

DECEMBER 14, 2020

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, DECEMBER 14, 2020 IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 5:00 P.M.

**CITY COMMISSION PRESENT:**

Sam R. Fugate, Mayor  
Norma N. Alvarez, Commissioner  
Edna Lopez, Commissioner  
Ann Marie Torres, Commissioner  
Hector Hinojosa, Commissioner

**CITY STAFF PRESENT:**

Mark McLaughlin, City Manager  
Mary Valenzuela, City Secretary  
Courtney Alvarez, City Attorney  
Janine Reyes, Tourism Director  
Derek Williams, IT  
Uchechukwu Echeozo, Director of Planning & Development Services  
Deborah Balli, Finance Director  
Juan J. Adame, Fire Chief  
Susan Ivy, Parks Director  
Brenda Joyas, Downtown Manager  
Rudy Mora, Engineer  
Bill Donnell, Public Works Director  
Darrell Mills, Landfill Supervisor  
Nicholas Daniels, Building Official  
Diana Gonzales, Director of Human Resources  
Ricardo Torres, Police Chief

**I. Preliminary Proceedings.****OPEN MEETING**

Mayor Fugate opened the meeting at 5:00 p.m. with all five Commission members present.

**INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)**

The invocation was delivered by Mrs. Courtney Alvarez, City Attorney, followed by the Pledge of Allegiance and the Texas Pledge.

**MINUTES OF PREVIOUS MEETING(S)****Special Meeting - November 16, 2020**

Motion made by Commissioner Lopez to approve the minutes of November 16, 2020 as presented, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Hinojosa, Lopez, Fugate voting "FOR". Commissioner Alvarez and Commissioner Torres "ABSTAINED".

**Special Meeting - November 19, 2020**

Motion made by Commissioner Lopez to approve the minutes of November 19, 2020, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Lopez, Torres, Hinojosa, Fugate voting "FOR". Commissioner Alvarez "ABSTAINED".

**Regular Meeting - November 23, 2020**

Motion made by Commissioner Hinojosa to approve the minutes of November 23, 2020 as presented, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Alvarez, Torres, Hinojosa, Fugate voting "FOR". Commissioner Lopez "ABSTAINED".

**\*\*AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE CITY COMMISSION.**

To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and City Commission. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the City Commission shall be provided in written format and presented to the City Secretary and/or designee prior to the start of each meeting of the City Commission. This testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary's outdoor public bulletin board at City Hall and on the City website and allow for electronic submission. The written public testimony shall be provided to members of the City Commission prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas



Government Code section 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference; and, if so conducted, the public may participate remotely by following the instructions of the City Secretary which would be posted on the City Secretary's outdoor public bulletin at City Hall and on the City website.

## II. Public Hearing - (Required by Law).<sup>1</sup>

**1. Public Hearing to consider an ordinance amending the zoning ordinance by changing the zoning map in reference to KT&I Co., Block 22, Lot Pt 8, also known as Property ID 20581, located along Golf Course Road between Paulson Falls Subdivision and East Trant Road, Kingsville Texas from AG (Agriculture District) to R1 (Single-Family District), applicant/owner Robert D. Coleman Mgt. LLC. (Planning & Economic Development Director).**

Mayor Fugate read and opened this public hearing at 5:03 P.M.

Mayor Fugate announced that this is a public hearing and if anyone would like to speak on behalf of this item may do so now with a five-minute time limit. Additional time cannot be extended by City Commission.

Mr. McLaughlin commented that this is the 9 acres that is directly south of Paulson Falls right up against Golf Course Road. This is a farm field currently. The applicant intends to sell the property in four different parcels but keep one which is located to the South. Applicant would like to rezone from Agriculture to R1 so that he can replat the parcels and sell them for single-family homes.

Commissioner Hinojosa asked if this location was near a lift station? Ms. Alvarez responded that the lift station is located south of Hawks Landing.

There being no further comments Mayor Fugate closed this public hearing at 5:06 P.M.

**2. Public Hearing to consider an ordinance amending the zoning ordinance by changing the zoning map in reference to Ronning 2, Block 3, Lot 3, 4, 5, 6 and Lund Addn, Block 7, Lot 1, also known as 1107 E. King, 1113 E. King, Prop ID 12339, 1115 E. King, Kingsville Texas, from R2 (Two-Family District) to C2 (Retail District). (Planning & Economic Development Director).**

Mayor Fugate read and opened this public hearing at 5:06 P.M.

Mayor Fugate announced that this is a public hearing and if anyone would like to speak on behalf of this item may do so now with a five-minute time limit. Additional time cannot be extended by City Commission.

Mr. McLaughlin stated that this is for a medical clinic which is not authorized in an R2 zone therefore asking to rezone to a C2. He further commented that all of King Street is basically zoned as Commercial.

Mayor Fugate asked if staff received any complaints on this rezone.

Mr. Echeozo commented that one citizen did call concerned about the increased traffic to the area.

Commissioner Torres asked if this would be a medical clinic and what size of clinic this would be. Mr. Echeozo responded that it will be a Pediatric Clinic, but he is not sure how many physicians will be staffed at this clinic. Commissioner Torres commented that this would be good for the community.

Commissioner Lopez commented that she has been told that one physician will be staffed at this clinic.

Commissioner Alvarez asked if proper notification was sent out to individuals near the location. Mr. Echeozo responded yes.

Mayor Fugate asked for the Planning & Zoning Commission vote was for this rezone.

Ms. Alvarez responded that the vote was 5-0 in support.

There being no further comments Mayor Fugate closed this public hearing at 5:11 P.M.

**3. Public Hearing to consider an ordinance amending the zoning ordinance by changing the zoning map in reference to Ronning 2, Block 3, Lot 1, 2, also known as 1103 E. King, Kingsville Texas from R2 (Two-Family District) to C2 (Retail District). (Planning & Economic Development Director).**

Mayor Fugate read and opened this public hearing at 5:11 P.M.

Mayor Fugate announced that this is a public hearing and if anyone would like to speak on behalf of this item may do so now with a five-minute time limit. Additional time cannot be extended by City Commission.

Mrs. Alvarez commented that this is for the corner lot that is caddy corner to Border Tire. She further commented that as the Planning Director stated on the second public



hearing, staff received one call from a citizen concerned about increased traffic. The Planning & Zoning Commission approved this item with a 5-0 vote in support.

There being no further comments Mayor Fugate closed this public hearing at 5:14 P.M.

**4. Public Hearing to consider a final plat for Section 20, Lot 25 of the Kleberg Town and Improvement Company Subdivision also known as Escondido Ranch No.4, applicant/owner S&S Kingsville Construction LLC. (Planning & Economic Development Director).**

Mayor Fugate read and opened this public hearing at 5:14 P.M.

Mayor Fugate announced that this is a public hearing and if anyone would like to speak on behalf of this item may do so now with a five-minute time limit. Additional time cannot be extended by City Commission.

Mr. McLaughlin commented that even though this area is outside the city limits, it sits within the city ETJ therefore requiring city approval as the city has final plat authority.

Mayor Fugate asked if the NAS Kingsville been made aware of this. Mr. McLaughlin responded that he will make contact with NAS Kingsville.

There being no further comments Mayor Fugate closed this public hearing at 5:16 P.M.

**III. Reports from Commission & Staff.<sup>2</sup>**

*"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, Condemnation Update, Proposed Development Report; Accounting & Finance – Financial & Investment Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports, Utilities Billing Update; Police & Fire Department – Grant Update, Police & Fire Reports; Streets Update; Public Works; Landfill Update, Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Emergency Management, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Health Department, Hotel Occupancy Report, Quiet Zone, SEP, Legislative Update, Proclamations, Employee Recognition, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Wastewater Treatment Plant, Water And Wastewater Rate Study Presentation, Golf Course, Library Summer Programs, Grants Update. No formal action can be taken on these items at this time."*

Mr. McLaughlin introduced the newly hired Building Official, Mr. Nicholas Daniels. He further thanked staff for their work on the reverse parade. The Sip-N-Shop event was well attended this weekend as well. It reached its maximum capacity of attendees. He further announced that city offices will be closed for the Christmas Holiday on Thursday, December 24<sup>th</sup> & 25<sup>th</sup>. He further announced that city offices will close early on Wednesday, December 23<sup>rd</sup> at 1:00 p.m.

Commissioner Lopez asked about COVID-19 testing and when will the next testing take place. Mayor Fugate responded that he has spoken with County Judge Rudy Madrid and it looks like it is in the works to get our own testing site soon.

Ms. Alvarez reported that there is a special meeting scheduled for December 15<sup>th</sup> at noon for final passage of ordinances that will be introduced today. She further commented that the next regular meeting is scheduled for January 11, 2021. Deadline for staff to submit their agenda items for the January 11<sup>th</sup> meeting is scheduled for December 28<sup>th</sup>.

The Commission thanked staff for their work on the reverse parade and Sip-N-Shop event that took place over the weekend.

**IV. Public Comment on Agenda Items.<sup>3</sup>**

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

No public comments made or received.

**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)*

**Motion made by Commissioner Lopez to approve the consent agenda as presented, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Lopez, Torres, Hinojosa, Alvarez, Fugate voting "FOR".**

- 1. Motion to approve final passage of an ordinance amending the Fiscal Year 2020-2021 Budget to appropriate funding for the rollover project for greens maintenance and repairs. (Parks Director).**
- 2. Motion to reappoint Todd Lucas to the Main Street Advisory Board for a two-year term. (Downtown Manager).**

**REGULAR AGENDA**

**CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:**

**VI. Items for consideration by Commissioners.<sup>4</sup>**

- 3. Consider introduction of an ordinance amending the zoning ordinance by changing the zoning map in reference to KT&I Co., Block 22, Lot Pt 8, also known as Property ID 20581, located along Golf Course Road between Paulson Falls Subdivision and East Trant Road, Kingsville Texas, from AG (Agriculture District) to R1 (Single-Family District). (Planning & Economic Development Director).**

Introduction item.

- 4. Consider introduction of an ordinance amending the zoning ordinance by changing the zoning map in reference to Ronning 2, Block 3, Lot 3, 4, 5, 6 and Lund Addn, Block 7, Lot 1, also known as 1107 E. King, 1113 E. King, Prop ID 12339, 1115 E. King, Kingsville Texas, from R2 (Two-Family District) to C2 (Retail District). (Planning & Economic Development Director).**

Introduction item.

- 5. Consider introduction of an ordinance amending the zoning ordinance by changing the zoning map in reference to Ronning 2, Block 3, Lot 1, 2, also known as 1103 E. King, Kingsville Texas from R2 (Two-Family District) to C2 (Retail District). (Planning & Economic Development Director).**

Introduction item.

- 6. Consider approval of a final plat for Section 20, Lot 25 of the Kleberg Town and Improvement Company Subdivision also known as Escondido Ranch No.4. (Planning & Economic Development Director).**

**Motion made by Commissioner Lopez to approve a final plat for Section 20, Lot 25 of the Kleberg Town and Improvement Company Subdivision also known as Escondido Ranch No.4, seconded by Commissioner Alvarez.**

Mayor Fugate asked why this did not require two readings. Mrs. Alvarez responded that plats do not require for an ordinance to have a second reading. Only reason this plat is coming before the Commission is that it is within the ETJ.

**The motion was passed and approved by the following vote: Torres, Hinojosa, Alvarez, Lopez, Fugate voting "FOR".**

- 7. Consider accepting a donation from ExxonMobil Pipeline Company for Fire Department. (Fire Chief).**

Commissioner Torres asked what the donation will be used for. Fire Chief Adame responded that it will be used for firefighter equipment and supplies needed.

**Motion made by Commissioner Lopez to approve the donation from ExxonMobil Pipeline Company for Fire Department, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Torres, Fugate voting "FOR".**



8. **Consider introduction of an ordinance amending the Fiscal Year 2020-2021 Budget to accept and expend the donation from ExxonMobil Pipeline for Fire Department's emergency response capabilities. (Fire Chief).**

Introduction item.

9. **Consider authorizing the purchase of two residential garbage trucks through HGAC Buy purchasing cooperative, as per staff recommendation. (Public Works Director).**

Mr. Bill Donnell, Public Works Director stated that two of the existing garbage trucks are in dire need of repair and or replacement. These garbage trucks are at the end of their efficient lifespan thus increasing maintenance and operation expenses. The purchase of 2 residential garbage trucks will replace two existing garbage trucks, Units 335-R and Unit 336-R.

**Motion made by Commissioner Lopez to authorize the purchase of two residential garbage trucks through HGAC Buy purchasing cooperative, as per staff recommendation, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Alvarez, Lopez, Torres, Hinojosa, Fugate voting "FOR".**

10. **Consider a resolution authorizing the City Manager to enter into an Interlocal Agreement between the City of Kingsville and Texas A&M University-Kingsville relating to the waterline extension on West Escondido Road. (Public Works Director).**

Ms. Alvarez commented that the Public Works Director presented this item on July 13, 2020 where the Commission approved the water extension for the waterline that the city has on West Escondido to the University. Between the time the Commission took that action until November, the University notified the city that they were getting closer to doing the project and therefore needed an agreement. Alvarez further stated that staff worked with representatives of the University on an agreement. This agreement is to memorialize what was already approved in the summer which is the extension of the waterline that they need to get to the pasture. She further stated that this item will come back to the Commission later, as the agreement that we currently have for supplying water to the University will need to add the new metering site.

**Motion made by Commissioner Lopez to approve the resolution authorizing the City Manager to enter into an Interlocal Agreement between the City of Kingsville and Texas A&M University-Kingsville relating to the waterline extension on West Escondido Road, seconded by Commissioner Hinojosa.**

Commissioner Torres asked who will be paying for the waterline extension. Ms. Alvarez stated that staff did an estimate and provided that estimate to the University and they have agreed to pay for the cost of labor and material. The University has also agreed to pay any overage from the estimate as well.

**The motion was passed and approved by the following vote: Lopez, Torres, Hinojosa, Alvarez, Fugate voting "FOR".**

11. **Consider a resolution approving the City of Kingsville Investment Policy and Investment Strategies; designating the City Manager, Director of Finance, and City Accounting Manager as the Authorized City Representatives with full authority for investment purposes and providing for disclosure of financial interest. (Finance Director).**

Mrs. Deborah Balli, Finance Director stated that this is something that needs to be approved annually. Minor changes were made, add Money Market accounts for investments along with Treasuries and Certificates of Deposit that have to meet at least 35% of our holdings. Currently Money Market accounts are paying better interest than Certificates of Deposit. If the investment policy is not updated, the City would have to invest \$2.3 million in Certificates of Deposit and would earn less interest of \$13,000.

**Motion made by Commissioner Lopez to approve the resolution approving the City of Kingsville Investment Policy and Investment Strategies; designating the City Manager, Director of Finance, and City Accounting Manager as the Authorized City Representatives with full authority for investment purposes and providing for disclosure of financial interest, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Torres, Hinojosa, Alvarez, Lopez, Fugate voting "FOR".**

12. **Consider a resolution authorizing the City Manager to enter into a Standard Form of Agreement between the City of Kingsville and Contractor on the Basis of a Stipulated Price for South WWTP Improvements Project. (City Engineer).**



Mr. Rudy Mora, Engineer stated that this project was awarded at a previous meeting. What is still needed is a resolution authorizing the City Manager to enter into a Standard Form of Agreement.

Mrs. Alvarez stated that staff has verified the surety companies that are holding the performance and the payment bonds.

**Motion made by Commissioner Lopez to approve the resolution authorizing the City Manager to enter into a Standard Form of Agreement between the City of Kingsville and Contractor on the Basis of a Stipulated Price for South WWTP Improvements Project, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Torres, Fugate voting "FOR".**

**13. Discussion on Armstrong Street Improvement Project Plans. (City Engineer).**

Mr. Mora stated that the Armstrong Street improvements will be between Santa Gertrudis and Kenedy Avenue which includes 3,000 feet full depth construction which means they will be removing the base and asphalt and replacing the base with new base and asphalt. The new base will be 11 inches and asphalt will be 3 inches with a total pavement section of 14 inches. The existing pavement is 2 inches of hot mix and 9 inches of base. This project will have traveling lanes in each direction and a dedicated turning lane. It will also include bikes lanes as well. By narrowing the travel lane in the area, you also reduce speed in the area. A consultant was hired to design the pavement design based on the traffic volume. The pavement is designed for a 20-year life cycle with intermediate preventative maintenance. The project includes an alternate bid item for a proposed 4-foot wide sidewalk on the east side between Henrietta Avenue to alley due south and Kleberg Avenue to alley due south. The remaining east side of the street has existing sidewalks to remain. This alternate will help in providing pedestrian safety when walking between Santa Gertrudis and Kenedy Avenue. The preliminary engineers cost estimate is approximately \$980,000 for the base bid items. The construction is estimated to begin in March 2021 and will be completed in 4 months, with an approximate date of completion in July 2021. The project is funded by the Street Fund 092.

Mr. McLaughlin commented that the work that is going on in the area now is the replacement of clay lines to PVC. There are 13 of them that cross Armstrong and number 3 of 13 was done last week. This will take about 2 to 3 weeks to get them all replaced. He further stated that this will not go out for bid until early January of 2021.

Commissioner Lopez asked if the Fire Station was considered during construction. Mr. Mora responded yes. He further commented that the project is broken down into three phases to minimize the impact of the adjacent businesses and residential homes.

Commissioner Torres asked if the Fire Department has been included during the phase and on how they will be getting in and out of the station. Mr. Mora responded yes; they will use Alice Street.

Mayor Fugate asked what is going to happen to the small park that is located near the Fire Station. Mr. Mora responded that only the pavement will be replaced in that area.

Mr. McLaughlin stated that the existing curbs that are currently there will remain. The street will not get any wider as there is stormwater underneath the edges and there isn't anything wrong with that stormwater.

Commissioner Lopez asked if the sidewalks will be worked on soon; from King Avenue to Memorial Middle School. Mr. Mora responded that once there is a grant opportunity is available, yes.

**14. Discuss and consider potential projects for the venue tax to be used at the JK Northway area. (City Engineer).**

Mr. Mora stated that there are several projects that can be considered which include the following, remove and replace bleachers and Stage; proposed covered livestock barn relocation; existing restroom ADA upgrades; proposed covered arena; large video screen; and PA System Upgrade. A consultant provided a Renovation Study and Opinion of Probable Construction Costs for the first 4 items mentioned. The last two items mentioned above were discussed with the County Judge on December 2, 2020, and the additional items are estimate between \$250,000 to \$400,000. Preliminary Project Schedule is approximately 18 months once a consultant is hired for Project Management Services. There is a long lead time for the covered arena and the bleacher to order steel and materials. He further stated that he has some cost estimates for the mentioned projects; remove and replace bleachers and Stage \$600,000; proposed covered livestock barn relocation \$2 million dollars; existing restroom ADA upgrades



\$73,000; proposed covered arena \$2 million dollars; large video screen \$240,000; and PA System Upgrade \$30,000. Funding for this would be coming from the Venue Tax. Mora further stated that once the Venue Tax is implemented, about \$1.2 to \$1.6 million dollars would be used to do some of these projects that were mentioned. If there are other projects not mentioned that the Commission feel that is more important or selecting the proposed items, is what this agenda item is about.

Mr. McLaughlin commented that he has made contact with the City's Financial Advisor on how we can use the Venue Tax legally. He further commented that the best thing to do is to recommend building the outdoor rodeo arena, but he is being told that the County Judge has someone to do that already. He further stated that the other option is to look at the other parts that are listed on the master study which is the covered livestock barn which is located on the northwest side of the building from where the front doors are located. In an interlocal agreement, the Financial Advisors stated that the city would need to have an interlocal agreement that states that this piece of property, belongs to the City as the City is paying off the bond if the venue tax will be used to pay for it. McLaughlin further stated that the Financial Advisor stated that looking at the venue tax had it been applied this last year with the way HOT money was received, the first year it would have collected about \$145,000 extra in HOT money that would have been venue tax labeled. If you carry this out for about 15 years, you look at about \$2.1 million dollars, at the most. It is recommended by the Financial Advisor to stick to about \$1.5 to \$1.8 million dollars at the top end to go out for a bond, you will only get a 15-year payoff. Mr. McLaughlin stated that the Financial Advisor will assist the city in drafting an interlocal with the County to go through this process to get what ever they want ot turn over to the City so that the venue tax can be applied. He further stated that there has to be a definite commitment from the County, that if the City is going to borrow the money in a bond and pay for the next 15 years, the county would have to be responsible for the rest of the improvements to the JK Northway.

Mayor Fugate commented that the easiest would be to build the outdoor arena but in speaking with the County Judge, it will not be able to be done.

Commissioner Hinojosa asked if the City needs to own the property in order to use the venue tax. Mr. McLaughlin responded that it does not need to be owned by deed according to the City's Financial Advisor.

Mayor Fugate commented that you must have a possessory interest in the property.

Mr. McLaughlin commented that there can be cooperative agreements between city's and county's for venue tax.

Mayor Fugate asked that what ever the Commission agrees on would need to be conditional on the county finishing the other projects that the County Judge has mentioned and getting the JK Northway as an entertainment venue.

Ms. Alvarez commented that the election was for the JK Northway and Grounds. At the time the city had a 40-year contract with the county, which is why the city went out for the venue tax to make those improvements. Two weeks before the election is when city staff heard about the county's proposal to do the EDA Grant which they were awarded and because they received the grant they must have possessory interest in the property to do the improvements which is why we amended the Parks Interlocal with the County to remove the JK Northway so that they can move forward with the grant.

Mayor Fugate asked if you add up the replacement of bleachers, stage, restroom ADA upgrades, video screen and PA System Upgrade, what would be the estimated cost for those projects. Mr. Mora responded that it would be an estimated of under \$1 million dollars. Fugate further commented that he believes there is money available to the county to making this a private/public partnership. There are families in Kleberg County that have shown an interest in this project that can provide this kind of money.

Mr. McLaughlin commented that is it on the interest of the City to have this venue up and going. The better the venue the more events that will be scheduled which will bring in more visitors to our city.

Mrs. Alvarez commented that what the commission would need to consider for this item is on the list of mentioned project, which are stated above, if the Commission was authorizing staff to move forward in looking at item 2 of the list to be used for a potential venue tax and authorizing them to move forward with the negotiations that will be required, knowing that that is contingent on the county moving forward with their improvements to the JK Northway. This would be the item for the Commission to actually vote on.



Mayor Fugate commented that this is a big decision that needs to be decided on and if any of the Commission members needs more time to think this over or need additional information, it would be best not take any action at this time.

Ms. Alvarez commented that if the Commission was to make a decision today or decide to wait until January, it would provide the Commission additional time to look at it and thing about it. Asides to working out an interlocal agreement, staff would need to work with Bond Counsel to develop the ordinance for the venue tax and then setup the fund so that we can implement the tax on people that stay at local hotels.

Commissioner Hinojosa asked if there is a timeline for the venue tax. Mrs. Alvarez responded that this is not the same as when you receive CO monies that has a timeframe as to how soon the money needs to be spent. There is anything in the Statute that authorizes the venue tax that makes that requirement as it takes some time to get everything in motion to make it happen. Alvarez further stated that the reason the city hasn't brought in a project sooner is that we have been waiting for the County to get through with their grant process to see what they were going to do, then we would know what was left for the city to potentially do.

Mayor Fugate suggested not to take any action on this item and wait for the first meeting in January 2021. This will give the Commission time to get updated and have their questions answered.

Commissioner Hinojosa commented that he wants to make sure that what was told to the taxpayer when they went to vote for the tax venue, is what is going to be done. He further asked staff for an outline showing the list of projects and its cost for each one. Mr. Mora responded that he will provide the document Populous provided to staff when they were hired back in 2017 as well as get a copy from the Consultant.

Mayor Fugate stated that he would like for the Commission to review the Master Plan that was done five years ago which will show how to renovate the facilities. He further commented that the proposal shows the new entry way off Hwy 77.

Mr. McLaughlin commented that the Master Plan as well as the latest TXDOT renderings for Interstate 69 which will show the driveway boulevard off the western side access road which is Phase 1 which begins next month.

No action taken on this agenda item at this time.

- 15. Executive Session: Pursuant to Section 551.074, of the Texas Open Meetings Act, the City Commission shall convene in executive session to deliberate the evaluation & duties of the City Manager. (Mayor Fugate).**

Executive session not needed at this time.

- 16. Executive Session: Executive Session: Pursuant to Section 551.072, Texas Government Code, Deliberations regarding Real Property Exception, the City Commission shall convene in Executive Session to discuss the purchase, exchange, lease, or value of real property as deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third party. (City Manager).**

Mayor Fugate read the executive session agenda item and convened the meeting into closed session at 6:09 p.m. Mayor Fugate opened the meeting into open session at 6:36 p.m.

- 17. Consider a resolution authorizing staff to proceed with placing for sale the City's approximately 1.0 acres of land located off Corral Ave. and US77 Bypass (Garcia Farm Tract, Lot A) in Kingsville, Texas. (Tourism Center site). (City Manager).**

Motion made by Commissioner Alvarez to approve the resolution authorizing staff to proceed with placing for sale the City's approximately 1.0 acres of land located off Corral Ave. and US77 Bypass (Garcia Farm Tract, Lot A) in Kingsville, Texas. (Tourism Center site), seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Lopez, Torres, Hinojosa, Alvarez, Fugate voting "FOR".

- 18. Consider a resolution authorizing the City Manager to enter into a Commercial Real Estate Listing Agreement between the City of Kingsville and Robert R. Linton of Betty Haass Realtors. (for the sale of City Property-Tourism Center site). (City Manager).**


Motion made by Commissioner Hinojosa to approve the resolution authorizing the City Manager to enter into a Commercial Real Estate Listing Agreement between the City of Kingsville and Robert R. Linton of Betty Haass Realtors. (for the sale of City Property-Tourism Center site), seconded Commissioner Lopez.



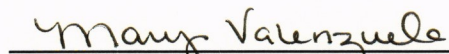
The motion was passed and approved by the following vote: Torres, Hinojosa, Alvarez, Lopez, Fugate voting "FOR".

**VI. Adjournment.**

There being no further business to come before the City Commission, the meeting was adjourned at 6:38 P.M.

  
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Sam R. Fugate, Mayor

**ATTEST:**

  
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Mary Valenzuela, TRMC, CMC, City Secretary