).
[7] Tex. Tax Code §6.031(b).
[8] Tex. Tax Code §6.031(b).
[9] Tex. Tax Code §§6.03(a).
[10] Tex. Tax Code §6.03(a).
[11] Tex. Tax Code §6.03.
[12] Tex. Tax Code §6.03(c).
[13] Tex. Tax Code §6.03(c).
[14] Tex. Att'y Gen. Op. JM-166 (1984).
[15] Tex. Tax Code §6.031(a) and (b).
[16] Tex. Tax Code §6.03(d).
[17] Tex. Tax Code §6.03(e).
[18] Tex. Tax Code §6.03(g).

and right to nominate one candidate for director.[19] All eligible conservation and reclamation districts must submit the name of the district's nominee to the chief appraiser before July 15 of each odd-numbered year.[20] Before Aug. 1, the chief appraiser must prepare a nominating ballot listing all the nominees of conservation and reclamation districts and deliver a ballot to the presiding officer of the board of directors of each district.[21] The board of directors of each district must submit its vote for the nominee of conservation and reclamation districts before Aug. 15.[22] The winning nominee of the conservation and reclamation districts in the CAD becomes a nominee for CAD director.[23]



The chief appraiser must prepare a ballot before Oct. 30 with candidates whose names were timely submitted, including the nominee of conservation and reclamation districts if applicable.[24] Each taxing unit entitled to vote must determine its vote by resolution and submit it to the chief appraiser before Dec. 15.[25] The five candidates who receive the largest cumulative vote totals become the board of directors.[26] The chief appraiser announces the new directors before Dec. 31.[27] Ties must be resolved by the chief appraiser by any method of chance.[28]

Both the board of directors and taxing units may propose to change the method or procedure for appointing directors.[29] If the board of directors makes the proposal, then a voting taxing unit may veto the proposal by filing a resolution before Sept. 1.[30] If a participating taxing unit proposes a change, the change is adopted if three-fourths of the voting taxing units adopt resolutions providing for the change.[31] A resolution to change the method or procedure for appointing directors must be filed with the chief appraiser after June 30 and before Oct. 1 of a year in which members are appointed, or the resolution is ineffective.[32]

Throughout the selection process, the Property Tax Code specifies dates for action by the chief appraiser and the taxing units. The dates provided in Tax Code Section 6.03(f) and (g) are directory and not mandatory.[33] However, the advice of legal counsel should be obtained in such situations.

Eligibility: To be eligible to serve on a board, an individual must be a resident of the CAD and must have resided in the CAD for at least two years immediately preceding the date of taking office.[34] This residency requirement does not apply to a county TAC serving as a nonvoting director.[35]

An employee of a taxing unit that participates in the CAD is not eligible to serve on the board of directors, unless that individual also is a member of the governing body of the taxing unit or an elected official of a taxing unit.[36] Membership on the governing body of a taxing unit does not make an otherwise eligible individual ineligible to serve on the board.[37]

Owing delinquent property taxes disqualifies a person from serving on the CAD board of directors.[38] The person is ineligible if he or she owns property on which delinquent property taxes have been owed for more than 60 days after the date the person knew or should have known of the delinquency.[39] This disqualification does not apply if the person is paying the delinquent taxes and any penalties and interest under an installment payment agreement or has deferred or abated a suit to collect the delinquent taxes.[40]

A person is ineligible to serve on the board if the individual is related within the second degree of consanguinity (blood) or affinity (marriage) to the following:

- an appraiser who appraises property for use in a proceeding under the Property Tax Code; or

[19] Tex. Tax Code §6.03(f) and (h).
[20] Tex. Tax Code §6.03(h).
[21] Tex. Tax Code §6.03(h).
[22] Tex. Tax Code §6.03(h).
[23] Tex. Tax Code §6.03(h).
[24] Tex. Tax Code §6.03(j).
[25] Tex. Tax Code §6.03(k).
[26] Tex. Tax Code §6.03(k).
[27] Tex. Tax Code §6.03(k).
[28] Tex. Tax Code §6.03(k).
[29] Tex. Tax Code §6.031(a) and (b).
[30] Tex. Tax Code §6.031(a).
[31] Tex. Tax Code §6.031(b).
[32] Tex. Tax Code §6.031(c).
[33] Tex. Att'y Gen. Op. JM-166 (1984).
[34] Tex. Tax Code §6.03(a).
[35] Tex. Tax Code §6.03(a).
[36] Tex. Tax Code §6.03(a).
[37] Tex. Tax Code §6.03(a).
[38] Tex. Tax Code §6.035(a)(2).
[39] Tex. Tax Code §6.035(a)(2).
[40] Tex. Tax Code §6.035(a)(2).

Degrees of Consanguinity and Affinity

1st DEGREE

By Consanguinity
- Parents
- Children

By Affinity
- Spouses of relatives listed under consanguinity
- Spouse
- Spouse's parents
- Spouse's children
- Stepparents
- Stepchildren

2nd DEGREE

By Consanguinity
- Grandparents
- Grandchildren
- Brothers & sisters

By Affinity
- Spouses of relatives listed by consanguinity
- Spouse's grandparents
- Spouse's grandchildren
- Spouse's brothers & sisters

3rd DEGREE

By Consanguinity
- Great grandparents
- Great grandchildren
- Nieces & nephews
- Aunts & uncles

- a person who represents property owners for compensation in proceedings under the Property Tax Code in the CAD.[41]

A director who continues to hold office knowing he or she is related in this manner to the above named persons commits a Class B misdemeanor offense.[42]

An individual is not eligible to be appointed to or to serve on the board of directors if an individual has a substantial interest in a business entity that is party to a contract or the individual is a party to a contract with the CAD.[43] This prohibition also applies to contracts with a taxing unit that participates in the CAD if the contract relates to the performance of an activity governed by the Property Tax Code.[44] A CAD may not enter into a contract with a board member or with a business entity in which a member of the board has a substantial interest.[45] A taxing unit may not enter into a contract relating to the performance of an activity governed by the Property Tax Code with a board member in which the taxing unit participates or with a business entity in which a board member has a substantial interest.[46]

An individual has "substantial interest" in a business entity if:

- the combined ownership of the director and the director's spouse is at least 10 percent of the voting stock or shares of the business entity; or
- the director or director's spouse is a partner, limited partner or officer of the business entity.[47]

Term of Office and Vacancy: CAD directors serve two-year terms.[48] Each term begins on Jan. 1 of an even-numbered year.[49] The two-year term of office does not apply to the county TAC who serves as a nonvoting director.[50]

Voting taxing units may adopt staggered one and two-year terms.[51] To adopt staggered terms, taxing units must take two actions.[52] First, at least three-fourths of the voting taxing units are required to adopt resolutions for staggered terms.[53] Second, the voting taxing units must have changed the method for appointing members to end cumulative voting (casting all or part of the votes to which the taxing unit is entitled). These two actions may be proposed concurrently.[54]

[41] Tex. Tax Code §6.035(a)(1).
[42] Tex. Tax Code §6.035(b).
[43] Tex. Tax Code §6.036(a)
[44] Tex. Tax Code §6.036(a)
[45] Tex. Tax Code §6.036(b)
[46] Tex. Tax Code §6.036(c)
[47] Tex. Tax Code §6.036(d).
[48] Tex. Tax Code §6.03(b).
[49] Tex. Tax Code §6.03(b).
[50] Tex. Tax Code §6.03(b).
[51] Tex. Tax Code §6.034(a).
[52] Tex. Tax Code §6.034(a).
[53] Tex. Tax Code §6.034(a).
[54] Tex. Tax Code §6.034(a).

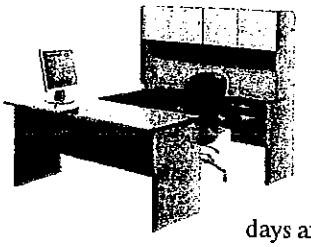
A resolution proposing staggered terms must be filed with the chief appraiser after June 30 and before Oct. 1.[55] If the chief appraiser determines that enough taxing units filed valid resolutions, he or she must notify all taxing units of the change before Oct. 10.[56] Staggered terms take effect on Jan. 1 of the next even-numbered year.[57] To start staggering terms, all members are appointed for that year without regard to staggered terms.[58] At the earliest practical date after Jan. 1, the board determines by lot which of its members will serve one- and two-year terms.[59]

Boards with an even number of members divide the one- and two-year terms in half. Boards with an odd number of members must have one more member with a two-year term than members with one-year terms.[60] For example, a six-member board would choose three members to serve one-year terms. A five-member board would choose two.

For each director's term that expires on Jan. 1, the CAD must annually appoint directors for a term that begins on that Jan. 1.[61]

Staggered terms may be rescinded by resolution of a majority of voting taxing units.[62] The resolution must be adopted and filed with the chief appraiser after June 30 and before Oct. 1 of odd-numbered years.[63] After a valid rescission, the terms of all current members expire on the next Jan. 1, even if a member will have only served one year of a two-year term.[64] The entire board will be appointed for two-year terms on that date.[65] Staggered terms are automatically rescinded if the CAD makes a change in the method of appointing directors that results in a method of using cumulative voting.[66]

Directors may not receive compensation for service on the board but are entitled to reimbursement for actual and necessary expenses incurred in the performance of their duties.[67] This reimbursement is as provided by the budget adopted the board of directors.[68]



If a director's vacancy occurs on the board, each voting taxing unit nominates by resolution a candidate to fill the vacancy.[69] Within 45 days after receiving notice from the board of directors that a vacancy exists, a taxing unit must submit the nomination to the chief appraiser.[70] The chief appraiser delivers a list of the nominees to the directors within the next five days.[71] Directors select by majority vote one of the nominees to fill the vacancy.[72] If a vacancy occurs for a board with staggered terms, the vacancy is filled by appointment of the voting taxing unit that nominated the person whose departure caused the vacancy.[73]

Board members are subject to conflict of interest provisions in law, including Tax Code Section 6.036 which excludes certain individuals from serving on the board of directors. Local Government Code Chapter 171 applies to all local political officials, including boards of directors of CADs. Local Government Code Chapter 176 applies to local goverument officers of political subdivisions of the state.[74]

For more information, see the Texas Attorney General's publication *2012 Texas Conflict of Interest Laws Made Easy* at www.oag.state.tx.us/AG_Publications/pdfs/conflict_easy.pdf.

Also, see the Texas Ethics Commission's conflict of interest forms at www.ethics.state.tx.us/whatsnew/conflict_forms.htm.

A member of the board of directors commits a Class C misdemeanor offense if the member directly or indirectly communicates with the chief appraiser on any matter relating to

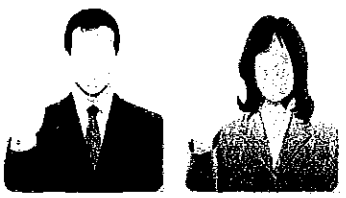
[55] Tex. Tax Code §6.034(b).
[56] Tex. Tax Code §6.034(c).
[57] Tex. Tax Code §6.034(d).
[58] Tex. Tax Code §6.034(d).
[59] Tex. Tax Code §6.034(d).
[60] Tex. Tax Code §6.034(d).
[61] Tex. Tax Code §6.034(e).
[62] Tex. Tax Code §6.034(g).
[63] Tex. Tax Code §6.034(g).
[64] Tex. Tax Code §6.034(g).
[65] Tex. Tax Code §6.034(g).
[66] Tex. Tax Code §6.034(h).
[67] Tex. Tax Code §6.04(c).
[68] Tex. Tax Code §6.04(c).
[69] Tex. Tax Code §6.03(l).
[70] Tex. Tax Code §6.03(l).
[71] Tex. Tax Code §6.03(l).
[72] Tex. Tax Code §6.03(l).
[73] Tex. Tax Code §6.034(i).
[74] Tex. Local Government Code §171.001(1) and §176.001(3) and (4).

the appraisal of property by the CAD.[75] However, this type of communication is allowed in:

- an open meeting of the CAD board of directors or another public forum; or
- a closed meeting of the board of directors held to consult with the board's attorney about pending litigation, at which the chief appraiser's presence is necessary for full communication between the board and the board's attorney.[76]

These ex-parte communication provisions do not apply to a routine communication between the chief appraiser and the county TAC relating to the administration of an appraisal roll, including a communication made in connection with the certification, correction or collection of an account.[77] This exception applies regardless of whether the county TAC was appointed to the board of directors or serves as a nonvoting director.[78]

Oath of Office



The Texas Constitution requires all elected and appointed officers to sign an anti-bribery statement and take an oath of office before beginning the duties of the office.[79]

The constitutionally prescribed anti-bribery statement is located on the Secretary of State's website as Form 2201 at www.sos.state.tx.us/statdoc/forms/2201.pdf. The director signs this statement before the oath of office is administered.[80] Directors should retain the statement in the official records of the office.[81]

The official oath of office is found on the Secretary of State's website as Form 2204 at www.sos.state.tx.us/statdoc/forms/2204.pdf.

[75] Tex. Tax Code §6.15(a) and (d).
[76] Tex. Tax Code §6.15(a).
[77] Tex. Tax Code §6.15(c).
[78] Tex. Tax Code §6.15(c).
[79] Tex. Const. XVI, §1(a) and (b).
[80] Tex. Const. XVI, §1.
[81] Tex. Const. XVI, §1(c).

Recalling a Director

A taxing unit may ask for the recall of any director the unit voted for in the appointment process.[82] A recall starts when a taxing unit files a resolution with the chief appraiser stating that the unit is calling for the recall of a named member.[83] Within 10 days after a unit files a recall resolution, the chief appraiser must give written notice of the filing of the resolution to the presiding officer of each voting taxing unit.[84]

Only the taxing units that voted for the member may vote.[85] A recall-voting taxing unit has the same number of votes in the recall that it cast in appointing the member to the board.[86] A unit votes by submitting a resolution to the chief appraiser on or before the 30th day after the recall resolution is filed.[87]

Not later than the 10th day after the last day for voting in favor of the recall, the chief appraiser must count the casted votes.[88] A director is recalled if the number of votes cast in favor of recall equals or exceeds a majority of the votes cast appointing the director to the board.[89] The chief appraiser must immediately notify in writing the presiding officer of the board of directors and the governing body of each recall-voting taxing unit of the results.[90] If the chair is the subject of the recall, the board secretary shall also be notified.[91]

After a recall, the director's vacancy is filled by the recall-voting taxing units appointing a new board member.[92] Each recall-voting taxing unit may nominate by resolution one candidate and is entitled to the same number of votes it originally cast to appoint the recalled member.[93]

On or before the 15th day after the last day nominations must be submitted, the chief appraiser must prepare a ballot and deliver a copy of the ballot to the presiding officer of the governing body of each taxing unit that is entitled to vote to fill the

[82] Tex. Tax Code §6.033(a).
[83] Tex. Tax Code §6.033(a).
[84] Tex. Tax Code §6.033(a).
[85] Tex. Tax Code §6.033(b).
[86] Tex. Tax Code §6.033(b).
[87] Tex. Tax Code §6.033(b).
[88] Tex. Tax Code §6.033(c).
[89] Tex. Tax Code §6.033(c).
[90] Tex. Tax Code §6.033(c).
[91] Tex. Tax Code §6.033(c).
[92] Tex. Tax Code §6.033(d).
[93] Tex. Tax Code §6.033(d).

vacancy.[94] A taxing unit determines its vote by resolution and submits it to the chief appraiser.[95] The chief appraiser counts the votes on or before the 15th day after the last day on which a taxing unit may vote, declares the winner who received the largest vote total, and notifies the chair of the board of directors, each taxing unit and the candidates.[96] The chief appraiser must resolve a tie vote by any method of chance.[97]

If the board of directors is appointed by another method or procedure adopted under Tax Code Section 6.031, the taxing units that voted for or participated in the appointment of the director may recall him or her and appoint a new director by any method adopted by resolution of a majority of recall-voting taxing units.[98] If the appointment was by election, the method of recall and appointing a new director to the vacancy is not valid unless it provides that each unit is entitled to the same number of votes it cast for the member being recalled.[99]

[94] Tex. Tax Code §6.033(d).

[95] Tex. Tax Code §6.033(d).

[96] Tex. Tax Code §6.033(d).

[97] Tex. Tax Code §6.033(d).

[98] Tex. Tax Code §6.033(e).

[99] Tex. Tax Code §6.033(e).

(e) to (g) Repealed by Acts 2007, 80th Leg., ch. 648, § 5(2).

Acts 1979, 66th Leg., p. 2224, ch. 841, § 1, eff. Jan. 1, 1980. Amended by Acts 1981, 67th Leg., 1st C.S., p. 120, ch. 13, §§ 14, 167(a), eff. Aug. 14, 1981; Acts 1983, 68th Leg., p. 573, ch. 117, § 1, eff. May 17, 1983; Acts 1991, 72nd Leg., ch. 20, § 14, eff. Aug. 26, 1991; Acts 1991, 72nd Leg., ch. 391, § 13, eff. Aug. 26, 1991; Acts 1993, 73rd Leg., ch. 347, § 4.05, eff. May 31, 1993; Acts 1997, 75th Leg., ch. 165, § 6.72, eff. Sept. 1, 1997; Acts 2007, 80th Leg., ch. 648, §§ 1, 5(2), eff. Jan. 1, 2008.

§ 6.025. Repealed by Acts 2007, 80th Leg., ch. 648, § 5(3), eff. Jan. 1, 2008

§ 6.03. Board of Directors

(a) The appraisal district is governed by a board of directors. Five directors are appointed by the taxing units that participate in the district as provided by this section. If the county assessor-collector is not appointed to the board, the county assessor-collector serves as a nonvoting director. The county assessor-collector is ineligible to serve if the board enters into a contract under Section 6.05(b) or if the commissioners court of the county enters into a contract under Section 6.24(b). To be eligible to serve on the board of directors, an individual other than a county assessor-collector serving as a nonvoting director must be a resident of the district and must have resided in the district for at least two years immediately preceding the date the individual takes office. An individual who is otherwise eligible to serve on the board is not ineligible because of membership on the governing body of a taxing unit. An employee of a taxing unit that participates in the district is not eligible to serve on the board unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the district.

(b) Members of the board of directors other than a county assessor-collector serving as a nonvoting director serve two-year terms beginning on January 1 of even-numbered years.

(c) Members of the board of directors other than a county assessor-collector serving as a nonvoting director are appointed by vote of the governing bodies of the incorporated cities and towns, the school districts, and, if entitled to vote, the conservation and reclamation districts that participate in the district and of the county. A governing body may cast all its votes for one candidate or distribute them among candidates for any number of directorships. Conservation and reclamation districts are not entitled to vote unless at least one conservation and reclamation district in the district delivers to the chief appraiser a written request to nominate and vote on the board of directors by June 1 of each odd-numbered year. On receipt of a request, the chief appraiser shall certify a list by June 15 of all eligible conservation and reclamation districts that are imposing taxes and that participate in the district.

(d) The voting entitlement of a taxing unit that is entitled to vote for directors is determined by dividing the total dollar amount of property taxes imposed in the district by the taxing unit for the preceding tax year by the sum of the total dollar amount of property taxes imposed in the district for that year by each taxing unit that is entitled to vote, by multiplying the quotient by 1,000, and by rounding the product to the nearest whole number. That number is multiplied by the number of directorships to be filled. A taxing unit participating in two or more districts is entitled to vote in each district in which it participates, but only the taxes imposed in a district are used to calculate voting entitlement in that district.

(e) The chief appraiser shall calculate the number of votes to which each taxing unit other than a conservation and reclamation district is entitled and shall deliver written notice to each of those units of its voting entitlement before October 1 of each odd-numbered year. The chief appraiser shall deliver the notice:

(1) to the county judge and each commissioner of the county served by the appraisal district;

(2) to the presiding officer of the governing body of each city or town participating in the appraisal district, to the city manager of each city or town having a city manager, and to the city secretary or clerk, if there is one, of each city or town that does not have a city manager; and

(3) to the presiding officer of the governing body of each school district participating in the district and to the superintendent of those school districts.

(f) The chief appraiser shall calculate the number of votes to which each conservation and reclamation district entitled to vote for district directors is entitled and shall deliver written notice to the presiding officer of each conservation and reclamation district of its voting entitlement and right to nominate a person to serve as a director of the district before July 1 of each odd-numbered year.

(g) Each taxing unit other than a conservation and reclamation district that is entitled to vote may nominate by resolution adopted by its governing body one candidate for each position to be filled on the board of directors. The presiding officer of the governing body of the unit shall submit the names of the unit's nominees to the chief appraiser before October 15.

(h) Each conservation and reclamation district entitled to vote may nominate by resolution adopted by its governing body one candidate for the district's board of directors. The presiding officer of the conservation and reclamation district's governing body shall submit the name of the district's nominee to the chief appraiser before July 15 of each odd-numbered year. Before August 1, the chief appraiser shall prepare a nominating ballot, listing all the nominees of conservation and reclamation districts alphabetically by surname, and shall deliver a copy of the nominating ballot to the presiding officer of the board of directors of each district. The board of directors of each district shall determine its vote by resolution and submit it to the chief appraiser before August 15. The nominee on the ballot with the most votes is the nominee of the conservation and reclamation districts in the appraisal district if the nominee received more than 10 percent of the votes entitled to be cast by all of the conservation and reclamation districts in the appraisal district, and shall be named on the ballot with the candidates nominated by the other taxing units. The chief appraiser shall resolve a tie vote by any method of chance.

(i) If no nominee of the conservation and reclamation districts receives more than 10 percent of the votes entitled to be cast under Subsection (h), the chief appraiser, before September 1, shall notify the presiding officer of the board of directors of each conservation and reclamation district of the failure to select a nominee. Each conservation and reclamation district may submit a nominee by September 15 to the chief appraiser as provided by Subsection (h). The chief appraiser shall submit a second nominating ballot by October 1 to the conservation and reclamation districts as provided by Subsection (h). The conservation and reclamation districts shall submit their votes for nomination before October 15 as provided by Subsection (h). The nominee on the second nominating ballot with the most votes is the nominee of the conservation and reclamation districts in the appraisal district and shall be named on the ballot with the candidates nominated by the other taxing units. The chief appraiser shall resolve a tie vote by any method of chance.

(j) Before October 30, the chief appraiser shall prepare a ballot, listing the candidates whose names were timely submitted under Subsections (g) and, if applicable, (h) or (i) alphabetically according to the first letter in each candidate's surname, and shall deliver a copy of the ballot to the presiding officer of the governing body of each taxing unit that is entitled to vote.

(k) The governing body of each taxing unit entitled to vote shall determine its vote by resolution and submit it to the chief appraiser before December 15. The chief appraiser shall count the votes, declare the five candidates who receive the largest cumulative vote totals elected, and submit the results before December 31 to the governing body of each taxing unit in the district and to the candidates. For purposes of determining the number of votes received by the candidates, the candidate receiving the most votes of the conservation and reclamation districts is considered to have received all of the votes cast by conservation and reclamation districts and the other candidates are considered not to have received any votes of the conservation and reclamation districts. The chief appraiser shall resolve a tie vote by any method of chance.

(*l*) If a vacancy occurs on the board of directors other than a vacancy in the position held by a county assessor-collector serving as a nonvoting director, each taxing unit that is entitled to vote by this section may nominate by resolution adopted by its governing body a candidate to fill the vacancy. The unit shall submit the name of its nominee to the chief appraiser within 45 days after notification from the board of directors of the existence of the vacancy, and the chief appraiser shall prepare and deliver to the board of directors within the next five days a list of the nominees. The board of directors shall elect by majority vote of its members one of the nominees to fill the vacancy.

(m) Repealed by Acts 2007, 80th Leg., ch. 648, § 5(4).

Acts 1979, 66th Leg., p. 2224, ch. 841, § 1, eff. Jan. 1, 1980. Amended by Acts 1981, 67th Leg., 1st C.S., p. 120, ch. 13, §§ 15, 167(a), eff. Aug. 14, 1981; Acts 1987, 70th Leg., ch. 59, § 1, eff. Sept. 1, 1987; Acts 1987, 70th Leg., ch. 270, § 1, eff. Aug. 31, 1987; Acts 1989, 71st Leg., ch. 1123, § 2, eff. Jan. 1, 1990; Acts 1991, 72nd Leg., ch. 20, § 15, eff. Aug. 26, 1991; Acts 1991, 72nd Leg., ch. 371, § 1, eff. Sept. 1, 1991; Acts 1993, 73rd Leg., ch. 347, § 4.06, eff. May 31, 1993; Acts 1997, 75th Leg., ch. 165, § 6.73, eff. Sept. 1, 1997; Acts 1997, 75th Leg., ch. 1039, § 2, eff. Jan. 1, 1998; Acts 1999, 76th Leg., ch. 705, § 1, eff. Jan. 1, 2000; Acts 2003, 78th Leg., ch. 629, § 1, eff. June 20, 2003; Acts 2007, 80th Leg., ch. 648, § 5(4), eff. Jan. 1, 2008.

§ 6.031. Changes in Board Membership or Selection

(a) The board of directors of an appraisal district, by resolution adopted and delivered to each taxing unit participating in the district before August 15, may increase the number of members on the board of directors of the district to not more than 13, change the method or procedure for appointing the members, or both, unless the governing body of a taxing unit that is entitled to vote on the appointment of board members adopts a resolution opposing the change, and files it with the board of directors before September 1. If a change is rejected, the board shall notify, in writing, each taxing unit participating in the district before September 15.

(b) The taxing units participating in an appraisal district may increase the number of members on the board of directors of the district to not more than 13, change the method or procedure for appointing the members, or both, if the governing bodies of three-fourths of the taxing units that are entitled to vote on the appointment of board members adopt resolutions providing for the change. However, a change under this subsection is not valid if it reduces the voting entitlement of one or more taxing units that do not adopt a resolution proposing it to less than a majority of the voting entitlement under Section 6.03 of this code or if it reduces the voting entitlement of any taxing unit that does not adopt a resolution proposing it to less than 50 percent of its voting entitlement under Section 6.03 of this code and if that taxing unit's allocation of the budget is not reduced to the same proportional percentage amount, or if it expands the types of taxing units that are entitled to vote on appointment of board members.

AGENDA ITEM #16

Kleberg County Appraisal District
502 E. Kleberg - P. O. Box 1027
Kingsville, Texas 78364
Phone: 361-595-5775 -- Fax: 361-595-7984

August 8, 2013

City of Kingsville
% Mark Rushing
P. O. Box
Kingsville, Texas 78364

Dear Mr. Rushing,

In an e-mail that you sent to me on August 7, 2013, you requested a letter from me stating the reason why the Exempt section is not broken out on the comparison of the net increase as it has in times past (as I mentioned in our phone conversation on August 7, 2013). The reason why the appraisal district did not breakdown the information as we have in the past is because the comptroller changed some of the state coding for the state classifications of property. These changes also included changes in classifications for exempt property. In order for our computer firm to be able to conduct reporting in the format needed by the state, some exempt codes had to be changed to accommodate for accurate reporting. It was impossible within the timeframe given, to provide you with the exact breakdown that you are used to seeing. The exemption information had to be given in a total exempt line item so that you could compare apples to apples. Doing a comparison from the 2012 year information to the 2013 year information in a itemized breakdown with the coding as is, would have been misleading from one year to the next. The appraisal district did however, provide the exemption itemized breakdown in the totals with your appraisal rolls sent to your entity on July 25, 2013, with the effective tax rate calculation information that was sent to your entity on July 31, 2013 for your entities information and in an e-mail sent to you August 7, 2013 so that if you wanted to do your own comparison, you could do so.

If you have any other questions, please feel free to contact me at 361-595-5775

Sincerely,

Ernestina (Tina) Flores, R. P. A.
Chief Appraiser of Kleberg County

KLEBERG COUNTY APPRAISAL DISTRICT
502 E. KLEBERG * P.O. BOX 1027 * KINGSVILLE, TX 78364
BUS. (361) 595-5775 * FAX (361) 595- 7984

RECEIVED
2013
FINANCE DEPT.

July 25, 2013

City of Kingsville
Vincent J. Capell, City Manager
P.O. Box 1458
Kingsville, Texas 78364

Dear Mr. Capell:

Enclosed you will find 2013 certified total information for your taxing entity and a copy of the 2013 certified list of omitted property. A CD of your taxing entity's 2013 certified appraisal rolls was delivered to your taxing entity on July 25, 2013. The information needed for the calculation of the effective tax rate will be delivered upon completion.

If you have any questions, please feel free to call me at 361-595-5775.

Sincerely,

Ernestina Flores, R.P.A.
Chief Appraiser

Cc: Sam Fugate, Mayor
Mark Rushing, Finance Director
Kleberg County Appraisal District Board of Directors

2013 FINAL VALUE INFORMATION
AS OF 7-25-13

TAXING UNIT
CITY OF KINGSVILLE

GROSS VALUES	2013 FINAL VALUES	2012 FINAL VALUES		DIFFERENCE
REAL:	$ 676,002,957	$ 664,122,931		$ 11,880,026
PERSONAL:	$ 88,736,830	$ 80,127,290		$ 8,609,540
MINERAL:	$ 26,907,000	$ 23,606,860		$ 3,300,140
TOTAL GROSS VALUE:	**$ 791,646,787**	**$ 767,857,081**		**$ 23,789,706**
TOTAL EXEMPTIONS:	**$ 66,273,519**	**$ 64,379,701**		**$ 1,893,818**
HOMESTEAD CAP ADJ:	$ 707,963	$ 691,297		$ 16,666
LOSS TO AGRICULTURAL: VALUATION	$ 10,416,910	$ 9,352,851		$ 1,064,059
NET TAXABLE VALUE:	**$ 714,248,395**	**$ 693,433,232**	**(INC)**	**$ 20,815,163**

2013 FINAL VALUE INFORMATION
AS OF 7-25-2013

TAXING UNIT
CITY OF KINGSVILLE

GROSS VALUES		2013 FINAL VALUES
REAL:	$	676,002,957
PERSONAL:	$	88,736,830
MINERAL:	$	26,907,000
TOTAL GROSS VALUE:	$	**791,646,787**
TOTAL EXEMPTIONS:	$	**66,273,519**
HOMESTEAD CAP ADJ:	$	707,963
LOSS TO AGRICULTURAL: VALUATION	$	10,416,910
NET TAXABLE VALUE:	$	**714,248,395**

KLEBERG COUNTY APPRAISAL DISTRICT 2013 OMITTED PROPERTY NOT YET CERTIFIED
7-25-2013

PID#	ACCT NUMBER	OWNER	REAL OR PERSONAL	KCAD CURRENT/ PRIOR MARKET	KCAD CURRENT PRIOR APPRAISED	KCAD CURRENT PRIOR EXEMPTION	KCAD CURRENT PRIOR TAXABLE	TAXPAYER CURRENT PRIOR MARKET	TAXPAYER CURRENT PRIOR APPRAISED	TAXPAYER CURRENT PRIOR EXEMPTION	TAXPAYER CURRENT PRIOR TAXABLE	DISTRICTS
32477	138400101000192	AFFORDABLE HOUSING	R	1,670,100	1,670,100	NONE	1,670,100	?	?	YES	0	GKL, CKI, SKI, WST
		OF KINGSVILLE II LTD		1,670,100	1,670,100	UNDER REVIEW OF ATTY	1,670,100	?	?	GOV - ENTITY	0	
										FULL EXEMPTION		
32480	138400102000192	AFFORDABLE HOUSING	R	28,910	28,910	NONE	28,910	?	?	YES	0	GKL, CKI, SKI, WST
		OF KINGSVILLE II LTD		28,910	28,910	UNDER REVIEW OF ATTY	28,910	?	?	GOV - ENTITY	0	
										FULL EXEMPTION		
12608	290001813405192	AFFORDABLE HOUSING	R	14,000	14,000	NONE	14,000	?	?	YES	0	GKL, CKI, SKI, WST
		OF KINGSVILLE II LTD		14,000	14,000	UNDER REVIEW OF ATTY	14,000	?	?	GOV - ENTITY	0	
										FULL EXEMPTION		
30067	133500207000192	AFFORDABLE HOUSING	R	10,780	10,780	NONE	10,780	?	?	YES	0	GKL, CKI, SKI, WST
		OF KINGSVILLE II LTD		10,780	10,780	UNDER REVIEW OF ATTY	10,780	?	?	GOV - ENTITY	0	
										FULL EXEMPTION		
4004963	490000611110192	AFFORDABLE HOUSING	P	23,420	23,420	NONE	23,420	?	?	YES	0	GKL, CKI, SKI, WST
		OF KINGSVILLE II LTD		23,420	23,420	UNDER REVIEW OF ATTY	23,420	?	?	GOV - ENTITY	0	
										FULL EXEMPTION		

THE LOWER TO BE USED IS IN THE HIGHLIGHTED AREA

GKL = 0
CKI = 0
STW = 0
SKI = 0

R & M H

KLEBERG County

2013 CERTIFIED TOTALS

As of Certification

CKI - CITY OF KINGSVILLE

Property Count: 9,661

ARB Approved Totals

7/24/2013 6:40:11PM

Land	Value			
Homesite:	37,398,954			
Non Homesite:	79,933,600			
Ag Market:	10,951,230			
Timber Market:	0	Total Land	(+)	128,283,784

Improvement	Value			
Homesite:	263,585,906			
Non Homesite:	284,133,267	Total Improvements	(+)	547,719,173

Non Real	Count	Value			
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	676,002,957

Ag	Non Exempt	Exempt			
Total Productivity Market:	10,951,230	0			
Ag Use:	534,320	0	Productivity Loss	(-)	10,416,910
Timber Use:	0	0	Appraised Value	=	665,586,047
Productivity Loss:	10,416,910	0			
			Homestead Cap	(-)	707,963
			Assessed Value	=	664,878,084

Exemption	Count	Local	State	Total			
DV1	74	0	597,445	597,445			
DV1S	7	0	35,000	35,000			
DV2	52	0	498,750	498,750			
DV3	36	0	355,530	355,530			
DV3S	1	0	10,000	10,000			
DV4	81	0	454,600	454,600			
DV4S	11	0	89,190	89,190			
DVHS	52	0	3,888,975	3,888,975			
DVHSS	2	0	260,550	260,550			
EX-XG	3	0	347,300	347,300			
EX-XV	315	0	40,081,680	40,081,680			
EX-XV (Prorated)	2	0	5,741	5,741			
LIH	1	0	1,093,805	1,093,805			
OV65	1,563	12,536,473	0	12,536,473			
OV65S	2	16,800	0	16,800	Total Exemptions	(-)	60,271,839
					Net Taxable	=	604,606,245

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
5,091,993.80 = 604,606,245 * (0.842200 / 100)

Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

PP CAP

KLEBERG County

2013 CERTIFIED TOTALS

As of Certification

CKI - CITY OF KINGSVILLE

Property Count: 1,452

ARB Approved Totals

7/24/2013 6:42:28PM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	0

Improvement		Value			
Homesite:		0			
Non Homesite:		0	Total Improvements	(+)	0

Non Real	Count	Value			
Personal Property:	1,452	88,736,830			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	88,736,830
			Market Value	=	88,736,830

Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	88,736,830
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			Assessed Value	=	88,736,830

Exemption	Count	Local	State	Total			
CH	1	12,800	0	12,800			
DV1	1	0	5,000	5,000			
DV3	1	0	2,550	2,550			
EX-XG	3	0	61,290	61,290			
EX-XN	11	0	1,441,530	1,441,530			
EX-XV	27	0	4,457,280	4,457,280			
EX366	263	0	21,230	21,230	Total Exemptions	(-)	6,001,680
					Net Taxable	=	82,735,150

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
696,795.43 = 82,735,150 * (0.842200 / 100)

Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

MN+PP Wardlaw

KLEBERG County

2013 CERTIFIED TOTALS

As of Certification

CKI - CITY OF KINGSVILLE

Property Count: 66

ARB Approved Totals

7/24/2013 6:44:27PM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	0

Improvement		Value			
Homesite:		0			
Non Homesite:		0	Total Improvements	(+)	0

Non Real	Count	Value			
Personal Property:	66	26,907,000			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	26,907,000
			Market Value	=	26,907,000

Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	26,907,000
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			Assessed Value	=	26,907,000

Exemption	Count	Local	State	Total			
EX366	1	0	0	0	Total Exemptions	(-)	0
					Net Taxable	=	26,907,000

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
226,610.75 = 26,907,000 * (0.842200 / 100)

Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

True Automation PACS - 2013 Exemption Listing

EXEMPTION CD	EXEMPTION CODE DESCRIPTION	FEDERAL AMT	PLUS OV65 AMT
DP	DISABILITY	0	0
DPS	DISABLED Surviving Spouse	0	0
DV1	Disabled Veterans 10% - 29%	5,000	7,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	5,000	0
DV2	Disabled Veterans 30% - 49%	7,500	4,500
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	7,500	0
DV3	Disabled Veterans 50% - 69%	10,000	2,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	10,000	0
DV4	Disabled Veterans 70% - 100%	12,000	0
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	12,000	0
DVHS	Disabled Veteran Homestead	0	0
EX	TOTAL EXEMPTION	0	0
EX-XA	11.111 Public property for housing indigent persons	0	0
EX-XD	11.181 Improving property for housing with volunteer labor	0	0
EX-XF	11.183 Assisting ambulatory health care centers	0	0
EX-XG	11.184 Primarily performing charitable functions	0	0
EX-XH	11.185 Developing model colonia subdivisions	0	0
EX-XI	11.19 Youth spiritual, mental, and physical development organizations	0	0
EX-XJ	11.21 Private schools	0	0
EX-XL	11.231 Organizations Providing Economic Development Services to Local Community	0	0
EX-XM	11.25 Marine cargo containers	0	0
EX-XN	11.252 Motor vehicles leased for personal use	0	0
EX-XO	11.254 Motor vehicles for income production and personal use	0	0
EX-XP	11.271 Offshore drilling equipment not in use	0	0
EX-XQ	11.29 Intracoastal waterway dredge disposal site	0	0
EX-XR	11.30 Nonprofit water or wastewater corporation	0	0
EX-XS	11.33 Raw cocoa and green coffee held in Harris County	0	0
EX-XT	11.34 Limitation on taxes in certain municipalities	0	0
EX-XU	11.23 Miscellaneous Exemptions	0	0
EX-XV	Other Exemptions (including public property, religious organizations, charitable organizations, and other property not reported elsewhere)	0	0
FZ	FREEZE ONLY	0	0
HS	HOMESTEAD	0	0
OV65	OVER 65	0	0
OV65S	OVER 65 Surviving Spouse	0	0
UNK	UNKNOWN EXEMPTION	0	0

True Automation PACS - 2013 Special Exemption Listing

EXEMPTION CD	EXEMPTION CODE DESCRIPTION	FEDERAL AMT	PLUS OV65 AMT
AB	ABATEMENT	0	0
CH	CHARITABLE	0	0
CHODO	11.182 Community Housing Development Organizations		
CLT	Community Land Trust		
DVHSS	Disabled Veteran Homestead Surviving Spouse	0	0
ECO	Economic Development		
EN	ENERGY	0	0
EX366	HOUSE BILL 366	0	0
FR	FREEPORT	0	0
GIT	GOODS IN TRANSIT	0	0
HT	HISTORICAL	0	0
LIH	11.181 Improving property for housing with volunteer labor		
LVE	Leased Vehicles		
PC	POLLUTION CONTROL	0	0
SO	SOLAR	0	0

AGENDA ITEM #17

ORDINANCE NO. _____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER V, ARTICLE 2, SEWERS, PROVIDING FOR AN INCREASE IN SEWER RATES; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, this Ordinance is necessary to protect the public safety, health, and welfare of the City of Kingsville.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS: 3% increase

I.

THAT Section 5-2-2 of Article 2: Sewers of Chapter V, Public Works, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

§ 5-2-2 USER CLASSIFICATIONS; SCHEDULE OF CHARGES.

(A) *Single-family residential.* Minimum monthly charge of ~~$10.54,~~ **$10.86** with an allowance of 2,000 gallons. For consumption in excess of 2,000 gallons a charge of ~~$3.01~~,**$3.10** per 1,000 gallons will be levied to a maximum of 15,000 gallons after which no further charge shall be levied.

(B) Duplex. Minimum monthly charge of ~~$12.93~~, **$13.32** with an allowance of 2,000 gallons. For consumption in excess of 2,000 gallons a charge of ~~$3.01~~, **$3.10** per 1,000 gallons will be levied.

(C) *Multi-family residential (includes apartments of 3-4 units).* Minimum monthly charge of ~~$19.76~~, **$20.36** with an allowance for 3,000 gallons. For consumption in excess of 3,000 gallons, a charge of ~~$3.01~~, **$3.10** per 1,000 gallons shall be levied.

(D) *Commercial (includes hotels, motels, apartments over 4 units, and all others not meeting any other categories).* Minimum monthly charge~~$24.31,~~ **$25.04** with an allowance of 3,000 gallons. For consumption in excess of 3,000 gallons a charge of ~~$3.17~~,**$3.27** per 1,000 gallons will be levied.

(E) *Irrigation.* No customer using city water services solely for irrigation purposes shall be assessed a sewer charge.

(F) *Industrial plants.* By special contract with the city.

(G) *Billing charge.* All sewer customers who are not billed for water services shall be assessed a monthly billing charge of ~~$ 2.06~~, **$2.13** in addition to their sewer charges.

(H) (1) *Outside city limits.* All parts of this section shall apply to customers located outside the city limits and who receive city sewer service except the rates to such customers shall be as follows:

(2) *Single-family residential.* Minimum monthly charge of ~~$12.08,~~ **$12.45** with an allowance of 2,000 gallons. For consumption in excess of 2,000 gallons a charge of ~~$3.45~~,**$3.56** per 1,000 gallons of water consumed to a maximum of 15,000 gallons after which no further charge shall be levied.

(3) *Duplex.* Minimum monthly charge of ~~$14.58~~, **$15.02** with an allowance of 2,000 gallons. For consumption in excess of 2,000 gallons a charge of ~~$3.66,~~ **$3.77** per 1,000 gallons of water consumed.

(4) *Multi-family residential (includes apartments of 3-4 units).* Minimum monthly charge of ~~$22.73~~, **$23.42** with an allowance of 3,000 gallons. For consumption in excess of 3,000 gallons a charge of ~~$3.66,~~ **$3.77** per 1,000 gallons of water consumed.

(5) *Commercial (includes hotels, motels, apartments over 4 units, and all others not meeting any of the above categories).* Minimum monthly charge of ~~$27.96~~, **$28.80** with an allowance of 3,000 gallons. For consumption in excess of 3,000 gallons a charge of ~~$3.65,~~ **$3.76** per 1, 000 gallons of water consumed.

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall be codified and become effective on and after adoption and publication as required by law.

INTRODUCED on this the 22nd day of July, 2013.

PASSED AND APPROVED on this the _12_th day of August, 2013.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

City of Kingsville

Memorandum

To: Vince Capell, City Manager

CC: Courtney Alvarez, City Attorney

From: Mark Rushing, Finance Director

Date: 08/01/2013

Re: Water and Waste Water Rates

The Water and Waste Water rate models provided by HDR Engineering were presented to the Commission at the July 22nd, 2013 regular meeting. In discussing the proposed rate increases there was a question raised concerning how the rates for the City of Kingsville compared to other surrounding cities.

Mr. Grady Reed with HDR has provided the City with the comparison model that he used when calculating the proposed rates for Kingsville. Based on Mr. Reed's information, the City of Kingsville is in the mid-range for both residential and commercial services as far as cost based on the survey.

WATER AND WASTEWATER SAMPLE BILL COMPARISONS
- Sorted by Residential Bill @ 10,000 Gallons/Month Water Use -

City	WATER RESIDENTIAL WATER Bill for 5,000 Gallons	WATER RESIDENTIAL WATER Bill for 10,000 Gallons	WASTEWATER RESIDENTIAL SEWER Bill for 5,000 Gallons	WASTEWATER RESIDENTIAL SEWER Bill for 10,000 Gallons	TOTAL WATER & WASTEWATER RESIDENTIAL Bill for 5,000 Gallons	TOTAL WATER & WASTEWATER RESIDENTIAL Bill for 10,000 Gallons
Corpus Christi	$ 26	$ 55	$ 38	$ 63	$ 64	$ 118
Ingleside	$ 34	$ 53	$ 29	$ 41	$ 63	$ 94
Rockport	$ 28	$ 47	$ 23	$ 38	$ 51	$ 86
Odem	$ 30	$ 51	$ 27	$ 30	$ 57	$ 80
Portland	$ 27	$ 41	$ 31	$ 36	$ 59	$ 77
Alice	$ 27	$ 44	$ 21	$ 31	$ 48	$ 75
Kingsville (Proposed)	$ 25	$ 39	$ 20	$ 36	$ 45	$ 74
Kingsville (Current)	$ 25	$ 38	$ 20	$ 35	$ 45	$ 73
Beeville	$ 29	$ 44	$ 20	$ 25	$ 49	$ 69
Sinton	$ 26	$ 39	$ 22	$ 29	$ 48	$ 68
Bishop	$ 32	$ 48	$ 13	$ 19	$ 45	$ 67
Uvalde	$ 15	$ 22	$ 21	$ 32	$ 36	$ 54

WATER AND WASTEWATER SAMPLE BILL COMPARISONS
- Sorted by Commercial Bill @ 50,000 Gallons/Month Water Use -

City	WATER COMMERCIAL WATER Bill for 50,000 Gallons	WATER COMMERCIAL WATER Bill for 200,000 Gallons	WASTEWATER COMMERCIAL SEWER Bill for 50,000 Gallons	WASTEWATER COMMERCIAL SEWER Bill for 200,000 Gallons	TOTAL WATER & WASTEWATER COMMERCIAL Bill for 50,000 Gallons	TOTAL WATER & WASTEWATER COMMERCIAL Bill for 200,000 Gallons
Ingleside	$ 361	$ 1,182	$ 294	$ 711	$ 655	$ 1,893
Corpus Christi	$ 355	$ 1,261	$ 199	$ 717	$ 553	$ 1,978
Rockport	$ 299	$ 1,092	$ 175	$ 629	$ 474	$ 1,722
Kingsville (Proposed)	$ 184	$ 673	$ 178	$ 668	$ 362	$ 1,341
Kingsville (Current)	$ 182	$ 667	$ 173	$ 649	$ 355	$ 1,315
Portland	$ 195	$ 689	$ 148	$ 287	$ 343	$ 976
Odem	$ 241	$ 901	$ 85	$ 250	$ 326	$ 1,151
Beeville	$ 193	$ 640	$ 107	$ 323	$ 300	$ 963
Alice	$ 190	$ 754	$ 107	$ 395	$ 298	$ 1,150
Bishop	$ 200	$ 847	$ 78	$ 265	$ 278	$ 1,112
Sinton	$ 159	$ 635	$ 91	$ 278	$ 250	$ 912
Uvalde	$ 59	$ 350	$ 140	$ 422	$ 199	$ 772

City of Kingsville

Memo

To: Vince Capell, City Manager

From: Mark Rushing, Finance Director

CC: Courtney Alvarez, City Attorney

Date: 07/15/2013

Re: Water and Waste Water Rates

Following the Water and Waste Water rate models provided by HDR Engineering, it is time to update the water and waste water rates increases.

This request is to add the first reading of the water and waste water rate increases to the commission meeting scheduled for July 22, 2013.

Thank you.

Mark Rushing, Finance Director

HDR | ONE COMPANY *Many Solutions*™

Memo

To: Mr. Mark Rushing	
From: Grady Reed	Project: City of Kingsville Revenue Projections (FY13)
CC:	
Date: July 18, 2013	Job No:

Document3

RE: FY13 & FY14 Water/Wastewater Revenue Projections

FY13 & FY14 Revenue Projections

HDR has completed its water and wastewater revenue projections for FY13 as well as FY14 (Table 1). As of June 21st, 2013, the City of Kingsville had recorded total water and wastewater revenues of $6,211,848. HDR projects that during the remaining portion of FY13, the City will collect additional revenues of $2,231,051 associated with water and wastewater operations for a total of $8,442,899 of revenue collected for FY13. (See section below for a discussion of assumptions and methodology.) Total water and wastewater projections for FY14 are $7,995,628[1] or a 5.3% decrease from FY13. This decrease is in large part due to the fact that FY13 appears to be a warmer and drier year with increased water sales, while the FY14 revenue was forecast on a "normal" weather year.

Table 1.
Water & Wastewater Revenue Projections (FY13 & FY14)

Fund #	Fund Name	Year to Date Revenue (FY13)[1]	Remaining FY Revenue Projection (FY13)[2]	FY13 Total Estimated Revenue	FY14 Revenue Projection[3]
051-000-915	Interest Income	$1,615	$538	$2,154	$6,567
051-000-920	Auction Revenue	$0	$0	$0	$2,000
051-000-990	Miscellaneous Income	$2,845	$948	$3,793	$10,150
051-000-940	Intergovernmental Income	$10,000	$0	$10,000	$0
051-600-816	Water Sales	$3,590,736	$1,320,077	$4,910,813	$4,381,059
051-600-817	Penalty Fee on Water	$163,607	$54,536	$218,142	$218,797
051-600-818	New Water Connections	$75,702	$3,144	$78,846	$12,578
051-600-891	Water Sales - STWA	$10,484	$4,126	$14,610	$16,000
051-700-822	Sewer Sales	$2,351,301	$840,045	$3,191,346	$3,335,261
051-700-823	Sewer Taps	$4,995	$1,665	$6,660	$6,680
051-700-825	Sewer Sales - After Hours	$563	$188	$751	$753
051-700-827	Grease Trap Inspections	$0	$5,784	$5,784	$5,784
051-700-828	Ground Water Discharge	$0	$0	$0	$0
	Total Revenue	$6,211,848	$2,231,051	***$8,442,899***	***$7,995,628***

1. Year to date revenue is as of June 21st, 2013.
2. Remaining revenue projection is for the months of June (remaining portion), July, August, & September.
3. Assumes a 0.3% growth rate in connections, a 1% increase in water rates, a 3% increase in ww rates and a "normal" weather year.

[1] Assumes that a rate increase for water service of 1% is implemented as well as an increase for wastewater service of 3%.

Significant Assumptions Used

Two significant assumptions were made when forecasting the projected revenue for FY13:

- Weather patterns would remain "normal" for the projections period; and
- The volume of water and wastewater sales continues to grow at about 0.3% a year.

If the weather varies significantly from a "normal" weather pattern during the remainder of FY13, this could alter the actual revenues collected (primarily from water sales). Typically, the months of July and August, and in some cases September, are typically the hottest months of the year and the months in which a significant portion of water revenue is collected due to water use in the higher water rate tiers. If these months are wetter than "normal", water revenues collected will likely be less than projected. However, if these months are drier than "normal", then water revenue collected may be slightly higher than projected, although the increase will likely be minimal.

If the City has experienced a higher rate of growth than assumed (0.3% a year) since FY13, the projected revenues may be slightly low; conversely, if the City has grown at less than the assumed growth rate, the projected revenues may be slightly higher than actual collected revenue at the end of the fiscal year.

Similarly, to project the water and wastewater revenue for FY14, it was assumed that the City would grow at about 0.3% a year and that a 1% increase for water service and a 3% increase for wastewater service would be implemented, consistent with the latest rate model update. The same discussion concerning weather patterns contained above also applies to the FY14 revenue projections.

Methodology Used for FY13 Projections

In order to project the remaining revenue to be received for Interest Income, Auction Revenue, Miscellaneous Income, Penalty Fees on Water, Sewer Taps, Sewer Sales-After Hours, and Grease Trap Inspections; it was assumed that the revenue received from these operations is roughly the same each month. Therefore, the revenue collected to date for each category was divided by nine (9) (October 1st through June 30th) to obtain an average monthly value. This value was then multiplied by three (3) (July 1st through September 30th) to obtain a value of revenue remaining to be collected. For New Water Connections, a lower value than that obtained with the methodology above was used for the remainder of the fiscal year. The year-to-date revenue appears to have a large or several larger connections being made to this system and that same pattern may not continue for the final three months in the fiscal year. Finally, it was assumed that the Intergovernmental Income was a one-time transfer, not likely to re-occur over the last three months of the fiscal year.

To calculate the expected remaining revenue to be collected for water sales and sewer sales, the projected sales revenue for each was calculated on a monthly basis based upon the average revenue for each individual month over the last three fiscal years.

AGENDA ITEM #18

ORDINANCE NO. 2013-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER V, ARTICLE 3, WATER, PROVIDING FOR AN INCREASE IN WATER RATES; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, this Ordinance is necessary to protect the public safety, health, and welfare of the City of Kingsville.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS: 1% Increase

I.

THAT Section 5-3-51 of Article 3: Water of Chapter V, Public Works, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

§ 5-3-51 MINIMUM MONTHLY CHARGE; RATE SCHEDULE.

(A) The following monthly rates shall be charged inside-city customers for the use of city water, provided that minimum monthly charges shall be made and bills rendered accordingly, under the standard water rates schedule as follows:

Minimum Monthly Bill Water Service					
Meter Allowance Size	***Single-Family Residential***	***Multi-Family Residential****	***Commercial*****	***Irrigation***	***Gallons***
5/8 - ¾ inch	~~12.16,~~ **12.29**	$0.00	$0.00	$0.00	0
5/8 - ¾ inch	—	~~23.04~~**23.27**	~~23.96,~~ **24.20**	~~27.47~~,**27.75**	3,000
1 inch	~~24.92,~~ **25.17**	~~28.03~~, **28.31**	~~30.28~~, **30.59**	~~34.42,~~ **37.77**	5,000
1¼ inch	~~30.31~~, **30.62**	~~33.51~~, **33.85**	~~36.62~~,**36.99**	~~43.82~~, **44.26**	7,000
1½ inch	~~37.16~~, **37.54**	~~41.35,~~ **41.77**	~~46.10~~, **46.57**	~~56.07~~, **56.63**	10,000
2 inch	~~54.19~~, **54.74**	~~57.04~~, **57.61**	~~65.08~~, **65.73**	~~80.60~~, **81.41**	16,000
3 inch	—	~~106.74~~,	~~115.09~~, **116.24**	~~158.26~~,	35,000

Minimum Monthly Bill Water Service					
Meter Allowance Size	***Single-Family Residential***	***Multi-Family Residential****	***Commercial*****	***Irrigation***	***Gallons***
		107.81		**159.85**	
4 inch	—	~~172.12~~, **173.85**	~~177.47~~, **179.25**	~~260.43~~, **263.04**	60,000
6 inch	—	~~342.12~~, **345.55**	~~339.04~~, **342.43**	~~526.10~~, **531.37**	125,000
8 inch	---	—	~~646.46~~, **652.93**	—	200,000

* Includes apartments of 3-4 units.

** Includes hotels, motels, and apartments over 4 units.

(B) The following monthly rates shall be charged outside-city customers for the use of city water, provided that minimum monthly charges shall be made and bills rendered accordingly, under the standard water rates schedule as follows:

Minimum Monthly Bill Water Service					
Meter Allowance Size	***Single-Family Residential***	***Multi-Family Residential****	***Commercial*****	***Irrigation***	***Gallons***
5/8 - ¾ inch	~~13.98~~,**14.12**	~~$0.00~~	~~$0.00~~	~~$0.00~~	~~0~~
5/8 - ¾ inch	—	~~26.50~~,**26.77**	~~27.55~~,**27.83**	~~31.58~~,**31.90**	~~3,000~~
1 inch	~~28.67~~, **28.96**	~~32.24~~,**32.57**	~~34.83~~, **35.18**	~~39.58~~, **39.98**	~~5,000~~
1¼ inch	~~34.85~~,**35.20**	~~38.54~~, **38.93**	~~42.10~~, **42.53**	~~49.86~~, **50.36**	~~7,000~~
1½ inch	~~42.72~~, **43.15**	~~47.56~~, **48.04**	~~53.01~~, **53.54**	~~64.48~~, **65.13**	~~10,000~~
2 inch	~~62.33~~, **62.96**	~~65.60~~, **66.26**	~~74.84~~, **75.59**	~~92.67~~,**93.60**	~~16,000~~
3 inch	—	~~122.75~~,**123.98**	~~132.35~~, **133.68**	~~181.99~~, **183.81**	~~35,000~~

Minimum Monthly Bill Water Service					
Meter Allowance Size	***Single-Family Residential***	***Multi-Family Residential****	***Commercial*****	***Irrigation***	***Gallons***
4 inch	—	~~197.93,~~**199.91**	~~204.10~~, **206.15**	~~299.49~~,**302.49**	~~60,000~~
6 inch	—	~~393.43~~, **397.37**	~~389.88~~, **393.78**	~~605.01~~,**611.06**	~~125,000~~
8 inch	—	—	~~721.62,736.05, 743.41,~~ **750.85**	—	~~200,000~~

* Includes apartments of 3-4 units.

** Includes hotels, motels, and apartments over 4 units.

(C)For all water furnished in excess of the minimum allowance, the charge per 1,000 gallons of water delivered per month shall be shown as follows:

	In-side City	Outside City
Single-family residential:		
0 - 5,000 gallons	~~$2.54~~,**2.57**	~~$2.93~~, **2.96**
5,001 - 10,000 gallons	~~2.68~~, **2.71**	~~3.09,~~**3.12**
10,001 – 15,000 gallons	~~2.79,~~**2.82**	~~3.23~~,**3.27**
15,001 - 20,000 gallons	~~2.92~~,**2.95**	~~3.37,~~**3.41**
20,001 - 30,000 gallons	~~3.05~~,**3.08**	~~3.50~~,**3.54**
30,000 + gallons	~~3.94~~,**3.98**	~~4.54~~,**4.59**
Multi-family:	~~2.70~~,**2.73**	~~3.11~~,**3.15**
Commercial:	~~3.23~~,**3.27**	~~3.71,~~**3.75**
Irrigation	~~4.07~~,**4.11**	~~4.68,~~**4.73**

(D) These rates shall be applied to all water that passes through the meter regardless of whether the water is used or not.

(E) Industrial rates by special contract with the city.

(F) Naval Air Station Kingsville water rate, as determined by the most current water rate study, is set at $1.75/1,000 gallons.

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall be codified and become effective on and after adoption and publication as required by law.

INTRODUCED on this the 22nd day of July, 2013.

PASSED AND APPROVED on this the 12th day of August, 2013.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

City of Kingsville

Memorandum

To: Vince Capell, City Manager

CC: Courtney Alvarez, City Attorney

From: Mark Rushing, Finance Director

Date: 08/01/2013

Re: Water and Waste Water Rates

The Water and Waste Water rate models provided by HDR Engineering were presented to the Commission at the July 22nd, 2013 regular meeting. In discussing the proposed rate increases there was a question raised concerning how the rates for the City of Kingsville compared to other surrounding cities.

Mr. Grady Reed with HDR has provided the City with the comparison model that he used when calculating the proposed rates for Kingsville. Based on Mr. Reed's information, the City of Kingsville is in the mid-range for both residential and commercial services as far as cost based on the survey.

WATER AND WASTEWATER SAMPLE BILL COMPARISONS
- Sorted by Residential Bill @ 10,000 Gallons/Month Water Use -

City	WATER RESIDENTIAL WATER Bill for 5,000 Gallons	WATER RESIDENTIAL WATER Bill for 10,000 Gallons	WASTEWATER RESIDENTIAL SEWER Bill for 5,000 Gallons	WASTEWATER RESIDENTIAL SEWER Bill for 10,000 Gallons	TOTAL WATER & WASTEWATER RESIDENTIAL Bill for 5,000 Gallons	TOTAL WATER & WASTEWATER RESIDENTIAL Bill for 10,000 Gallons
Corpus Christi	$ 26	$ 55	$ 38	$ 63	$ 64	$ 118
Ingleside	$ 34	$ 53	$ 29	$ 41	$ 63	$ 94
Rockport	$ 28	$ 47	$ 23	$ 38	$ 51	$ 86
Odem	$ 30	$ 51	$ 27	$ 30	$ 57	$ 80
Portland	$ 27	$ 41	$ 31	$ 36	$ 59	$ 77
Alice	$ 27	$ 44	$ 21	$ 31	$ 48	$ 75
Kingsville (Proposed)	$ 25	$ 39	$ 20	$ 36	$ 45	$ 74
Kingsville (Current)	$ 25	$ 38	$ 20	$ 35	$ 45	$ 73
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Sinton	$ 26	$ 39	$ 22	$ 29	$ 48	$ 68
Bishop	$ 32	$ 48	$ 13	$ 19	$ 45	$ 67
Uvalde	$ 15	$ 22	$ 21	$ 32	$ 36	$ 54

WATER AND WASTEWATER SAMPLE BILL COMPARISONS
- Sorted by Commercial Bill @ 50,000 Gallons/Month Water Use -

City	WATER COMMERCIAL WATER Bill for 50,000 Gallons	WATER COMMERCIAL WATER Bill for 200,000 Gallons	WASTEWATER COMMERCIAL SEWER Bill for 50,000 Gallons	WASTEWATER COMMERCIAL SEWER Bill for 200,000 Gallons	TOTAL WATER & WASTEWATER COMMERCIAL Bill for 50,000 Gallons	TOTAL WATER & WASTEWATER COMMERCIAL Bill for 200,000 Gallons
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Corpus Christi	$ 355	$ 1,261	$ 199	$ 717	$ 553	$ 1,978
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Kingsville (Current)	$ 182	$ 667	$ 173	$ 649	$ 355	$ 1,315
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Alice	$ 190	$ 754	$ 107	$ 395	$ 298	$ 1,150
Bishop	$ 200	$ 847	$ 78	$ 265	$ 278	$ 1,112
Sinton	$ 159	$ 635	$ 91	$ 278	$ 250	$ 912
Uvalde	$ 59	$ 350	$ 140	$ 422	$ 199	$ 772

City of Kingsville

Memo

To: Vince Capell, City Manager

From: Mark Rushing, Finance Director

CC: Courtney Alvarez, City Attorney

Date: 07/15/2013

Re: Water and Waste Water Rates

Following the Water and Waste Water rate models provided by HDR Engineering, it is time to update the water and waste water rates increases.

This request is to add the first reading of the water and waste water rate increases to the commission meeting scheduled for July 22, 2013.

Thank you.

Mark Rushing, Finance Director

HDR | ONE COMPANY *Many Solutions*™

Memo

To: Mr. Mark Rushing	
From: Grady Reed	Project: City of Kingsville Revenue Projections (FY13)
CC:	
Date: July 18, 2013	Job No:

Document3

RE: FY13 & FY14 Water/Wastewater Revenue Projections

FY13 & FY14 Revenue Projections

HDR has completed its water and wastewater revenue projections for FY13 as well as FY14 (Table 1). As of June 21st, 2013, the City of Kingsville had recorded total water and wastewater revenues of $6,211,848. HDR projects that during the remaining portion of FY13, the City will collect additional revenues of $2,231,051 associated with water and wastewater operations for a total of $8,442,899 of revenue collected for FY13. (See section below for a discussion of assumptions and methodology.) Total water and wastewater projections for FY14 are $7,995,628[1] or a 5.3% decrease from FY13. This decrease is in large part due to the fact that FY13 appears to be a warmer and drier year with increased water sales, while the FY14 revenue was forecast on a "normal" weather year.

Table 1.
Water & Wastewater Revenue Projections (FY13 & FY14)

Fund #	Fund Name	Year to Date Revenue (FY13)[1]	Remaining FY Revenue Projection (FY13)[2]	FY13 Total Estimated Revenue	FY14 Revenue Projection[3]
051-000-915	Interest Income	$1,615	$538	$2,154	$6,567
051-000-920	Auction Revenue	$0	$0	$0	$2,000
051-000-990	Miscellaneous Income	$2,845	$948	$3,793	$10,150
051-000-940	Intergovernmental Income	$10,000	$0	$10,000	$0
051-600-816	Water Sales	$3,590,736	$1,320,077	$4,910,813	$4,381,059
051-600-817	Penalty Fee on Water	$163,607	$54,536	$218,142	$218,797
051-600-818	New Water Connections	$75,702	$3,144	$78,846	$12,578
051-600-891	Water Sales - STWA	$10,484	$4,126	$14,610	$16,000
051-700-822	Sewer Sales	$2,351,301	$840,045	$3,191,346	$3,335,261
051-700-823	Sewer Taps	$4,995	$1,665	$6,660	$6,680
051-700-825	Sewer Sales - After Hours	$563	$188	$751	$753
051-700-827	Grease Trap Inspections	$0	$5,784	$5,784	$5,784
051-700-828	Ground Water Discharge	$0	$0	$0	$0
	Total Revenue	$6,211,848	$2,231,051	***$8,442,899***	***$7,995,628***

1. Year to date revenue is as of June 21st, 2013.
2. Remaining revenue projection is for the months of June (remaining portion), July, August, & September.
3. Assumes a 0.3% growth rate in connections, a 1% increase in water rates, a 3% increase in ww rates and a "normal" weather year.

[1] Assumes that a rate increase for water service of 1% is implemented as well as an increase for wastewater service of 3%.

Significant Assumptions Used

Two significant assumptions were made when forecasting the projected revenue for FY13:

- Weather patterns would remain "normal" for the projections period; and
- The volume of water and wastewater sales continues to grow at about 0.3% a year.

If the weather varies significantly from a "normal" weather pattern during the remainder of FY13, this could alter the actual revenues collected (primarily from water sales). Typically, the months of July and August, and in some cases September, are typically the hottest months of the year and the months in which a significant portion of water revenue is collected due to water use in the higher water rate tiers. If these months are wetter than "normal", water revenues collected will likely be less than projected. However, if these months are drier than "normal", then water revenue collected may be slightly higher than projected, although the increase will likely be minimal.

If the City has experienced a higher rate of growth than assumed (0.3% a year) since FY13, the projected revenues may be slightly low; conversely, if the City has grown at less than the assumed growth rate, the projected revenues may be slightly higher than actual collected revenue at the end of the fiscal year.

Similarly, to project the water and wastewater revenue for FY14, it was assumed that the City would grow at about 0.3% a year and that a 1% increase for water service and a 3% increase for wastewater service would be implemented, consistent with the latest rate model update. The same discussion concerning weather patterns contained above also applies to the FY14 revenue projections.

Methodology Used for FY13 Projections

In order to project the remaining revenue to be received for Interest Income, Auction Revenue, Miscellaneous Income, Penalty Fees on Water, Sewer Taps, Sewer Sales-After Hours, and Grease Trap Inspections; it was assumed that the revenue received from these operations is roughly the same each month. Therefore, the revenue collected to date for each category was divided by nine (9) (October 1st through June 30th) to obtain an average monthly value. This value was then multiplied by three (3) (July 1st through September 30th) to obtain a value of revenue remaining to be collected. For New Water Connections, a lower value than that obtained with the methodology above was used for the remainder of the fiscal year. The year-to-date revenue appears to have a large or several larger connections being made to this system and that same pattern may not continue for the final three months in the fiscal year. Finally, it was assumed that the Intergovernmental Income was a one-time transfer, not likely to re-occur over the last three months of the fiscal year.

To calculate the expected remaining revenue to be collected for water sales and sewer sales, the projected sales revenue for each was calculated on a monthly basis based upon the average revenue for each individual month over the last three fiscal years.

AGENDA ITEM #19

ORDINANCE NO. 2013-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2012-2013 BUDGET FOR THE WATER DEPARTMENT TO PURCHASE PRODUCTION GENERATORS.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2012-2013 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 066 C.O. Series 2011 Utility Fund					
Capital					
2 Fund Balance		Unassigned Fund Bal.	610.00		$375,000
					$375,000
Expenses					
5-600.2 Water Production		Equipment	712.00	$375,000	
				$375,000	

[To budget for Water Department generators to be paid from C.O. Series 2011 Utility Fund Certificates of Obligation Funds]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 12th day of August, 2013.

PASSED AND APPROVED on this the __ day of _____, 2013.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Engineering Department

361-595-8007
361-595-8035 Fax

DATE: August 7, 2013

TO: City Commission through City Manager

FROM: Juan Carlos Cardenas, Director of Public Works/City Engineer

SUBJECT: C. O. Series 2011 Utility Fund Budget Amendment (Funds 066)

SUMMARY

This item authorizes a budget amendment to the C.O. Series 2011 Utility funds (066) for expenditures occurring this fiscal year for the purchase and installation of seven (7) emergency generators at the city's water production wells as per requirement of the Texas Commission of Environmental Quality (TCEQ).

BACKGROUND

In FY 2012, $480,000.00 was budgeted with $36,900.00 expended during that fiscal year for the project's mobilization cost. Funds were not carried over during the FY 2013 budget process because it was assumed at budget preparation time that all remaining generator purchases would be made in FY2012. In FY 2013 $375,000.90 had been expensed for the purchase and installation of six (6) generators at wells #19, #20, #21, #22, #23 and #24 (each generator cost approximately $69,983.50, including installation) . The seventh generator is planned for FY 2014 for well #25 at an estimated cost of $68,100.00. The total for this budget amendment is $375,000.00

The generators purchased and installed in FY2013 were charged against the prior year (FY2012) purchase order. Because the generators were not delivered and made usable until FY2013, the amounts charged to the prior year purchase order must be reclassified as a FY2013 expenditure, necessitating the need for this proposed budget amendment of $375,000.

<u>Fund (066) CO 2011 – Utility Fund:</u>

Original Adopted Budget: $480,000.00
Spent until September 2013: $411,900.90)
(=$36,900.00 in FY 2012, $375,000.90 in FY 2013)
Budget Amend Decrease for CO 2011 Utility Fund: $375,000.90

RECOMMENDATION

The proposed budget amendment is necessary to finish out the purchase of six (6) generators as designated in the Commission approved 2011 Series C.O. Staff recommends proceeding with approval of the proposed budget amendment.

FINANCIAL IMPACT

Detail of the Budget Amendment is mentioned above.

Approved

_____

Vincent Capell, City Manager

AGENDA ITEM #20

RESOLUTION #2013-_____

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF KINGSVILLE AND TEXAS A&M UNIVERSITY-KINGSVILLE RELATING TO USAGE OF FACILITIES AND SIGNAGE AND ECONOMIC DEVELOPMENT; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kingsville ("City") and Texas A&M University-Kingsville ("TAMUK") try to work together for the benefit of our community when able to do so; and

WHEREAS, the University has facilities that it can make available to the City from time to time as well as signage in strategic areas that can promote the City and its objectives for the benefit of those who live, work, and visit here; and

WHEREAS, the City recognizes that there is a cost for the use of facilities and use of signage that it desires to compensate the University for; and

WHEREAS, the University is a major contributor to the economic development of the City by bringing people to the community for meetings, conferences, competitions and athletic events; and

WHEREAS, the athletic facilities of the University draw thousands of visitors to the City throughout the year, especially the football stadium, which recently underwent a major renovation that will allow for more events to be held there that will bring even more visitors to the community to sleep in local hotels and eat and shop in local establishments; and

WHEREAS, it is mutually deemed sound, desirable, practicable, and beneficial for the parties to this agreement to render assistance to one another whenever practical in accordance with these terms; and

WHEREAS, it is mutually deemed sound, desirable, practicable, and beneficial for the parties to this agreement to render assistance to one another whenever practical in accordance with the terms of the agreement attached hereto.

NOW THEREFOR, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the Mayor is authorized and directed as an act of the City of Kingsville, Texas to enter into an Interlocal Cooperation Agreement Between the City of Kingsville and the Texas A&M University-Kingsville relating to Usage of Facilities

and Signage and Economic Development in accordance with Exhibit A hereto attached and made a part hereof.

II.

THAT all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

III.

THAT this Resolution shall be and become effective on and after adoption.

PASSED AND APPROVED by a majority vote of the City Commission on the 12th day of August, 2013.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

INTERLOCAL AGREEMENT
BETWEEN THE CITY OF KINGSVILLE
AND TEXAS A&M UNIVERSITY KINGSVILLE
RELATING TO
SPORTING EVENTS
AND ECONOMIC DEVELOPMENT

WITNESSETH:

WHEREAS, the City of Kingsville and Texas A&M University-Kingsville (TAMUK) work together for their mutual benefit whenever able to do so; and

WHEREAS, the University is a major contributor to the economic development of the City by bringing people to the community for meetings, conferences, competitions and athletic events; and

WHEREAS, the athletic facilities of the University draw tens of thousands of visitors to the City throughout the year, especially the football stadium/track and field, which recently underwent a major renovation that allows for more conference, regional, state, and national events to be held on campus bringing even more visitors to the community to sleep in local hotels and eat and shop in local establishments; and

WHEREAS, it is mutually deemed sound, desirable, practicable, and beneficial for the parties to this agreement to render assistance to one another whenever practical in accordance with these terms; and

NOW, THEREFORE, the City of Kingsville and Texas A&M University-Kingsville, in consideration of these mutual covenants and agreements, agree as follows:

1. PARTIES. The parties to this Interlocal Agreement ("Agreement") are the City of Kingsville ("City"), a Texas home rule municipality, and Texas A&M University-Kingsville ("TAMUK"), a member of the Texas A&M University System, a state agency, and Texas institution of higher education.

2. PURPOSE.

A. TAMUK will promote economic development in the city via pursuing annual and multi-year sporting event agreements (e.g. UIL, Lone Star Conference, NCAAII Regional, NCAAII National) to be held at its athletic facilities for an amount not to exceed $25,000.00 per year. In addition, TAMUK will provide meeting rooms to the City on occasion at mutually agreeable times and locations and will allow the City use of signage at mutually agreeable times and locations. Community Appreciation Day (i.e. Javelina Football) will be re-named "Kingsville Community Appreciation Day" and Javelina Athletics will provide 150 general admission football tickets to the City annually.

B. The City will pay TAMUK an amount not to exceed $25,000.00 per year for said services and benefits.

3. TERM.

A. This Agreement shall be for a term of one year, July 22, 2013 through July 21, 2014.
B. This Agreement will automatically renew for one (1) year renewal terms each year for a maximum total of ten (10) years inclusive of the initial term.
C. This Agreement may be terminated at any time by any party with or without cause upon thirty (30) days advance written notice.
D. Any notice of termination shall be sent to the other party to this interlocal agreement at the address listed in paragraph 4 of this agreement.

4. MISCELLANEOUS PROVISIONS.

A. Notice. Notice required by this Interlocal Agreement may be given or served by depositing the notice in the United States Mail, in certified or registered form, postage prepaid, addressed to the other party, or by delivering the notice in person to the other party. Notice deposited in the United States Mail in the manner prescribed in this subsection is effective upon deposit. The addresses of the parties are:

City of Kingsville, Texas
Attention: City Manager
P.O. Box 1458
Kingsville, Texas 78364
Telephone: (361) 595-8002
Facsimile: (361) 595-8035

Texas A&M University-Kingsville
Attention: Associate Vice President for Support Services
MSC 212
700 University Blvd.
Kingsville, Texas 78363
Telephone: (361) 593-3814
Facsimile: (361) 593-2719

B. Effect of Waivers. No waiver by either party of any default, violation, or breach of the terms, provisions, and covenants contained in this Interlocal Agreement may be deemed or construed to constitute a waiver of any other violation or breach of any of the terms, provisions, and covenants of this Agreement.

C. Amendment of Interlocal Agreement. This Agreement may be amended at any time. Any amendment to this Agreement must be in writing and agreed to by the governing bodies of the parties. No officer or employee of any of the parties has

authority to waive or otherwise modify the limitations in this Agreement, without the express action of the governing body of the party.

D. Not For Benefit of Third Parties. This Agreement and all activities under this Agreement are solely for the benefit of the parties and not the benefit of any third parties.

E. Exercise of Police Powers. This Agreement and all activities under this Agreement are undertaken solely as an exercise of the police power of the parties, exercised for the health, safety, and welfare of the public generally, and not for the benefit of any particular person or persons. The parties do not have and may not be deemed to have any duty to any particular person or persons.

F. Immunities Not Waived. Nothing in this Agreement waives any governmental, official, or other immunity or defense of any of the parties or their officers, employees, representatives, and agents as a result of the execution of this Agreement and the performance of the covenants contained in this Agreement.

G. Mutual Indemnification: To the extent allowed by the Constitution and Laws of the State of Texas, TAMUK, and City agree that each party assumes any and all risks of liability, loss, damages, claims, or causes of action and related expenses, including attorney fees, caused or asserted to have been caused directly or indirectly by or as the result of the negligent acts or omissions of that party and the officers, employees, and agents thereof.

H. Captions. Captions to provisions of this Interlocal Agreement are for convenience and shall not be considered in the interpretation of the provisions.

I. Fiscal Obligations. Each party which performs services or furnishes aid under this Agreement must do so with funds available from current revenues of the party, which are subject to annual appropriations.

J. Interlocal Cooperation Act Applies. The parties enter into this Interlocal Agreement under the Texas Government Code Chapter 791 (Interlocal Cooperation Act). The parties agree that activities under this Agreement are "governmental functions and services" and that the parties are a "local government" and a "state agency" as those terms are defined in this Agreement and in the Interlocal Cooperation Act.

K. Approval by Governing Bodies. Each party represents that this Agreement has been duly passed and approved by the governing body of the party as required by the Texas Interlocal Cooperation Act, Chapter 791, Texas Government Code or that proper power and authority has been delegated by the governing body.

L. Entirety of Agreement. No other oral or written commitments of the parties with respect to the usage of facilities or signage may have any force or effect if not contained in this Interlocal Agreement or any amendments thereto.

M. Severability. If any provision contained in this Agreement is held invalid for any reason, the invalidity does not affect other provisions of the Agreement that can be given effect without the invalid provision, and to this end the provisions of this Agreement are severable.

N. Validity and Enforceability. If any current or future legal limitations affect the validity or enforceability of a provision of this Agreement, then the legal limitations are made a part of this Agreement and operate to amend this Agreement to the minimum extent necessary to bring this Agreement into conformity with the requirements of the limitations, and so modified, this Agreement continues in full force and effect.

O. Warranty. The individuals executing this agreement on behalf of each party represent and warrant that they are each the duly authorized representatives of such party on whose behalf the individuals are signing, each with full power and authority to bind said party to each term and condition set forth in this agreement.

P. Governing Laws. This Agreement shall be governed by the laws of the State of Texas.

Q. Venue. Venue for an action arising under this Agreement is in Kleberg County, Texas.

R. Effective Date. This Agreement is effective on the date when the last party executes this agreement.

S. Multiple Originals. Two (2) copies of this Agreement are executed; each shall be deemed an original.

T. Dispute Resolution: The dispute resolution process provided in Chapter 2260, *Texas Government Code*, and the related rules adopted by the Texas Attorney General pursuant to Chapter 2260, shall be used by TAMUK and the City of Kingsville to attempt to resolve any claim for breach of this agreement by either party that cannot be resolved in the ordinary course of business. City shall submit written notice of a claim of breach of contract under this Chapter to Director of Procurement and General Services of TAMUK, who shall examine City's claim and any counterclaim and negotiate with City in an effort to resolve the claim.

EXECUTED by Texas A&M University – Kingsville on the _____ day of _____, 2013.

_____

Ralph W. Stephens C.P.M., CTCM
Associate Vice President for Support Services
Texas A&M University-Kingsville

ATTEST:

_____
Debora Bugenhagen
Administrative Assistant III, Finance and Administration

EXECUTED by the City of Kingsville on the _____ day of _____, 2013.

_____
Vincent J. Capell
City Manager

ATTEST:

_____
Mary Valenzuela
City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez
City Attorney

MEMORANDUM

TO: Mayor and City Commission

FROM: Vince Capell, City Manager

DATE: July 19, 2013

SUBJECT: Agenda Item No. 13. – Proposed resolution authorizing the Mayor to enter into an Interlocal Agreement with TAMUK relating to usage of facilities and signage.

The aforementioned proposed Interlocal Agreement with TAMUK includes funding of $25,000 per year for ten years for a total of $250,000. The funding source for this annual $25,000 payment is proposed (will require Commission Approval) to come from the $100,000 per year payment (for 15 years) already agreed to by Celanese Corporation (Ticona Polymers, Inc.) per the Industrial District Agreement. So, for the next ten years, $25,000 of the $100,000 annual payment from Ticona is proposed for use in satisfying the payment provisions of the TAMUK Interlocal Agreement. I would propose further that the remaining $75,000 ($100,000 - $25,000) annual payment from Ticona be used for funding City economic development activities. I expect to include this proposal in the City's FY14 proposed annual budget.

cc: Courtney Alvarez, City Attorney / Mark Rushing, Finance Director / Mary Valenzuela, City Secretary.

AGENDA ITEM #21

RESOLUTION # 2013-_____

A RESOLUTION AUTHORIZING THE POLICE CHIEF TO ENTER INTO AN OPERATING AGREEMENT BETWEEN COMMANDER, NAVY REGION SOUTHEAST AND NAVAL AIR STATION KINGSVILLE AND THE KINGSVILLE POLICE DEPARTMENT COMMUNICATIONS BUREAU, KLEBERG COUNTY, TEXAS RELATING TO MANAGING EMERGENCY ("911") CALLS FOR SERVICE AT NAVAL AIR STATION KINGSVILLE; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Commander, Navy Region Southeast (CNRSE) plans to move NAS Kingsville Emergency Dispatch responsibilities to the CNRSE Regional Dispatch Center;

WHEREAS, the planned move would require CNRSE and NAS Kingsville to establish procedures for handling emergency calls originating from on-board NAS Kingsville;

WHEREAS, the parties want to ensure that all "911" calls afor service are answered by either the CNRSE RDC or the City of Kingsville Police Department Communications Bureau, and that procedures are established to ensure proper management and/or transfer of calls;

WHEREAS, the parties have entered into agreements for other emergency service issues to the benefit of all parties;

WHEREAS, it is mutually deemed sound, desirable, practicable, and beneficial for the parties to this agreement to render assistance to one another whenever practical in accordance with the terms of the agreement attached hereto.

BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the Kingsville Chief of Police is authorized and directed as an act of the City of Kingsville, Texas to enter into an Operating Agreement Between Commander, Navy Region Southeast and Naval Air Station Kingsville and the Kingsville Police Department Communications Bureau, Kleberg County, Texas relating to managing emergency ("911") calls for service at Naval Air Station Kingsville with Exhibit A hereto attached and made a part hereof.

II.

THAT all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

III.

THAT this Resolution shall be and become effective on and after adoption.

PASSED AND APPROVED by a majority vote of the City Commission on the 12th day of August, 2013.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

OPERATING AGREEMENT
(N60241-20130802-001)
BETWEEN
COMMANDER, NAVY REGION SOUTHEAST
AND
NAVAL AIR STATION KINGSVILLE
AND
KINGSVILLE POLICE DEPARTMENT COMMUNICATIONS BUREAU,
KLEBERG COUNTY, TEXAS

Subj: OPERATING AGREEMENT ON MANAGING EMERGENCY ("911") CALLS FOR SERVICE AT NAVAL AIR STATION KINGSVILLE

1. **Purpose**. To establish an Operating Agreement defining responsibilities and the Concept of Operations for managing emergency calls ("911" calls) at Naval Air Station (NAS) Kingsville and Navy interactions with the Kingsville Police Department Communications Bureau.

2. **Scope**. This Operating Agreement covers emergency calls originating from NAS Kingsville and any associated off-base areas.

3. **Background**

a. Commander, Navy Region Southeast (CNRSE) has moved NAS Kingsville Emergency Dispatch responsibility from the NAS Kingsville Dispatch Center to the CNRSE Regional Dispatch Center (RDC) located in Jacksonville, Florida.

b. CNRSE RDC, Kingsville Police Department Communications Bureau and NAS Kingsville must establish procedures and a Concept of Operations for handling emergency calls originating from on-board NAS Kingsville. The purpose of such planning is to ensure all '911' calls for service are answered by either the CNRSE RDC or the Kingsville Police Department Communications Bureau, and that procedures are established to ensure proper management and/or transfer of calls.

4. **Concept of Operations**

a. Normal Operations. Emergency calls originating from on-board NAS Kingsville are automatically routed to the CNRSE RDC, which is responsible for dispatching NAS Kingsville Fire/Emergency Medical Services (EMS) and Security personnel as appropriate. The Kingsville Police Department Communications

Bureau Will transfer any received emergency calls originating from NAS Kingsville (i.e., cellular phone calls) to the CNRSE RDC.

b. Continuity of Operations. If the CNRSE RDC is non-operational, NAS Kingsville will activate the Continuity of Operations (COOP) Dispatch Center, located on-board NAS Kingsville. All emergency calls normally routed to the RDC will be automatically re-routed to the NAS Kingsville COOP Dispatch Center. The Kingsville Police Department Communications Bureau will transfer any received emergency calls originating from NAS Kingsville to the NAS Kingsville COOP Dispatch Center using the normal transfer phone number.

c. COOP Transition. During the brief transition period between the CNRSE RDC becoming non-operational and the NAS Kingsville COOP Dispatch Center activation, emergency calls intended for the RDC will automatically failover to the Kingsville Police Department Communications Bureau. The Kingsville Police Department Communications Bureau will receive these calls and notify NAS Kingsville Fire or Security.

5. <u>Responsibilities</u>

a. Kingsville Police Department Communications Bureau shall:

(1) Transfer any received emergency calls for service that originate within the jurisdiction of NAS Kingsville to the CNRSE RDC.

(2) When transferring emergency calls to the Navy, remain on the telephone line long enough to ensure Navy Dispatch personnel have received the call.

(3) If the CNRSE RDC does not answer the transferred emergency call, contact NAS Kingsville Fire or Security using alternate phone numbers provided by NAS Kingsville.

(4) If the RDC becomes incapable of receiving emergency calls, be prepared to receive emergency calls intended for the RDC and notify NAS Kingsville Fire or Security as appropriate. (Note - The Kingsville Police Department Communications Bureau will only receive RDC failover calls during the brief transition period between the RDC becoming non-operational and the NAS Kingsville COOP Dispatch Center activation.)

(5) Assign a point of contact for resolving procedural questions and issues.

(6) Assign a point of contact to be notified in the event of CNRSE RDC becoming non-operational (emergency evacuation or catastrophic system failure) and when the NAS Kingsville COOP Dispatch Center is activated.

(7) Work with NAS Kingsville to update the Master Street Address Guide (MSAG) as appropriate to incorporate any NAS Kingsville addressing changes.

(8) Notify CNRSE RDC of its intention to evacuate the Kingsville Police Department Communications Bureau Public Safety Answering Point (PSAP) for any reason, to include hurricane or fire alarm evacuation and catastrophic system failures.

(9) Endeavor to continue to provide the support described in this agreement to the CNRSE RDC in case of mobilization or other national defense emergency or event. The Kingsville Police Department Communications Bureau's continued ability to do so may be diminished or terminated as a result of mobilization or other national defense emergency. CNRSE RDC acknowledges the possibility of diminished or terminated support resulting from such events or causes, and hereby prospectively relieves the Kingsville Police Department Communications Bureau from the consequences of such diminished or terminated support.

(10) Annually review and validate this Operating Agreement for currency and effectiveness, and update as appropriate.

b. CNRSE RDC shall:

(1) Transfer any received emergency calls for service that originate outside of the jurisdiction of NAS Kingsville to the Kingsville Police Department Communications Bureau.

(2) Notify the Kingsville Police Department Communications Bureau and NAS Kingsville of its intention to vacate the CNRSE RDC and activate the NAS Kingsville COOP Dispatch Center for any reason, to include emergency evacuation or catastrophic system failure.

(3) If the CNRSE RDC becomes non-operational, be responsible for ensuring the telephone service provider automatically re-routes all incoming emergency calls to the NAS

Kingsville COOP Dispatch Center. The Kingsville Police Department Communications Bureau PSAP shall not be required to re-program its phone transfer equipment to accommodate the RDC.

(4) Coordinate in advance with the Kingsville Police Department Communications Bureau PSAP of any changes or modifications to the NAS Kingsville 911 system or call routing that would affect functionality or operations agreed upon by this Operating Agreement.

(5) Assign a point of contact for resolving procedural questions and issues.

(6) Assign a point of contact to be notified in the event of the Kingsville Police Department Communications Bureau PSAP's emergency evacuation or catastrophic system failure.

(7) Assume all costs for Navy RDC equipment, services and the recurring monthly costs of phone circuits and Automatic Location Identification (ALI) database access.

(8) Annually review and validate this Operating Agreement for currency and effectiveness, and update as appropriate.

c. NAS Kingsville shall:

(1) Activate the NAS Kingsville COOP Dispatch Center whenever the CNRSE RDC becomes non-operational, receive emergency calls, and dispatch NAS Kingsville Fire and Security personnel as required.

(2) Notify the CNRSE RDC and the Kingsville Police Department Communications Bureau when the COOP Dispatch Center has been activated and is capable of receiving emergency calls.

(3) Identify a First Responder point of contact and phone number to receive and respond to emergency call information passed from the Kingsville Police Department Communications Bureau during the brief transition period between the CNRSE RDC becoming non-operational and the NAS Kingsville COOP Dispatch Center activation.

(4) Assign a point of contact to be notified if the CNRSE RDC becomes non-operational and the NAS Kingsville COOP Dispatch Center must be activated.

(5) Assign a point of contact for resolving procedural questions and issues.

(6) Provide the Kingsville Police Department Communications Bureau with any NAS Kingsville addressing changes so the Kingsville Police Department Communications Bureau can update the local Master Street Address Guide (MSAG).

(7) Annually review and validate this Operating Agreement for currency and effectiveness, and update as appropriate.

6. <u>Other Provisions</u>

a. Availability of State/Local Funds: All obligations assumed by the Kingsville Police Department Communications Bureau under this agreement are subject to the availability of appropriated funds for the purpose of carrying out such obligations; as such funds are appropriated by the State of Texas and/or Kleberg County and/or City of Kingsville and are made available to the Kingsville Police Department Communications Bureau for such purpose. CNRSE RDC and NAS Kingsville hereby release the Kingsville Police Department Communications Bureau from any claims based upon or attributable to the Kingsville Police Department Communications Bureau being unable to carry out its obligations assumed under this agreement due to a lack of appropriated funds made available to it for such purpose.

b. Availability of Navy Funds: All obligations assumed by CNRSE RDC and NAS Kingsville under this agreement are subject to the availability of appropriated funds for the purpose of carrying out such obligations; as such funds are appropriated by the U.S. Congress and made available to CNRSE RDC and NAS Kingsville for such purpose. The Kingsville Police Department Communications Bureau hereby releases CNRSE RDC and NAS Kingsville from any claims based upon or attributable to CNRSE RDC being unable to carry out its obligations assumed under this agreement due to a lack of appropriated funds made available to it for such purpose.

7. <u>Termination of Agreement</u>. This Operating Agreement may be terminated by any party, upon written notice given not less than 30 days prior to the requested termination date, unless all parties agree to a lesser period. Termination by any party shall not provide the basis for any claim against the U.S. Government or State of Texas.

8. Points of Contact

a. Mr. Tom Fasanello / CNRSE RDC Manager
Phone: (904) 542-2852
E-mail: Thomas.Fasanello@navy.mil

b. [Local Navy Base Emergency Manager]
Phone:
E-mail:

c. Sgt. Donald Lobaugh, KPD Communications Supervisor
Phone: (361) 592-4311
E-mail: donald@kingsvillepd.us

9. Effective Date. This Operating Agreement is effective upon signature and shall remain in effect until modified or terminated by any of the parties concerned. Each party shall annually review this agreement to evaluate its effectiveness and determine if any modifications are needed. Modifications desired by any party are to be requested, in writing, at least 30 days in advance of proposed effective date.

RICARDO TORRES Chief of Police Kingsville Police Department	[NAME IN ALL CAPS] Commanding Officer Naval Air Station Kingsville
Date	Date

T. J. FASANELLO
Regional Dispatch Center Manager
Navy Region Southeast

Date

AGENDA ITEM #22

RESOLUTION #2013-_____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF KINGSVILLE AND THE ED RACHAL FOUNDATION RELATING TO THE PETRA VELA KENEDY HOUSE; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kingsville ("City") tries to work with others for their mutual benefit whenever able to do so and has been approached by the Ed Rachal Foundation ("Foundation") to take the Petra Vela Kenedy house; and

WHEREAS, the Foundation believes the City may be a suitable location for the structure based on its history and its significance with the history, heritage and plans of the City of Kingsville, which would benefit the lives of those who live, work, and visit here; and

WHEREAS, the Petra Kenedy was married to Captain Mifflin Kenedy, longtime partner to Captian Richard King, founder of the King Ranch and namesake for the City; and

WHEREAS, the Kings and Kenedys were neighbors and both couples lived on what is now the King Ranch, with the Kenedys living in this structure on the Laureles Ranch (now Division); and

WHEREAS, the City of Kingsville was founded from within the King Ranch and along a railroad that was financed by King, Kenedy and others; and

WHEREAS, the Foundation is willing to grant and donate title to the Petra Vela Kenedy house to the City, along with a sum of $75,000 to prepare, transport, and secure the structure subject to certain conditions; and

WHEREAS, the City plans for the Petra Vela Kenedy house, once relocated, to be re-used for public purposes, interpreting the history and heritage of South Texas as it was lived in that house; and

WHEREAS, it is mutually deemed sound, desirable, practicable, and beneficial for the parties to this agreement to render assistance to one another whenever practical in accordance with the terms of the agreement attached hereto.

NOW THEREFOR, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City Manager is authorized and directed as an act of the City of Kingsville, Texas to enter into an Agreement Between the City of Kingsville and

the Ed Rachal Foundation relating to the Petra Vela Kenedy House in accordance with Exhibit A hereto attached and made a part hereof.

II.

THAT all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

III.

THAT this Resolution shall be and become effective on and after adoption.

PASSED AND APPROVED by a majority vote of the City Commission on the 12th day of August, 2013.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

MEMORANDUM

TO: Mayor and City Commission

FROM: Vince Capell, City Manager

DATE: August 12, 2013

SUBJECT: Agenda Item No. 22. – Resolution Authorizing City Manager to enter into an Agreement between the City of Kingsville and the Ed Rachal Foundation relating to the Petra Vela Kenedy House – Financing options for restoration, renovation, repair and other related costs of putting this structure into service.

The cost figures included in the attached documentation are realistic given the possible uses listed for the Petra Vela Kenedy House. Assuming the City is able to meet certain conditions, the Ed Rachal Foundation would provide the City with $75,000 to engineer and relocate the structure and construct a foundation for its placement. Staff is hopeful, but not certain, that its judicious expenditure of these funds would leave some amount of money for replacement and reroofing of the structure as well.

In addition to the house and cash gift from the Ed Rachal Foundation, its memorandum dated July 18, 2013 stipulates that there would be an opportunity "....to apply for further assistance from the Foundation when architectural and programming plans are developed."

It is not unreasonable to expect that the City of Kingsville might be required to spend an additional $75,000 to $150,000 to make the structure fully accessible and usable. The Commission's decision about how best to use the structure will likely have a significant impact on the cost.

Should the City Commission decide to enter into this agreement and proceed with the project, it would be my proposal that the City's portion of estimated costs of $75,000 to $150,000 be appropriated from existing General Fund balance reserves and/or future FY13 and/or FY14 budget savings.

If you have any questions, please contact me.

cc: Robert Trescott, Tourism Director / Courtney Alvarez, City Attorney / Mark Rushing, Finance Director / Robert Isassi, Director of Planning and Development Services / Mary Valenzuela, City Secretary / Cynthia Martine, Downtown and Volunteer Manager.

AN AGREEMENT
BETWEEN THE CITY OF KINGSVILLE
AND THE ED RACHAL FOUNDATION
RELATING TO
THE PETRA VELA KENEDY HOUSE

WITNESSETH:

WHEREAS, the City of Kingsville ("City") tries to work with others for their mutual benefit whenever able to do so and has been approached by the Ed Rachal Foundation ("Foundation") to take the Petra Vela Kenedy house; and

WHEREAS, the Foundation believes the City may be a suitable location for the structure based on its history and its significance with the history, heritage and plans of the City of Kingsville, which would benefit the lives of those who live, work, and visit here; and

WHEREAS, the Petra Kenedy was married to Captain Mifflin Kenedy, longtime partner to Captian Richard King, founder of the King Ranch and namesake for the City; and

WHEREAS, the Kings and Kenedys were neighbors and both couples lived on what is now the King Ranch, with the Kenedys living in this structure on the Laureles Ranch (now Division); and

WHEREAS, the City of Kingsville was founded from within the King Ranch and along a railroad that was financed by King, Kenedy and others; and

WHEREAS, the Foundation is willing to grant and donate title to the Petra Vela Kenedy house to the City, along with a sum of $75,000 to prepare, transport, and secure the structure subject to certain conditions; and

WHEREAS, the City plans for the Petra Vela Kenedy house, once relocated, to be re-used for public purposes, interpreting the history and heritage of South Texas as it was lived in that house; and

WHEREAS, it is mutually deemed sound, desirable, practicable, and beneficial for the parties to this agreement to render assistance to one another whenever practical in accordance with these terms; and

NOW, THEREFORE, the City of Kingsville and the Ed Rachal Foundation, in consideration of these mutual covenants and agreements, agree as follows:

1. PARTIES. The parties to this Agreement ("Agreement") are the City of Kingsville ("City"), a Texas home rule municipality, and the Ed Rachal Foundation ("the

Foundation"), a corporation for the benefit of charitable, scientific, literary and educational purposes within the State of Texas.

2. PURPOSE.

A. The Foundation will grant and donate to the City title to the Petra Vela Kenedy house.
B. The Foundation will grant and donate a sum of $75,000 to prepare, transport and secure on suitable foundations the Petra Vela Kenedy house subject to the following:
    a. An agreed-upon schedule for removing the structure from Foundation property;
    b. A plan that describes how the building will be used in a way that satisfies the mission statement of the Foundation;
    c. An acknowledgment of the receipt of the fair market value of the house when the appraisal that the Ed Rachal Foundation has commissioned is completed; and
    d. The opportunity to apply for further assistance from the Foundation when architectural and programming plans are developed.

C. The City will accept the grant and donation of the structure and money subject to the foregoing conditions.

3. TERM.

A. This Agreement shall be for a term of one year, August 12, 2013 through August 11, 2014.
B. This Agreement may be terminated at any time by any party with or without cause upon thirty (30) days advance written notice.
C. Any notice of termination shall be sent to the other party to this agreement at the address listed in paragraph 4 of this agreement.

4. MISCELLANEOUS PROVISIONS.

A. Notice. Notice required by this Agreement may be given or served by depositing the notice in the United States Mail, in certified or registered form, postage prepaid, addressed to the other party, or by delivering the notice in person to the other party. Notice deposited in the United States Mail in the manner prescribed in this subsection is effective upon deposit. The addresses of the parties are:

City of Kingsville, Texas
Attention: City Manager
P.O. Box 1458
Kingsville, Texas 78364
Telephone: (361) 595-8002
Facsimile: (361) 595-8035

The Ed Rachal Foundation
Attention: CEO, Paul D. Altheide
500 N. Shoreline Blvd., Suite 606
Corpus Christi, Texas 78401
Telephone: (361) 881-9040
Facsimile: (361) 881-9885

B. Effect of Waivers. No waiver by either party of any default, violation, or breach of the terms, provisions, and covenants contained in this Agreement may be deemed or construed to constitute a waiver of any other violation or breach of any of the terms, provisions, and covenants of this Agreement.

C. Amendment of Agreement. This Agreement may be amended at any time. Any amendment to this Agreement must be in writing and agreed to by the governing bodies of the parties. No officer or employee of any of the parties has authority to waive or otherwise modify the limitations in this Agreement, without the express action of the governing body of the party.

D. Not For Benefit of Third Parties. This Agreement and all activities under this Agreement are solely for the benefit of the parties and not the benefit of any third parties.

E. Exercise of Police Powers. This Agreement and all activities under this Agreement are undertaken solely as an exercise of the police power of the parties, exercised for the health, safety, and welfare of the public generally, and not for the benefit of any particular person or persons. The parties do not have and may not be deemed to have any duty to any particular person or persons.

F. Immunities Not Waived. Nothing in this Agreement waives any governmental, official, or other immunity or defense of any of the parties or their officers, employees, representatives, and agents as a result of the execution of this Agreement and the performance of the covenants contained in this Agreement.

G. Mutual Indemnification: To the extent allowed by the Constitution and Laws of the State of Texas, the Foundation and City agree that each party assumes any and all risks of liability, loss, damages, claims, or causes of action and related expenses, including attorney fees, caused or asserted to have been caused directly or indirectly by or as the result of the negligent acts or omissions of that party and the officers, employees, and agents thereof.

H. Captions. Captions to provisions of this Agreement are for convenience and shall not be considered in the interpretation of the provisions.

I. Fiscal Obligations. Each party which performs services or furnishes aid under this Agreement must do so with funds available from current revenues of the party, which are subject to annual appropriations.

J. Approval by Governing Bodies. Each party represents that this Agreement has been duly passed and approved by the governing body of the party e or that proper power and authority has been delegated by the governing body.

K. Entirety of Agreement. No other oral or written commitments of the parties with respect to the usage of facilities or signage may have any force or effect if not contained in this Agreement or any amendments thereto.

L. Severability. If any provision contained in this Agreement is held invalid for any reason, the invalidity does not affect other provisions of the Agreement that can be given effect without the invalid provision, and to this end the provisions of this Agreement are severable.

M. Validity and Enforceability. If any current or future legal limitations affect the validity or enforceability of a provision of this Agreement, then the legal limitations are made a part of this Agreement and operate to amend this Agreement to the minimum extent necessary to bring this Agreement into conformity with the requirements of the limitations, and so modified, this Agreement continues in full force and effect.

N. Warranty. The individuals executing this agreement on behalf of each party represent and warrant that they are each the duly authorized representatives of such party on whose behalf the individuals are signing, each with full power and authority to bind said party to each term and condition set forth in this agreement.

O. Governing Laws. This Agreement shall be governed by the laws of the State of Texas.

P. Venue. Venue for an action arising under this Agreement is in Kleberg County, Texas.

Q. Effective Date. This Agreement is effective on the date when the last party executes this agreement.

R. Multiple Originals. Two (2) copies of this Agreement are executed; each shall be deemed an original.

EXECUTED by the Ed Rachal Foundation on the _____ day of _____, 2013.

_____
Paul D. Altheide
CEO
Ed Rachal Foundation

ATTEST:

_____
(Name)
(Title)

EXECUTED by the City of Kingsville on the _____ day of _____, 2013.

_____
Vincent J. Capell
City Manager

ATTEST:

_____
Mary Valenzuela
City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez
City Attorney

ED RACHAL FOUNDATION

PAUL D. ALTHEIDE
CEO

BOARD OF DIRECTORS

JOHN D. WHITE
CHAIRMAN

ROBERT L. WALKER
VICE-CHAIRMAN

E. RICHARD SCHENDEL
TREASURER

DAVID L. HOYER
VICE-TREASURER

PAUL D. ALTHEIDE
SECRETARY

MEMORANDUM

TO: VINCE CAPELL, CITY MANAGER OF KINGSVILLE, TEXAS
FROM: PAUL D. ALTHEIDE, CEO OF ED RACHAL FOUNDATION
SUBJECT: KENEDY HOUSE
DATE: JULY 18, 2013
CC: ROBERT TRESCOTT

The mission of the Ed Rachal Foundation is established by the last will and testament of the Foundation's benefactor in which he decreed "...I devise and bequeath the rest and residue of my estate of every kind and wheresoever situated real, personal and mixed to such corporation to be used exclusively for the benefit of charitable, scientific, literary or educational purposes within the State of Texas."

Rancher and cattleman Ed Rachal, Jr. was born in Rockport, Texas, in 1878. The entire Rachal family was deeply involved in stock-raising and planting. The Rachals also believed deeply in education; and this combination of commitments to education and youth, and to the land and its resources, is the cornerstone of the Ed Rachal Foundation's mission.

This past January, the Foundation acquired the McGloin Homestead on which the Stillman House and the Petra Vela Kenedy House were located. The Stillman House has recently been moved to Brownsville for renovation and re-use.

The Foundation is interested in finding a suitable home for the Petra Vela Kenedy House and we have been led to believe that there may be a match of the structure, its history and its significance with the history, heritage and plans of the City of Kingsville.

The story of Petra Kenedy is the history of northern Mexico and South Texas. Her family had been involved in ranching from the eighteenth century or earlier. Petra Kenedy was married to Captain Mifflin Kenedy, longtime partner to Captain Richard King, founder of the King Ranch and namesake for the City of Kingsville. For a decade, the Kings and Kenedys were neighbors and both couples lived on what is now the King Ranch, with the Kenedys living in this structure on the Laureles Ranch (now Division).

The City of Kingsville was founded from within the King Ranch and along a railroad that was financed by King, Kenedy and others. Many of the 26,000 residents of today's Kingsville trace their heritage through Kinenos and Kenedenos.

The City of Kingsville is redeveloping its historic downtown, including repurposing of public space along the train tracks and 6th Street. We understand that there is a proposal to locate and re-use the Petra Vela Kenedy house as part of that redevelopment.

500 N. SHORELINE BLVD., SUITE 606 • CORPUS CHRISTI, TEXAS 78401
PHONE (361) 881-9040 • FAX (361) 881-9885

The Ed Rachal Foundation hereby offers to grant and donate to the City of Kingsville title to the structure and a sum of $75,000 to prepare, transport and secure on suitable foundations the Petra Vela Kenedy House, subject to the following:

- An agreed-upon schedule for removing the structure from Foundation property;
- A plan that describes how the building will be used in a way that satisfies the mission statement of the Foundation;
- An acknowledgement of the receipt of the fair market value of the house when the appraisal that the Ed Rachal Foundation has commissioned is completed;
- The opportunity to apply for further assistance from the Foundation when architectural and programming plans are developed.

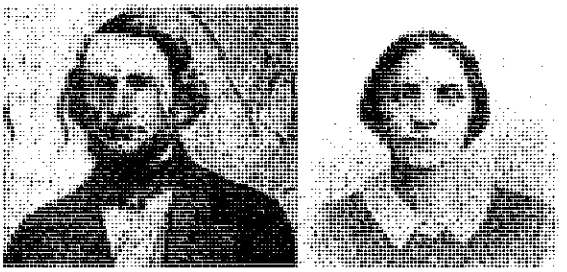
The board and staff of the Ed Rachal Foundation are supportive and excited about the possibility of having the Petra Vela Kenedy House relocated to Kingsville where it can be re-used for public purposes, interpreting the history and heritage of South Texas as it was lived in that house.

Please feel free to contact me if you have any questions.

Laureles Ranch Headquarters, Petra Vela Kenedy Memorial & Tejano Cultural Center

Kingsville Texas

Petra Vela Kenedy



PETRA VELA DE VIDAL KENEDY, rancher and philanthropist, was born on January 31, 1823, in Mier, Mexico. Her family had ranch land along both the Nueces River and the Rio Grande. Her story is the story of the Tejanos who lived between the Nueces and Rio Grande for generations.

Her family was from Catalonia in Spain. An ancestor was Francisco Vela , born in 1625, a rancher and army captain in Durango, Mexico. Later family members settled Mier, Mexico, near the Rio Grande. Her family had two ranches on the north side of the Rio Grande: Santa Teresa (8,856 acres) in Starr and Hogg Counties and Veleno (8,856 acres) near Lake Corpus Christi.

Petra was married to Luis Vidal, originally from Greece, who a colonel of the Mexican army. They had six children before Luis died. She married rancher Mifflin Kenedy on April 16, 1852, in Brownsville. Mifflin was a Quaker, but he accepted her Catholic faith. Intermarriage between white men and Mexican women was not common. The Kenedys had six children, and another was adopted. Petra dedicated her life to the domestic support of the family and their ranches. In 1854, the Kenedys owned a flock of 10,000 sheep in Hidalgo County. The Kenedys extended their wealth through the cotton trade and steam-boating, and in partnership with Richard King in land, cattle, horses, and sheep. Her family helped establish Brownsville..

This was a turbulent period and Petra's family fought on both sides in several wars. She lost family members to war, battles and lawlessness. In 1869, the Kenedy family moved from Brownsville to the Laureles Ranch, where they resided on 172,000 acres. 161 workers were employed there, including vaqueros, shepherds, and laborers.

In 1882, the Kenedys sold the ranch to the Scottish-owned Texas Land and Cattle Company. The Kenedy family established the Kenedy Pasture Company in Cameron County (now Kenedy County) with headquarters at La Parra Ranch, the home of their son, John G. Kenedy. Petra and Mifflin retired to Corpus Christi in an Italian villa-style home on the bluff, where the family helped to develop that city, including developing a rail line to Laredo.

A devout Catholic, she made generous donations to churches in Corpus Christi and in Brownsville. Petra died at Corpus Christi on March 16, 1885, and was buried at Brownsville.

Her home on Laureles, with many extensions was used far beyond her occupancy, first by the Texas Land and Cattle Company and their long-term manager John Todd. The ranch passed into the possession of King Ranch on October 25, 1906. The Laureles Ranch is the largest of the four divisions of the King Ranch and is in Kleberg County, extending north from the shores of Baffin Bay to the Nueces county line and totaling more than 250,000 acres. Employees on the Laureles include several generations of the same family, born and raised on the division.

Petra's House, and its extensions, was used as a ranch house and for a period as a chapel, for over 100 years, by Kenedys, Todds and Klebergs. In 1985, it was deemed surplus and moved off the ranch for safekeeping.

Laureles Ranch Headquarters Complex where the

Kenedys lived for many years before moving to Corpus Christi.

Surprisingly, the original Kenedy couple never lived in Kenedy County

Ed Rachal Foundation

Rancher and cattleman Ed Rachal, Jr. was born in Rockport, Texas on July 12, 1878. The family moved to South Texas in the mid-nineteenth century.

Rachal's early years were spent learning the skills of a cowman: roping, riding, branding cattle, even rope twirling. He attended Bayview College, and was part of its first graduating class.

At the age of about twenty, he arrived in Falfurrias by way of Oklahoma, where he had ridden on a cattle drive sometime in the 1890s. He went to work on the Santa Rosa Ranch, east of Falfurrias, and in 1904 his parents, brothers and sisters followed him there. The entire Rachal family cherished the land and were always deeply involved in stock raising and planting. Ed Rachal's father had the first citrus orchard in Falfurrias.

On October 9, 1912 Ed Rachal married Miss Louise Allen of Wolf Creek, Tennessee. She had come to Falfurrias with her sister Helen to teach school.

Ed Rachal and his wife loved children, though they had none of their own. They cared for their nephew and niece after the children's mother died. They often invited young people to borrow books and ride their horses, and hosted frequent square-dances and other entertainment for them. The Rachals also believed deeply in education, and this combination of commitments to education and youth, and to the land and its resources, is the cornerstone of the Ed Rachal Foundation's mission.

Louise Rachal died in 1938; Ed Rachal died in 1964. The mission of the Ed Rachal Foundation was established by his last will and testament, which decreed, "...I devise and bequeath the rest and residue of my estate of every kind and wheresoever situated real, personal and mixed, to such corporation to be used exclusively for the benefit of charitable, scientific, literary or educational purposes within the State of Texas"

In keeping with this instruction, the Ed Rachal Foundation was created on July 29, 1965. This rather profound, albeit simple statement provides the mission pursued by the Foundation's management, staff and Board of Directors.

Project Description

We in Kingsville are interested in the Laureles Ranch Headquarters as an important part of our bi-cultural and ranching history.

We understand that the headquarters was the Kenedy home on the Laureles Ranch for a period of time between 1869 and 1882. They lived in what later became Kleberg County and never themselves lived in Kenedy County, although their children and grandchildren did.

Both Mr. and Mrs. Kenedy had very significant ties into the Kingsville community.

The house was also used by generations of Klebergs and King Ranch employees for a residence and as a chapel.

The structure is a Kleberg County artifact that relates to local history and to the history of the larger region and culture.

We feel that the building and its connections would contribute to our efforts in heritage protection and tourism development .

The Ed Rachal Foundation has offered to assist in our relocation and adaptive reuse of the building for "charitable, scientific, literary or educational purposes".

We request funds from the Foundation to relocate the structure to the City Downtown Park, to place it on appropriate foundations.

Structural and site engineering	$ 5,000
Preparation for move	$ 5,000
Move	$ 20,000
Move support	$ 15,000
Foundation	$ 30,000
Total	$75,000

We are receiving estimates for roofing, weathering-in and further renovations.

Preliminary estimates cover a wide dollar range. A roof might cost $12,000 - $20,000. Renovations might cost $75,000—$150,000, depending on partnerships, manpower and level of finish.

Currently (as of July 31, 2013) the Foundation is obtaining an appraisal for the structure by someone qualified to make such an appraisal so that they can offer and the city can consider accepting the structure and grant.

Also, a house mover is assembling bids for all of the pieces involved in the move: engineering, reinforcement, heavy equipment, permitting, utility management, escorting, foundation preparation, securing, etc.

We are exploring partnerships and renovation estimates.

Adaptive Reuse

The original Kingsville town site had parkland laid out on both sides of the railroad tracks and also where the 1909 HM King School is located. Those sites acquired other uses over the years. Kleberg Avenue for a time became the de facto downtown park.

As we plan for downtown retail revitalization, we are protecting access to and through traffic on Kleberg Avenue for retail business and managing the use of the street for appropriate events.

We are pursuing plans and opportunities to create a public Downtown Park within the open space and public facilities between 5th and 6th Street and between King and Lee Avenues. This is an important element of infrastructure planning for downtown revitalization.

We are also programming the site around the 1909 HM King School, the new City Hall, for complementary public uses.

This structure can complement either of those public spaces and public facilities and can support a range of public and private events.

Our proposal is to have the structure moved into downtown Kingsville with two site proposals:

Proposal number 1 is to move it onto City property on 6th Street between the Downtown Park Pavilion and the Well 19 water tank.

Currently, that site is comprised of a 100 feet by 100 feet lot that may be expanded when the water tank facility is updated. Assuming 10,000 square feet lot and roughly 50 by 50 feet footprint for the house, that means the house would cover 25% of the lot. There would be even more open space when fencing is relocated.

Proposal number 2 is to move it onto City property on 3rd Street and King Avenue on the grounds of the new City Hall

This site would have extreme visibility and would add an additional heritage element to the property that could be used for meetings, events and contain interpretive material. It might event become a visitors' center in the future.

This site was originally proposed for an outdoor theater but the location was judged to be to close to the highway and highway noise. The site is roughly 110 feet by 160 feet, or 17,600 square feet. The house would cover 15%.

We envision the structure being renovated as the very simple, wood frame structure that it had been: wood plank walls, wood plank ceiling and wood plank floors with simple ornamentation with simple and pragmatic utilities and systems.

We propose having a handicapped restroom, a simple caterer kitchen and a lockable storage locker or closet.

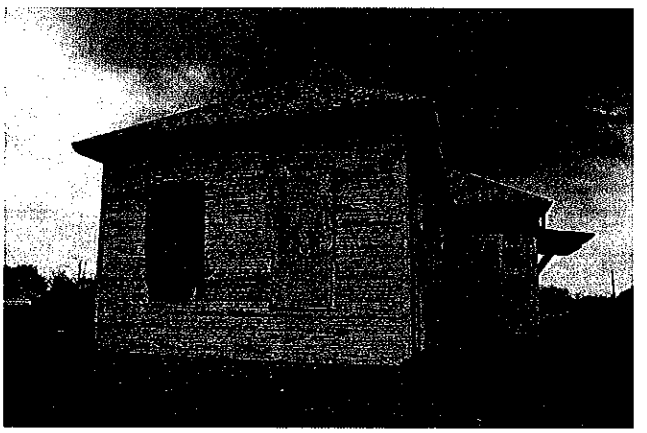
We envision the installation of low maintenance interpretive panels with information and illustrations that convey the unique history of South Texas as represented by the life and legacy of Petra Vela Kenedy.

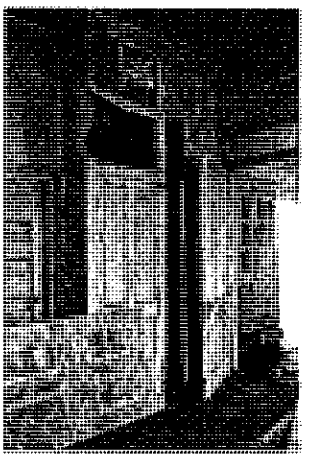
We envision working with the Engineering School, its proposed Historic Preservation Institute and others on both the design and the labor for this renovation.

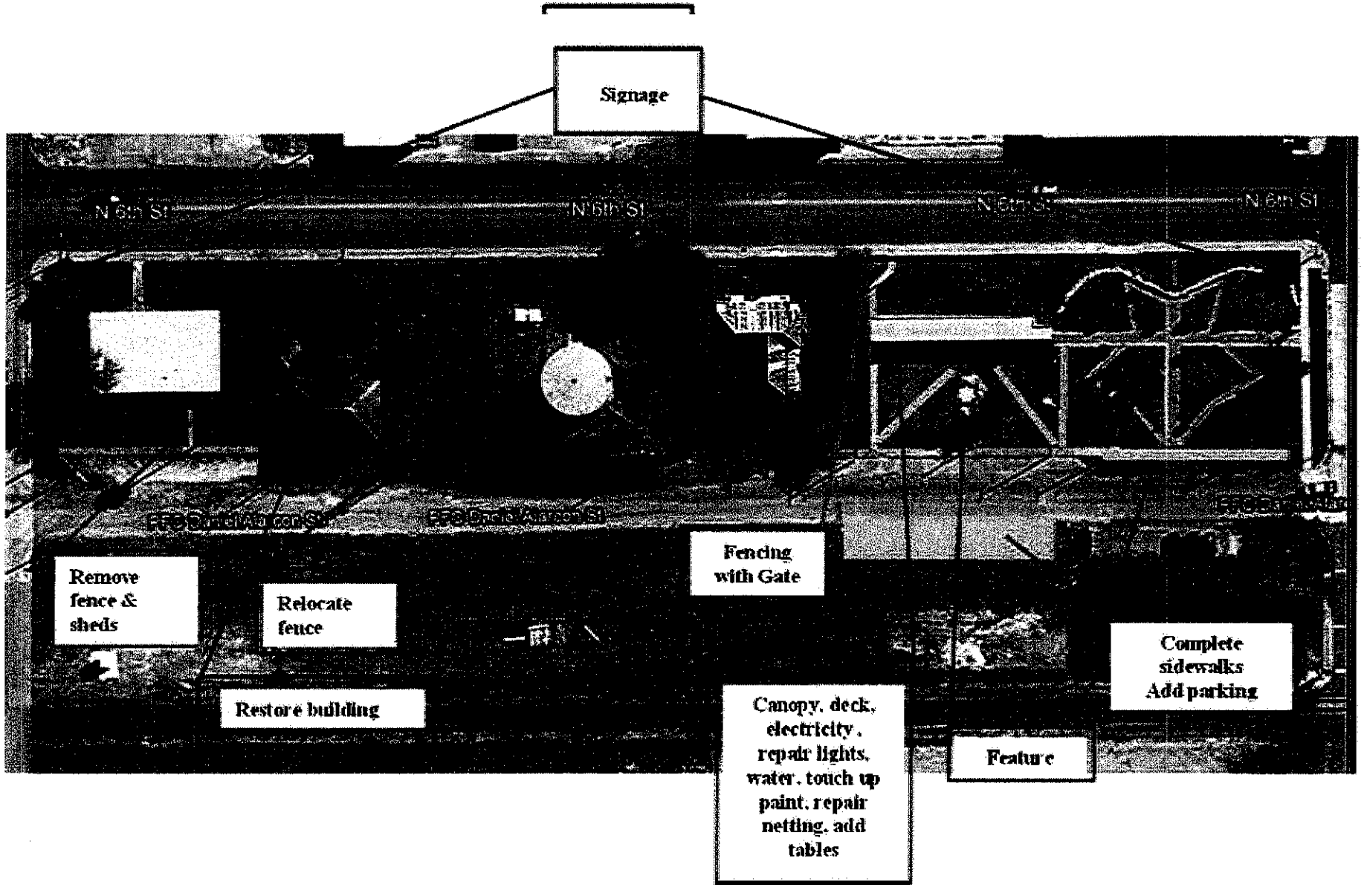
Keeping the house simple and low maintenance, minimal fixtures and furnishing and with low intrusion interpretive panels makes it easy to manage and practical to make available for many other users and uses:

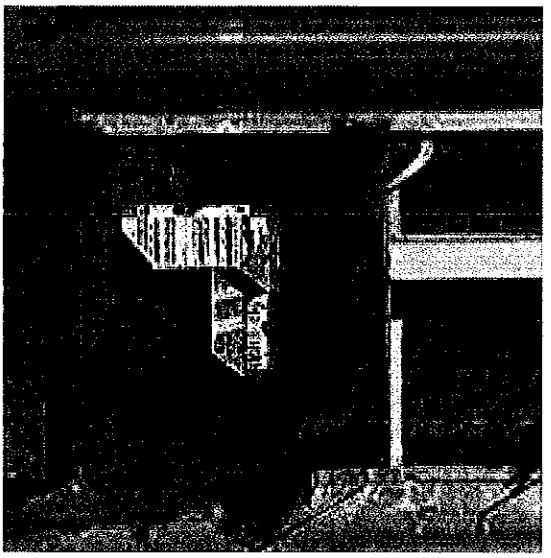
- Displays and exhibitions
- Meetings
- Luncheons, dinners and parties
- At the 6th Street location it could support events at the adjacent pavilion
- At the King Avenue location it would support City and other functions and might extend the hours and days of use of the property.

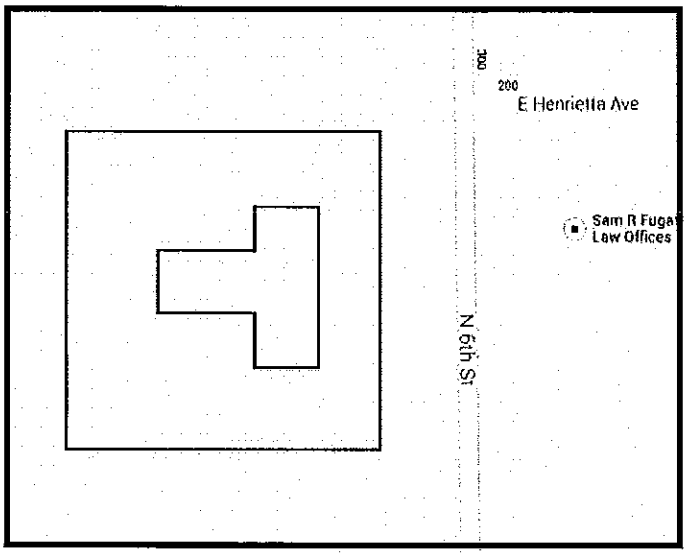
The adaptive reuse of this building with interpretive panels and in a downtown location brings our bicultural heritage into focus.

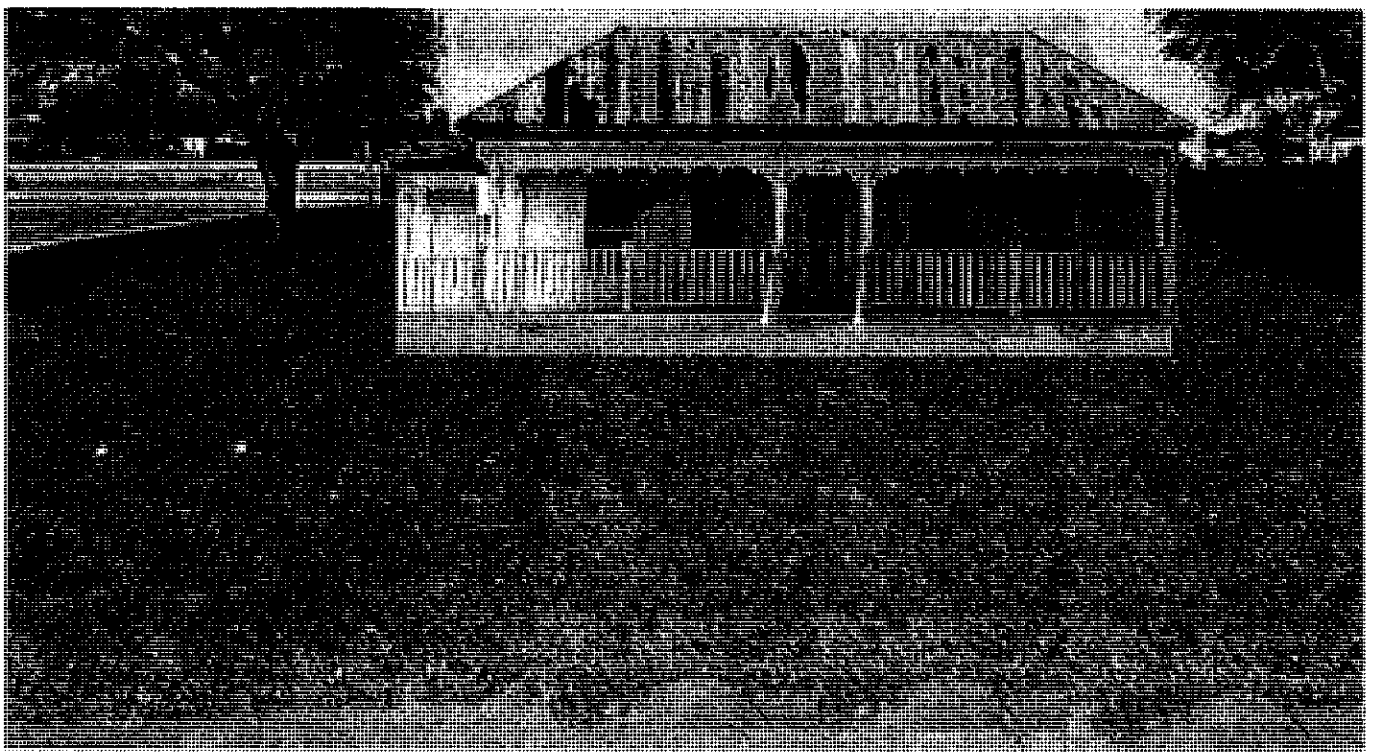


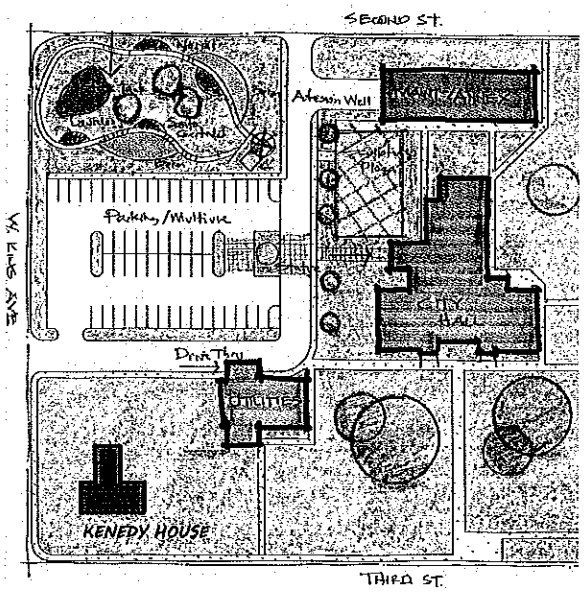


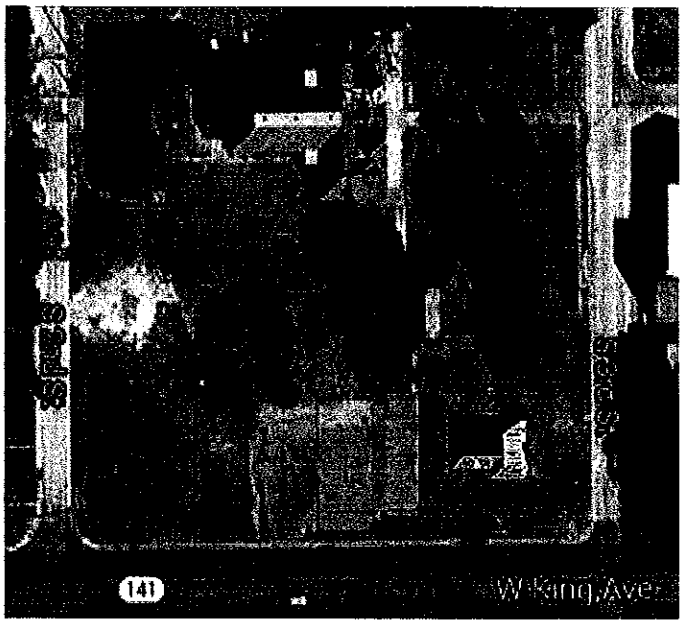

Signage
N 6th St
N 6th St
N 6th St
N 6th St
Remove fence & sheds
Relocate fence
Restore building
Fencing with Gate
Canopy, deck, electricity, repair lights, water, touch up paint, repair netting, add tables
Feature
Complete sidewalks Add parking



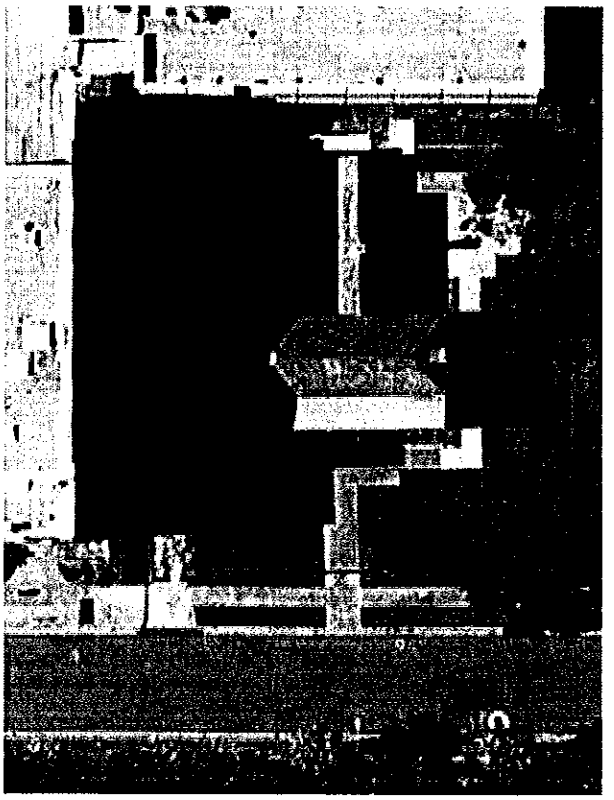

E Henrietta Ave
200
300
Sam R Fuga
Law Offices
N 6th St

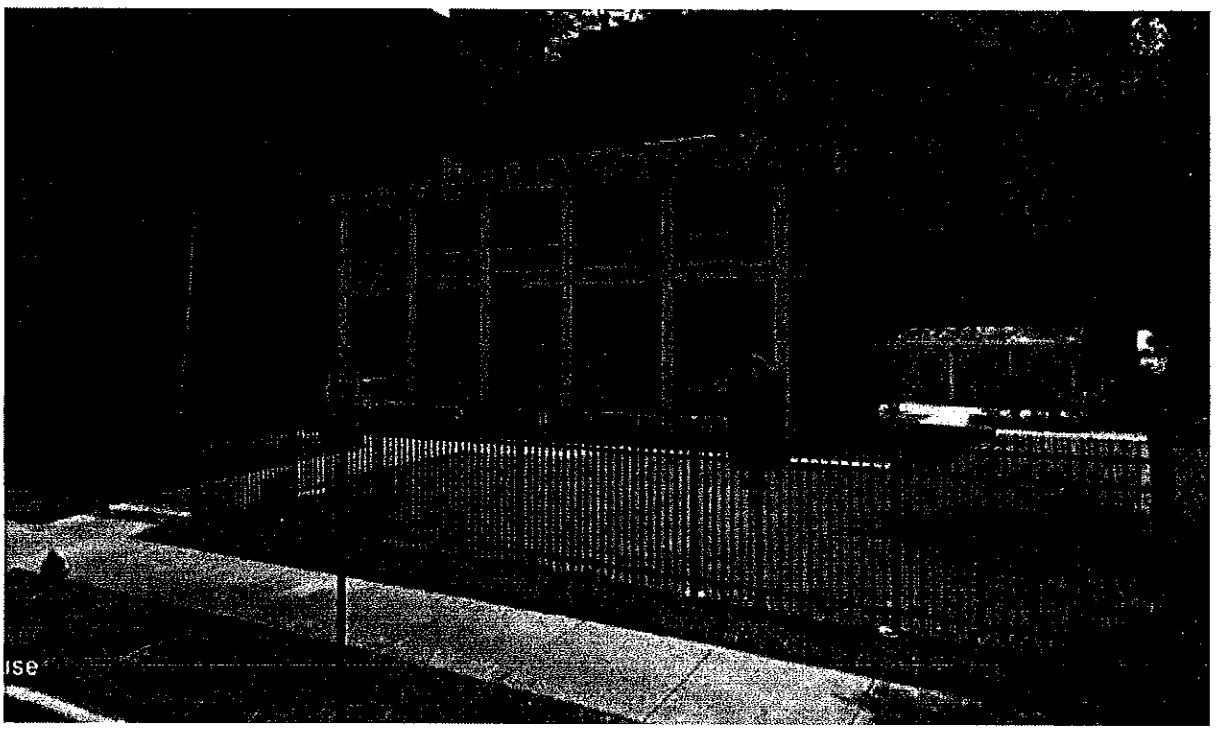



SECOND ST.
Parking/Multiple
CITY HALL
KENEDY HOUSE
THIRD ST.


141
W King Ave

Centennial House (The Britton-Evans House)
411 Upper Broadway Corpus Christi, Texas
On a similar sized lot





AGENDA ITEM #23

received
8-7-13

MELISSA T. DE LA GARZA, RTA
Kleberg County Tax Assessor-Collector

P. O. Box 1457

Phone: 361-595-8541
Phone: 361-595-8542
Fax: 361-595-8546

COUNTY of KLEBERG
KINGSVILLE, TEXAS
78364-1457

August 7, 2013

City of Kingsville
Mr. Vincent J. Capell, City Manager
P O Box 1458
Kingsville, TX 78364-1458

RE: 2013 CERTIFIED VALUES

Dear Mr. Capell:

Pursuant to the Texas Property Tax Code Sec. 26.04(b) & (e), I, Melissa T. De La Garza, do hereby submit the total appraised, assessed and taxable values of all property and the total taxable value of new property in the City of Kingsville as certified by the Kleberg County Appraisal District and the 2013 Governing Body Summary #1A with the effective and rollback tax rates. The 2013 certified appraisal roll on a CD may be viewed in the Tax Office.

I hereby request the foregoing submission be accepted and incorporated in the minutes of the next regularly scheduled City of Kingsville Commissioner's meeting.

Also, please find the 2013 notice for the City of Kingsville that was published in the Kingsville Record on August 11, 2013, a Truth–in-Taxation overview and the 2013 planning calendar.

If you have any questions, please feel free to come by my office.

Respectfully,

Melissa T. De La Garza

Melissa T. De La Garza, RTA
Kleberg County Tax Assessor-Collector

Enc.

CC. Mark Rushing, Director Finance

2013 FINAL VALUE INFORMATION
AS OF 7-25-2013

TAXING UNIT
CITY OF KINGSVILLE

GROSS VALUES		2013 FINAL VALUES
REAL:	$	676,002,957
PERSONAL:	$	88,736,830
MINERAL:	$	26,907,000
TOTAL GROSS VALUE:	$	791,646,787
TOTAL EXEMPTIONS:	$	66,273,519
HOMESTEAD CAP ADJ:	$	707,963
LOSS TO AGRICULTURAL: VALUATION	$	10,416,910
NET TAXABLE VALUE:	$	714,248,395

2013 FINAL VALUE INFORMATION
AS OF 7-25-13

TAXING UNIT
CITY OF KINGSVILLE

GROSS VALUES	2013 FINAL VALUES	2012 FINAL VALUES	DIFFERENCE
REAL:	$ 676,002,957	$ 664,122,931	$ 11,880,026
PERSONAL:	$ 88,736,830	$ 80,127,290	$ 8,609,540
MINERAL:	$ 26,907,000	$ 23,606,860	$ 3,300,140
TOTAL GROSS VALUE:	$ 791,646,787	$ 767,857,081	$ 23,789,706
TOTAL EXEMPTIONS:	$ 66,273,519	$ 64,379,701	$ 1,893,818
HOMESTEAD CAP ADJ:	$ 707,963	$ 691,297	$ 16,666
LOSS TO AGRICULTURAL: VALUATION	$ 10,416,910	$ 9,352,851	$ 1,064,059
NET TAXABLE VALUE:	$ 714,248,395	$ 693,433,232 (INC)	$ 20,815,163

CITY OF KINGSVILLE
PROPOSED 2013-2014
PROPERTY TAX SUMMARY

DEBT SERVICE BUDGET		
REVENUES - I&S	$	1,343,985
FUND BALANCE	$	542,500
EXPENSES		
PRINCIPLE	$	(1,140,000)
INTEREST	$	(317,995)
ADMIN FEES	$	(2,800)
REV OVER EXP	$	425,690

I&S Rate	$	0.18816
	$	1,343,930

Note: this is based on pulling down I & S Fund Balance $116,810 to
29.14098% Fund Balance as a % of FY14 Debt Service

The following calculations show the different property tax revenue results depending on the various tax rate proposals.

MAINTENANCE & OPERATIONS CALCULATIONS

Certified Values	$	714,248,395		
Properties not on Roll	$	-		(Value of properties not under protest or incl on certified appraisal roll.)
Properties not on Roll				(Value of properties under protest or incl on certified appraisal roll.)
TOTAL 2013 Value	**$**	**714,248,395**		

					Difference
Effective Tax Rate M&O	$	4,389,229	*	@ 97% est. collection	
Rollback Tax Rate M&O	$	4,936,280	*	@ 97% est. collection	$ 547,051
Effective Tax Rate M&O	$	4,524,978	*	@ 100% est. collection	
Rollback Tax Rate M&O	$	5,088,948	*	@ 100% est. collection	$ 563,971

M&O Calculation = Total 2013 Value / 100 * Effective M&O Tax Rate		
100% Current Taxes - Real Property	$	**4,524,977.86**
97% Est. Budget - Current Taxes - Real Property	$	**4,389,228.52**
3% Est. Difference	$	**135,749**

All Calcs are based on 97% Est. Collection Rate		Est. Ad Valorem Revenue M&O Calcs			Difference in Revenue (Eff. Rate)
Effective Tax Rate					TAX OFFICE AMT
	0.82169	$ 5,868,907.64			$ -
	0.63353	$ 4,389,228.52	at 97%		$ -
	100%	$ 4,524,977.86			
1% - One percent tax increase over the Effective Tax Rate					
	0.82991				
	0.64175	$ 4,446,156.93	at 97%		$ 56,928
1¢ - One cents per $100 tax increase over the Effective Tax Rate					
	0.83169				
	0.64353	$ 4,458,510.62	at 97%		$ 69,282
2¢ - Two cents per $100 tax increase over the Effective Tax Rate					
	0.84169				
	0.65353	$ 4,527,792.71	at 97%		$ 138,564
3¢ - Three cents per $100 tax increase over the Effective Tax Rate					
	0.85169				
	0.66353	$ 4,597,074.80	at 97%		$ 207,846
.84220 - Current Tax Rate Increase to just under the Rollback Tax Rate					
	0.84220	**BUDGET AMT @ 97% COLL RATE**			
	0.65404	**$4,531,326.10**	**M&O**		$ 142,098
	0.90060	**BUDGET AMT AT 97% COLLECTION RATE (just under)**			
	0.71244	$ 4,935,933.53	M&O		$ 546,705
Net increase (97% collection r		$ 404,607.43			
Rollback Tax Rate					
	0.90065				
	0.71249	$ 4,936,279.94	at 97%		$ 547,051

COMPARATIVE TAX LIABILITIES FOR VALUATIONS OF:
Line 1 City Property Tax Calculation
Line 2 Difference Effective vs Other Rates

$ 100,000	Property Value	$ 50,000	Notes
	m&o rate portion		
821.69	633.53	410.85	
-	-	-	(compared to effective)
829.91	641.75	414.95	
8.22	8.22	4.11	(compared to effective)
831.69	643.53	415.85	
10.00	10.00	5.00	(compared to effective)
841.69	653.53	420.85	
20.00	20.00	10.00	(compared to effective)
851.69	663.53	425.85	
30.00	30.00	15.00	(compared to effective)
	m&o portion 100K		
842.20	**654.04**	**421.10**	
20.51	**20.51**	**10.25**	(compared to effective)
900.60	**712.44**	**450.30**	
78.91	78.91	**39.45**	(compared to effective)
900.65	**712.49**	**450.33**	
78.96	78.96	39.48	(compared to effective)

CURRENT TOTAL TAX RATE

0.65404	MAINTENANCE & OPERATION
0.18816	INTEREST & SINKING FUND
0.84220	TOTAL TAX RATE

2013 Property Tax Rates in CITY OF KINGSVILLE

This notice concerns the 2013 property tax rates for CITY OF KINGSVILLE. It presents information about three tax rates. Last year's tax rate is the actual tax rate the taxing unit used to determine property taxes last year. This year's *effective* tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's *rollback* tax rate is the highest tax rate the taxing unit can set before taxpayers start rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per $100 of property value.

Last year's tax rate:	
Last year's operating taxes	$4,601,149
Last year's debt taxes	$1,235,266
Last year's total taxes	$5,836,415
Last year's tax base	$692,996,319
Last year's total tax rate	$0.84220/$100
This year's effective tax rate:	
Last year's adjusted taxes (after subtracting taxes on lost property)	$5,827,481
÷ This year's adjusted tax base (after subtracting value of new property)	$709,204,415
=This year's effective tax rate (Maximum rate unless unit publishes notices and holds hearings.)	$0.82169/$100
This year's rollback tax rate:	
Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate, and/or enhanced indigent healthcare expenditures)	$5,995,221
÷ This year's adjusted tax base	$709,204,415
=This year's effective operating rate	$0.84534/$100
x **1.08**=this year's maximum operating rate	$0.91296/$100
+ This year's debt rate	$0.18816/$100
= This year's total rollback rate	$1.10112/$100
-Sales tax adjustment rate	$0.20047/$100
=Rollback tax rate	$0.90065/$100

Statement of Increase/Decrease

If CITY OF KINGSVILLE adopts a 2013 tax rate equal to the effective tax rate of $0.82169 per $100 of value, taxes would increase compared to 2012 taxes by $32,493.

Schedule A - Unencumbered Fund Balance

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
Maintenance & Operations (M&O)	4,979,213
Interest & Sinking Fund (I&S)	542,500

Schedule B - 2013 Debt Service

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
PPFCO Series 2007	80,000	14,180	0	94,180
CO Series 2009	350,000	32,400	150	382,550
GORB Series 2009	225,000	36,575	150	261,725
CO Series 2011	355,000	170,090	250	525,340
GORB Series 2013 CO 2002A refund	130,000	23,900	500	154,400
CO Series 2013	0	40,850	500	41,350
Continuing Disclosure Fees	0	0	1,250	1,250

Total required for 2013 debt service	$1,460,795
- Amount (if any) paid from Schedule A	$116,810
- Amount (if any) paid from other resources	$0

- Excess collections last year	$0
= Total to be paid from taxes in 2013	$1,343,985
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2013	$0
= Total debt levy	$1,343,985

Schedule C - Expected Revenue from Additional Sales Tax

In calculating its effective and rollback tax rates, the unit estimated that it will receive $1,431,862 in additional sales and use tax revenues.

This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculations at 700 E. KLEBERG, KINGSVILLE, TX 78363.

Name of person preparing this notice: MELISSA T. DE LA GARZA, RTA
Title: KLEBERG COUNTY TAX ASSESSOR-COLLECTOR
Date Prepared: 08/07/2013

2013 Governing Body Summary #1A*
Benchmark 2013 Tax Rates
CITY OF KINGSVILLE

Date: 08/07/2013

DESCRIPTION OF TAX RATE	TAX RATE PER $100	THIS YEAR'S TAX LEVY**	ADDITIONAL TAX LEVY
Effective Tax Rate	$0.82169	$5,868,908	
One Percent $100 Tax Increase***	$0.82991	$5,927,619	$58,711
One Cent per $100 Tax Increase***	$0.831690	$5,940,332	$71,424
Notice & Hearing Limit****	$0.82169	$5,868,908	$0
Rollback Tax Rate	$0.90065	$6,432,878	$563,970
Last Year's Tax Rate	$0.842200	$6,015,400	$146,492
Proposed Tax Rate	$0.84220	$6,015,400	$146,492

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.
**Tax levies are calculated using line 19 of the Effective Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.
***Tax increase compared to effective tax rate.
****The Notice and Hearing Limit is the highest tax rate that may be adopted without notices and a public hearing. It is the lower of the rollback tax rate or the effective tax rate. 0

2013 Governing Body Summary #2A*
Tax Increase Compared to Effective Tax Rate
CITY OF KINGSVILLE

Date: 08/07/2013

INCREASE IN CENTS PER $100	TAX RATE PER $100	TAX LEVY**	ADDITIONAL TAX LEVY***
0.00	$0.82169	$5,868,908	$0
0.50	$0.82669	$5,904,620	$35,712
1.00	$0.83169	$5,940,332	$71,424
1.50	$0.83669	$5,976,045	$107,137
2.00	$0.84169	$6,011,757	$142,849
2.50	$0.84669	$6,047,470	$178,562
3.00	$0.85169	$6,083,182	$214,274
3.50	$0.85669	$6,118,895	$249,987
4.00	$0.86169	$6,154,607	$285,699
4.50	$0.86669	$6,190,319	$321,411
5.00	$0.87169	$6,226,032	$357,124
5.50	$0.87669	$6,261,744	$392,836
6.00	$0.88169	$6,297,457	$428,549
6.50	$0.88669	$6,333,169	$464,261
7.00	$0.89169	$6,368,882	$499,974
7.50	$0.89669	$6,404,594	$535,686
8.00	$0.90169	$6,440,306	$571,398
8.50	$0.90669	$6,476,019	$607,111
9.00	$0.91169	$6,511,731	$642,823
9.50	$0.91669	$6,547,444	$678,536
10.00	$0.92169	$6,583,156	$714,248
10.50	$0.92669	$6,618,868	$749,960
11.00	$0.93169	$6,654,581	$785,673
11.50	$0.93669	$6,690,293	$821,385
12.00	$0.94169	$6,726,006	$857,098
12.50	$0.94669	$6,761,718	$892,810
13.00	$0.95169	$6,797,431	$928,523
13.50	$0.95669	$6,833,143	$964,235
14.00	$0.96169	$6,868,855	$999,947
14.50	$0.96669	$6,904,568	$1,035,660
15.00	$0.97169	$6,940,280	$1,071,372
15.50	$0.97669	$6,975,993	$1,107,085
16.00	$0.98169	$7,011,705	$1,142,797
16.50	$0.98669	$7,047,417	$1,178,509
17.00	$0.99169	$7,083,130	$1,214,222
17.50	$0.99669	$7,118,842	$1,249,934
18.00	$1.00169	$7,154,555	$1,285,647
18.50	$1.00669	$7,190,267	$1,321,359
19.00	$1.01169	$7,225,980	$1,357,072
19.50	$1.01669	$7,261,692	$1,392,784
20.00	$1.02169	$7,297,404	$1,428,496

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.
**Tax levies are calculated using line 19 of the Effective Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.
***Tax increase compared to effective tax rate.

2013 Governing Body Summary #1B*

Comparison of This Year's Tax Levy with Last Year's Tax Levy
(Includes Frozen Levy)
CITY OF KINGSVILLE

Date: 08/07/2013

Last Year's Tax Levy**: $5,836,415

DESCRIPTION OF TAX RATE	TAX RATE PER $100	THIS YEAR'S TAX LEVY***	TAX LEVY INCREASE****
Last Year's Tax Rate	$0.84220	$6,015,400	$178,985
Effective Tax Rate	$0.82169	$5,868,908	$32,493
Notice & Hearing Limit*****	$0.82169	$5,868,908	$32,493
Rollback Tax Rate	$0.90065	$6,432,878	$596,463
Proposed Tax Rate	$0.84220	$6,015,400	$178,985

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.
**Last year's tax levy is calculated using Texas Property Tax Code's definition of "last year's levy".
***This year's tax levies are calculated using line 19 of the Effective Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.
****Tax levy increase is the difference between this year's tax levy and last year's tax levy.
*****The Notice and Hearing Limit is the highest tax rate that may be adopted without notices and a public hearing. It is the lower of the rollback tax rate or the effective tax rate.

2013 Governing Body Summary #1B*

Comparison of This Year's Tax Levy with Last Year's Tax Levy
(Does Not Include Frozen Levy)
CITY OF KINGSVILLE

Date: 08/07/2013

Last Year's Tax Levy**: $5,836,415

DESCRIPTION OF TAX RATE	TAX RATE PER $100	THIS YEAR'S TAX LEVY***	TAX LEVY INCREASE****
Last Year's Tax Rate	$0.84220	$6,015,400	$178,985
Effective Tax Rate	$0.82169	$5,868,908	$32,493
Notice & Hearing Limit*****	$0.82169	$5,868,908	$32,493
Rollback Tax Rate	$0.90065	$6,432,878	$596,463
Proposed Tax Rate	$0.84220	$6,015,400	$178,985

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making hudgetary decisions.
**Last year's tax levy is calculated using Texas Property Tax Code's definition of "last year's levy".
***This year's tax levies are calculated using line 19 of the Effective Tax Rate Worksheet.
****Tax levy increase is the difference between this year's tax levy and last year's tax levy.
*****The Notice and Hearing Limit is the highest tax rate that may be adopted without notices and a public hearing. It is the lower of the rollback tax rate or the effective tax rate.

2013 Governing Body Summary #2B*
Tax Increase Compared to Last Year's Tax Rate
CITY OF KINGSVILLE

Date: 08/07/2013
Last Year's Tax Levy: $5,836,415

INCREASE IN CENTS PER $100	TAX RATE PER $100	TAX LEVY**	ADDITIONAL TAX LEVY***
0.00	$0.84220	$6,015,400	$178,985
0.50	$0.84720	$6,051,112	$214,697
1.00	$0.85220	$6,086,825	$250,410
1.50	$0.85720	$6,122,537	$286,122
2.00	$0.86220	$6,158,250	$321,835
2.50	$0.86720	$6,193,962	$357,547
3.00	$0.87220	$6,229,675	$393,260
3.50	$0.87720	$6,265,387	$428,972
4.00	$0.88220	$6,301,099	$464,684
4.50	$0.88720	$6,336,812	$500,397
5.00	$0.89220	$6,372,524	$536,109
5.50	$0.89720	$6,408,237	$571,822
6.00	$0.90220	$6,443,949	$607,534
6.50	$0.90720	$6,479,661	$643,246
7.00	$0.91220	$6,515,374	$678,959
7.50	$0.91720	$6,551,086	$714,671
8.00	$0.92220	$6,586,799	$750,384
8.50	$0.92720	$6,622,511	$786,096
9.00	$0.93220	$6,658,224	$821,809
9.50	$0.93720	$6,693,936	$857,521
10.00	$0.94220	$6,729,648	$893,233
10.50	$0.94720	$6,765,361	$928,946
11.00	$0.95220	$6,801,073	$964,658
11.50	$0.95720	$6,836,786	$1,000,371
12.00	$0.96220	$6,872,498	$1,036,083
12.50	$0.96720	$6,908,210	$1,071,795
13.00	$0.97220	$6,943,923	$1,107,508
13.50	$0.97720	$6,979,635	$1,143,220
14.00	$0.98220	$7,015,348	$1,178,933
14.50	$0.98720	$7,051,060	$1,214,645
15.00	$0.99220	$7,086,773	$1,250,358
15.50	$0.99720	$7,122,485	$1,286,070
16.00	$1.00220	$7,158,197	$1,321,782
16.50	$1.00720	$7,193,910	$1,357,495
17.00	$1.01220	$7,229,622	$1,393,207
17.50	$1.01720	$7,265,335	$1,428,920
18.00	$1.02220	$7,301,047	$1,464,632
18.50	$1.02720	$7,336,760	$1,500,345
19.00	$1.03220	$7,372,472	$1,536,057
19.50	$1.03720	$7,408,184	$1,571,769
20.00	$1.04220	$7,443,897	$1,607,482

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.
**Tax levies are calculated using line 19 of the Effective Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.
***Tax increase compared to last year's tax levy.

UNDER ROLL BACK TOTAL TAX RATE

0.71244	MAINTENANCE & OPERATION
0.18816	INTEREST & SINKING FUND
0.90060	TOTAL TAX RATE

Worksheet for Calculation of Tax Increase
CITY OF KINGSVILLE

Date: 08/08/2013

1. 2012 taxable value, adjusted for court-ordered reductions. Enter Line 6 of the Effective Tax Rate Worksheet.	$692,530,653
2. 2012 total tax rate. Enter Line 4 of the Effective Tax Rate Worksheet.	$0.84220/$100
3. Taxes refunded for years preceding tax year 2012. Enter Line 13 of the Effective Tax Rate Worksheet.	$3,922
4. 2012 tax levy. Multiply line 1 times line 2 and divide by 100. To the result, add line 3.	$5,836,415
5. 2013 total taxable value. Enter line 19 of the Effective Tax Rate Worksheet.	$714,248,395
6. 2013 proposed tax rate. Enter the proposed tax rate approved by the Governing Body.	$0.90060/$100
7. 2013 tax levy. Multiply line 5 times line 6 and divide by 100.	$6,432,521
8. Tax levy increase (decrease). Subtract line 4 from line 7.	$596,106
9. Percentage levy increase (decrease). Divide line 8 by line 4. Multiply by 100.	10.21%
10. Notice & hearing limit. Enter the lower of the effective tax rate or the rollback tax rate.	$0.82169
11. Percentage tax increase (decrease)*. Subtract Line 10 from Line 6. Divide result by Line 10. Multiply by 100.	9.60%

*Amount by which the proposed tax rate exceed the lower of the rollback tax rate or the effective tax rate. This figure must be published in both the Notice of Public Hearing on Tax Increase and the Notice of Tax Revenue Increase.

2013 Governing Body Summary #1A*
Benchmark 2013 Tax Rates
CITY OF KINGSVILLE

Date: 08/08/2013

DESCRIPTION OF TAX RATE	TAX RATE PER $100	THIS YEAR'S TAX LEVY**	ADDITIONAL TAX LEVY
Effective Tax Rate	$0.82169	$5,868,908	
One Percent $100 Tax Increase***	$0.82991	$5,927,619	$58,711
One Cent per $100 Tax Increase***	$0.831690	$5,940,332	$71,424
Notice & Hearing Limit****	$0.82169	$5,868,908	$0
Rollback Tax Rate	$0.90065	$6,432,878	$563,970
Last Year's Tax Rate	$0.842200	$6,015,400	$146,492
Proposed Tax Rate	$0.90060	$6,432,521	$563,613

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.
**Tax levies are calculated using line 19 of the Effective Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.
***Tax increase compared to effective tax rate.
****The Notice and Hearing Limit is the highest tax rate that may be adopted without notices and a public hearing. It is the lower of the rollback tax rate or the effective tax rate. 0

2013 Governing Body Summary #1B*

Comparison of This Year's Tax Levy with Last Year's Tax Levy
(Does Not Include Frozen Levy)
CITY OF KINGSVILLE

Date: 08/08/2013

Last Year's Tax Levy**: $5,836,415

DESCRIPTION OF TAX RATE	TAX RATE PER $100	THIS YEAR'S TAX LEVY***	TAX LEVY INCREASE****
Last Year's Tax Rate	$0.84220	$6,015,400	$178,985
Effective Tax Rate	$0.82169	$5,868,908	$32,493
Notice & Hearing Limit*****	$0.82169	$5,868,908	$32,493
Rollback Tax Rate	$0.90065	$6,432,878	$596,463
Proposed Tax Rate	$0.90060	$6,432,521	$596,106

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.
**Last year's tax levy is calculated using Texas Property Tax Code's definition of "last year's levy".
***This year's tax levies are calculated using line 19 of the Effective Tax Rate Worksheet.
****Tax levy increase is the difference between this year's tax levy and last year's tax levy.
*****The Notice and Hearing Limit is the highest tax rate that may be adopted without notices and a public hearing. It is the lower of the rollback tax rate or the effective tax rate.

2013 Governing Body Summary #2A*
Tax Increase Compared to Effective Tax Rate
CITY OF KINGSVILLE

Date: 08/08/2013

INCREASE IN CENTS PER $100	TAX RATE PER $100	TAX LEVY**	ADDITIONAL TAX LEVY***
0.00	$0.82169	$5,868,908	$0
0.50	$0.82669	$5,904,620	$35,712
1.00	$0.83169	$5,940,332	$71,424
1.50	$0.83669	$5,976,045	$107,137
2.00	$0.84169	$6,011,757	$142,849
2.50	$0.84669	$6,047,470	$178,562
3.00	$0.85169	$6,083,182	$214,274
3.50	$0.85669	$6,118,895	$249,987
4.00	$0.86169	$6,154,607	$285,699
4.50	$0.86669	$6,190,319	$321,411
5.00	$0.87169	$6,226,032	$357,124
5.50	$0.87669	$6,261,744	$392,836
6.00	$0.88169	$6,297,457	$428,549
6.50	$0.88669	$6,333,169	$464,261
7.00	$0.89169	$6,368,882	$499,974
7.50	$0.89669	$6,404,594	$535,686
8.00	$0.90169	$6,440,306	$571,398
8.50	$0.90669	$6,476,019	$607,111
9.00	$0.91169	$6,511,731	$642,823
9.50	$0.91669	$6,547,444	$678,536
10.00	$0.92169	$6,583,156	$714,248
10.50	$0.92669	$6,618,868	$749,960
11.00	$0.93169	$6,654,581	$785,673
11.50	$0.93669	$6,690,293	$821,385
12.00	$0.94169	$6,726,006	$857,098
12.50	$0.94669	$6,761,718	$892,810
13.00	$0.95169	$6,797,431	$928,523
13.50	$0.95669	$6,833,143	$964,235
14.00	$0.96169	$6,868,855	$999,947
14.50	$0.96669	$6,904,568	$1,035,660
15.00	$0.97169	$6,940,280	$1,071,372
15.50	$0.97669	$6,975,993	$1,107,085
16.00	$0.98169	$7,011,705	$1,142,797
16.50	$0.98669	$7,047,417	$1,178,509
17.00	$0.99169	$7,083,130	$1,214,222
17.50	$0.99669	$7,118,842	$1,249,934
18.00	$1.00169	$7,154,555	$1,285,647
18.50	$1.00669	$7,190,267	$1,321,359
19.00	$1.01169	$7,225,980	$1,357,072
19.50	$1.01669	$7,261,692	$1,392,784
20.00	$1.02169	$7,297,404	$1,428,496

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.
**Tax levies are calculated using line 19 of the Effective Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.
***Tax increase compared to effective tax rate.

2013 Governing Body Summary #2B*
Tax Increase Compared to Last Year's Tax Rate
CITY OF KINGSVILLE

Date: 08/08/2013

Last Year's Tax Levy: $5,836,415

INCREASE IN CENTS PER $100	TAX RATE PER $100	TAX LEVY**	ADDITIONAL TAX LEVY***
0.00	$0.84220	$6,015,400	$178,985
0.50	$0.84720	$6,051,112	$214,697
1.00	$0.85220	$6,086,825	$250,410
1.50	$0.85720	$6,122,537	$286,122
2.00	$0.86220	$6,158,250	$321,835
2.50	$0.86720	$6,193,962	$357,547
3.00	$0.87220	$6,229,675	$393,260
3.50	$0.87720	$6,265,387	$428,972
4.00	$0.88220	$6,301,099	$464,684
4.50	$0.88720	$6,336,812	$500,397
5.00	$0.89220	$6,372,524	$536,109
5.50	$0.89720	$6,408,237	$571,822
6.00	$0.90220	$6,443,949	$607,534
6.50	$0.90720	$6,479,661	$643,246
7.00	$0.91220	$6,515,374	$678,959
7.50	$0.91720	$6,551,086	$714,671
8.00	$0.92220	$6,586,799	$750,384
8.50	$0.92720	$6,622,511	$786,096
9.00	$0.93220	$6,658,224	$821,809
9.50	$0.93720	$6,693,936	$857,521
10.00	$0.94220	$6,729,648	$893,233
10.50	$0.94720	$6,765,361	$928,946
11.00	$0.95220	$6,801,073	$964,658
11.50	$0.95720	$6,836,786	$1,000,371
12.00	$0.96220	$6,872,498	$1,036,083
12.50	$0.96720	$6,908,210	$1,071,795
13.00	$0.97220	$6,943,923	$1,107,508
13.50	$0.97720	$6,979,635	$1,143,220
14.00	$0.98220	$7,015,348	$1,178,933
14.50	$0.98720	$7,051,060	$1,214,645
15.00	$0.99220	$7,086,773	$1,250,358
15.50	$0.99720	$7,122,485	$1,286,070
16.00	$1.00220	$7,158,197	$1,321,782
16.50	$1.00720	$7,193,910	$1,357,495
17.00	$1.01220	$7,229,622	$1,393,207
17.50	$1.01720	$7,265,335	$1,428,920
18.00	$1.02220	$7,301,047	$1,464,632
18.50	$1.02720	$7,336,760	$1,500,345
19.00	$1.03220	$7,372,472	$1,536,057
19.50	$1.03720	$7,408,184	$1,571,769
20.00	$1.04220	$7,443,897	$1,607,482

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.

**Tax levies are calculated using line 19 of the Effective Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.

***Tax increase compared to last year's tax levy.

CHAPTER 1:

Truth-in-Taxation Overview

Creating a budget and adopting a property tax rate to support that budget are major functions of a governing body. This is accomplished by following legislative guidelines to ensure the public is informed of any increases.

Important Dates

The Tax Code establishes target dates for many truth-in-taxation activities. Although circumstances may require an appraisal district or a taxing unit to alter the timetable, **Exhibit 2** sets out the framework for the required activities.

EXHIBIT 2
2013 Truth-in-Taxation Calendar

Date	Activity
April 1 – May 1	The chief appraiser sends notices of appraised value.
April 30	The chief appraiser prepares and certifies to the tax assessor an estimate of the taxable value of property in that taxing unit.
July 20* (Aug. 30)	The appraisal review board approves the appraisal records.
July 25	The chief appraiser certifies the approved appraisal roll to each taxing unit.
Aug. 7	A taxing unit publishes its notice of effective and rollback tax rates.
August – September	A taxing unit adopts its budget according to its fiscal year. After adopting the budget, the taxing unit adopts a tax rate.
Before Sept. 30	A taxing unit must adopt its tax rate by this date or 60 days after the taxing unit receives the appraisal roll, whichever date is later.

*Note: Tax Code § 1.06 states that "If the last day of the performance of an act is a Saturday, Sunday, or legal state or national holiday, the act is timely if performed on the next regular business day."
Source: Texas Comptroller of Public Accounts, 2013.

Appendix 1 provides a more detailed schedule taxing units can use when planning truth-in-taxation activities.

Taxing Unit Calculations

Truth-in-taxation requires most taxing units to calculate two rates after receiving a certified appraisal roll from the chief appraiser — the effective tax rate and the rollback tax rate. The type of taxing unit determines which truth-in-taxation steps apply. Generally, the governing body must take the following actions:

- determine and publish the effective tax rate and the rollback tax rate;
- decide how much revenue it needs;
- calculate the tax rate required to raise the amount it needs;
- publish notices;
- hold hearings if the proposed tax rate will exceed the rollback rate or the effective tax rate, whichever is lower;
- adopt the tax rate; and
- if necessary, administer a rollback election.

The following discussion covers rate calculation and adoption of the tax rate in greater detail. **Chapter 6** discusses rollback elections.

Before proceeding, it should be noted that water districts generally do not come under provisions of the Tax Code, but instead are governed by the Water Code.[3] A water district, however, must follow public hearing requirements on a proposed tax rate and publish a special hearing notice.[4]

[3] Water Code § 49.107(g) provides that Tax Code §§ 26.04, 26.05 and 26.07 do not apply to taxing units created under Water Code § 49.001 that levy and collect taxes under Water Code §§ 49.107 and 49.108. Other taxing entities exempt from these provisions of the Tax Code include those created under Texas Constitution Article III, §§ 52(b)(1) and (2) and Article XVI § 59; navigation districts or port authorities created under general or special law; and any conservation or reclamation districts created by Revised Civil Statutes Annotated Article 8280-141, (Vernon Supp. 1951).

[4] Water Code § 49.236.

Step 1: Calculate and publish required rates

All taxing units, other than water districts, that levied property taxes in 2012 and intend to levy them in 2013 must calculate an effective tax rate and a rollback tax rate. All taxing units, other than water districts and small taxing units, that levy a tax in 2013, must publish an effective tax rate and a rollback tax rate.

By Aug. 7, or as soon thereafter as practicable, the designated officer or employee who calculates these two rates submits them to the taxing unit's governing body and publishes them. The rates are published along with a statement of tax increase or decrease and other special schedules about fund balances, debt, sales tax, transferring a function and indigent health care. These schedules may vary, depending on the type and size of the taxing unit.

Taxing units publish the calculations in a newspaper in a form set out by the Comptroller's office, but they may mail them to each property owner. Small taxing units do not have to publish the two rates, but include information on their simplified notice.

Although the actual calculation can become more complicated, a taxing unit's effective tax rate is a calculated rate generally equal to the last year's taxes divided by the current taxable value of properties that were also on the tax roll last year. The resulting tax rate, used for comparison only, shows the relation between the last year's revenue and the current year's values.

A taxing unit's rollback tax rate is a calculated rate that divides the overall property taxes into two categories — maintenance and operations (M&O) and debt service, also called interest and sinking (I&S). This guide refers to it as debt service. Rollback rate calculations allow taxing units to raise the same amount of M&O money raised in the last year, plus an eight percent increase.

For all taxing units, the debt service portion of the rollback tax rate is the current year's debt payments divided by the current year's property values. The debt service tax rate may rise as high as necessary to cover debt expenses. The overall rollback rate calculation is explained in greater detail in **Chapter 3**.

Except for small taxing units and water districts, taxing units must publish notices and hold hearings if a proposed tax rate will exceed the lower of the rollback rate or the effective rate.

Once a taxing unit, other than a small taxing unit or water district, has determined its effective tax rate and its rollback rate, it must publish them in a specific legal form. **Chapter 5** discusses the publication requirements. If a taxing unit fails to calculate or publish the required rates and notices properly, a property owner in the taxing unit may seek an injunction to prohibit it from adopting a tax rate. The district court may issue the injunction if it finds that the taxing unit's failure to comply was not in good faith.

New taxing units

A taxing unit that did not levy property taxes in 2012 is not required to comply with truth-in-taxation laws in 2013. The Comptroller's office recommends that a new taxing unit consider publishing similar notices and holding a public hearing to inform taxpayers of its intention to levy a property tax.

Consolidation of two or more taxing units

A taxing unit that was two or more taxing units in the last year handles the effective and rollback rate calculations differently. The consolidated taxing unit combines the previous year's taxes for each taxing unit and divides them by the total values for the current year for the new consolidated taxing unit.

First, the previous year's taxes must be calculated for each taxing unit in lines 1-15 of the *Effective Tax Rate Worksheet* (**Appendix 2**). Then, the previous year's taxes must be combined on line 15 for each taxing unit to obtain the previous year's total taxes. For lines 26-28 of the *Rollback Tax Rate Worksheet* (**Appendix 3**), calculate the M&O taxes for the preceding year for each taxing unit and combine the M&O taxes for each taxing unit to obtain the previous year's total M&O taxes on line 28H. The remaining calculation steps are the same for the consolidated taxing unit's current values and current debt.

Small taxing units

Small taxing units may use a simplified tax rate notice process.[5] A small taxing unit is one that proposes a tax rate for the current year that is 50 cents or less per $100 of taxable

[5] Tax Code § 26.052.

value and would impose taxes of $500,000 or less from the current total value for the taxing unit.

Small taxing units use a simplified notice process and should proceed to **Step 7**.

Step 2: Draft a budget and decide how much tax to levy

The taxing unit must identify its needs and draft a budget to meet those needs. To assist the taxing unit in this process, the chief appraiser prepares and certifies to the tax assessor, by April 30 (unless a weekend or holiday[6]), an estimate of the taxable value of property in that taxing unit. The taxing unit must decide the amount of property taxes necessary to fund that budget and, based on current year's values, what M&O rate is necessary for the general operating expenses. The taxing unit must also determine what its payments for debt service will be.

The taxing unit's governing body is now at a critical point in the truth-in-taxation process. It must determine the amount of surplus funds, if any, it plans to expend to reduce its M&O or debt levies. It must determine the final amount of property taxes needed for the budget. Certain proposed rates will trigger certain steps in adopting the final tax rate.

Truth-in-taxation laws, except for water districts, explicitly address the debt service rate component of a taxing unit's overall tax rate. For most taxing units, the adopted debt service rate must equal the debt service rate published.[7] If the taxing unit levies an additional sales tax, the debt service component of its rate cannot exceed the debt service rate that would levy the amount of debt payments published in the taxing unit's calculations, less any sales tax revenue that will be used to pay debt.

A taxing unit's governing body must follow Legislative guidelines for proposing and adopting a tax rate. If the tax rate proposed by the governing body exceeds the effective tax rate or rollback rate, whichever is lower, they must publish a public hearing notice (**Appendix 10**), post a website notice and hold two public hearings. If they do not exceed these rates, they may adopt the tax rate by following **Step 9**. Otherwise, for a tax increase, the taxing unit should proceed to **Step 3**.

[6] Tax Code § 1.06.
[7] Tax Code § 26.05(a)(1).

Small taxing units proceed to **Step 7**. Water districts go to **Step 8**.

Step 3: Vote by governing body to propose a tax increase

When a proposed rate exceeds the rollback rate or the effective rate, whichever is lower, the taxing unit's governing body, other than a small taxing unit or a water district, must vote to place a proposal to adopt the rate on the agenda of a future meeting as an action item. This vote must be recorded. The proposal must specify the desired rate. A taxing unit cannot vote to adopt a proposal to increase taxes by an unspecified amount.

If the motion passes, the governing body must schedule two public hearings on the proposal. These hearings must take place within the boundaries of the taxing unit; on a weekday that is not a holiday; and in a public building or, if a public building is not available, in a building normally open to the public. The second hearing may not be held earlier than the third day after the date of the first hearing.

Step 4: Publish first quarter-page notice

After proposing a tax increase and scheduling the two public hearings, the governing body must notify the public of the dates, times and place or places for these hearings and provide information about the proposed tax rate at least seven days before the public hearings. The law establishes specific requirements for this, which are contained in the Comptroller's model form *Notice of Public Hearing on Tax Increase* (**Appendix 10**).

The taxing unit will post notice of these hearings on its website, if it has one. A taxing unit is required to post specific language on the website that it operates at least seven days before the first public hearing. This notice will stay on the website until the second public hearing concludes. If the taxing unit has free access to a television channel, it will publish the notice as a 60-second notice. **Chapter 5** discusses publication requirements.

Step 5: Hold two public hearings

After publishing the first required notice, the taxing unit must hold two public hearings. A quorum of the governing body must be present at both hearings. Taxpayers must have the opportunity to express their views on the increase at each hearing. The governing body **may not** adopt the tax rate at either of these hearings. At each hearing, the governing body

must announce the date, time and place of the meeting at which it will vote on the tax rate.

The governing body must follow a strict timetable once it holds these public hearings. The meeting to vote on the tax rate must take place no less than three days and no more than 14 days after the second public hearing. Like the public hearings, the meeting to vote must take place in a public building inside the taxing unit's boundaries. Unlike the public hearings, the meeting to vote on the tax rate can take place on any day, including a holiday.

Step 6: Publish second quarter-page notice

After the public hearings and before the meeting scheduled for the vote, the governing body must publish a second quarter-page notice entitled *Notice of Tax Revenue Increase* (**Appendix 11**). The taxing unit will post this notice on its website if it has one. A taxing unit must follow the wording and posting requirements regarding website postings. If the taxing unit has free access to a television channel, it will publish this notice as a 60-second notice.

Step 7: Small taxing unit adopts a tax rate

A small taxing unit may provide public notice of the proposed tax rate in one of two ways. The taxing unit may mail a notice of the proposed rate to each property owner in the taxing unit or may publish a notice of the proposed rate in the legal section of a newspaper having general circulation in the taxing unit (**Appendix 12**).

The taxing unit must do either notice seven days before the date on which it will adopt the proposed tax rate and the notice must contain the proposed tax rate and the date, time and location of the meeting at which the governing body will consider adopting the proposed tax rate. If the proposed tax rate exceeds the taxing unit's effective tax rate, the notices must include the following statement: "The proposed tax rate would increase total taxes in (name of taxing unit) by (percentage by which the proposed tax rate exceeds the effective tax rate)."

A small taxing unit that publicizes its tax rate in either of these methods is exempt from publishing two quarter-page ads when a taxing unit proposes a tax rate that exceeds the rollback rate or the effective rate, whichever is lower, and from a taxpayer seeking an injunction to keep it from collecting taxes.

A small taxing unit, however, that nses the simplified notice provisions may not adopt a tax rate that exceeds the proposed tax rate set out in its notice unless the taxing unit provides an additional public notice of the higher tax rate or complies with the required Tax Code provisions for adopting the higher rate. Small taxing units should then follow the general rules in **Step 9** for the formal action of adopting a tax rate at the publicized public meeting.

Step 8: Adopt a water district's tax rate

While other taxing units are required to follow provisions of the Tax Code, water districts must follow notice and hearing provisions in the Water Code. Some provisions in the Water Code regarding a rollback election, however, refer to Tax Code § 26.07.

A water district's board of directors must publish the public hearing notice at least seven days before the hearing date or may mail it to each property owner at least 10 days before the hearing date. The quarter-page *Notice of Public Hearing on Tax Rate* includes a comparison of property tax rates and a comparison of property taxes on the average residence homestead. The notice includes a statement about the taxpayers' right to a rollback election.

The rollback tax rate is the highest rate the water district may adopt without qualified voters petitioning for a rollback election. The rollback rate is the current year's debt service and contract tax rates, plus the M&O rate that would impose no more than 1.08 times the amount of M&O tax imposed by the water district in the preceding year on the average appraised value of a residence homestead in the water district.[8] The average appraised value disregards any homestead exemption available only to people with disabilities or those 65 years of age or older. **Appendix 6** provides a sample worksheet to calculate the rollback tax rate for water districts.

Chapter 5 explains the notice requirements. Water districts then hold the publicized meeting to adopt the tax rate. **Step 9** provides the procedures to follow in adopting the tax rate.

Step 9: Adopt the tax rate in a public meeting

The following general rules apply to the formal tax rate adoption. If the taxing unit — other than a small taxing unit or a water district — proposes a tax rate that exceeds the rollback rate or the effective rate, whichever is lower, it must follow

[8] Water Code § 49.236(d).

Step 3 through **Step 6**. Once the taxing unit publishes the second notice announcing the date, time and location of the meeting to vote on the tax rate, it must follow the provisions below to adopt the tax rate at that meeting.

The Tax Code requires that the governing body adopt the tax rate no less than three days but no more than 14 days after the second public hearing. If the taxing unit does not adopt during this time period, then it must republish the second notice of the meeting to adopt the tax rate, with the new date, time and location to adopt the rate.[9]

Please keep in mind that in addition to the following procedures, small taxing units may follow **Step 7** and water districts **Step 8**.

Open meetings notices

The taxing unit must post notice of the meeting in compliance with the open-meetings law.[10] The meeting must be open to the public.

Agenda item

Adoption of the tax rate must be a separate item on the agenda for the meeting. State law requires that most counties and general law cities adopt a budget before they adopt the tax rate.[11] These taxing units may adopt a budget and a tax rate at the same meeting as long as the budget is adopted first as a separate item. Counties with a population of more than 225,000 are not required to adopt the budget before adopting a tax rate. Other taxing units should refer to its enabling legislation for specific guidance.

Official action

A taxing unit's governing body must adopt a tax rate by official action and set it out in a written resolution, ordinance or order. General law cities should phrase the action as an ordinance. Home rule cities should phrase the action as an ordinance unless the charter provides otherwise. Counties should set out the tax rate in an order.

The Tax Code sets out specific wording for this resolution, ordinance or order. The wording for an ordinance, resolution or order must indicate an increase in the tax rate, and give the percentage increase the proposed rate is above the effective tax rate. The percentage increase must be included on the home page of the taxing unit's website.

Each type of taxing unit needs to refer to its enabling legislation to determine the proper form for the official adoption of a tax rate. A taxing unit, other than a water district, that adopts a rate above the effective tax rate must use special language in making the motion to adopt the rate (**Appendix 15**). In the order, ordinance or resolution the taxing units must use larger type, include an example of the tax increase on a $100,000 home and state that the adopted tax rate will raise more taxes for M&O.

Governing bodies with questions regarding the correct methods and phrasing of an ordinance, resolution or order to adopt a tax rate should discuss these questions with their legal counsel.

Two-part rate

A taxing unit authorized to pay both M&O and debt service with property taxes must adopt its rate as two separate components — one rate for M&O and one rate for debt service.

For most taxing units, the debt service component of the adopted tax rate must equal the calculated and published debt service rate that appeared in the rollback tax rate calculation and required notices.

A county may have several tax rates, depending on the kinds of taxes it levies. Each of these rates should be broken down into M&O and debt service components.

A taxing unit may adopt a final M&O rate that is lower than the proposed M&O rate. To adopt a higher M&O rate than proposed, the taxing unit would exceed the published increase percent. Taxpayers have the right to notice and the right to be present at a hearing about a proposed increase. A taxing unit wishing to adopt a higher M&O rate than proposed is advised to repeat the notice and hearing process to give taxpayers the opportunity to hear and comment about a higher tax increase.

Deadline to adopt rate

Other than a water district, a taxing unit must adopt its tax rate before Sept. 30 or by the 60th day after the taxing unit receives the certified appraisal roll, whichever date is later.[12]

[9] Tax Code § 26.06(e)
[10] Government Code Chapter 551.
[11] Local Government Code §§ 111.007-111.010 and 102.006-102.009, and Education Code § 44.004.
[12] Tax Code § 26.05(a).

If a taxing unit misses the deadline, the governing body must ratify either the effective tax rate or last year's rate, whichever is lower, as the adopted rate before the fifth day after establishing that tax rate.

County quorum

At least four members of the county commissioners court must be present for a county to adopt a tax rate; at least three must vote for the rate. The county judge is considered a member for this purpose.

Rate limitations for counties

A county rate may be composed of as many as three individual rates for a total rate not to exceed $1.25 per $100 of value. Not all counties levy all three taxes. The Texas Constitution sets the following rate limits:

- 30 cents per $100 for farm-to-market roads or flood control;[13]
- 80 cents per $100 for general fund, permanent improvement fund, road and bridge fund and jury fund;[14] and
- 15 cents per $100 for the maintenance of public roads, which is commonly referred to as the special road and bridge fund.[15]

Municipal school district and its city

A municipal school district follows the city boundaries where it is located. The municipal school district board and the city council must jointly hold any hearing required by law for adopting the school's annual budget and property tax rate.

Adopting the school budget and the school tax rate requires an affirmative vote of a majority of the school board members present and voting and at least three-quarters of the total of the voting school board members and city council members that are present and voting. If a quorum of the city council is not present at the hearing to adopt the budget and tax rate, then the school board may adopt the budget and tax rate without regard to votes from the city council members.

Emergency services district

The maximum tax rate that an emergency services district may adopt will depend on what its voters approved. If the voters approved the district as a rural fire prevention district with a tax rate limit of 3 cents per $100, and the fire district converted to an emergency services district, it must comply with the maximum rate limit voters originally approved for the rural fire prevention district. To increase the maximum rate limit to 10 cents per $100 authorized by the Texas Constitution, the emergency services district must take that increase to the district voters to approve increasing the maximum rate.

Failure to comply

If the taxing unit's governing body fails to comply with the hearing, notice or rate adopting process in good faith, a property owner in the taxing unit may seek an injunction to stop the taxing unit from sending tax bills until it convinces the district court that it has complied with the law. A property owner must act to enjoin collections before the taxing unit delivers substantially all of its tax bills. This injunction process does not apply to water districts or small taxing units.

Step 10: Administer a rollback election, if necessary

If a taxing unit adopts a tax rate that exceeds the rollback rate, voters in the taxing unit may petition for an election on the tax increase. Chapter 6 provides information about administering a rollback election.

[13] Texas Constitution Article VIII, § 1-a.
[14] Texas Constitution Article VIII, § 9(a).
[15] Texas Constitution Article VIII, § 9(c).

2013 Planning Calendar
CITY OF KINGSVILLE

Date: 08/07/2013

Date	Activity
April-May	Mailing of notices of appraised value by chief appraiser.
April 30	The chief appraiser prepares and certifies to the tax assessor for each county, municipality, and school district participating in the appraisal district an estimate of the taxable value .
May 15	Deadline for submitting appraisal records to ARB.
July 20* (Aug. 30)	Deadline for ARB to approve appraisal records.
July 25	Deadline for chief appraiser to certify rolls to taxing units.
July 18, 2013	Certification of anticipated collection rate by collector.
August 2, 2013	Calculation of effective and rollback tax rates.
August 11, 2013	Publication of effective and rollback tax rates, statement and schedules; submission to governing body.
August 9, 2013	72-hour notice for meeting *(Open Meetings Notice)*.
August 12, 2013	Meeting of governing body to discuss tax rate; if proposed rate tax rate will exceed the rollback rate or the effective tax rate (whichever is lower), take record vote and schedule public hearing.
August 18, 2013	Notice of Public Hearing on Tax Increase is the first quarter-page notice in newspaper and on TV and website, if available, published at least seven days before public hearing.
August 23, 2013	72-hour notice for public hearing *(Open Meetings Notice)*
August 26, 2013	Public hearing.
August 30, 2013	72-hour notice for second public hearing *(Open Meetings Notice)*
September 4, 2013	Second public hearing (may not be earlier than 3 days after first public hearing); schedule and announce meeting to adopt tax rate 3-14 days from this date.
September 8, 2013	Notice of Tax Revenue Increase published before meeting** to adopt tax rate is the second quarter-page notice in newspaper before meeting and published on TV and website (if available, at least seven days before meeting).
September 13, 2013	72-hour notice for meeting at which governing body will adopt tax rate *(Open Meetings Notice)*
September 16, 2013	Meeting to adopt tax rate. Meeting is 3 to 14 days after second public hearing. Taxing unit must adopt tax rate by Sept. 30 or 60 days after receiving certified appraisal roll, whichever is later.

*Tax Code Section 81.06 directs that if a date falls on a weekend, the deadline is extended to the following regular business day

**Advice of taxing unit legal counsel should be sought to determine which approach to take in notifying the public of the meeting at which the governing body will vote on the tax rate.

Source: Texas Comptroller of Public Accounts, 2013.