City of Kingsville, Texas

AGENDA
CITY COMMISSION
MONDAY, JUNE 26, 2017
REGULAR MEETING

CITY HALL
HELEN KLEBERG GROVES COMMUNITY ROOM
400 WEST KING AVENUE
6:00 P.M.

I. Preliminary Proceedings.

OPEN MEETING

APPROVED BY:

Jesus A. Garza
City Manager

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S)

Regular Meeting – June 12, 2017

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

1. Public hearing regarding condemnation proceeding for structures located at 426 E. Alice, Kingsville, Texas. (Director of Planning & Development Services).

2. Public hearing regarding condemnation proceeding for structures located at 404 W. Richard, Kingsville, Texas. (Director of Planning & Development Services).

3. Public hearing regarding condemnation proceeding for structures located at 425 E. Kenedy, Kingsville, Texas. (Director of Planning & Development Services).

III. Reports from Commission & Staff.[2]

"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, Investment Report, Quarterly Budget Report, Monthly Financial Reports, Utilities Billing Update; Police & Fire Department – Grant Update, Police & Fire Reports; Streets Update; Public Works - Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, ***Emergency Management****, 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, ***Wastewater Treatment Plant****, Water And Wastewater Rate Study Presentation. 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. Consider final passage of an ordinance amending Chapter III-Administration, Article 3-Departments, Boards, & Commissions, by adopting Sections 3-3-120 through 3-3-130, providing for creation of a Main Street Advisory Board, terms for members, meetings, quorum and voting at meetings, removal and vacancy. (Director of Planning and Development Services).

2. Consider final passage of an ordinance amending Chapter III-Administration, Article 3-Departments, Boards, & Commissions, by adopting Sections 3-3-140 through 3-3-150, providing for creation of a Parks Advisory Board, terms for members, meetings, quorum and voting at meetings, removal and vacancy. (Director of Parks and Recreation).

3. Consider final passage of an ordinance amending the Fiscal Year 2016-2017 Budget to increase vehicle maintenance in the Sanitation Division. (City Engineer/Public Works Director).

4. Consider final passage of an ordinance amending the Fiscal Year 2016-2017 Budget to increase wastewater utility plant maintenance. (City Engineer/Public Works Director).

5. Consider final passage of an ordinance amending the Fiscal Year 2016-2017 Budget for additional vehicle maintenance in the Fire Department. (City Engineer/Public Works Director).

6. Consider out-of-state travel for Mayor Fugate to go to Washington, D.C. at the end of June or July 2017 on city business. (Mayor Fugate).

7. Consider out-of-state travel to the National League of Cities' City Summit in Charlotte, North Carolina from November 14-19, 2017 for City Commission and staff. (Commissioner Garcia).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

8. Consider condemnation of structures located at 426 E. Alice, Kingsville, Texas. (Director of Planning & Development Services).

9. Consider condemnation of structures located at 404 W. Richard, Kingsville, Texas. (Director of Planning & Development Services).

10. Consider condemnation of structures located at 425 E. Kenedy, Kingsville, Texas. (Director of Planning & Development Services).

11. Consider final passage of an ordinance amending the zoning ordinance by changing the zoning in reference to KT&I Co., Block 7, Lot W/23, Pt 4, 31.55 acres, also known as area behind 221 W. Sage Road from R1-Single Family to AG-Agriculture District, applicant Victoria Avalos. (Director of Planning and Development Services).

12. Consider a resolution authorizing participation in and acceptance of funds from the 2018 Operation Border Star Program with the Homeland Security Grants Division of the Governor's Office for Local Board Security to interdict criminal activity with no anticipated cash match, authorizing the Chief of Police to act on the City's behalf with such program. (Chief of Police).

13. Consider a resolution authorizing the Mayor to execute an Agreement for Payment In Lieu of Taxes (PILOT) between the City of Kingsville and the Housing Authority of the City of Kingsville. (City Manager).

14. Consider appointment of members (Frank Benvenuto, Chris Mahr, Jeff Chavez, Dyan Lopez Garza, Michelle Spearman, and Gloria Bigger Cantu) to the Main Street Advisory Board for two-year terms. (Director of Planning & Development Services).

15. Consider a change order to increase the scope of work for the Concrete Pavement Improvement Project Phase VI. (Capital Projects Manager).

16. Consider accepting donation from the South Texas Specialized Crimes and Narcotics Task Force in the amount of $2,500 for the Parks & Recreation Department healthy/anti-drug programming. (Parks & Recreation Director).

17. Consider introduction of an ordinance amending the Fiscal Year 2016-2017 budget to accept and expend donation from the Task Force for the Parks Department. (Parks & Recreation Director).

18. Consider introduction of an ordinance amending the Fiscal Year 2016-2017 budget to create a contingency fund for an investment grade audit. (City Manager)

19. Consider authorizing acquisition of mowers for Golf Course via BuyBoard and a resolution authorizing the City Manager to enter into a Master Equipment Lease-Purchase Agreement and related documents for mowing equipment for the Golf Course. (Parks & Rec Director).

20. Executive Session: Pursuant to Section 551.087, Texas Government Code, Deliberations Regarding Economic Development Negotiations Exception, the City Commission shall convene in executive session to deliberate the offer of a financial or other incentive to a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations. (City Manager).

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 citizen's comments to the Mayor and Commission, no comment at this point without 5 affirmative votes of the Commission.

NOTICE

This City of Kingsville and Community Room 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 located at City Hall, 400 West King Ave, 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:

June 22, 2017 at 4:00 P.M. and remained so posted continuously for at least 72 hours proceeding the schedule time of said meeting.

Mary Valenzuela

Mary Valenzuela, TRMC, 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)

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, JUNE 12 2017 IN THE HELEN KLEBERG GROVES COMMUNITY ROOM 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 6:00 P.M.

CITY COMMISSION PRESENT:
Sam Fugate, Mayor
Edna Lopez, Commissioner
Arturo Pecos, Commissioner
Noel Pena, Commissioner
Al Garcia, Commissioner

CITY STAFF PRESENT:
Jesús Garza, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Tom Ginter, Director of Planning & Development Services
Diana Gonzales, Human Resources Director
Charlie Cardenas, Public Works Director/Engineer
Kyle Benson, IT Manager
Sharam Santillan, Capital Projects Manager
Cynthia Martin, Downtown Manager
Emilio Garcia, Health Director
Jason Alfaro, Parks & Rec Director
Leo Alarcon, Tourism Director
Derek Williams, Systems Specialist
Robert Rodriguez, Library Director
David Solis, Risk Manager
Bill Donnell, Asst. Public Works Director
Deborah Balli, Finance Director
Charlie Sosa, Purchasing Manager
Susan Ivy, Parks Manager
Pete Pina, Landfill Supervisor
Ricardo Torres, Chief of Police

I. Preliminary Proceedings.

OPEN MEETING
Mayor Fugate opened the meeting at 6:00 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)

Regular Meeting – May 25, 2017

Motion made by Commissioner Pena to approve the minutes of May 25, 2017, seconded by Commissioner Garcia. The motion was passed and approved by the following vote: Lopez, Pena, Pecos, Garcia, Fugate voting "FOR".

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

1. None.

III. Reports from Commission & Staff.[2]

"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, Investment Report, Quarterly Budget Report, Monthly Financial Reports, Utilities Billing Update; Police & Fire Department – Grant Update, Police & Fire Reports; Streets Update; Public Works- Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Emergency Management, 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, Water And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time."

City Manager, Jesús Garza announced that Mr. Charlie Cardenas, City Engineer/Public Works Director will be resigning from his position effective June 30th. Mr. Cardenas will go and work for the City of Corpus Christi beginning on July 3rd. Garza thanked Mr. Cardenas for all his hard work and dedication he has given to our City. Mr. Garza further reported that the abatement for the gymnasium building is ongoing. The abatement project will take several days before starting the demolition of the building which will not take longer than 30 days for this site to be cleared. The completion of the Cottage Building is about 99% complete with staff moving in at the end of this week with the anticipation of beginning the operations out of this building by the end of next week. Garza commented that for tonight's meeting, there is an item for an agreement with the Greater Area Economic Development Council. This agreement is for office space for the Economic Development Director which will begin July 1st. Mr. Garza at this time asked for Mr. Jason Alfaro, Parks & Recreation Director to give the Commission an update on the on goings at the Parks.

Mr. Jason Alfaro reported that projects at the Brookshire Pool have been completed for the most part. Some of the improvements to the pool include shade structures, pool liner, new diving board, and have begun the placement of WiFi at the pool. Alfaro reported that the Parks Department hosted a movie night and had over 200 attendees at this event. Mr. Alfaro handed out a site plan of the skate park which is proposed to be near the Brookshire Park.

Mr. Garza commented that the skate park is on schedule which has a projected date of completion in Fall 2017. The final design will be completed in the next two weeks with construction to follow. Staff is working on a more comprehensive plan for this park, it will include playground equipment and a trail around the park. The improvements to this park and the Brookshire Pool have brought in some positive feedback from the community. Garza reported that several years ago, the city funded Water Well 25, which is in the northern part of the city, was completed in the Fall. It has been taking several months to get this well in operation but as of now it is operating live. He reported that the endpoints for the water meters, since last discussed, there were 600 that needed to be replaced, as of now there are 300 that need replacement.

Commissioner Pecos asked that with regards to the skate park, is the concept of the skate park to allow kids to have competitions or other events on the weekend.

Mr. Garza responded that the design concepts that are in the skate park are intended for a skate park. It can be used for skate competition, but there are different elements such

as bigger bowls and other elements that may be needed to have a skate competition that may not be there due to trying to be cost effective.

Commissioner Lopez asked about the mowing of Caesars ditch and will it ever be done.

Mr. Garza responded that he hopes to but it is a very manual labor process to do it, and not sure if a mower can get in there to mow it, but staff will try to tackle it as best as they can.

Commissioner Lopez commented that she had seen city staff cleaning the edges of the ditch, but the middle still needs some work.

Mr. Cardenas commented that the Caesar ditch is very dangerous to mow. Some of the work that is being done is being done by a weed eater.

Commissioner Lopez commented that the ditch is also eroding. Mr. Cardenas commented that vegetation helps with the erosion. Commissioner Lopez commented that vegetation will not allow for the water to drain properly which then floods into the neighborhoods.

City Attorney, Courtney Alvarez, reported that the next City Commission meeting is scheduled for Monday, June 26, 2017. Deadline to submit agenda items for this meeting is Friday, June 16, 2017.

The City Commission thanked Mr. Cardenas for his dedication and hard work to the City of Kingsville.

Mayor Fugate announced that the Legislature has called a special session that will begin July 18th. He further commented that House Bill 277, regarding the protection of our air base was approved and signed by the Governor. This bill requires a 25 mile radius around our air bases which does not allow windfarms to ask the State for any State money to help develop those farms which goes a long way in protecting our bases. Fugate further commented that the next move is to go to the Federal level and work on tax credits and have the same type of moratorium around the air bases where they can't receive tax credits for air bases. Mayor Fugate further announced that this year, Naval Air Station-Kingsville will be celebrating its 75th Birthday. The will be several events the weekend of June 30th.

IV. Public Comment on Agenda Items.[3]

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

Lance Hamm, 912 South Creek, made the following comments. I again come to this Commission to talk about road safety at the US77/FM1717 intersection. At previous City Commission meetings, in emails, & in a sit-down meeting with TxDOT, I have asked for your support. I have asked for your help. I have asked for your action...to save a life on our deadly highway. It's been 2 months since my initial email that ended with: PLEASE HELP ME SAVE A LIFE! All caps with an exclamation mark... and today... again... I see nothing on the agenda about saving a life of a Kingsville area resident. 1) We see your priorities; 2) We see the City Ordnance that calls for a 55 mph speed limit on US77; 3) We see the City & County Commission Resolutions requesting TxDOT for a 55 mph speed limit on US77; 4) We ENDURE THE BURDEN of the crashes, the property loss, the injuries, & the deaths at the US77/FM1717 intersection; 5) We ENDURE THE BURDEN of the obvious TxDOT engineering flaws at this intersection including NB L/R turn lane distances of 145 feet, only 17% of that distance which is meant to be a safe decel/accel lane distance by the TxDOT manual that states 865 feet is required to be safe; 6) We have had to ENDURE, in

the past, a known unsafe TxDOT engineered merge lane on southbound US77 at King Avenue where a local 52 year-old man was sadly killed on a motorcycle; 7) We have had to ENDURE, in the past, over 30 road deaths on US77 since the bypass was first constructed many years ago. Mr. Hamm continued to comment that he is positive that we can accurately state that: 1) US77 Bypass... is a failure; 2) Fast speed limits & the associated TxDOT reliance on the 85th Percentile Rule for at-grade intersections on US77... is a failure; 3) TxDOT's safety oversight of US77 and especially its priority to construct the King Ranch private-farm-equipment overpass prior to constructing the overpass at the 5-time deadly crash site of US77/FM1717... is a failure. Hamm stated that he is positive we can accurately state that it would be a monumental failure for this Commission to not act quickly. He further commented that he respectfully request, again, that the Kingsville City Commission act quickly to accomplish two road safety issues at the US77/FM1717 intersection: 1) Request a 55 mph speed limit Minute-Order from the Texas Transportation Commission, and 2) Ensure TxDOT immediately complies with all best-practice engineering safety standards, especially by-the-book distances for safe accel/decel turn/merge lanes. Mr. Hamm commented, Act quickly to get that done, and I think YOU will save a life.

Larry Garcia 103 W. Sage Road, commented that he is against the request for a rezone of 221 W. Sage Road from residential to agriculture. He further commented that an ordinance that was put in place back in 1962, section 9-3-3, stating that animals were not allowed in city limits, therefore we must enforce that ordinance. He further commented that he resides at this address because Mr. Schoech painted this pretty picture of all these houses behind their houses, and now he sold the property. He request that the City Commission not approve the rezone.

Noelia Chapa, 313 W. Sage Road, commented that she has lived in this area for 12 years. Chapa stated that there was a misunderstanding when Mr. Schoech sold her the land and maybe Mrs. Avalos had a misunderstanding herself, but the thing is that this property is under single dwelling which is what is stated in their contracts. She is also against the rezone from residential to agriculture.

John Guerrero, 321 W. Sage Road, commented that he wants this property to stay residential. He further commented that property values are higher when it is zoned residential. When he first moved into the area, there wasn't many homes, now there are more homes being built within the area. He commented that he doesn't have anything against their neighbors or the animals, as he himself has animals in his property for the livestock show, but he does have an issue with the animal pins being built close to his fence/property line. He stated that there are 30 acres and doesn't understand why it couldn't have been pushed back. He further commented that he would like for the property to be kept as residential-1.

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

1. Motion to appoint Lance Hancock to the Hotel Occupancy Tax Fund Advisory Board for the unexpired portion of a 2-year term due to Toni Nagel-Mason's resignation. (Tourism Director).

2. Motion to approve accepting donation of equipment, Cellebrite's UFED Touch Ultimate SW, from the Kleberg/Kenedy County District Attorney for the Kingsville Police Department. (Chief of Police).

3. Motion to approve a resolution of the City of Kingsville, Texas approving cooperation with the cities served by AEP to review AEP Texas Inc.'s requested approval of an adjustment to its Energy Efficiency Cost Recovery Factor, hiring legal and consulting services to negotiate with the company and direct any necessary litigation and appeals, finding that the meeting at which this resolution is passed is open to the public as required by law, requiring notice of this resolution to legal counsel. (City Attorney).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

4. Consider final passage of an ordinance amending the zoning ordinance by changing the zoning in reference to KT&I Co., Block 7, Lot W/23, Pt 4, 31.55 acres, also known as area behind 221 W. Sage Road from R1-Single Family to AG-Agriculture District, applicant Victoria Avalos. (Director of Planning and Development Services).

Mayor Fugate asked that if there weren't any objections from the City Commission, he would like to take no action on this item at this time as there are some matters he would like to discuss with the City Attorney and some fact issue he would like to visit with. No objections were made by the Commission.

No action taken.

5. Consider a resolution authorizing the Mayor to execute a Real Estate Lease Agreement between the City of Kingsville and the Kingsville Greater Area Economic Development Council. (City Manager).

Mr. Jesús Garza, City Manager reported that this item is for a real estate agreement between the City and the Greater Area Kingsville Economic Development Council for office space at the Cottage Building. The tenant shall pay a monthly lease payment of $600.00 per month equally an annual lease payment totaling $7,200. This money will assist with the utilities of the building. A security deposit of $250 is to be paid on or before move-in. The lease term shall be for three years and shall commence on July 1, 2017 through June 30, 2020. The lease will automatically renew for one year renewal terms each year after the initial term, for a maximum total of five years.

Motion made by Commissioner Pena to approve this resolution authorizing the Mayor to execute a Real Estate Lease agreement between the City of Kingsville and the Kingsville Greater Area Economic Development Council, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Garcia, Lopez, Pena, Pecos, Fugate voting "FOR".

6. Consider a resolution authorizing the City Manager to execute a Facility Use Agreement between the City of Kingsville and the American Red Cross. (Fire Chief).

Mr. Garza reported that this agreement would allow the American Red Cross to use the JK Northway for post event shelter. This is a shelter that will only be activated upon by the City and manned by the American Red Cross, it will provide all the insurance requirements once they occupy the space. There is no cost to the City in terms of upfront expense. They have already done this with the County where the American Red Cross took over one of the Domes which is located at the High School. Garza commented again that this is strictly for post event and not a shelter that citizens can go to during an evacuation.

Mayor Fugate commented that his only concern is that he read the language about how the City will be reimbursed which is kind of vague. Fugate asked the City Attorney for her opinion.

Mrs. Alvarez, City Attorney, commented that the City has the opportunity to request reimbursement for reasonable expenses while they use the facility. Alvarez further commented that she didn't think the city would be able to get more than that.

Mayor Fugate further asked if the city was still going to control what comes into the JK Northway. He recalls the last time this facility was used for a shelter during Katrina Hurricane. He stated that he wants to be sure that the city has some say whether or not we want that event coming to Kingsville. He further stated that he does not want the American Red Cross telling the city that an event is going to happen whether the city has concerns or not.

Mr. Garza commented that this might be a FEMA issue.

Mrs. Alvarez commented that they would make a request for the use of the facility and at that time the city would consent or not consent to the event.

Mayor Fugate asked that as a body, the city would still have some say on what comes into that facility.

Mrs. Alvarez responded that at the time, it would not be the City Commission making the decision, it would be the Emergency Management Coordinator.

Mayor Fugate commented that he has some concerns about this agreement. We are in the process of spending millions of dollars in the facility, and then we turn it over to the American Red Cross to put anything they want into the facility, really concerns him.

Mrs. Alvarez commented that the new project is on the way or closer to completion, the city could always revisit the agreement, but since this is a couple of years off, this is something to have in place in the event its needed.

Mr. David Solis, Risk Manager commented that when he and Chief Garcia met with the American Red Cross at the facility, they said that it would be the city's call. They just to be able to, if the city was going to allow the JK to be used as a shelter, they wanted the agreement in place. Solis stated that staff has told the Red Cross that it would be most likely a yes, but that the city also has scheduled events. When they do make the request, staff would have to look at the schedule for the facility and there may be a possibility that the city would have to turn down their request.

Commissioner Lopez commented that this would need to be in writing and not just verbal.

Commissioner Pecos commented that we have three domes that were built specifically for this which are located behind the High School and Pan American School. Pecos asked

why the Red Cross would want to use the JK Northway when we have three domes which were especially built for these types of events.

Mr. Garza commented that the FEMA Domes that Commissioner Pecos is referring to are not intended to be shelters for this purpose that we are referring to here. Garza stated that from his understanding, the domes are intended to be as a last resort for the people that have to stay back. Not necessarily a place that after an event would be manned by the American Red Cross. These domes are FEMA funded which would give FEMA control of what takes place in those domes as they paid for them. For this particular case, we are suggesting telling the American Red Cross that whenever the City decides to activate a shelter, as it would be up the Mayor or his designee to activate a shelter during an emergency situation, that that would be a site for their choice.

Mrs. Alvarez read a part of the agreement which states that upon request and if feasible we will permit them to use and occupy the facility on a temporary basis. Alvarez commented that she is not sure what other additional language the Commission may want to be included in this agreement.

Mayor Fugate commented that he is very concerned that the city is going to spend tax payers dollars to renovate this facility and turn it over to a third party where we have no control, Fugate commented that he is not willing to do that. He further commented that he recalls seeing pictures of the Superdome after Katrina and he is not willing to do that, particularly the way the agreement is worded.

Commissioner Lopez commented that she is agrees with Mayor Fugate.

Mr. Garza stated that staff can retake a look at the agreement and see what other language can be added to help suffice the Mayor's concerns.

Commissioner Garcia commented that he has some other issues that is not addressed in the agreement such as the individuals that will be boarding at the facility, will they be allowed to take their animals or pets to this facility.

Mrs. Alvarez commented that there is an area to setup temporary pens.

Commissioner Garcia asked if we are prepared as a city to board larger animals which are not necessarily pets.

Mr. Garza commented that this are good questions and staff would need to have more conversations on this.

Mayor Fugate commented that if we do have an emergency and we need to take care of our own citizens, we can do so and if the American Red Cross wants to come in and help, that fine, but we would still have control over the situation. Fugate further commented that he is not prepared to lose that control.

Mr. Garza commented that we also need to take into mind a resource standpoint. The American Red Cross has the ability to provide the items needed to provide for those that are being sheltered.

Commissioner Garcia asked what would be the situation if the JK Northway was to be inhabitable or damaged, do we have an alternative space.

Mr. Garza responded that the American Red Cross has other sites as they partner with schools, churches and other organizations. Garza stated that the annexes that the City has and submits list a variety of different places such as gyms to churches, but the JK Northway was not on that list but we are not wanting to incorporate it. One of the other

goals behind this is that by us using it for that purpose, also allows us the ability to apply for grants to make improvements to the JK Northway. By the City designating the JK Northway as a shelter location opens up the opportunity for the City to apply for grants.

Mayor Fugate commented that maybe it would be best to pass on this item and take no action at this time.

Commissioner Pecos agreed with Mayor Fugate and further stated that it would be best for staff to look at adding some new language to the agreement.

No objections were made by the City Commission, therefore no action was taken on this item.

7. Consider a resolution accepting funds for Operation Stonegarden with the Homeland Security Grants Division of the Governor's Office for local border security to interdict criminal activity with no anticipated cash match, authorizing the Chief of Police to act on the City's behalf with such program. (Chief of Police).

Motion made by Commissioner Garcia to approve this resolution accepting funds for Operation Stonegarden with the Homeland Security Grants Division of the Governor's Office for local border security to interdict criminal activity with no anticipated cash match, authorizing the Chief of Police to act on the City's behalf with such program, seconded by Commissioner Pecos. The motion was passed and approved by the following vote: Pena, Pecos, Garcia, Lopez, Fugate voting "FOR".

8. Consider introduction of an ordinance amending Chapter III-Administration, Article 3 Departments, Boards, & Commissions, by adopting Sections 3-3-120 through 3-3-130, providing for creation of a Main Street Advisory Board, terms for members, meetings, quorum and voting at meetings, removal and vacancy. (Director of Planning and Development Services).

Mr. Garza commented that both agenda items 8 & 9 stems from the completion of the Master Plans. The creation of these two Boards will assist with the implementation of the Downtown Vision Plan as well as the parks Advisory Board. We want citizens to stay involved with the process and assist the City to stay on the right path of both plans.

Commissioner Lopez asked who will appoint the members to both Boards.

Mr. Garza responded that the City Commission will be in charge of making the appointments. These two ordinances are for the creation of the Boards. At a later meeting, staff will bring forward names of individuals that would like to serve on these Boards for City Commission approval.

Commissioner Lopez stated that there are two openings and maybe staff needs to look into having a member serve from the Woman's Club as they are involved with the community.

Mayor Fugate commented that the City is always looking for people to serve on the different Boards the City has in place. Fugate further commented that if any of the Commission members have someone in mind to submit the name of the individual for consideration. Fugate then asked if the Commission appoints all members for all Boards.

Mrs. Alvarez's response was yes. She further stated that after the memo was submitted, one of the Board members had to resign due to other matters that were taking up time from this group, there is going to be three vacancies.

Mr. Garza commented that for the Main Street Board, the language includes seven voting members, four of which are representatives of the district, one representing the University, and two members that are residents of the City of Kingsville.

Introduction item.

9. Consider introduction of an ordinance amending Chapter III-Administration, Article 3 Departments, Boards, & Commissions, by adopting Sections 3-3-140 through 3-3-150, providing for creation of a Parks Advisory Board, terms for members, meetings, quorum and voting at meetings, removal and vacancy. (Director of Parks and Recreation).

Mr. Garza commented that one thing different with this Board is that it includes one member that is a resident of the Kleberg County.

Introduction item.

10. Consider introduction of an ordinance amending the Fiscal Year 2016-2017 Budget to increase vehicle maintenance in the Sanitation Division. (City Engineer/Public Works Director).

Mr. Cardenas reported that this item is for some unforeseen expenses to the City's sanitation fleet. Cardenas stated that the department is already operating in the red for this item.

Introduction item.

11. Consider introduction of an ordinance amending the Fiscal Year 2016-2017 Budget to increase wastewater utility plant maintenance. (City Engineer/Public Works Director).

Mr. Cardenas reported that this item is for some unforeseen maintenance expense to the City's wastewater utility plant maintenance as well as some repairs to the lift station located at 17th & Lee.

Introduction item.

12. Consider introduction of an ordinance amending the Fiscal Year 2016-2017 Budget for additional vehicle maintenance in the Fire Department. (City Engineer/Public Works Director).

Mr. Cardenas reported that this item is for additional vehicle maintenance for the Fire Department.

Introduction item.

VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 6:51 P.M.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, TRMC, City Secretary

PUBLIC HEARING(S)

PUBLIC HEARING #1

City of Kingsville
Planning and Development Services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: June 16, 2017

SUBJECT: Condemnation for structures at 426 E. Alice

Summary: These structures are on the agenda again for condemnation.

Background: These structures were on your March 27, 2017 agenda for condemnation. At that meeting a motion was made to allow them 90 days to be in compliance with the ordinance of the City of Kingsville. The appropriate documents are attached.

Financial Impact: Money is budgeted for this type of condemnation. It would be expected that if approved it would be likely that a lien would be placed on the property.

Recommendation: At the time of the writing of this memo no permits of any kind have been obtained to allow the property owner or anybody else for these structures to be in compliance with the City of Kingsville codes. Approve the condemnation of structures at 426 E. Alice.

City of Kingsville, Texas

AGENDA
CITY COMMISSION
MONDAY, MARCH 27, 2017
REGULAR MEETING

CITY HALL
HELEN KLEBERG GROVES COMMUNITY ROOM
400 WEST KING AVENUE
6:00 P.M.

I. Preliminary Proceedings.

OPEN MEETING

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S)

None.

APPROVED BY:

Jesús A. Garza
City Manager

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

1. Public hearing regarding condemnation proceeding for structures located at 426 E. Alice, Kingsville, Texas. (Director of Planning & Development Services).

2. Public hearing regarding condemnation proceeding for structures located at 624 E. Henrietta, Kingsville, Texas. (Director of Planning & Development Services).

3. Public hearing for an ordinance granting a special use permit for 1900 S. Brahma Blvd., being a 2.53 acre tract of land out of Lot 11, Block 17, KT&I Subdivision to be named Sanchez Real Estate Subdivision, Lot 1, Block 1, for an animal clinic with outdoor pens. (Director of Planning and Development Services).

III. Reports from Commission & Staff.[2]

"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, Investment Report, Quarterly Budget Report, Monthly Financial Reports, Utilities Billing Update; Police & Fire Department – Grant Update, Police & Fire Reports; Streets Update; 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, Water And Wastewater Rate Study Presentation. 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)

None.

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

1. Consider condemnation of structures located at 426 E. Alice, Kingsville, Texas. (Director of Planning & Development Services).

2. Consider condemnation of structures located at 624 E. Henrietta, Kingsville, Texas. (Director of Planning & Development Services).

3. Consider final passage of an ordinance granting a special use permit to install a wireless telecommunications pole for Mobilitie LLC at Ronning 1, Block 1, Lot 24, 25 also known as 1018 E. King Avenue. (Director of Planning & Development Services).

4. Consider final passage of an ordinance for a special use permit for the installation of a wireless telecommunications pole for Mobilitie LLC at Sunset 1, Lot 10, 15 also known as 1213 W. Santa Gertrudis Avenue. (Director of Planning and Development Services).

5. Consider introduction of an ordinance granting a special use permit for 1900 S. Brahma Blvd., being a 2.53 acre tract of land out of Lot 11, Block 17, KT&I Subdivision to be named Sanchez Real Estate Subdivision, Lot 1, Block 1, for an animal clinic with outdoor pens. (Director of Planning and Development Services).

6. Consider final passage of an ordinance adopting the Kingsville Parks Master Plan. (City Manager).

7. Consider City participation in the Kingsville United Community Festival via waiver of certain fees for this spring downtown festival. (Downtown Manager).

8. Consider a resolution authorizing the Police Chief to enter into an Operating Agreement between Naval Air Station Kingsville and the City of Kingsville Police Department relating to force protection. (Chief of Police).

9. Executive Session: Pursuant to Section 551.087, Texas Government Code, Deliberations Regarding Economic Development Negotiations Exception, the City Commission shall convene in executive session to deliberate the offer of a financial or other incentive to a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations. (City Manager).

10. Consider authorizing staff to negotiate economic development incentives with a food establishment in a value not to exceed a certain amount, which would be brought back for Commission approval. (City Manager).

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 citizen's comments to the Mayor and Commission, no comment at this point without 5 affirmative votes of the Commission.

NOTICE

This City of Kingsville and Community Room 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 located at City Hall, 400 West King Ave, 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:

March 24, 2017 at 2:00 P.M. and remained so posted continuously for at least 72 hours proceeding the schedule time of said meeting.

Mary Valenzuela

Mary Valenzuela, TRMC, 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

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, MARCH 27, 2017 IN THE HELEN KLEBERG GROVES COMMUNITY ROOM 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 6:00 P.M.

CITY COMMISSION PRESENT:
Sam Fugate, Mayor
Edna Lopez, Commissioner
Arturo Pecos, Commissioner
Noel Pena, Commissioner
Al Garcia, Commissioner

CITY STAFF PRESENT:
Jesús Garza, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Tom Ginter, Director of Planning & Development Services
Deborah Balli, Finance Director
Charlie Cardenas, Public Works Director/Engineer
Kyle Benson, IT Manager
Susan Ivy, Parks Manager
Robert Rodriguez, Library Director
David Solis, Risk Manager
Cynthia Martin, Downtown Manager
Ricardo Torres, Chief of Police
Bill Donnell, Asst. Public Works Director
Dereck Williams, Systems Specialist
Israel Vasquez, Facilities Manager
Daniel Ramirez, Building Official
Leo Alarcon, Tourism Director
Jennifer Bernal, Community Appearance Supervisor
Austin Jurica, Engineer's Assistant
Emilio Garcia, Health Director
Jason Alfaro, Parks & Rec Director
Cindy Flores, Patrol Officer
Eric Perez, Patrol Officer

I. Preliminary Proceedings.

OPEN MEETING
Mayor Fugate opened the meeting at 6:02 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)

None.

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

1. **Public hearing regarding condemnation proceeding for structures located at 426 E. Alice, Kingsville, Texas. (Director of Planning & Development Services).**

Mayor Fugate announced the Public Hearing at 6:03 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. Tom Ginter, Director of Planning & Development Services, reported that this structure that has been reviewed and inspected. Staff has considered the structure to be substandard and has been approved by the Historical Development Board as a condemned property. In the past couple of weeks, the junk and debris on this site has been picked up. The only thing that is left are two structures that are being presented tonight. This property owes back taxes by the owner and has had no water services since May, 2016.

Mayor Fugate commented that at one point this property did not have power going through the structure.

Mr. Ginter confirmed that this property has not had power for almost two years.

Mayor Fugate asked how many has city staff gone out to this location and cleaned this property.

Mrs. Courtney Alvarez, City Attorney, commented that staff can only speak with regards to the structures only. She stated that she understands that the site has been a need but for purposes of meeting the requirements of the condemnation ordinance, staff needs to concentrate on the substandard on the condition of the property. She further stated that the City Commission has had this property for consideration of condemnation back on January 25, 2016. At that time, the City Commission willing to give the property owner at least 90 days to try and hire some professionals to come and look at the property and advise them on what needed to be done to make repairs and bring the property up to code.

Mr. Jose Flores, property owner, stated that within the last couple of weeks, the City came by and made the property look better. Mr. Flores commented that since the last time, he has gotten in contact with a certified electrician and as of today, the house is sturdy and leveled. It has the proper wiring and plumbing. Flores stated that the electrical part is a little off so he needs to get a certified electrician to come out to the property as he plans on updating the electric meter box. He stated that he has had someone come out and look at each individual part and see what he is lacking on regarding the electric part right now.

Commissioner Garcia asked how many times has this property been cleaned up.

Mayor Fugate responded that as per the City Attorney, this could not be discussed at this time. The only thing that can be discussed is the structures.

Mrs. Alvarez commented that for purposes of condemnation, you need to look at the building and the structures that have been deemed by the Building Official to be substandard.

Mr. Flores commented that he did have someone look at it.

Mayor Fugate asked who looked at it.

Mr. Flores responded that Galvan for the plumbing and David Hickman who will be upgrading the electrical system. He called about two weeks ago to see about permits and what it would take to get a permit. Flores stated that they wouldn't give him any kind of information on this as the certified electrician would need to come in for the permit himself.

Mayor Fugate asked if he had received any estimates or quotes from either the plumber or electrician.

Mr. Flores commented that the electrician told him it would be around $900.00 for his part as he already has all the components already. Flores stated that his plumbing is in order and all his electrical wiring has been upgraded from when they put the suspended ceiling.

Mayor Fugate asked if this structure had water services now.

Mr. Flores responded that he does not have water now.

Mayor Fugate asked how long has it been since there has been no water service going to this property.

Mr. Flores responded that it's been about half a year.

Mayor Fugate asked about the electricity on the property.

Mr. Flores responded that it's been a year since he has had electricity as it was a matter of having to take care of some city fines, so someone came in and took the meter out and direct wired it. AEP happened to be doing their routine inspection and saw that so they went up and cut the lines at the pole. Because of this, he is having trouble to upgrade all his system as he was going to get an inspector to look at it and he got a certified electrician before this happened to look at it and he told him what he had to do get it done.

Mayor Fugate commented that the problem he has is that the Commission granted him 90 days, but had almost a year, and here you are asking for more time. Staff has worked hard to get this done and Mr. Flores it making them work on projects they shouldn't have to work on. Fugate commented to Mr. Flores that he has had more than enough time to get this house up to code. Fugate further commented that the City has to go out to the property time and time again and the neighbors are complaining and wanting something done.

Mr. Flores commented that he is working off a zero income and it is hard for him but he is trying his best.

Mr. David Flores, resides in Corpus Christi, brother of Mr. Jose Flores, commented that he is the owner of record of the two lots on the corner and is not aware of what cost have been accrued to his property. He stated that he would like to get this information if possible. He further stated that as far as his brother's lack of resources, he needs to know what it will cost and knows that there are issues they need to work out.

Mayor Fugate commented that he is listening but they have had plenty of time. It's the city having to push the property owner. Fugate further commented how Mr. Flores would like this structure to be next door to his home which is located on the island in Corpus Christi.

Mr. Flores commented that he understands where the Mayor's comments. He is aware that this is a nuisance. He further commented that according to his brother, individuals come in and dump trash on the property. Mr. Flores commented that what he is looking for is a solution as well. This house has been in their family for 100 years. Flores commented that the family has allowed enough time for his brother to handle this on his own and has contacted his other siblings, one of which is the owner of the Salazar Building.

Mayor Fugate asked if he received notice on the property. Mr. Flores responded that he never received notice. Mayor Fugate asked that he understood that he was the land owner. Mr. Flores stated that he is the land owner but never received notice.

Mr. Flores stated that he is the owner of the two lots adjacent to this property. Flores further asked if he could receive information that he needs regarding whether there are any liens on the property he may not be aware of. Mr. Flores commented that this is all about money. Mayor Fugate commented that this is not about money. Mr. Flores commented that he would like documentation so that he can be aware of what is going on.

Mrs. Alvarez commented that Mr. Flores can contact her department to make an open records request.

Mr. Flores stated that he is looking for a solution as well. Mayor Fugate asked how often does he visit Kingsville. Mr. Flores responded that he visits once a month. Mayor Fugate

asked if would go by and look at the property while visiting and let the structure get to where it is at now.

Mayor Fugate stated that Mr. Flores stands in front of this Commission and tells them all this stuff, which he feels for him because it is a house that's in their family but they haven't taken care of it. Fugate further commented that this Commission is dedicated to improving the appearance of this community. This property ruins the entire neighborhood. Fugate commented that what aggravates him is that people wait to come to the Commission meeting at the last minute and ask for relief, when all they have to do is go out there and get it done.

Mr. Flores commented that he is here today to find a solution.

Commissioner Lopez asked Mr. Flores, for clarification, if he and his other brother owned the property on the corner. Mr. Flores responded that he is the owner of the property located on the corner. Lopez further asked if he owned the house. Mr. Flores responded no. Lopez further asked whose name was the property under. Mr. Flores responded that it is under his name David and his brother Bobby. Mr. Flores asked for additional time to get this issue rectified.

Mayor Fugate commented that he is very aggravated and having staff work every time this happens which is frustrating to them as well. This is not the first time this property comes before the Commission, it's the second time.

Mr. Flores commented that he and his family will figure this out.

There being no further comments, Mayor Fugate closed this public hearing at 6:19 P.M.

2. Public hearing regarding condemnation proceeding for structures located at 624 E. Henrietta, Kingsville, Texas. (Director of Planning & Development Services).

Mayor Fugate announced the Public Hearing at 6:19 P.M.

Mr. Ginter commented that this property is also in the Historical District. This property was heard and approved by the Historical Board for demolition. Property taxes are owed and there has been no water service since November 2010. Ginter stated that it is his understanding that after the Historical Board meeting, there were no complaints or anyone to speak on behalf of this property.

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 for the record, there is no electricity at this location either and based on the photographs, the meter has been pulled.

There being no further comments, Mayor Fugate closed this public hearing at 6:20 P.M.

3. Public hearing for an ordinance granting a special use permit for 1900 S. Brahma Blvd., being a 2.53 acre tract of land out of Lot 11, Block 17, KT&I Subdivision to be named Sanchez Real Estate Subdivision, Lot 1, Block 1, for an animal clinic with outdoor pens. (Director of Planning and Development Services).

Mayor Fugate announced the Public Hearing at 6:20 P.M.

Mr. Ginter reported that approximately 1 year ago, Dr. Eddie Sanchez purchased 2.53 acres from the First Christian Church to build an animal clinic. The rezoning of the property to do that was approved in May 2016. They are now requesting a Special Use Permit to have outdoor pens at this location. Outdoor pens will allow him to continue to provide service to his equine clients. The Planning and Zoning Commission has approved the Special Use Permit. These pens will be primarily for horses. The stables itself will be behind the Vet Clinic and not seen from Brahma Boulevard. The clean the area a couple of hours every evening to eliminate the order from the Veterinarian Clinic. They don't

Commission to consider not approving the item. The Planning & Zoning Committee met and voted 6-0 not to approve it. She is asking the Commission to consider that as it is a residential area. There is a University across the street where the pole is can be placed or even where the apartment complex is located.

Mrs. Peggy Hayes, 1213 W. Santa Gertrudis, commented that she is opposed with the Mobilitie pole being placed in front of her house. She does believe that there may be a need for some upgrades when it comes to communications in this area, but she is adamantly opposed to having this pole located in her front yard. Hayes further commented that there is no way that a pole this size can be concealed while it sits in front of your house.

Dawn Shunamann, 519 Seale Street, commented that she would like to ask the Commission to abide by the golden rule of doing to others. She further commented that the Commission would not want this in their front yard or the apartments in their backyard. What the Commission needs to understand that was not mentioned here but was mentioned in the Planning & Zoning meeting, is there was a citizen that stepped forward that works for telecommunications and talked about if it was in a different location not in residential property it could be a taller pole. By having it at a taller height, it creates a flashlight affect which encompasses a grader area of service for our community. She further commented that she is asking for the City Commission to vote no.

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)

None.

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

1. Consider condemnation of structures located at 426 E. Alice, Kingsville, Texas. (Director of Planning & Development Services).

Mayor Fugate asked that agenda item #1 be moved to the end after agenda item #8. No objections were made on this request.

Commissioner Pena asked if anyone was living in this property.

Mr. Flores stated that he lived in the property. He is buying water and operating electricity through a generator.

Commissioner Pena further asked that if the City Commission voted to condemn this property, would Mr. Flores have any place to live.

Mr. Flores responded that he would have no place to live.

Commissioner Garcia asked Mr. Flores how long has he been living under the conditions of supplying his own water and electricity?

Mr. Flores responded that he's been living under these conditions for about nine months. Prior to that he was a prepaid CPL customer prior to the meter being removed from the property.

Commissioner Garcia asked if this information was verifiable.

Mrs. Alvarez stated that staff can confirm the water service through the Collections Department which staff has verified that it had been since May 2016 since this location has been without water service.

Commissioner Pecos motioned that because staff now has other members of the family coming forward and asking the City Commission for an extension for the present person that was living there and not taking care of business, maybe with the other family member that has come forward and states that they are willing to fix the property according to ordinance of the city, he would move that this Commission gives them an extension of three months and see if they really will do what they say they are going to do.

Mayor Fugate asked Mrs. Alvarez that the Commission has two options, making a motion finding repairable, what does this do and instead of saying to give them an extension can the Commission make that motion to where the Commission does make the finding that the structure is unsafe and is in violation of ordinances, which he thinks everyone agrees with that, but steps can be taken to correct these conditions and specify when they get this house up to code and don't give them 90 days. Fugate commented that 90 days was to long of an extension. As he is concerned, they should be working day and night on this property to get any kind of a chance. Mayor Fugate further commented that he does not want to give the property owner another chance and the neighbors around this location deserve better than this.

Mrs. Alvarez responded to Mayor Fugate's questions that because there is differentiation if the Commission wanted to extend it beyond a certain period of time, she would need to double check this. Alvarez commented that if the Commission wanted to give them up to 90 days' extension the Commission could. The Commission could not give them, to the State Statue more than 90 days unless they were to submit a detail plan and a time schedule for the work at the hearing and establish at the hearing that the work can't reasonably completed within 90 days because of scope and complexity of the work with regards to the time, therefore it would have to be less than.

Mr. Garza commented that nothing was presented at the hearing tonight.

Mayor Fugate asked less than 90 days to bring it up to code? Mrs. Alvarez responded that the Commission could say that they will be on a timetable making substantial progress or the Commission could say that they are going to have it up to code within that period of time which may or may not be reasonable we don't know as we don't have the detail plan from the electrician.

Commissioner Pena asked if the motion was for 90 days and can it be revised to 59 days? Mrs. Alvarez responded that he could amend his motion to reduce the time frame technically which may or may not provide them the time they need in order to get the work done. Commissioner Pena commented that just for the record, the last time the Commission dealt with the property there were no other family members that were present as there is this time and maybe they can work together and bring the property up to code.

Seconded by Commissioner Lopez to allow 426 E. Alice 90 days to be in compliance with the ordinance of the City of Kingsville. The motion was passed and approved by the following vote: Lopez, Pena, Pecos voting "FOR". Garcia and Fugate voting "AGAINST".

Mayor Fugate commented that he wants this item back on the agenda if they are not in compliance on the first meeting after the 90 days. Fugate further commented that this staff has tons of other things to do for work to be done. To dedicate as much time and energy as staff has had to do to this property is totally unacceptable. Fugate commented that as soon as 90 days and if it's not done he wants this item back on the agenda.

2. **Consider condemnation of structures located at 624 E. Henrietta, Kingsville, Texas. (Director of Planning & Development Services).**

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

3. **Consider final passage of an ordinance granting a special use permit to install a wireless telecommunications pole for Mobilitie LLC at Ronning 1, Block 1, Lot 24, 25 also known as 1018 E. King Avenue. (Director of Planning & Development Services).**

No discussion or action taken.

4. **Consider final passage of an ordinance for a special use permit for the installation of a wireless telecommunications pole for Mobilitie LLC at Sunset 1, Lot 10, 15 also known as 1213 W. Santa Gertrudis Avenue. (Director of Planning and Development Services).**

Motion made by Commissioner Lopez NOT to approve the ordinance for a special use permit for the installation of a wireless telecommunications pole for Mobilitie LLC at Sunset 1, Lot 10, 15 also known as 1213 W. Santa Gertrudis Avenue, seconded by Commissioner Pena and Commissioner Garcia. The motion was passed and approved by the following vote: Pecos, Garcia, Lopez, Pena, Fugate voting "FOR".

5. **Consider introduction of an ordinance granting a special use permit for 1900 S. Brahma Blvd., being a 2.53 acre tract of land out of Lot 11, Block 17, KT&I Subdivision to be named Sanchez Real Estate Subdivision, Lot 1, Block 1, for an animal clinic with outdoor pens. (Director of Planning and Development Services).**

Commissioner Garcia asked what will be the duration of this permit.

Mrs. Alvarez commented that in the ordinance it states that the special permit is good for the duration of the business from the date of this ordinance unless (a) the property is not being used for the purpose outlined in Condition 1, or (b) any other conditions have not been complied with, or (c) there is a change in ownership of the business.

Introduction item.

6. **Consider final passage of an ordinance adopting the Kingsville Parks Master Plan. (City Manager).**

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

7. **Consider City participation in the Kingsville United Community Festival via waiver of certain fees for this spring downtown festival. (Downtown Manager).**

No discussion or action taken on this item.

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
426 E . Alice Ave. HOUSE & SHED		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
Orig. Town	10	19,20
OWNER NAME JOSE ROBERTO FLORES	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
David Narvaez Flores	426 Alice Ave.	Kingsville, Texas 78363-3855

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition				x	H,D,I,L,OU,D	1,2
Yard						
Condition			x		H,	
Utilities						
Electric		x	x			
Gas				x	H,MI	
Water				x	H,MI	
Roof						
Covering			x		H,B,I	
Walls						
Exterior			x		H,B,D,I,OU	NO SIDING
Interior				X		
Ceilings				X		
Windows/Doors						
Secured				X	H,B,D,I,OU	
Condition			X		H,B,D,I,OU	
Foundation						
Exterior		X			H,B,D,I,OU	PIER & BEAM
Interior		X				
Plumbing				x		
Electrical			X		ON	

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, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS HAS BEEN WITHOUT WATER SINCE 5/10/2016

SIGNATURE: Daniel H. Ramirez DATE: 6/6/2017

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
426 E Alice Ave. Shed		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
Orig. Town	10	19,20
OWNER NAME Jose Roberto Flores	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
David Narvaez Flores	426 E. Alice	Kingsville, Texas 78363-3855

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			x		H,D,I,OU,L,	
Yard						
Condition			x		H	
Utilities						
Electric				x	MI	
Gas				x	MI	
Water				x	MI	
Roof						
Covering				x	H,B,I	
Walls						
Exterior			x		H,B,D,I,OU	
Interior			x			
Ceilings			x			
Windows/Doors						
Secured			x	X		
Condition			x	X		
Foundation						
Exterior			x	X		
Interior			x	X		
Plumbing			x		MI	
Electrical			x		MI	

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, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS.

SIGNATURE: Daniel H. Ramirez DATE: 6-6-17

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
426 E ALICE AVE HOUSE & SHED		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
ORIG. TOWN	10	19,20
OWNER NAME Jose Roberto Flores	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
David Narvaez Flores	426 ALICE AVE	KINGSVILLE, TEXAS 78363

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition				X	H,D,I,L,OU,	1,2
Yard						
Condition			X		H	
Utilities						
Electric			X			
Gas				X	H,MJ	
Water				X	H,MI	
Roof						
Covering			X		H,B,I	
Walls						
Exterior			X		H,B,D,I,OU	
Interior				X		
Ceilings				X		
Windows/Doors						
Secured				X	H,B,D,I,OU	
Condition			X		H,B,D,I,OU	
Foundation						
Exterior		X				PIER & BEAM
Interior		X				
Plumbing			X	X		
Electrical			X	X	H	

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
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, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
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BUILDING OFFICIAL COMMENTS:

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SIGNATURE: Daniel H. Ramirez DATE: 5/4/2017

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

Prop ID	Owner	%	Legal Description				Values		
24705	32980	100.00 R	**Geo: 100101014000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	5,250
LOERA JOSE III			ORIG TOWN, BLOCK 10, LOT 14-16			Imp NHS:	0	Prod Loss:	0
1404 PALM DR						Land HS:	0	Appraised:	5,250
KINGSVILLE, TX 78363-6929				Acres:	0.0000	Land NHS:	5,250	Cap:	0
			State Codes: C1	Map ID:		PLAT Prod Use:	0	Assessed:	5,250
			Situs: 429 E RICHARD	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			5,250	0	5,250

Prop ID	Owner	%	Legal Description				Values		
17870	52542	100.00 R	**Geo: 100101017000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	4,000
FLORES JOSE ROBERTO			ORIG TOWN, BLOCK 10, LOT 17, 18			Imp NHS:	0	Prod Loss:	0
DAVID NARVAEZ FLORES						Land HS:	0	Appraised:	4,000
813 E RAGLAND AVE				Acres:	0.0000	Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363-5723			State Codes: C1	Map ID:		PLAT Prod Use:	0	Assessed:	4,000
			Situs: 430 E ALICE	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			4,000	0	4,000

Prop ID	Owner	%	Legal Description				Values		
18657	52314	100.00 R	**Geo: 100101019000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	12,880
FLORES JOSE ROBERTO			ORIG TOWN, BLOCK 10, LOT 19, 20			Imp NHS:	8,880	Prod Loss:	0
DAVID NARVAEZ FLORES						Land HS:	0	Appraised:	12,880
426 E ALICE AVE				Acres:	0.0000	Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363-3855			State Codes: A	Map ID:		PLAT Prod Use:	0	Assessed:	12,880
			Situs: 426 E ALICE	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			12,880	0	12,880

Prop ID	Owner	%	Legal Description				Values		
19419	48416	100.00 R	**Geo: 100101021000192**	Effective Acres:	0.000000	Imp HS:	17,410	Market:	23,410
ESQUIVEL GRACIE			ORIG TOWN, BLOCK 10, LOT 21, 22, 23			Imp NHS:	0	Prod Loss:	0
422 E ALICE AVE						Land HS:	6,000	Appraised:	23,410
KINGSVILLE, TX 78363-3855				Acres:	0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:		PLAT Prod Use:	0	Assessed:	23,410
			Situs: 422 E ALICE	Mtg Cd:		Prod Mkt:	0	Exemptions:	HS
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			23,410	0	23,410

Prop ID	Owner	%	Legal Description				Values		
12515	53749	100.00 R	**Geo: 100101024000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	10,140
BUENTELLO JOSE ARTURO JR			ORIG TOWN, BLOCK 10, LOT 24			Imp NHS:	8,140	Prod Loss:	0
ETUX NOELIA						Land HS:	0	Appraised:	10,140
419 E ALICE AVE				Acres:	0.0000	Land NHS:	2,000	Cap:	0
KINGSVILLE, TX 78363-3854			State Codes: A	Map ID:		PLAT Prod Use:	0	Assessed:	10,140
			Situs: 418 E ALICE	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			10,140	0	10,140

Prop ID	Owner	%	Legal Description				Values		
20993	55520	100.00 R	**Geo: 100101025000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	32,920
RINCHE EMILIO J JR			ORIG TOWN, BLOCK 10, LOT 25, 26			Imp NHS:	28,920	Prod Loss:	0
PO BOX 5124						Land HS:	0	Appraised:	32,920
KINGSVILLE, TX 78364-5124				Acres:	0.0000	Land NHS:	4,000	Cap:	0
			State Codes: A	Map ID:		PLAT Prod Use:	0	Assessed:	32,920
			Situs: 414 E ALICE	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			32,920	0	32,920

Prop ID	Owner	%	Legal Description				Values		
21757	33063	100.00 R	**Geo: 100101027000192**	Effective Acres:	0.000000	Imp HS:	35,700	Market:	39,700
RODRIGUEZ ESTEL F			ORIG TOWN, BLOCK 10, LOT 27, 28			Imp NHS:	0	Prod Loss:	0
(LIFE EST)						Land HS:	4,000	Appraised:	39,700
CARLOS & STEVEN RODRIGU				Acres:	0.0000	Land NHS:	0	Cap:	0
410 E ALICE AVE			State Codes: A	Map ID:		PLAT Prod Use:	0	Assessed:	39,700
KINGSVILLE, TX 78363-3855			Situs: 410 E ALICE	Mtg Cd:		Prod Mkt:	0	Exemptions:	HS, OV65
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			39,700	8,400	31,300

Front and Back Structures

CONDEMNATION CHECKLIST

Property Address: 426 E Alice Phone: _____

Property Owner: Jose Roberto Flores and Phone: _____

Owner's Address: David ~~Flores~~ Nahuel Flores Fax: _____

426 E Alice, Kingsville TX 78363

PLANNED DATE	ACTUAL DATE	ACTION
☐ 5-3-17	5-3-17	1. Identify structure unfit for human habitation.
☐ 5-3-17	5-3-17	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 5-3-17	5-3-17	3. Determine ownership from county assessment & tax collection record.
☐ 5-3-17	5-3-17	4. Obtain legal description.
☐ 5-3-17	5-3-17	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 5-3-17	5-3-17	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. 2nd Notice Sent. (10 day response) (Optional)
☐ _____	_____	8. If response is not received or is not adequate, proceed as follows:
☐ 6-1-17	6-1-17	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.
☐ 5-31-17	5-31-17	1) Post affidavit in newspaper twice a week for one week
☐ 6-1-17	6-1-17	10. Post sign on property advising date the City

☐ 6-21-17	6-21-17	Council will consider condemnation of structure.
☐ 6-1-17	6-1-17	11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
☐ 5-31-17	5-31-17	12. Photograph posted sign with date stamp.
		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
☐ 6-1-17	6-1-17	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.

scribed burning, but do not know how to get started. This lectureship will give participants the tools needed to plan a burn and get started using fire on their own property. The course is for all skill levels, not only beginners. Experienced burners will learn about the state laws and gain

[illegible] Port Mansfield. Transportation will be provided by KRIRM. More information about the lectureship – including a detailed agenda, learning objectives and location information – can be found at krirm.tamuk.edu/lectureships/prescribed-burning, or call the KRIRM office at (361) 593-5401.

TOOTH TIPS written by **Charles A. Clements, D.D.S.**
MASTER IN THE ACADEMY OF GENERAL DENTISTRY

Tooth Socket Bone Grafting – Keeping Your Options Open

When a tooth is removed, nearly 50% of the bone will shrink away. This is bad news if you may want to replace the tooth with a dental implant someday. If the lost tooth is in the front "esthetic zone", it is particularly difficult to get the best fit without bone grafting. This relatively simple procedure is usually done at the time of extraction. An artificial bone material is placed in the socket and specially packed and sutured. This allows your bone cells to grow in quicker and denser with almost no natural bone loss. Sometime later, the site is evaluated for either a dental implant or a fixed (cemented) bridge. In either case, the fit and longevity will always be better. This procedure is encouraged by leading dental researchers and clinicians the world over, and is done routinely at our office. If you would like to discuss bone grafting or see if you are a candidate for this procedure, please call to schedule your complimentary consultation.

(361) 592-5248 www.KingsvilleDentist.com
325 General Cavazos Blvd, Kingsville, Texas 78363
TOOTH TIPS IS A PAID ADVERTISEMENT PERSONALLY WRITTEN BY CHARLES A. CLEMENTS, D.D.S.

PUBLIC NOTICE

The City Commission will meet on Monday, June 26, at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

426 E ALICE
404 W RICHARD
425 E KENEDY

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

Managing residue helps minimize soil erosion

Robert Schmidt

NRCS District Conservationist

With the harvest approaching of grain sorghum and corn, it would be a good time to discuss residue management of either crop.

Residue management is implemented to minimize soil erosion on the farmland, including wind and water erosion.

Other benefits include reducing lower energy use, maintaining or increasing organic matter and soil quality, and increasing plant-available moisture. Also managing residues from the previous crop can provide food and escape cover for wildlife.

The definition of residue management is managing the amount, orientation, and distribution of crop and other plant residues on the soil surface during a specified period of the year or throughout the whole year. The standing stalks of grain sorghum can be left standing since most of the time they have been killed by a contact herbicide before harvest. The corn stalks are already dead from crop maturity.

Residue left standing is preferred for erosion control as well as wildlife habitat, especially next to brushy or grassy areas. Adequate residue will provide food and habitat to beneficial soil flora and fauna, which positively impacts: aggregate stability, moisture retention, infiltration, fertility and breakdown of inorganic compounds to improve organic matter in the soil.

Residue left on the soil surface aids in improving the soil condition or health. Residue should also be managed to reduce off-site movement of agricultural chemicals and sediment during the specified period. The residues should also be maintained to meet habitat requirements for target species and avoid disturbance during the primary nesting season for ground nesting wildlife (March 1- July 1).

Many farmers in Kleberg County have adopted some form of conservation tillage - leaving at least 30 percent of residue on the soil surface until the planting of the next crop. So let that residue help your soil for long term sustainability. More information will be forthcoming in future columns on the different tillage systems to manage residue as well as soil health benefits.

For more information on programs or services available, please call the Natural Resources Conservation Service office in Kingsville at (361) 592-0309 Ext. 3 or come at 100 E. Kleberg Ave. (Kleberg Bank Building) in Kingsville.

KRIRM Prescribed Burning Lectureship set for July 31 to Aug. 3

Submitted Item

The King Ranch Institute for Ranch Management will host the Gus T. Canales Lectureship on Prescribed Burning July 31 through Aug. 3 in Kingsville. The lectureship is designed to teach participants the safe use of fire as a rangeland and wildlife habitat management tool.

Lead instructor of the lectureship, Sandra Rideout-Hanzak Ph.D., explains that all rangeland owners and managers should consider using prescribed burning as a livestock forage and wildlife habitat improvement tool.

"Prescribed burning will increase the quality and digestible portion of forage for both livestock and wildlife, while making it more accessible and palatable as well," said Rideout, associate professor for the Department of Animal, Rangeland, and Wildlife Sciences at Texas A&M University-Kingsville.

Utilizing prescribed burning as a management tool is simply emulating a natural event to which rangeland plants are well adapted, and it is the most cost-effective means to control brush invasion in rangelands, Rideout further explains.

It is not uncommon that land managers know they would like to use prescribed burning, but do not know how to get started. This lectureship will give participants the tools needed to plan a burn and get started using fire on their own property. The course is for all skill levels, not only beginners. Experienced burners will learn about the state laws and gain a greater understanding of how to burn legally and responsibly.

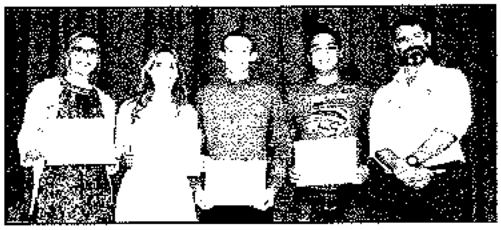
Weather permitting, a hands-on five 500-acre burn will be conducted on Aug. 3. "Students will learn how to use the tools, and see how the combination of fuels and weather conditions, plus firing technique, creates the appropriate, manageable fire behavior," said Rideout.

In addition to Rideout's instruction, Allen Rasmussen, Ph.D., of Texas A&M-Kingsville, Kirk Feuerbacher of The Nature Conservancy, and Stephen Deiss of NRCS will also teach various subjects during the lectureship. Rideout believes these instructors will contribute to an invaluable learning experience for participants, all three combining decades of teaching prescribed burning courses and burning rangelands in southern Texas and the U.S.

Registration is $500, which includes all workbook materials, equipment, refreshments, and meals. Classroom instruction will be held on the campus of Texas A&M-Kingsville at the Caesar Kleberg Wildlife Center.

The prescribed burn is planned to take place on East Foundation's El Sauz Ranch in Port Mansfield. Transportation will be provided by KRIRM. More information about the lectureship – including a detailed agenda, learning objectives and location information – can be found at krirm.tamuk.edu/lectureships/prescribed-burning, or call the KRIRM office at (361) 593-5401.

Riviera Telephone Company awards scholarships



Pictured, from left, are Joey Diamond Lee, Christin Teresa Alsop, Justin Stiles, Gilbert Aguilar and Billy Colston III, RTC vice-president. (Not pictured is Dakota Unterbrink). (Submitted photo)

Submitted Item

Since 1987, Riviera Telephone Company Inc. has awarded $830,000 in scholarships to 176 local students for their academic achievement, good citizenship and high moral character. This year, RTC awarded $76,000 in scholarships to five children of RTC customers.

This year's recipients are Christin Teresa Alsop, Joey Diamond Lee, Gilbert Aguilar, Justin Stiles and Dakota Unterbrink.

Christin Teresa Alsop is Riviera Kaufer High School Valedictorian. Christin is the daughter of Elizabeth Hubert and plans to attend Texas A&M University-College Station to study animal science.

Gilbert Aguilar is the son of Jennifer Ramirez and plans to attend the University of Houston to study electrical power engineering.

Justin Stiles is the son of Joe and Kay Stiles and plans to attend Texas State University to study mechanical engineering.

Dakota Unterbrink is the daughter of Steven and Phyllis Unterbrink and plans to attend Texas A&M University-Kingsville to study fashion design.

Each of these students will receive $1,000 each long semester for two years.

Joey Diamond Lee is the daughter of Chris and Martha Lee and plans to attend the University of Texas-Austin to study business. In February 2011 during the Kleberg Kennedy Junior Livestock Show, Joey was awarded a five-year full scholarship when RTC reached a milestone of purchasing $1,000,000 in livestock show projects.

RTC congratulates all the 2017 scholarship recipients and wishes each much success as they enter into this new phase of their lives and begin their field of studies at their chosen institutions of higher learning. RTC encourages all eligible Riviera Kaufer High School seniors to apply for its scholarship next year.

TOOTH TIPS written by Charles A. Clements, D.D.S.
MASTER IN THE ACADEMY OF GENERAL DENTISTRY

Tooth Socket Bone Grafting – Keeping Your Options Open

When a tooth is removed, nearly 50% of the bone will shrink away. This is bad news if you may want to replace the tooth with a dental implant someday. If the lost tooth is in the front "esthetic zone", it is particularly difficult to get the best fit without bone grafting. This relatively simple procedure is usually done at the time of extraction. An artificial bone material is placed in the socket and specially packed and suttured. This allows your bone cells to grow in quicker and denser with almost no natural bone loss. Sometime later, the site is evaluated for either a dental implant or a fixed (cemented) bridge. In either case, the fit and longevity will always be better. This procedure is encouraged by leading dental researchers and clinicians the world over, and is done routinely at our office. If you would like to discuss bone grafting or see if you are a candidate for this procedure, please call to schedule your complimentary consultation.

(361) 592-5248 www.KingsvilleDentist.com 325 General Dawson Blvd. Kingsville, Texas 78363

TOOTH TIPS IS A PAID ADVERTISEMENT HORIZONTALLY WRITTEN BY CHARLES A. CLEMENTS, D.D.S.

iWh INNOVATIONS IN WOMEN'S HEALTH

Welcomes Eugenie Anderson, Nurse Practitioner

Eugenie Anderson, N.P.

Starting June 26, 2017, Eugenie Anderson, N.P. will be in Kingsville on THURSDAYS.

CALL TO SCHEDULE AN APPOINTMENT

Obstetric Care and Gynecology Services:
- Annual Exams and Pap Smears
- Birth Control Consults and Management
- Adolescent Gynecological Care
- Menstrual Disorders
- Abnormal Pap Smear Evaluation and Treatment
- Breast Disorders
- Menopausal Problems
- Basic Problems with Infertility
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Dr. E. Stanton Shoemaker, MD
Experienced Obstetrician and Gynecologist
509 E. King - Kingsville, Texas
Every Tuesday 10 a.m. - 5 p.m.
www.shoemakermd.com (361) 595-4130

$48,000
This is the average cost per year in a nursing home.

You need Long Term Care Insurance.

If you or your spouse are uninsurable, we can help.

Call me.

KIRKPATRICK & ASSOCIATES
James R. Kirkpatrick, CLU
1314 East King Street
Kingsville, TX 78363
(361) 592-4281 office
(361) 779-6856 cell

PUBLIC NOTICE

The City Commission will meet on Monday, June 26, at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

426 E ALICE
404 W RICHARD
425 E KENEDY

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

COME ON IN AFTER WORK, RELAX AND ENJOY YOUR RECOVERY
Open Monday - Thursday 8:00 am - 6:30 pm Friday 8:00 am - 5:00 pm

NOW HIRING!

OLIVER PHYSICAL THERAPY & SPORTS MEDICINE

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Sports Injuries
Motor Vehicle Accidents
Occupational Injuries
Worker's Comp
Pre/Post Op
Treat Knees/Hips
Men's/Women's Health

1028 S. 14th Street
Sunrise Plaza - Kingsville, Texas
(361) 488-6335

MOST INSURANCES ACCEPTED
- Blue Shield of Texas
- Humana Military Tricare
- BCBS
- Universal Blue
- Medicare
- UMR

Visit our website oliverpt.com

Facebook

STATEMENT OF ALL TAXES DUE

ACCT # 1-001-010-19000-192
DATE 06/06/2017
SD

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

Property Description

ORIG TOWN, BLOCK 10, LOT 19, 20

TOWN - LOCATION- 426 E ALICE
ACRES - .160

Values

LAND MKT VALUE	4,000	IMPR/PERS MKT VAL	4,010
LAND AGR VALUE		MKT. BEFORE EXEMP	8,010
		LIMITED TXBL. VAL	

EXEMPTIONS GRANTED: NONE

FLORES JOSE ROBERTO
DAVID NARVAEZ FLORES
426 E ALICE AVE

KINGSVILLE TX 78363-3855

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2014	411.04	168.53	115.91	695.48
TAXES 2015	419.80	121.75	108.31	649.86
TAXES 2016	262.15	39.32	.00	301.47
	1,092.99	329.60	224.22	1,646.81

	TOTAL DUE 06/2017	1,646.81
ACCT # 1-001-010-19000-192	TOTAL DUE 07/2017	1,726.53
	TOTAL DUE 08/2017	1,739.68
	TOTAL DUE 09/2017	1,752.76

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	267.29	79.73	54.13	401.15
CITY OF KINGSVILLE	284.42	86.06	58.58	429.06
KINGSVILLE ISD	512.92	155.20	105.64	773.76
SOUTH TX WATER AUTH	28.36	8.61	5.87	42.84

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	66.39
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	67.46
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	121.66
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	6.64
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	262.15

YOU MAY PAY YOUR TAXES ONLINE AT www.klebergcountyonline.net
A PROCESSING FEE OF 3.5% WILL BE APPLIED TO CREDIT CARD PAYMENTS

ND811-LRKC

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

MAY 3, 2017

JOSE ROBERTO FLORES AND DAVID NARVAEZ FLORES
426 E ALICE
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 10, LOT 19, 20 426 E ALICE (FRONT AND BACK REAR STRUCTURES)

Dear Sir or Madam:

It has been determined that the structure at **426 E ALICE** 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

CERTIFIED MAIL

160

Kingsville TEXAS

7011 1570 0003 3833 1827

TILLE, TEXAS 78364

neopost
01/30/2017
US POSTAGE
FIRST-CLASS MAIL
$06.56⁹

ZIP 78363
041L11238106

2/22

CG Jose Roberto Flores
David Narvaez Flores

NIXIE 782 CC 1 0102/12/17

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

MANUAL PROC REQ *2093-09011-17-27

9326000018579081

UNC

56998>9999

CERTIFIED MAIL

160.2

Kingsville TEXAS

7011 1570 0003 3833 1704

TEXAS 78364

neopost
03/01/2017
US POSTAGE
FIRST-CLASS MAIL
$06.56⁹

ZIP 78363
041L11238106

Jose Roberto Flores
David Narvaez Flores

LN
3-1-17
3-22
3-29

NIXIE 782 CE 1 0104/02/27

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC MANUAL PROC REQ *1310-01449-01-43

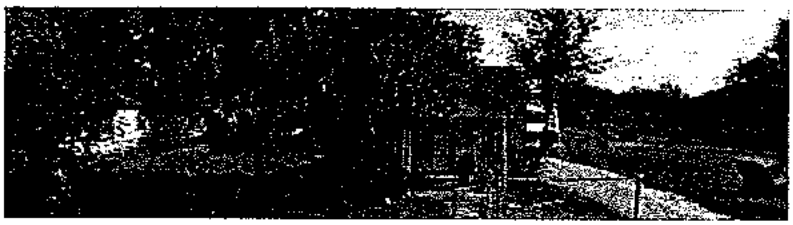
56998>9999

Google Maps 426 E Alice Ave

Map data ©2017 Google 1000 ft

426 E Alice Ave

Kingsville, TX 78363



BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 1506

JUNE 5, 2017

JOSE ROBERTO FLORES AND DAVID NARVAEZ FLORES
426 E ALICE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 426 E ALICE**

Dear Sir or Madam:

On May 3, 2017, a letter was sent from the City of Kingsville stating that your property located at **426 E ALICE** 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, JUNE 26, 2017** at **6:00 p.m.** to show cause 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 JUNE 26, 2017.

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, 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

PUBLIC NOTICE

The City Commission will meet on Monday, June 26, at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

426 E ALICE
404 W RICHARD
425 E KENEDY

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

06/01/2017 14:11

CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF 426 E Alice ON:

June 26, 2017

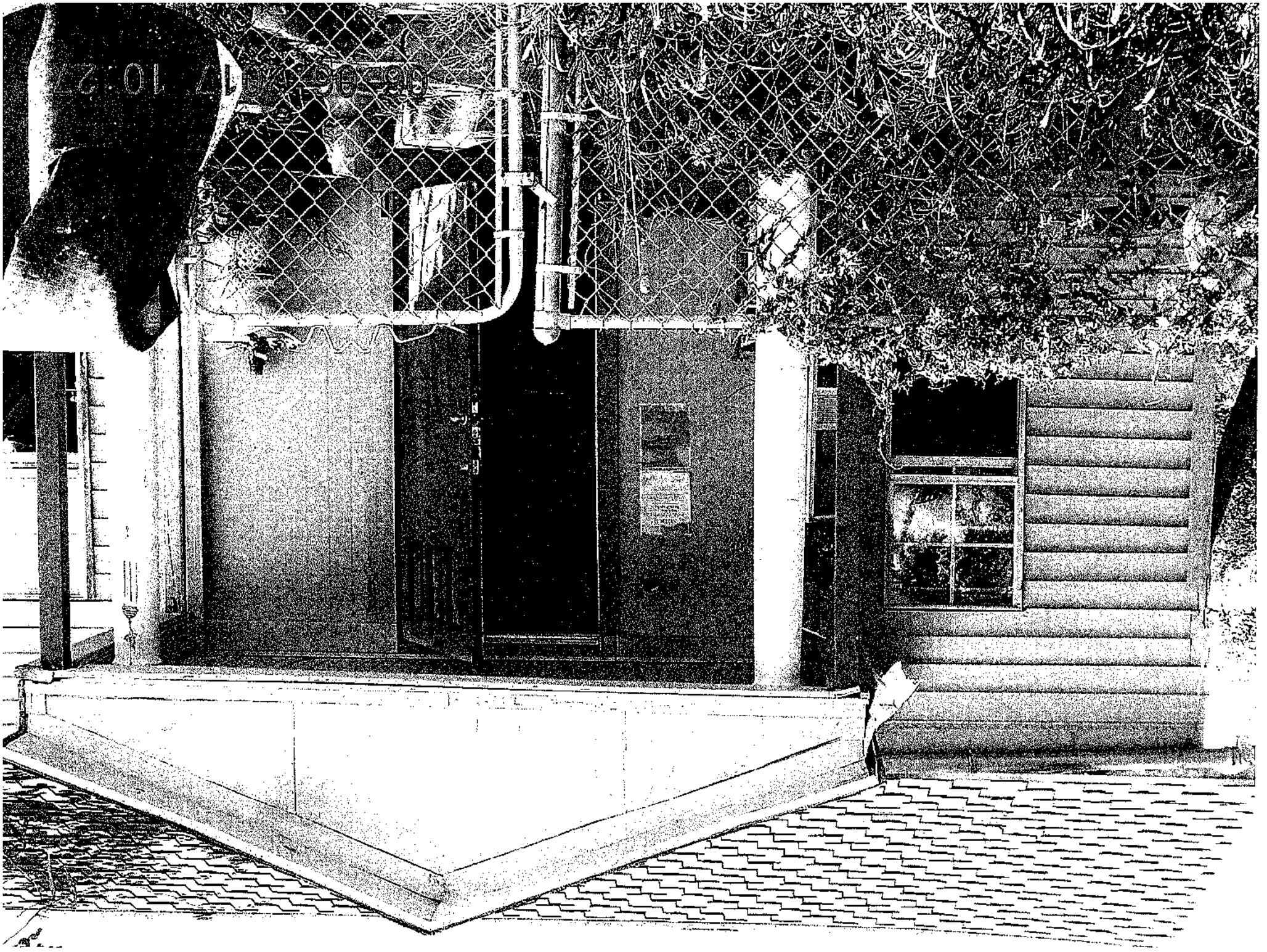
BY ORDER OF BUILDING OFFICIAL

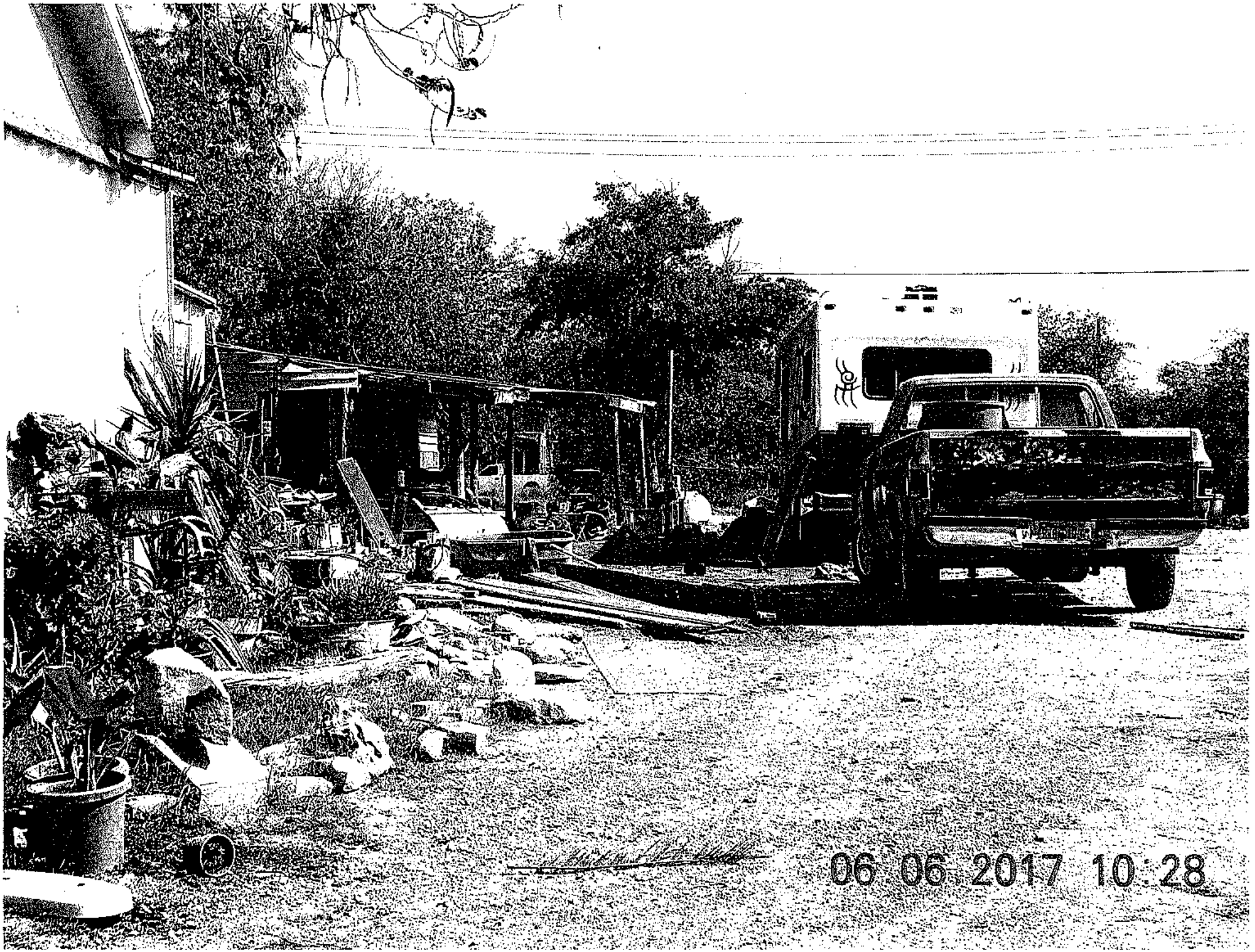
DEFACEMENT OR REMOVAL of this Notice, or any repairs and /or alterations of this structure without express permission of the BUILDING DEPARTMENT CITY OF KINGSVILLE- constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) Dollars.

CONTRACT THE Building Department at
200 EAST KLEBERG
Telephone: (361) 595-8019

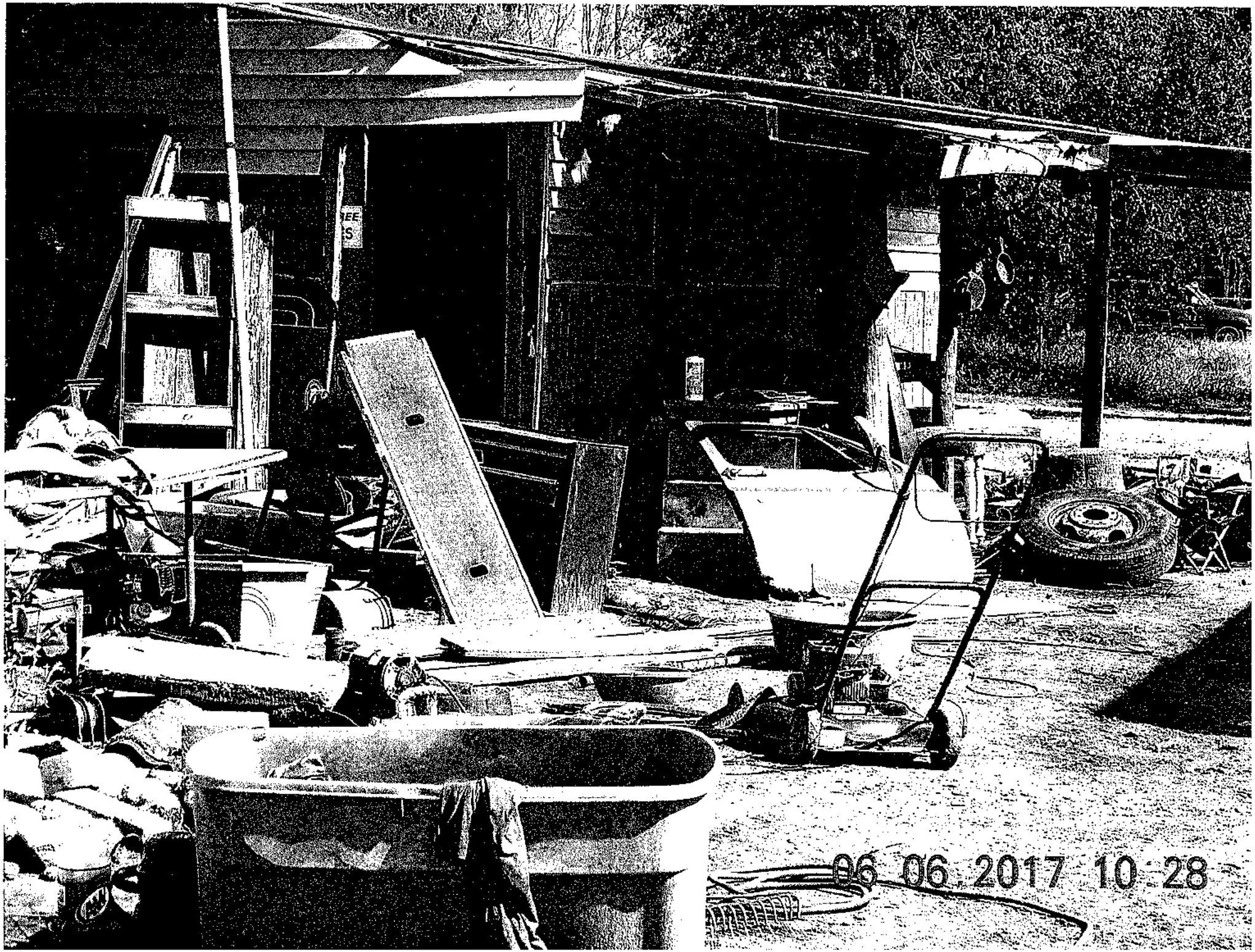
DATE 6-1-17 BY

06/01/2017 14:11




06 06 2017 10:28

GENERAC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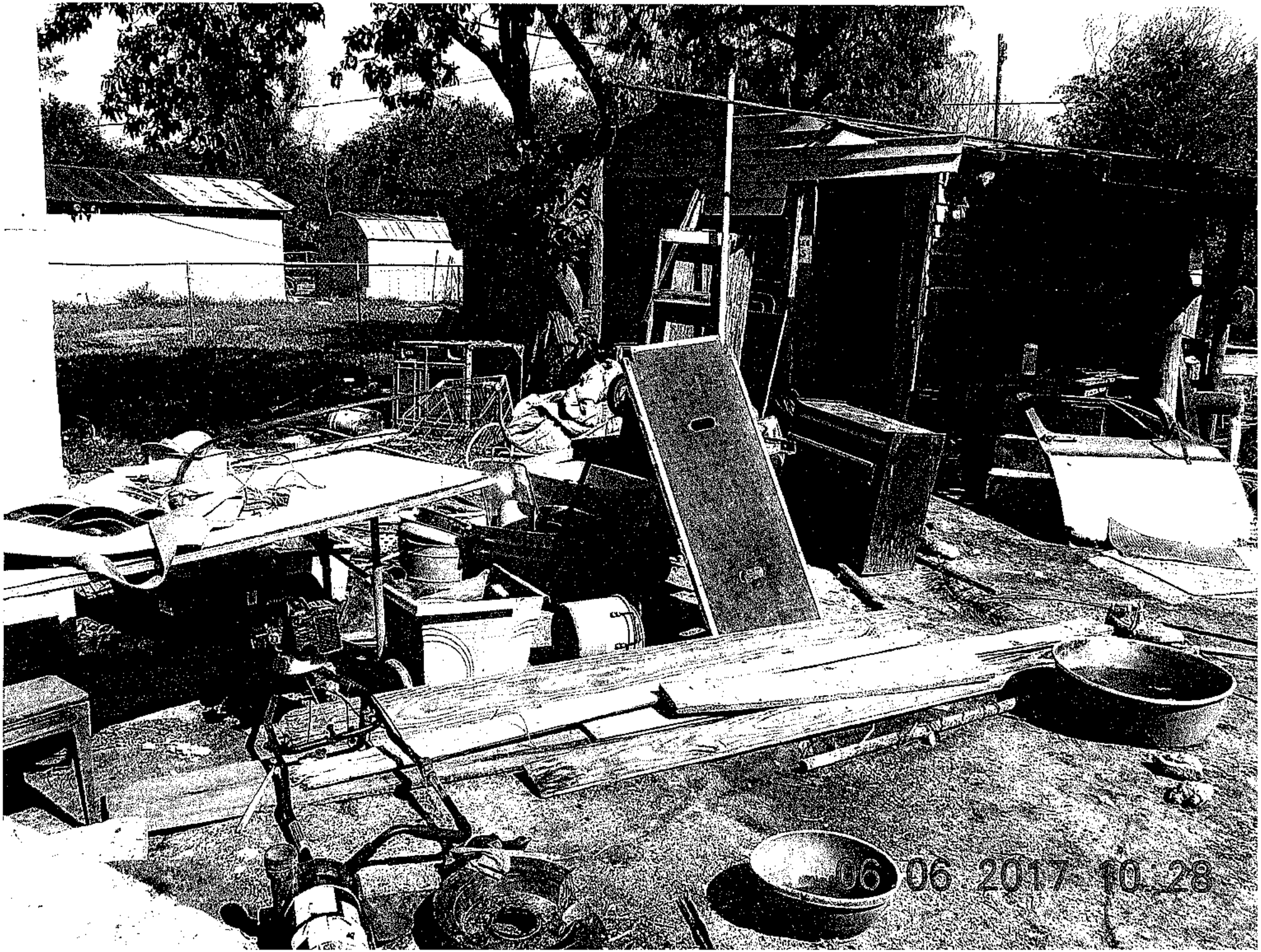

06 06 2017 10:28

06/06/2017 10:29

06.06.2017 10:29

Photo 3 of 3 Photo Date: 2/8/2018

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
426 E . Alice Ave. HOUSE & SHED		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
Orig. Town	10	19,20
OWNER NAME JOSE ROBERTO FLORES	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
David Narvaez Flores	426 Alice Ave.	Kingsville, Texas 78363-3855

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition				x	H,D,I,L,OU,D	1,2
Yard						
Condition			x		H,	
Utilities						
Electric		x	x			
Gas				x	H,MI	
Water				x	H,MI	
Roof						
Covering			x		H,B,I	
Walls						
Exterior			x		H,B,D,I,OU	NO SIDING
Interior				X		
Ceilings				X		
Windows/Doors						
Secured				X	H,B,D,I,OU	
Condition			X		H,B,D,I,OU	
Foundation						
Exterior		X			H,B,D,I,OU	PIER & BEAM
Interior		X				
Plumbing				x		
Electrical			X		ON	

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, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS HAS BEEN WITHOUT WATER SINCE 5/10/2016

+temperFee 10/26/14

SIGNATURE: Daniel H. Ramirez DATE: 1/29/2017

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

Front and Back Structure

CONDEMNATION CHECKLIST

Property Address: 426 E Alice Phone:
Property Owner: Jose Roberto Flores Phone:
Owner's Address: Daniel Narvaez Flores Fax:
426 E Alice
Kingsville, TX 78363

PLANNED DATE	ACTUAL DATE	ACTION
☐ 1-30-17	1-30-17	1. Identify structure unfit for human habitation.
☐ 1-30-17	1-30-17	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 1-30-17	1-30-17	3. Determine ownership from county assessment & tax collection record.
☐ 1-30-17	1-30-17	4. Obtain legal description.
☐ 1-30-17	1-30-17	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 1-30-17	1-30-17	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. 2nd Notice Sent. (10 day response) (Optional)
☐ 2-27-17	2-27-17	8. If response is not received or is not adequate, proceed as follows:
☐ 2-27-17	2-27-17	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.
☐ 2-28-17	2-28-17	1) Post affidavit in newspaper twice a week for one week
☐ 2-27-17	2-27-17	10. Post sign on property advising date the City

☐ 3-15-17	3-15-17	Council will consider condemnation of structure.
☐ 2-27-17	2-27-17	11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
☐ 2-27-17	2-27-17	12. Photograph posted sign with date stamp.
		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
☐ 2-27-17	2-27-17	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.

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY 18657 R

Legal Description
ORIG TOWN, BLOCK 10, LOT 19, 20

OWNER ID
52314

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2017
FLORES JOSE ROBERTO
DAVID NARVAEZ FLORES
426 E ALICE AVE
KINGSVILLE, TX 78363-3855

Entities

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

Values

IMPROVEMENTS		4,010
LAND MARKET	+	4,000
MARKET VALUE	=	8,010
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	8,010
HS CAP LOSS	-	0
ASSESSED VALUE	=	8,010

Ref ID2: R18657
100101019000192 Map ID C1

ACRES:
EFF. ACRES:

SITUS 426 E ALICE

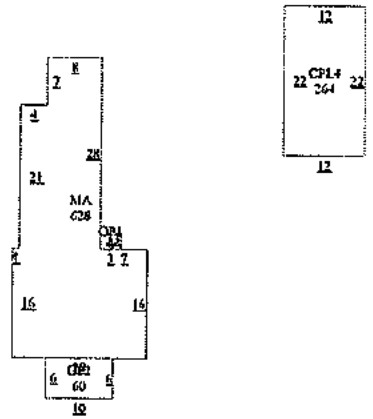
APPR VAL METHOD: Cost

GENERAL

UTILITIES		LAST APPR.	IE/LR/CT
TOPOGRAPHY	LEVEL	LAST APPR. YR	2016
ROAD ACCESS	PAVED,CURB & GUTTER	INSP. DATE	10/27/2015
ZONING		NEXT INSP. DATE	
NEXT REASON			

REMARKS FOR '16 ADJ DEPR - ADD EFF YR 1971 - ADD 50% PHYS (BLDG CONDEMED) REM SGN (GONE) ADD OP1 NEW PER PHYS INSP - APPRS IE/LR/CT 10/27/15 4/22/16 MMG -- FOR 2013 ADD

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
02/27/2008	REM	0	A	2,600

SALE DT	PRICE	GRANTOR	DEED INFO
07/17/2007	*****	FLORES ELODIA N	WDVL / 368 / 335
04/25/2005	*****	NARVAEZ JOE R	WD / 306 / 939
06/01/1988	*****	UNKNOWN	OT / 11 / 258

SUBD: S001 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	FF2/	628.0	25.61	1	1945	1971	F	16,080	45%	50%	100%	100%	100%	0.23	3,620
	OP1	OPEN PORCH B	R	*/	60.0	5.12	1	1945	1971	F	310	45%	50%	100%	100%	100%	0.23	70
	CPL4	CARPORT GABL	R	*/	264.0	5.25	1	0	1971		1,390	45%	50%	100%	100%	100%	0.23	310
	OP1	OPEN PORCH B	R	*/	9.0	5.12	1	0	1971		50	45%	50%	100%	100%	100%	0.23	10
1.	RESIDENTIAL		STCD: A1		961.0		Homesite: N				17,830							4,010

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN4	0
Roof Style	RT2,RM1		0
Flooring	1	FLA	0
Heating/Cooling	1	HA5	0
Plumbing	1	1	0
			0

SUBD: S001 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	50X140	80.00	4,000	1.00	1.00	A	4,000	NO			0.00	0
Comment: F: 50.0 R: 50.0 FF													4,000					0

Effective Date of Appraisal: January 1 Date Printed: 01/30/2017 10:03:50AM by MARLENEP

True Automation, Inc.

STATEMENT OF ALL TAXES DUE

ACCT # 1-001-010-19000-192
DATE 02/03/2017
SD

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

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ORIG TOWN, BLOCK 10, LOT 19, 20

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ACRES - .160

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FLORES JOSE ROBERTO
DAVID NARVAEZ FLORES
426 E ALICE AVE

KINGSVILLE TX 78363-3855

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ACCT # 1-001-010-19000-192

TOTAL DUE 02/2017	1,585.95
TOTAL DUE 03/2017	1,601.18
TOTAL DUE 04/2017	1,616.39
TOTAL DUE 05/2017	1,631.64

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
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CITY OF KINGSVILLE	284.42	71.98	56.84	413.24
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YOU MAY PAY YOUR TAXES ONLINE AT www.klebergcountyonline.net
A PROCESSING FEE OF 3.5% WILL BE APPLIED TO CREDIT CARD PAYMENTS

ND811-LRKC

Prop ID	Owner	%	Legal Description				Values		
24705	32980	100.00 R	**Geo: 100101014000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	5,250
LOERA JOSE III			ORIG TOWN, BLOCK 10, LOT 14-16			Imp NHS:	0	Prod Loss:	0
1404 PALM DR						Land HS:	0	Appraised:	5,250
KINGSVILLE, TX 78363-6929				Acres:	0.0000	Land NHS:	5,250	Cap:	0
			State Codes: C1	Map ID:		PLAT Prod Use:	0	Assessed:	5,250
			Situs: 429 E RICHARD	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			5,250	0	5,250

Prop ID	Owner	%	Legal Description				Values		
17870	52542	100.00 R	**Geo: 100101017000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	4,000
FLORES JOSE ROBERTO			ORIG TOWN, BLOCK 10, LOT 17, 18			Imp NHS:	0	Prod Loss:	0
DAVID NARVAEZ FLORES						Land HS:	0	Appraised:	4,000
813 E RAGLAND AVE				Acres:	0.0000	Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363-5723			State Codes: C1	Map ID:		PLAT Prod Use:	0	Assessed:	4,000
			Situs: 430 E ALICE	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			4,000	0	4,000

Prop ID	Owner	%	Legal Description				Values		
18657	52314	100.00 R	**Geo: 100101019000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	12,880
FLORES JOSE ROBERTO			ORIG TOWN, BLOCK 10, LOT 19, 20			Imp NHS:	8,880	Prod Loss:	0
DAVID NARVAEZ FLORES						Land HS:	0	Appraised:	12,880
426 E ALICE AVE				Acres:	0.0000	Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363-3855			State Codes: A	Map ID:		PLAT Prod Use:	0	Assessed:	12,880
			Situs: 426 E ALICE	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			12,880	0	12,880

Prop ID	Owner	%	Legal Description				Values		
19419	48416	100.00 R	**Geo: 100101021000192**	Effective Acres:	0.000000	Imp HS:	17,410	Market:	23,410
ESQUIVEL GRACIE			ORIG TOWN, BLOCK 10, LOT 21, 22, 23			Imp NHS:	0	Prod Loss:	0
422 E ALICE AVE						Land HS:	6,000	Appraised:	23,410
KINGSVILLE, TX 78363-3855				Acres:	0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:		PLAT Prod Use:	0	Assessed:	23,410
			Situs: 422 E ALICE	Mtg Cd:		Prod Mkt:	0	Exemptions:	HS
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			23,410	0	23,410

Prop ID	Owner	%	Legal Description				Values		
12515	53749	100.00 R	**Geo: 100101024000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	10,140
BUENTELLO JOSE ARTURO JR			ORIG TOWN, BLOCK 10, LOT 24			Imp NHS:	8,140	Prod Loss:	0
ETUX NOELIA						Land HS:	0	Appraised:	10,140
419 E ALICE AVE				Acres:	0.0000	Land NHS:	2,000	Cap:	0
KINGSVILLE, TX 78363-3854			State Codes: A	Map ID:		PLAT Prod Use:	0	Assessed:	10,140
			Situs: 418 E ALICE	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			10,140	0	10,140

Prop ID	Owner	%	Legal Description				Values		
20993	55520	100.00 R	**Geo: 100101025000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	32,920
RINCHE EMILIO J JR			ORIG TOWN, BLOCK 10, LOT 25, 26			Imp NHS:	28,920	Prod Loss:	0
PO BOX 5124						Land HS:	0	Appraised:	32,920
KINGSVILLE, TX 78364-5124				Acres:	0.0000	Land NHS:	4,000	Cap:	0
			State Codes: A	Map ID:		PLAT Prod Use:	0	Assessed:	32,920
			Situs: 414 E ALICE	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			32,920	0	32,920

Prop ID	Owner	%	Legal Description				Values		
21757	33063	100.00 R	**Geo: 100101027000192**	Effective Acres:	0.000000	Imp HS:	35,700	Market:	39,700
RODRIGUEZ ESTEL F			ORIG TOWN, BLOCK 10, LOT 27, 28			Imp NHS:	0	Prod Loss:	0
(LIFE EST)						Land HS:	4,000	Appraised:	39,700
CARLOS & STEVEN RODRIGU				Acres:	0.0000	Land NHS:	0	Cap:	0
410 E ALICE AVE			State Codes: A	Map ID:		PLAT Prod Use:	0	Assessed:	39,700
KINGSVILLE, TX 78363-3855			Situs: 410 E ALICE	Mtg Cd:		Prod Mkt:	0	Exemptions:	HS, OV65
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			39,700	8,400	31,300

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JANUARY 30, 2017

JOSE ROBERTO FLORES AND DAVID NARVAEZ FLORES
426 E ALICE
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 10, LOTS 19, 20 426 E ALICE (FRONT AND BACK REAR STRUCTURES)

Dear Sir or Madam:

It has been determined that the structure at **426 E ALICE** 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.

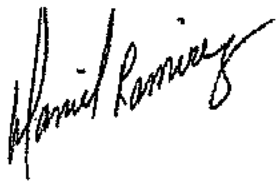
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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

BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 1704

FEBRUARY 27, 2017

JOSE ROBERTO FLORES AND DAVID NAVAEZ FLORES
426 E ALICE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 426 E ALICE**

Dear Sir or Madam:

On January 30, 2017, a letter was sent from the City of Kingsville stating that your property located at **426 E Alice** 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, MARCH 27, 2017** at **6:00 p.m**. to show cause 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 MARCH 27, 2017.

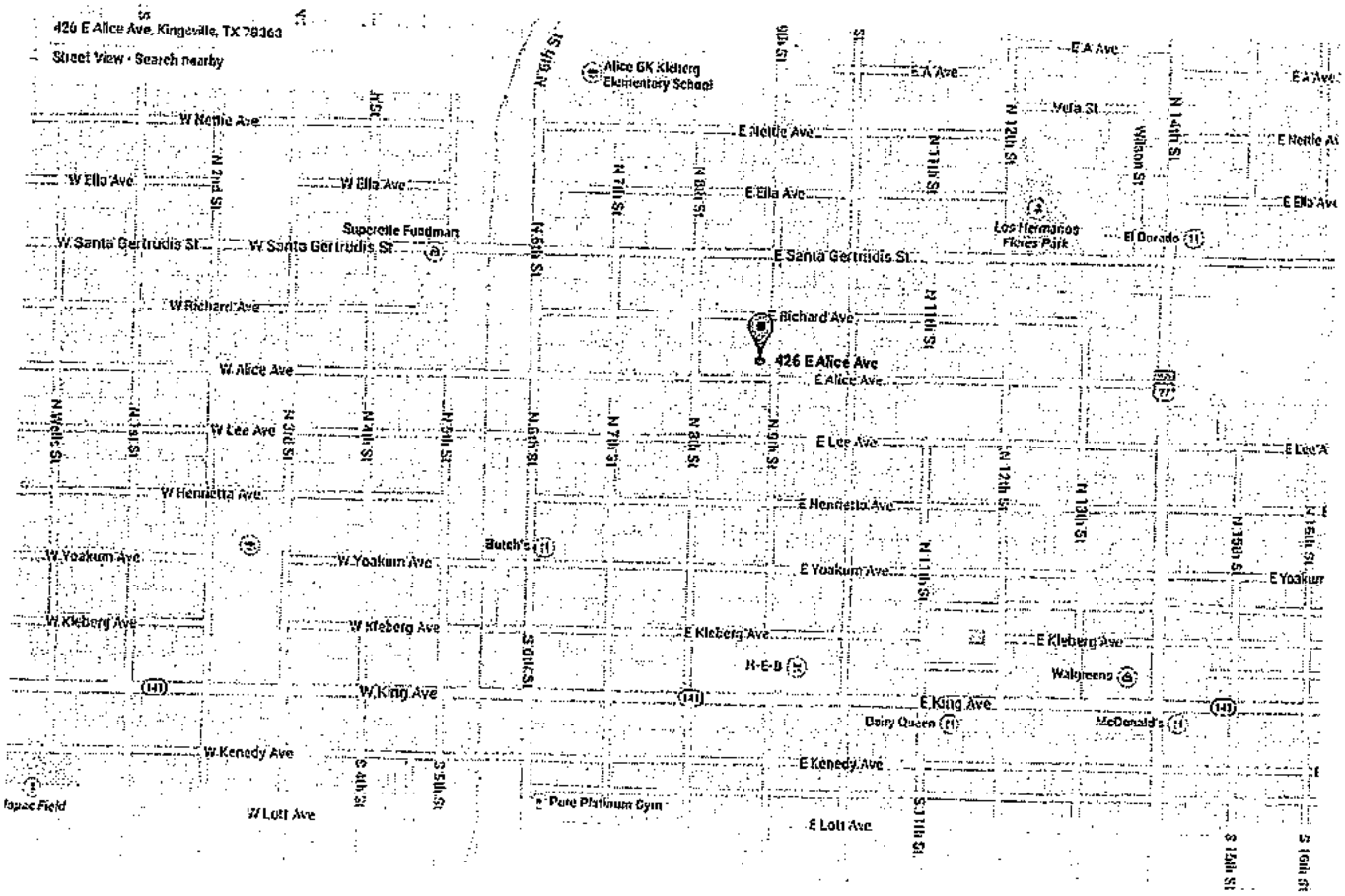
The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

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 H. Ramirez

Daniel Ramirez
Building Official


426 E Alice Ave, Kingsville, TX 78363
Street View - Search nearby
Alice GK Kleberg Elementary School
E Nettie Ave
W Ella Ave
E Ella Ave
Superette Fuadman
W Santa Gertrudis St
E Santa Gertrudis St
Los Hermanos Flores Park
El Dorado
W Richard Ave
E Richard Ave
426 E Alice Ave
W Alice Ave
E Alice Ave
W Lee Ave
E Lee Ave
W Henrietta Ave
E Henrietta Ave
W Yoakum Ave
E Yoakum Ave
Butch's
W Kleberg Ave
E Kleberg Ave
R-E-D
Walgreens
W King Ave
E King Ave
Dairy Queen
McDonald's
W Kenedy Ave
E Kenedy Ave
W Loti Ave
E Loti Ave
Pure Platinum Gym
Vela St
Wilson St
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N 8th St
N 7th St
N 6th St
N 5th St
N 4th St
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N 1st St
S 6th St
S 5th St
S 11th St
S 14th St
S 15th St
S 16th St
Map data ©2015 Google 500 ft

CERTIFIED MAIL

7011 1570 0003 3833 1827

...LLE, TEXAS 78364

Postage
01/30/2017
$06.56²

ZIP 78363
041L11238105

2/22

C9 Jose Roberto Flores
Douri Narvaez Flores

NIXIE 782 CC 1 0102/18/17

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

MANUAL PROC REQ *2093-09011-17-27

-- 932600001857908I UNC

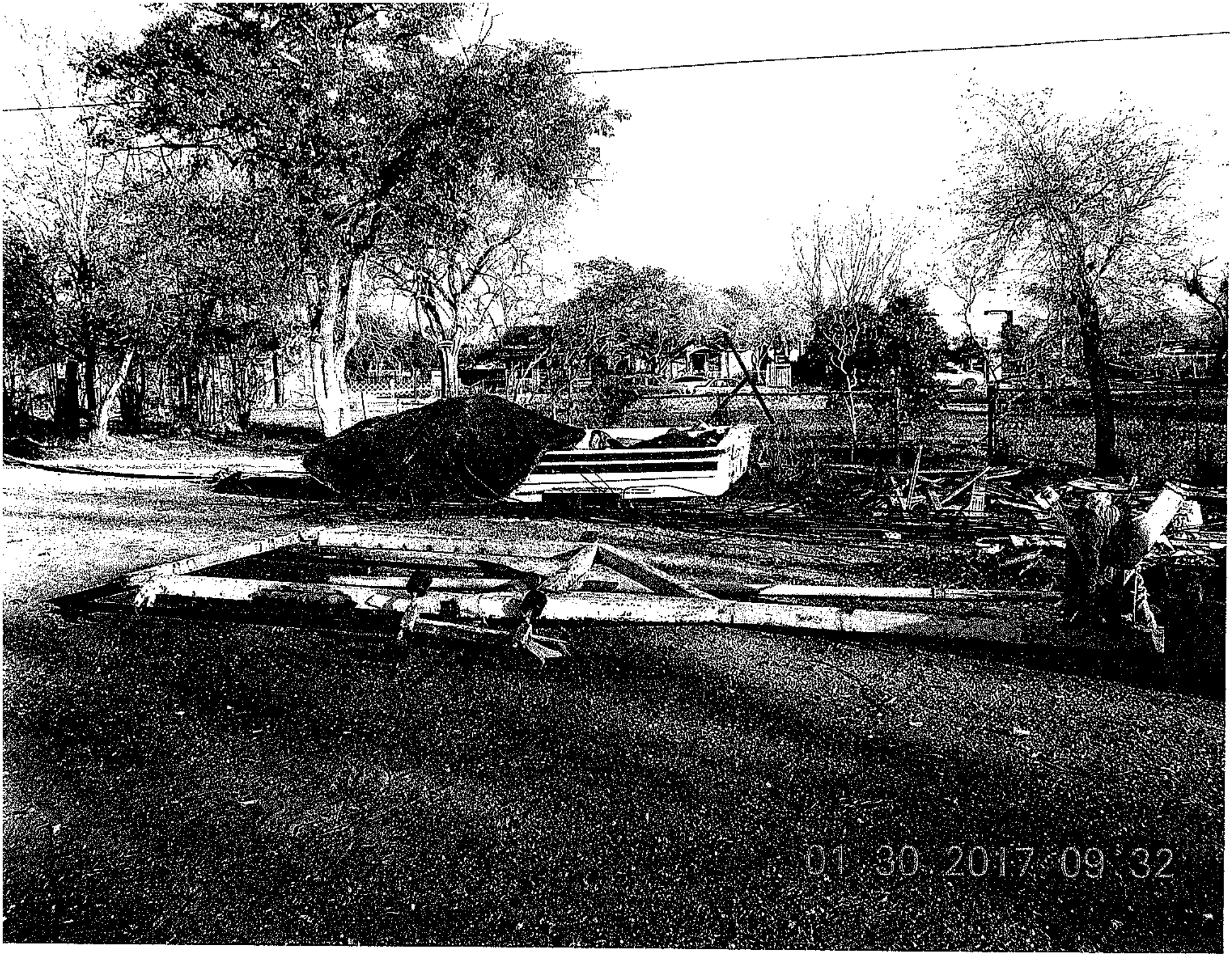
56998>9999

PUBLIC NOTICE

The City Commission will meet on Monday, March 27, at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

426 E ALICE
624 E HENRIETTA

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.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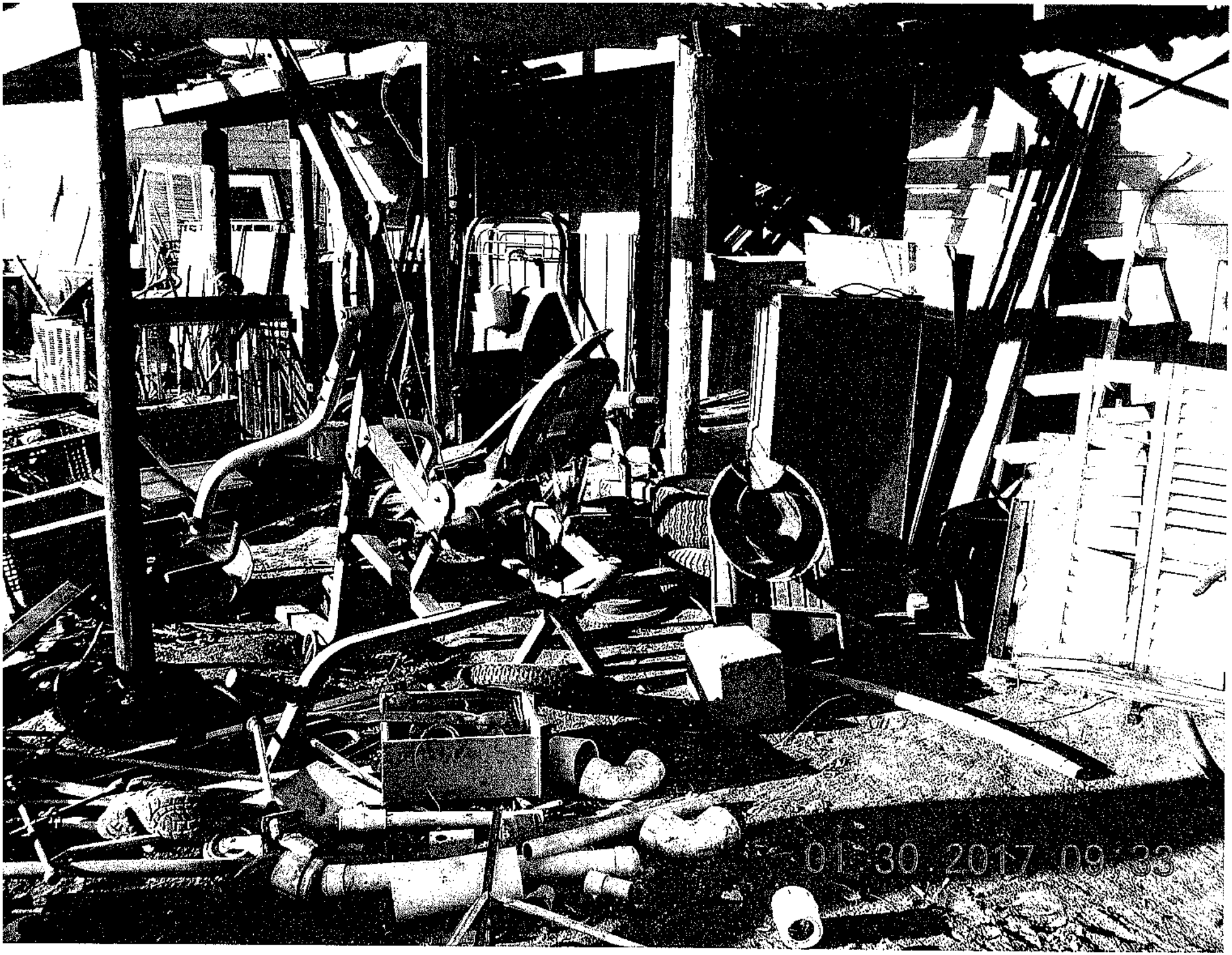
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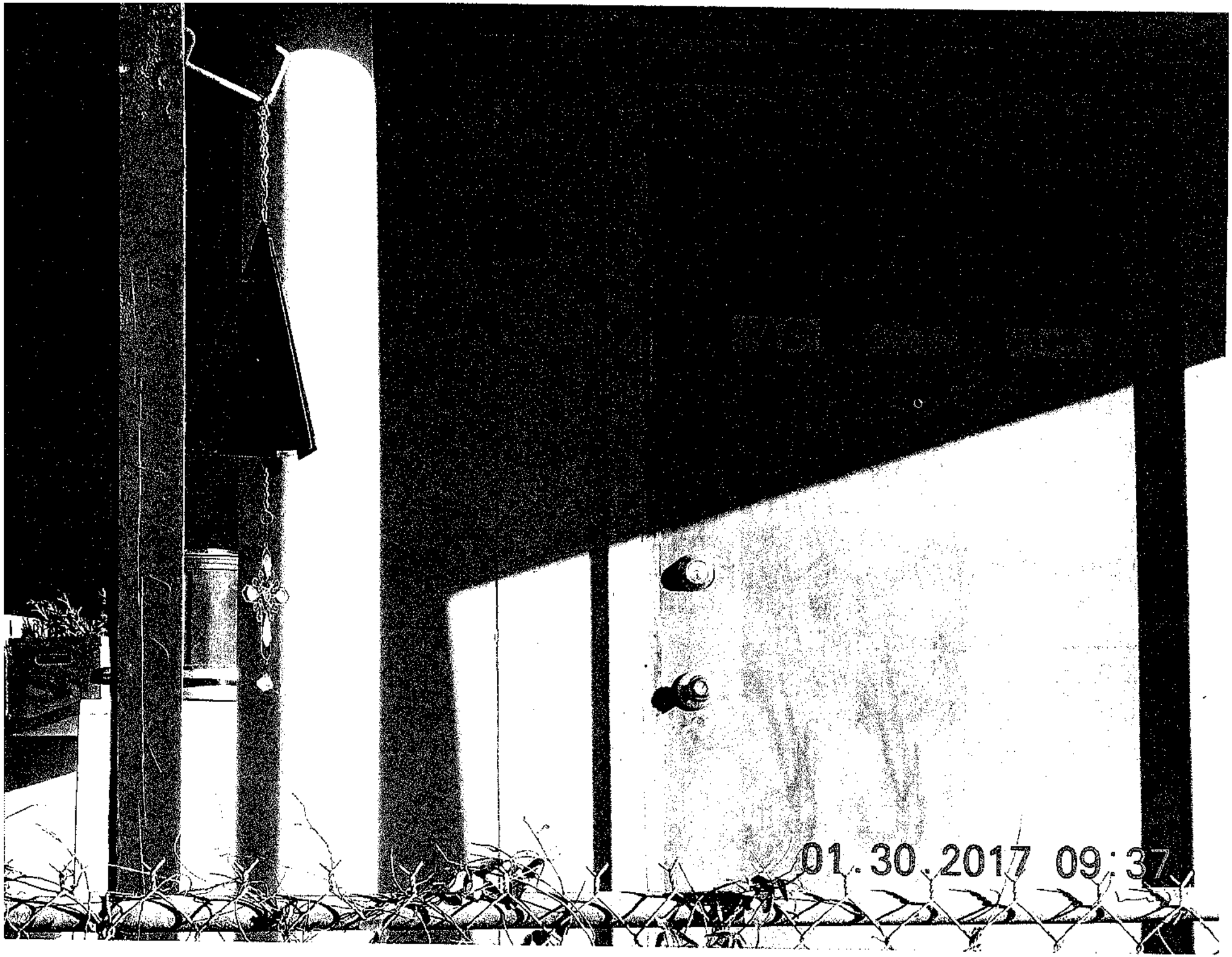
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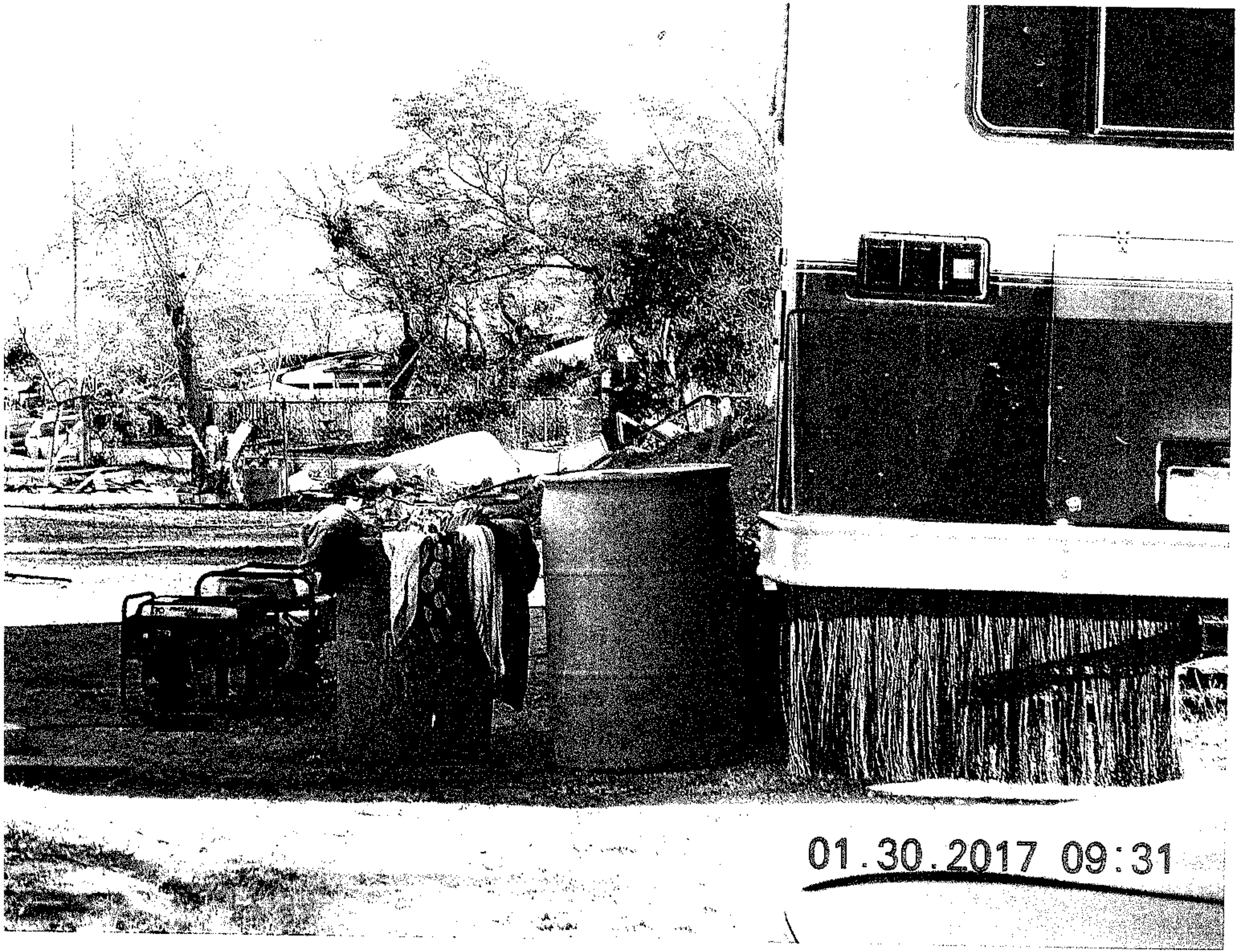
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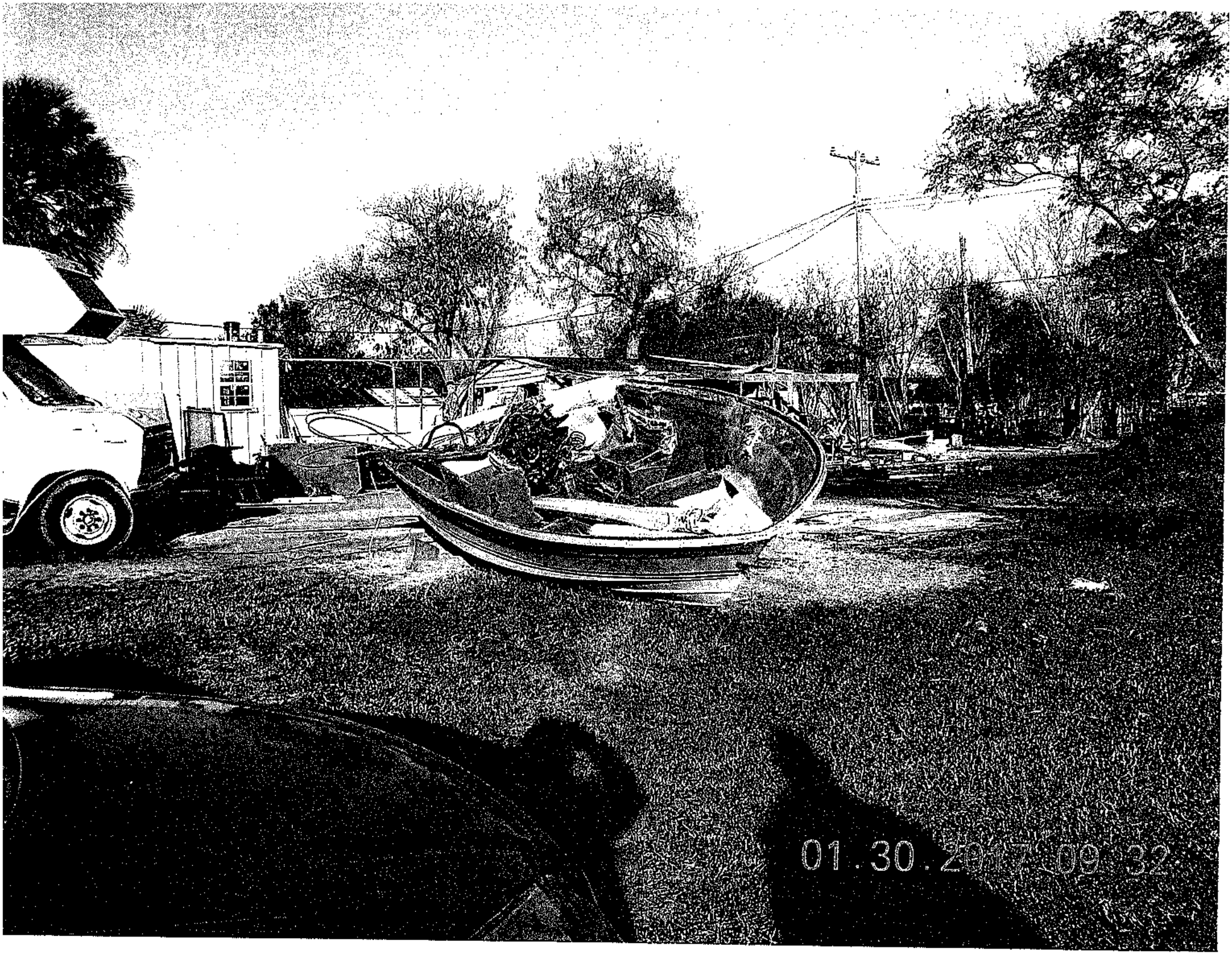
Date: 10/26/2018

01/30/2017 09:31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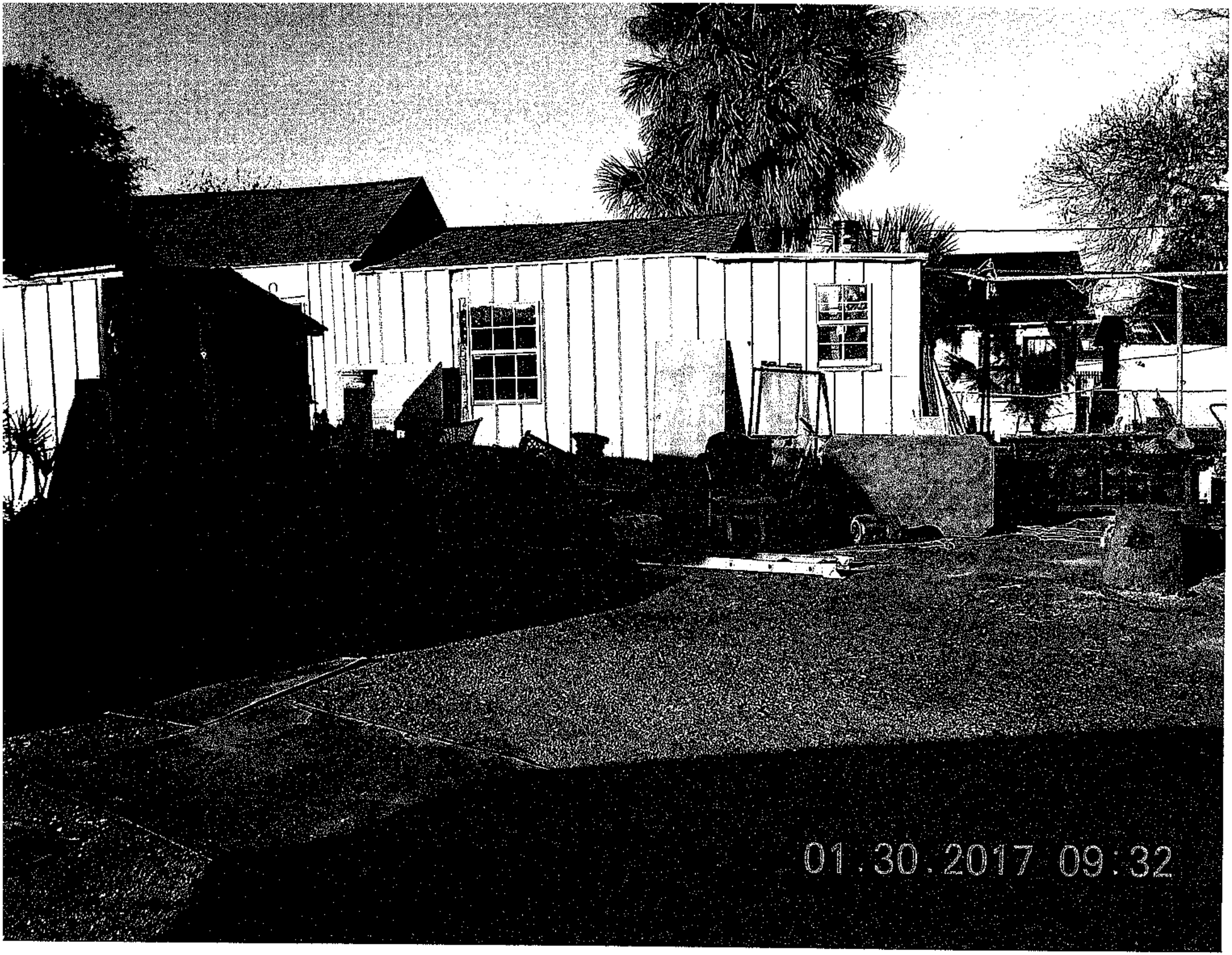
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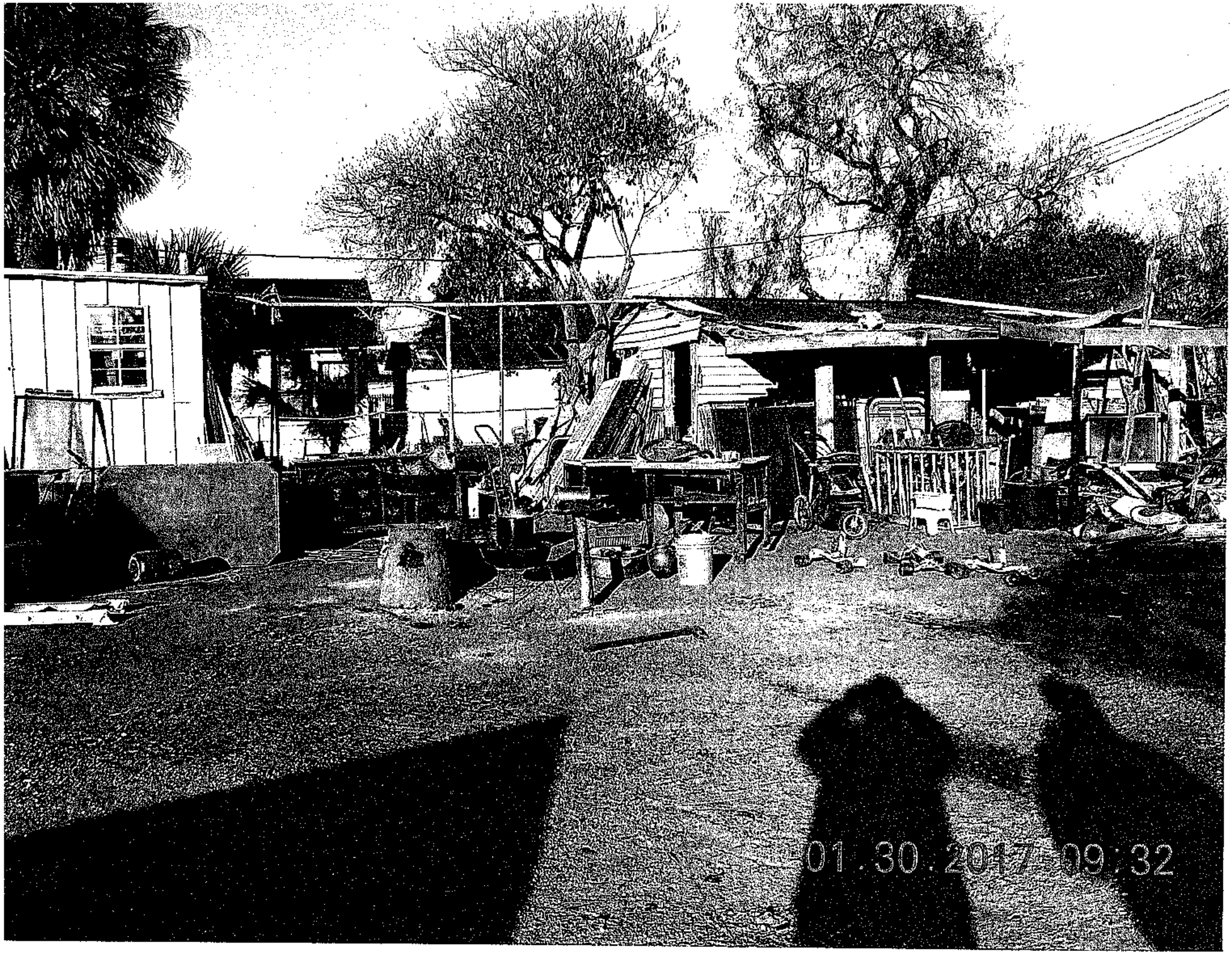
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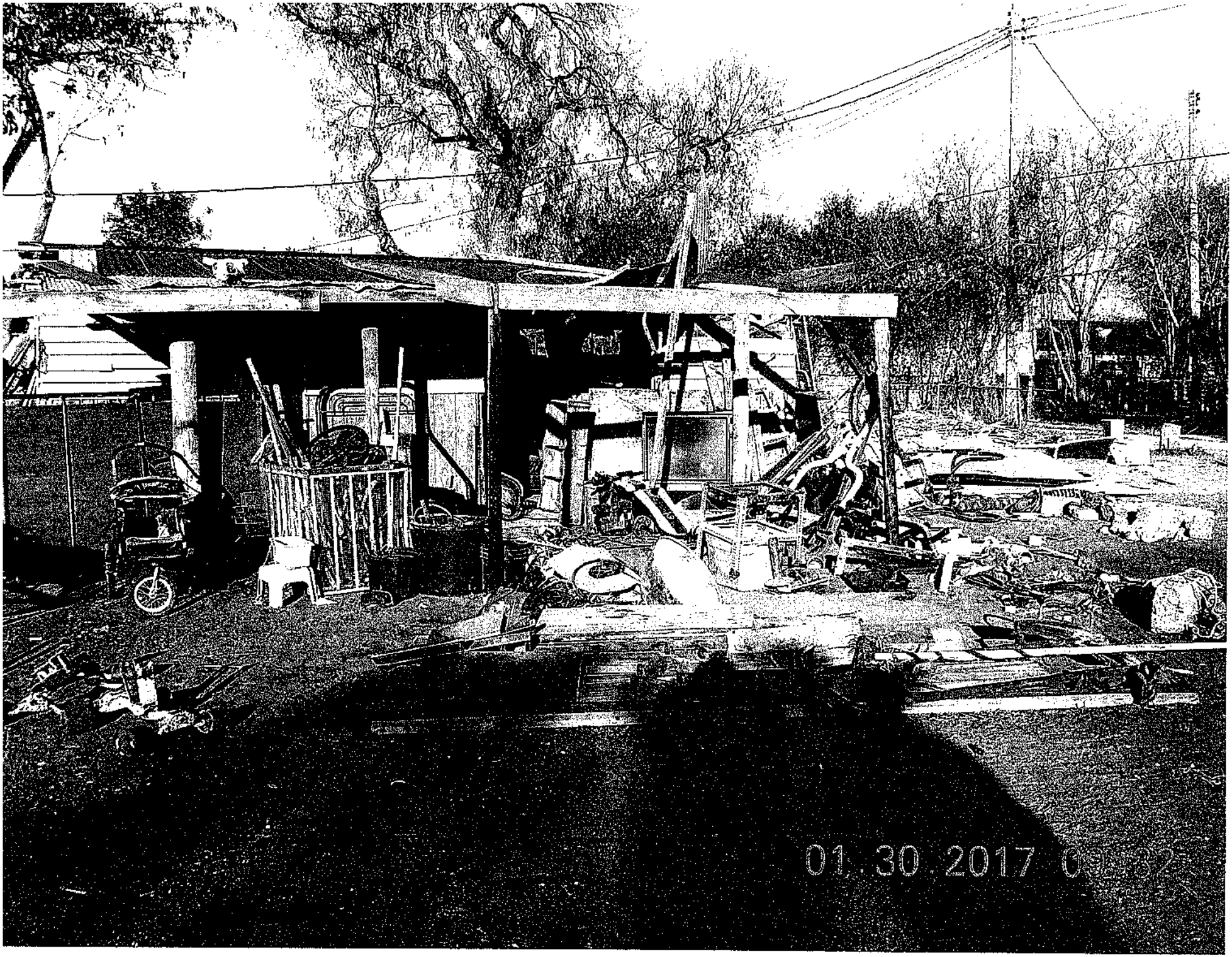
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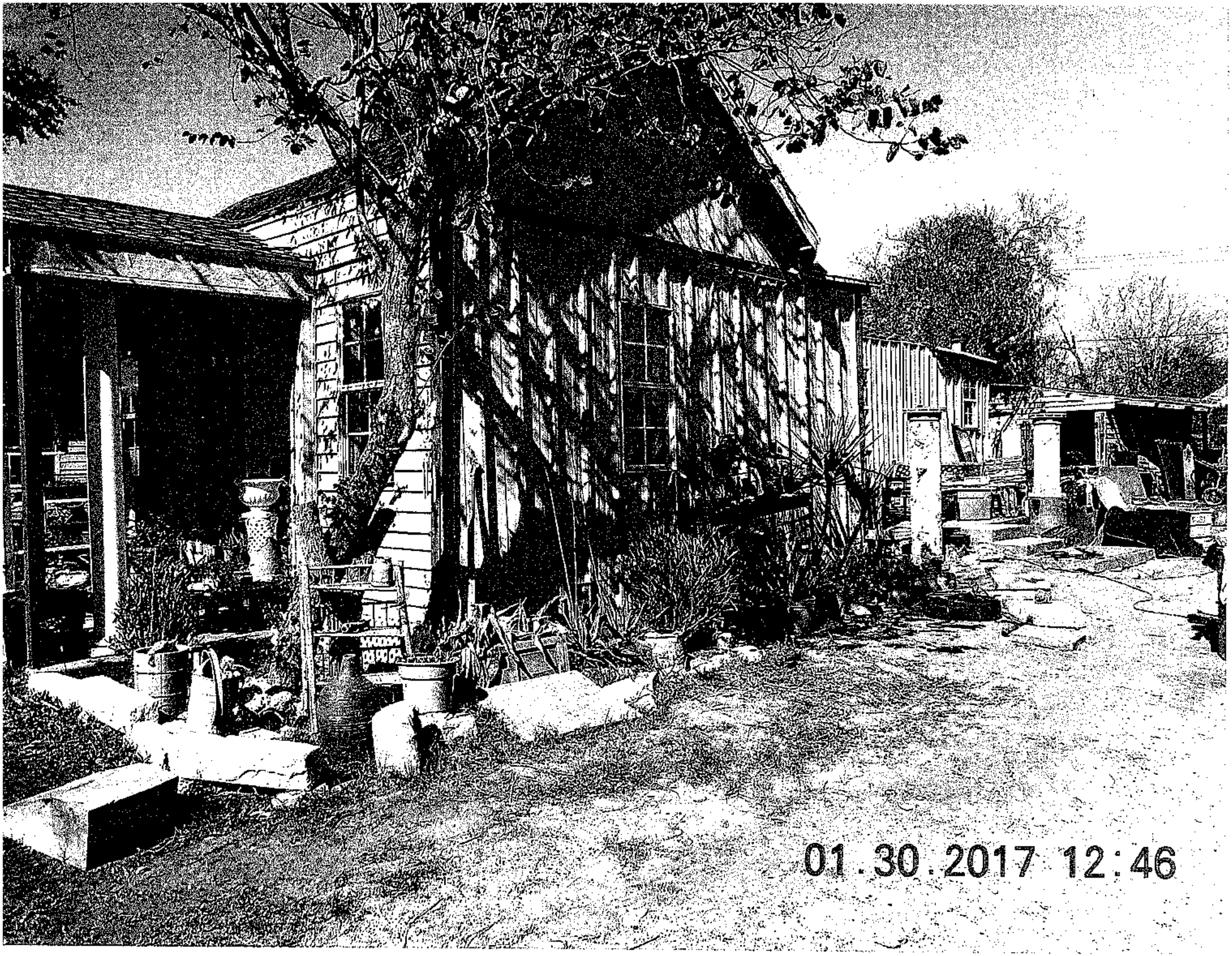
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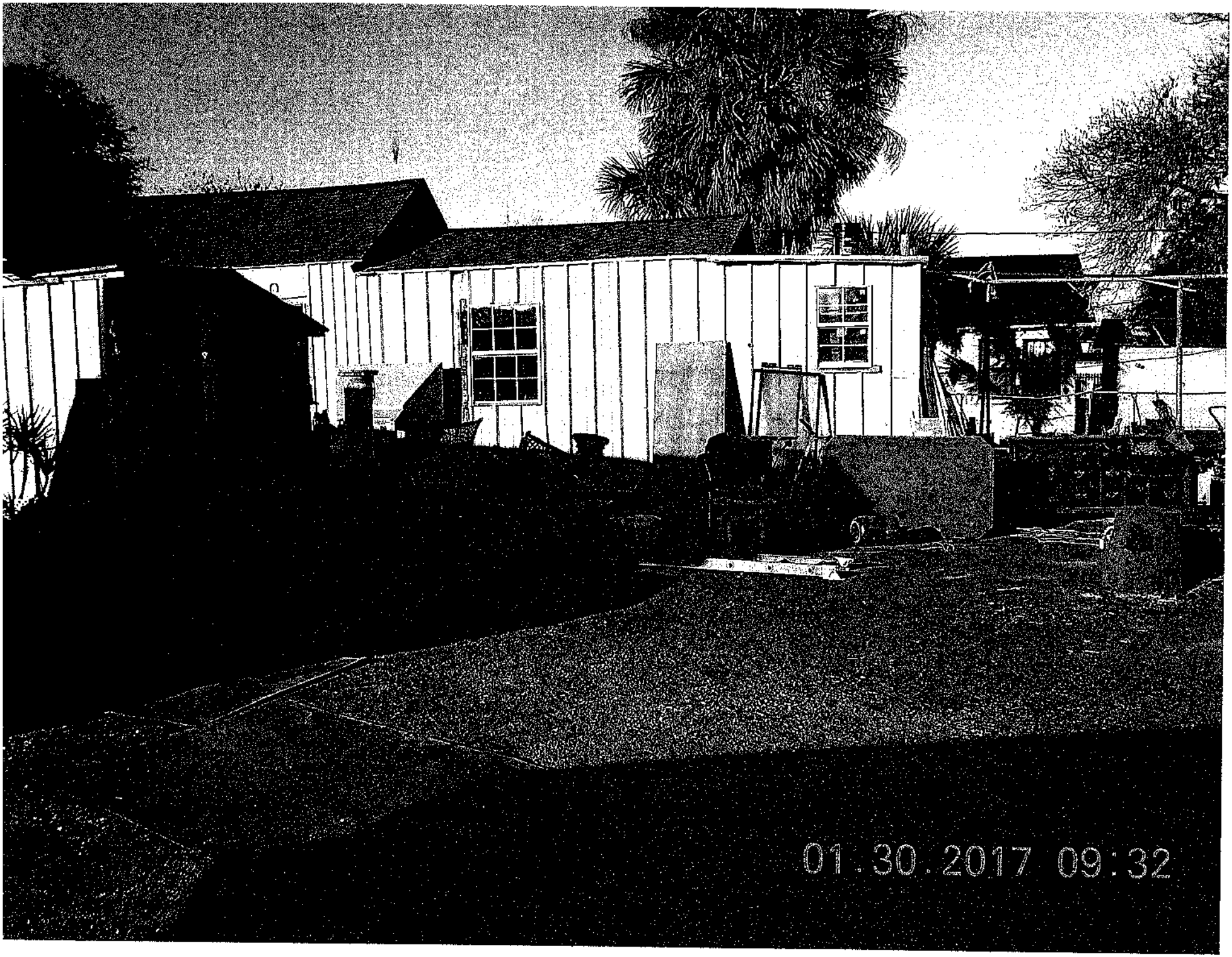
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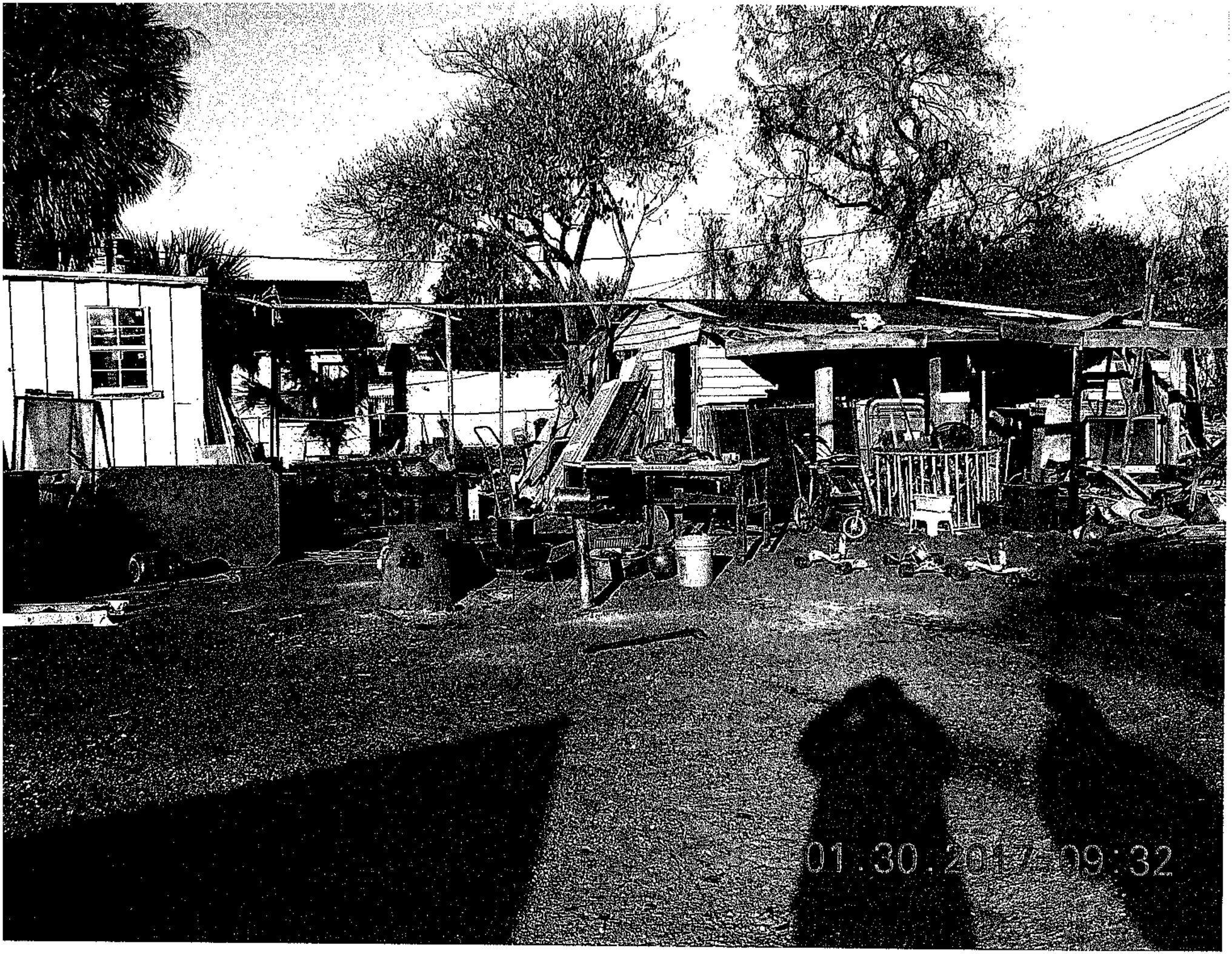
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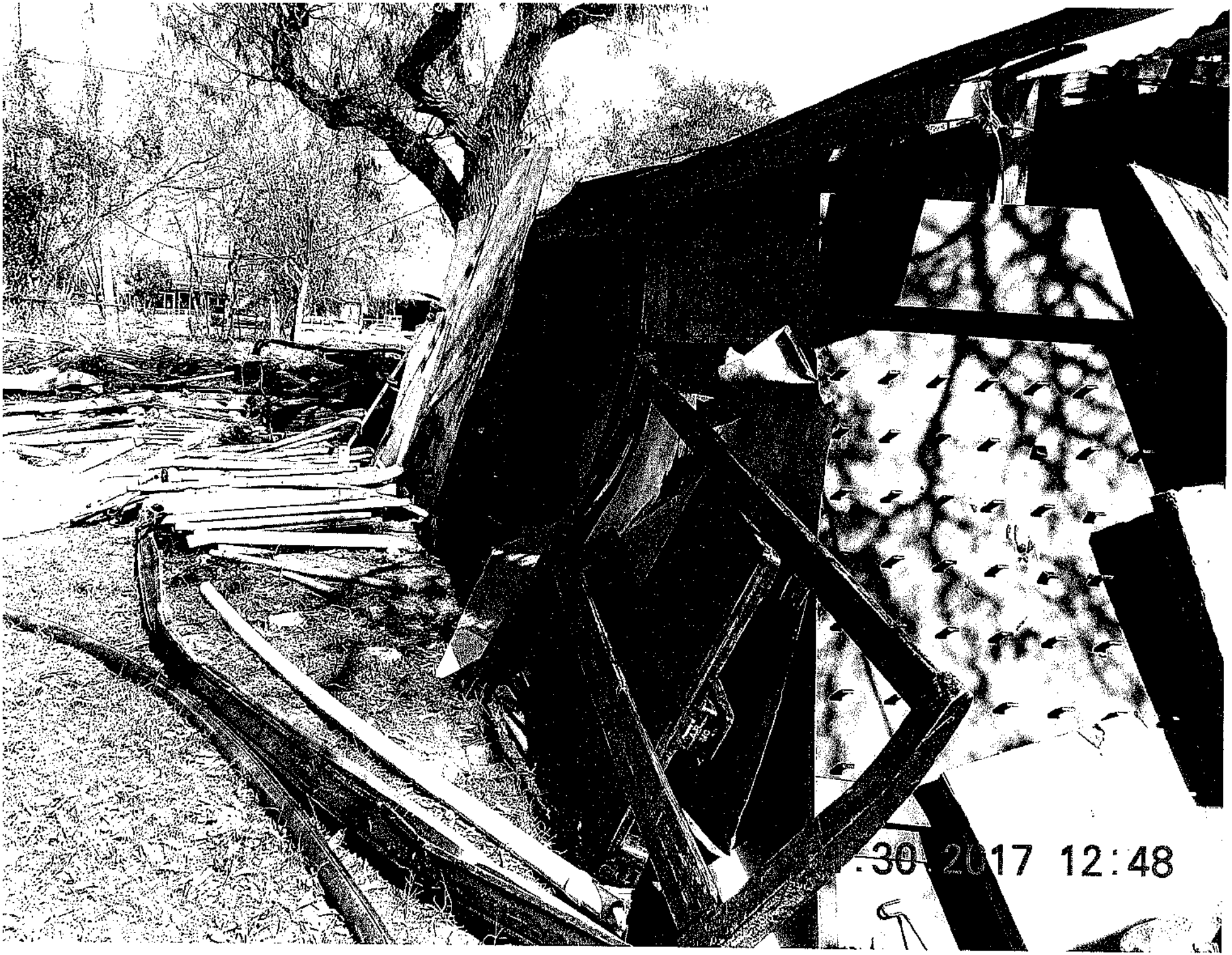
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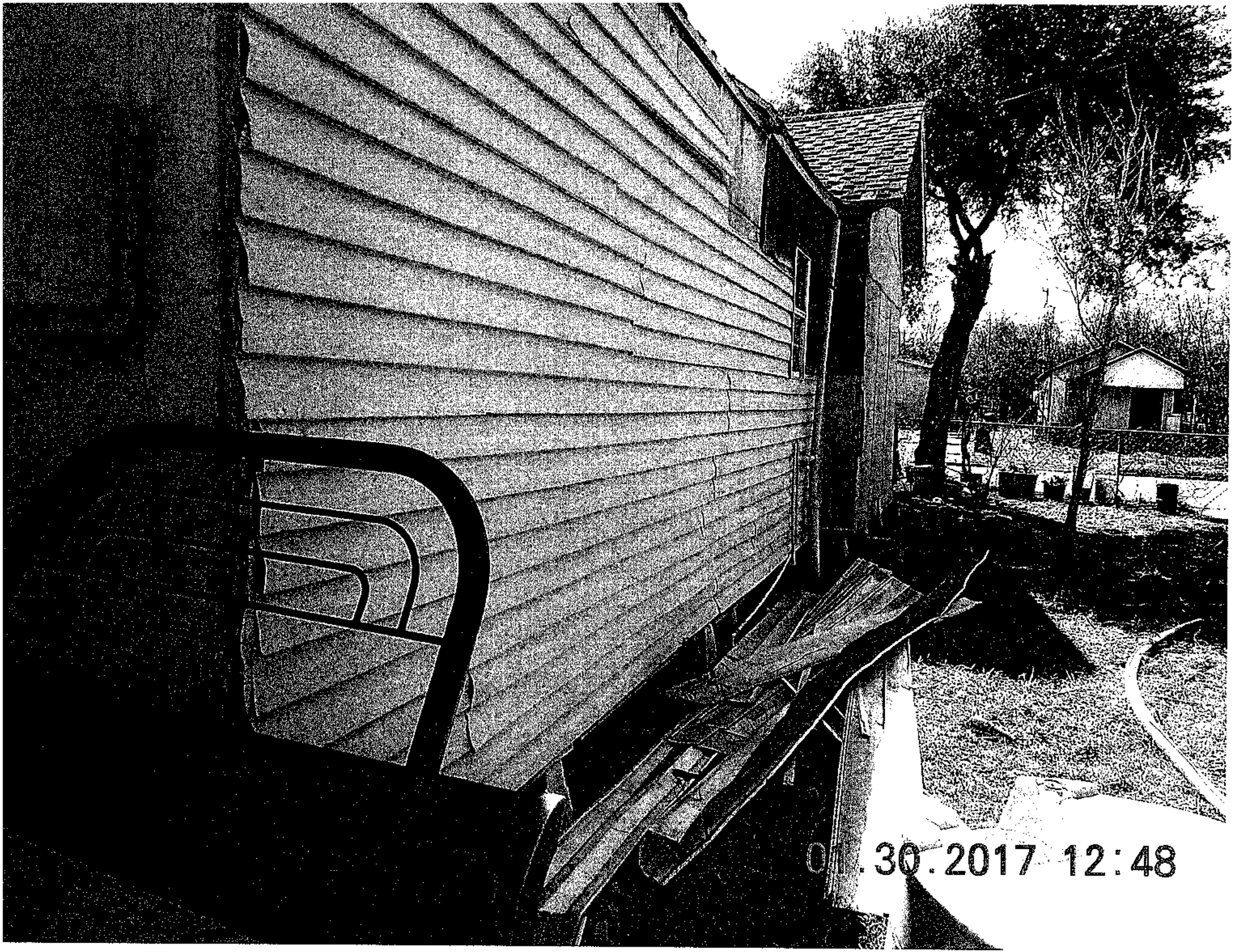
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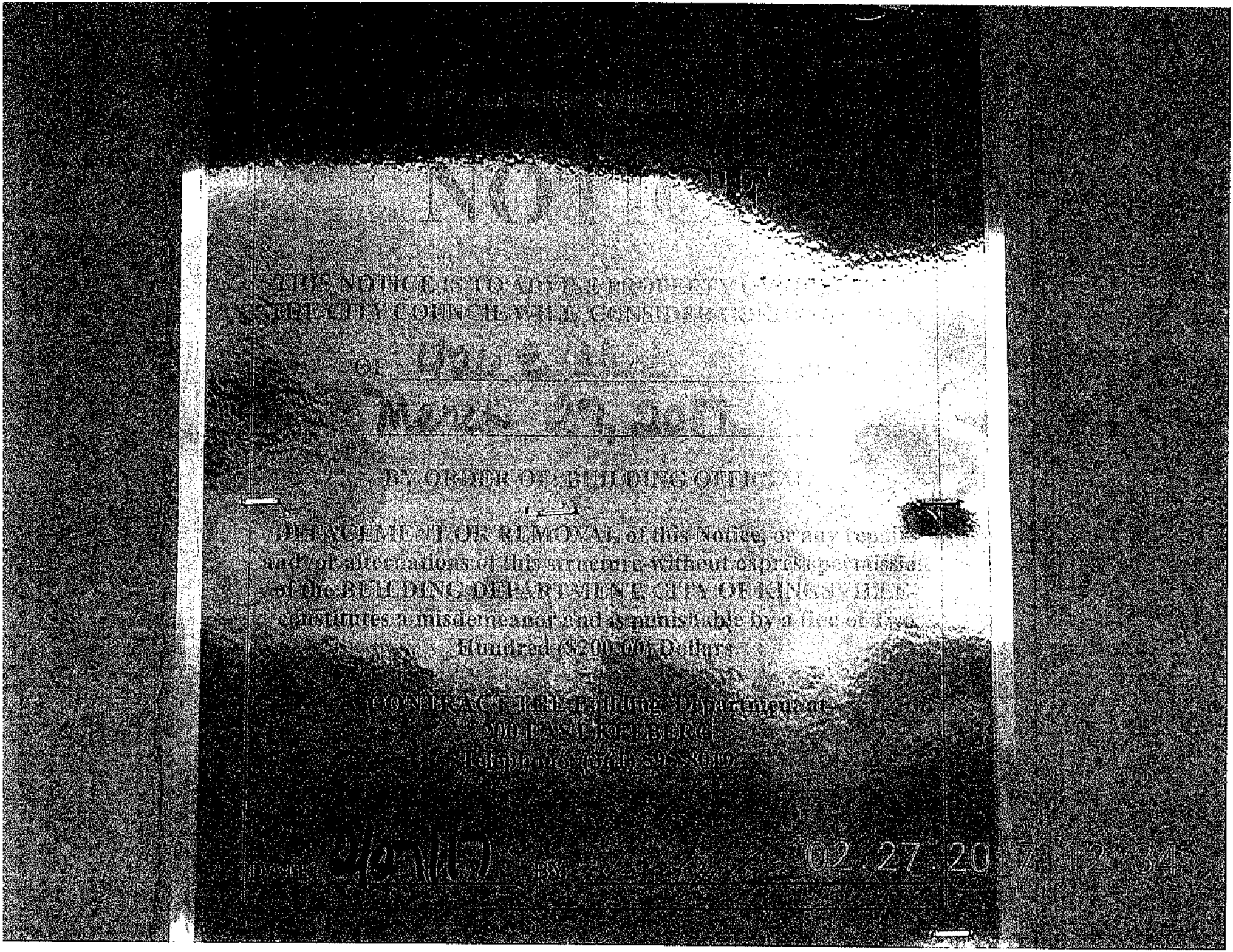
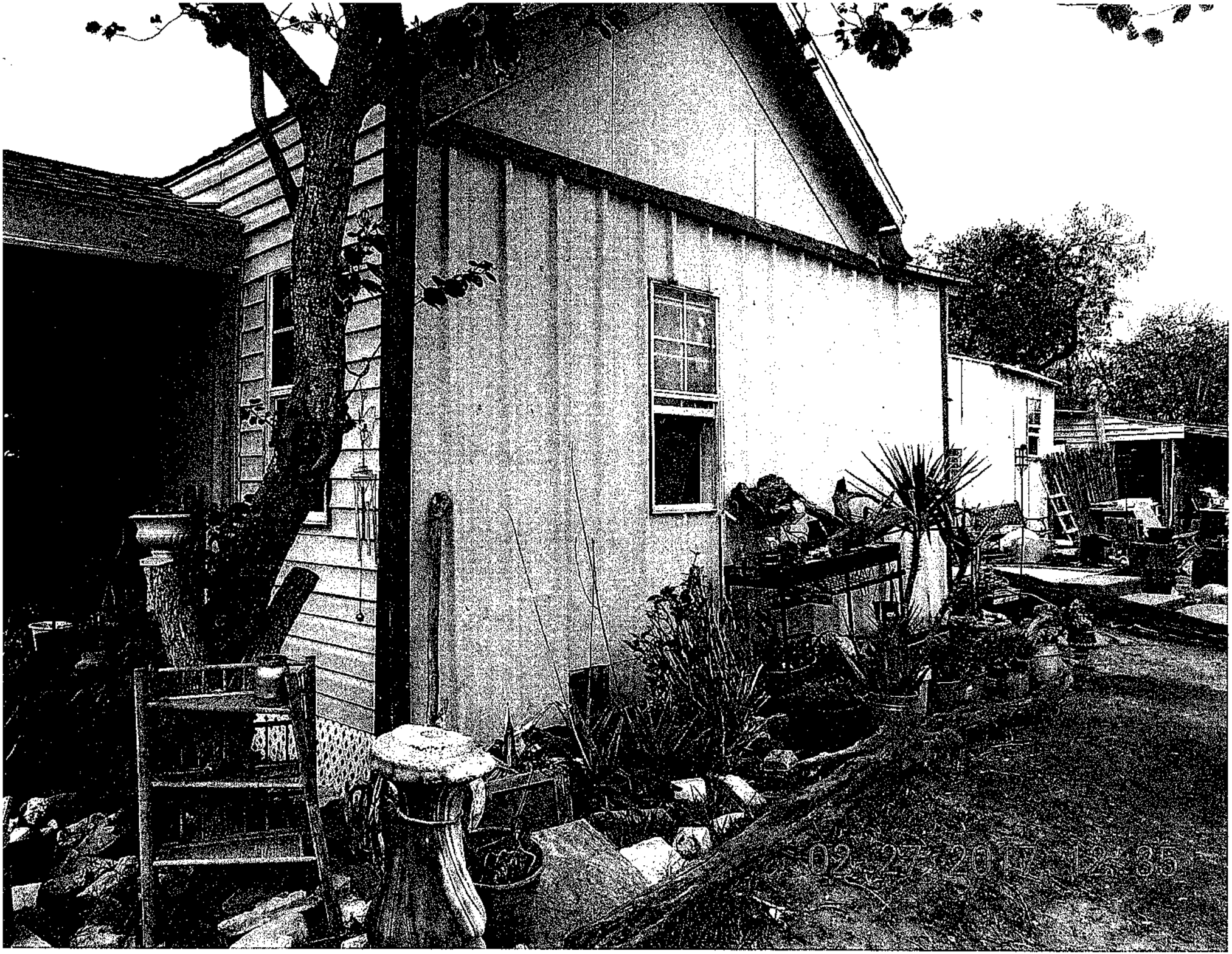

THIS NOTICE IS TO
THE CITY COUNCIL WILL CONSIDER
OF
BY ORDER OF BUILDING OFFI
DEFACEMENT OR REMOVAL of this Notice, or
and/or alterations of this structure without express
of the BUILDING DEPARTMENT CITY OF KING
constitutes a misdemeanor and is punishable by a
Hundred ($200.00) Dollars
CONTACT THE Building Department
200 EAST JOE BURG
Telephone (661) 527-3000
DATE
BY
02 27 20

02/27/2017 12:35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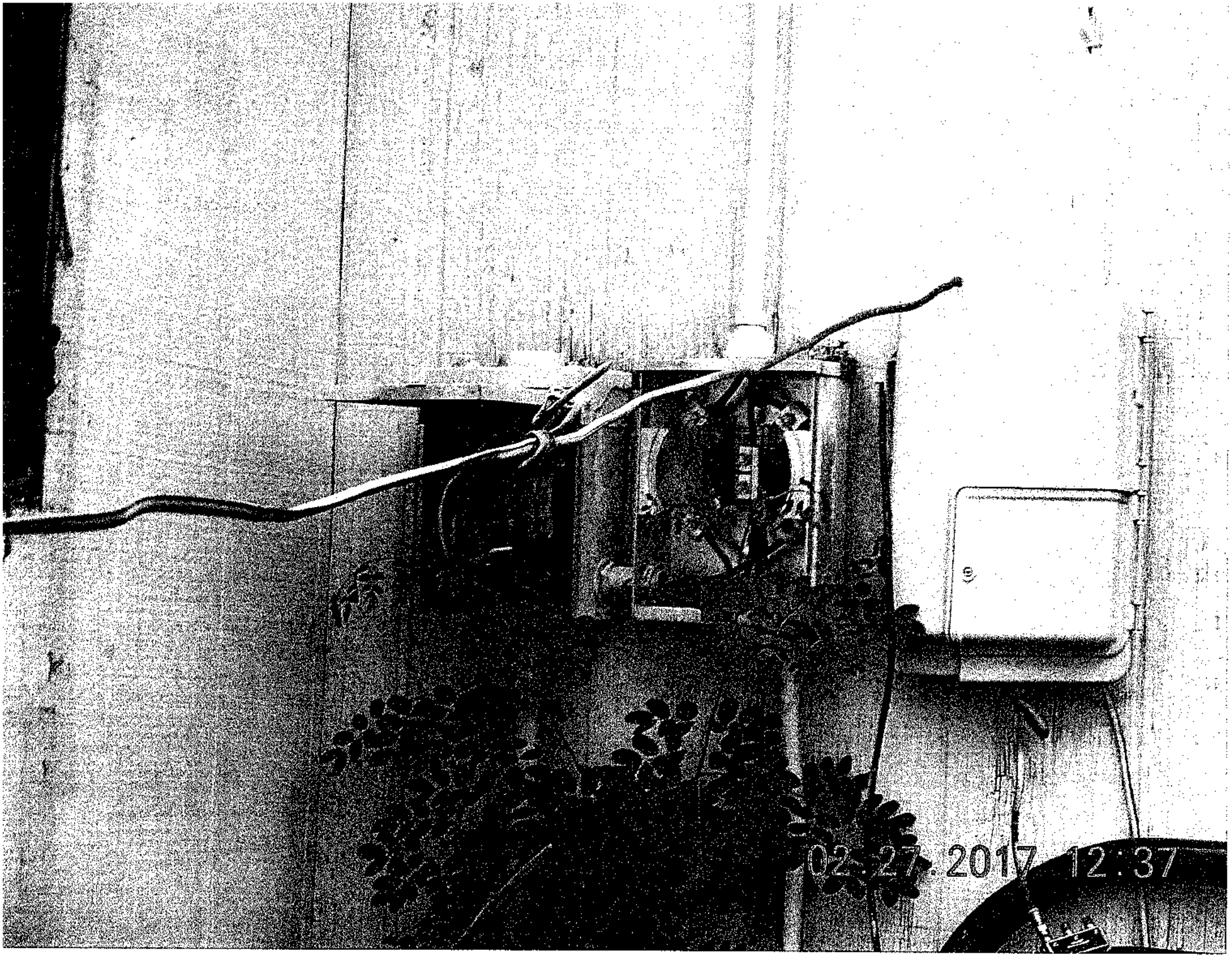
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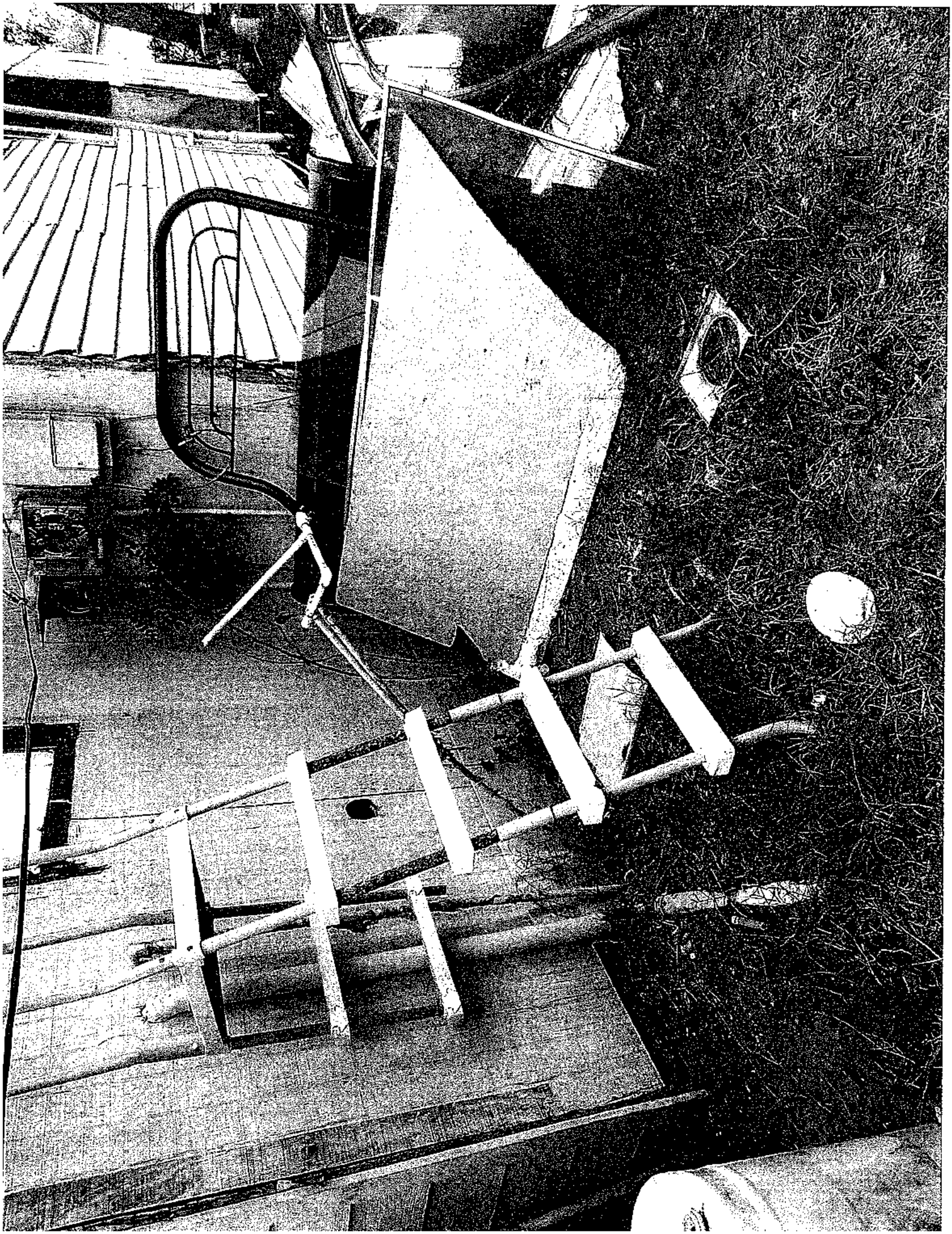

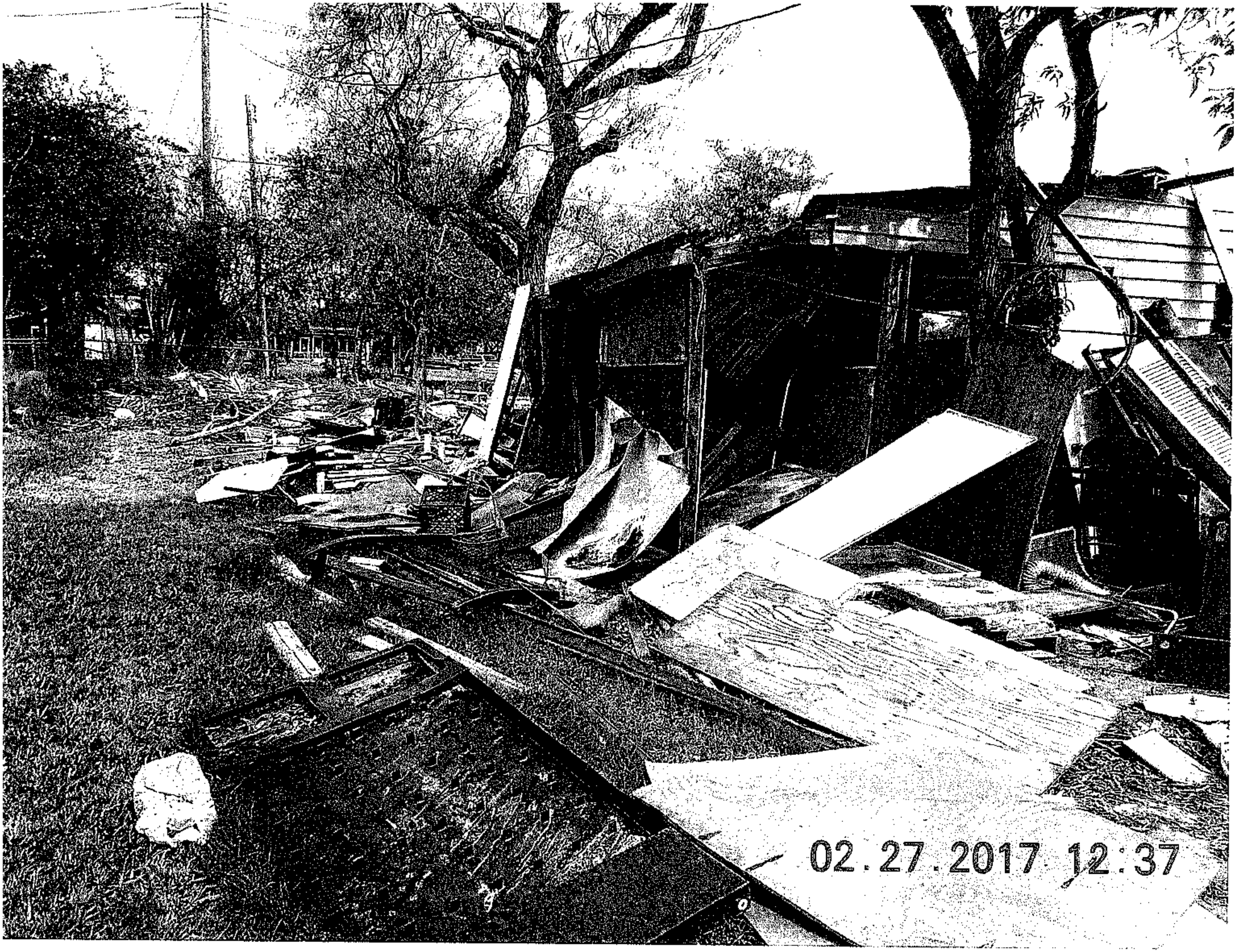
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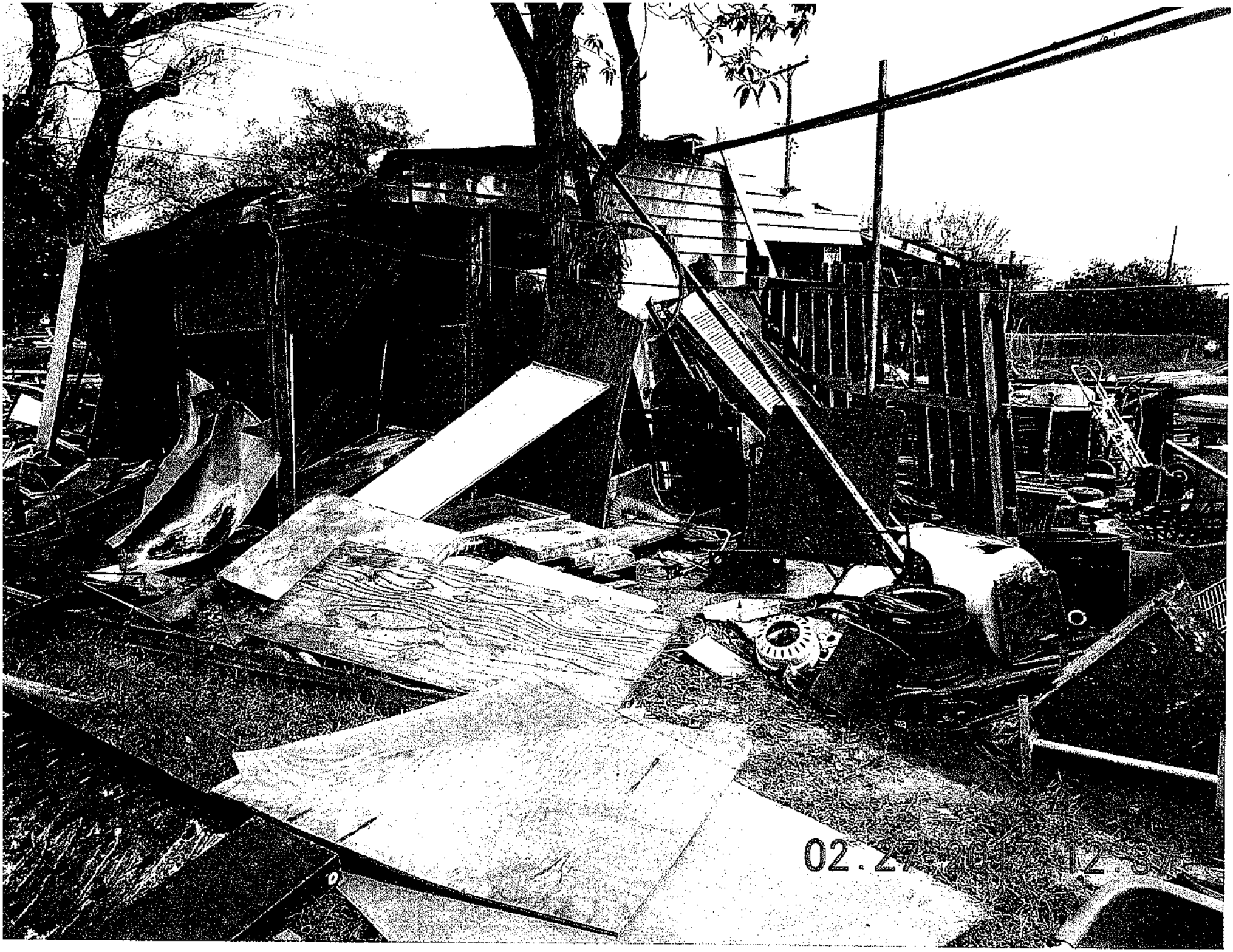
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02.27.2017 12:43

PUBLIC HEARING #2

City of Kingsville
Department of Planning and Development Services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: June 16, 2019

SUBJECT: Condemnation of structure at 404 W. Richard

Summary: Attached is a property report for the structure at 404 W. Richard

Background: All of the records we review for ownership reflect a Joel Gonzalez at 404 w. Richard. When the placard was placed on the house, Joel Gonzalez called us. Come to find out he lives next door I believe at 400 W. Richard. While he didn't receive notice via letter he did by seeing the placard on the structure. He did have a phone conversation with staff but didn't give any kind of indication as to what he wanted to do. He did say that he didn't have the funds to make repairs. Have not heard from him since then.

Financial Impact: Again we assume that the cost of the abatement would come from budgeted funds.

Recommendation: At this time approve condemnation and if we hear from him prior to the meeting we will communicate that.

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
404 W RICHARD		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
ORIGINAL TOWN	19,20	2
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
JOEL GONZALEZ AND LETICIA GONZALEZ	404 W RICHARD	KINGSVILLE, TEXAS 78363

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		AB,B,D,H,OU	1,2,6
Yard						
Condition			X		H, OV	
Utilities						
Electric			X	X		
Gas			X	X		
Water			X	X		
Roof						
Covering			X		H,AB,B,OU,H,NR	
Walls						
Exterior			X		H,C,D,H,OU	
Interior			X		H,C,D,H,OU	
Ceilings			X		H,C,D,H,OU	
Windows/Doors						
Secured			X		H,B,AB,D,OU	
Condition			X		H,B,AB,D,OU	
Foundation						
Exterior			X		H,AB,B,OU,	
Interior			X		H,AB,B,OU,	
Plumbing			X	N/A		
Electrical			X	N/A		

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
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, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS.HAS BEEN WITHOUT WATER SINCE 1/21/2006

SIGNATURE: Daniel H. Ramirez DATE: 5/6/2017

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
404 W RICHARD		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
ORIG. TOWN	2	19-20
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
JOEL GONZALEZ LETICIA GONZALEZ	404 W RICHARD	KINGSVILLE, TEXASX

PROPERTY CONDITION REPORT

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

REASON CODES:

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

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BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS B BEEN WITHOUT WATER SINCE

SIGNATURE: Daniel H. Ramirez DATE: 4-10-17

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

New owners.

CONDEMNATION CHECKLIST

Property Address: 404 W Richard Phone: _____

Property Owner: Joel Gonzalez and Leticia Gonzalez Phone: _____

Owner's Address: 404 W Richard Fax: _____
Kingsville, TX 78363

PLANNED DATE	ACTUAL DATE	ACTION
☐ 4-10-17	4-10-17	1. Identify structure unfit for human habitation.
☐ 4-10-17	4-10-17	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 4-10-17	4-10-17	3. Determine ownership from county assessment & tax collection record.
☐ 4-10-17	4-10-17	4. Obtain legal description.
☐ 4-10-17	4-10-17	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 4-10-17	4-10-17	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. 2nd Notice Sent. (10 day response) (Optional)
☐ 5-31-17	5-31-17	8. If response is not received or is not adequate, proceed as follows:
☐ 6-5-17	6-5-17	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.
☐ 5-31-17	5-31-17	1) Post affidavit in newspaper twice a week for one week
☐ 6-1-17	6-1-17	10. Post sign on property advising date the City

		Council will consider condemnation of structure.
☐ 6-21-17	6-21-17	11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
☐ 6-1-17	6-1-17	12. Photograph posted sign with date stamp.
☐ 6-5-17	6-5-17	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
☐ 6-5-17	6-5-17	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.

scribed burning, but do not know how to get started. This lectureship will give participants the tools needed to plan a burn and get started using fire on their own property. The course is for all skill levels, not only beginners. Experienced burners will learn about the state laws and gain

will be provided by KRIRM. More information about the lectureship – including a detailed agenda, learning objectives and location information – can be found at krirm.tamuk.edu/lectureships/prescribed-burning, or call the KRIRM office at (361) 593-5401.

TOOTH TIPS written by **Charles A. Clements, D.D.S.**
MASTER IN THE ACADEMY OF GENERAL DENTISTRY

Tooth Socket Bone Grafting – Keeping Your Options Open

When a tooth is removed, nearly 50% of the bone will shrink away. This is bad news if you may want to replace the tooth with a dental implant someday. If the lost tooth is in the front "esthetic zone", it is particularly difficult to get the best fit without bone grafting. This relatively simple procedure is usually done at the time of extraction. An artificial bone material is placed in the socket and specially packed and sutured. This allows your bone cells to grow in quicker and denser with almost no natural bone loss. Sometime later, the site is evaluated for either a dental implant or a fixed (cemented) bridge. In either case, the fit and longevity will always be better. This procedure is encouraged by leading dental researchers and clinicians the world over, and is done routinely at our office. If you would like to discuss bone grafting or see if you are a candidate for this procedure, please call to schedule your complimentary consultation.

(361) 592-5248 www.KingsvilleDentist.com
325 General Cavazos Blvd, Kingsville, Texas 78363
TOOTH TIPS IS A PAID ADVERTISEMENT PERSONALLY WRITTEN BY CHARLES A. CLEMENTS, D.D.S.

PUBLIC NOTICE

The City Commission will meet on Monday, June 26, at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

426 E ALICE
404 W RICHARD
425 E KENEDY

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

Managing residue helps minimize soil erosion

Robert Schmidt

NRCS District Conservationist

With the harvest approaching of grain sorghum and corn, it would be a good time to discuss residue management of either crop.

Residue management is implemented to minimize soil erosion on the farmland, including wind and water erosion.

Other benefits include reducing lower energy use, maintaining or increasing organic matter and soil quality, and increasing plant-available moisture. Also managing residues from the previous crop can provide food and escape cover for wildlife.

The definition of residue management is managing the amount, orientation, and distribution of crop and other plant residues on the soil surface during a specified period of the year or throughout the whole year. The standing stalks of grain sorghum can be left standing since most of the time they have been killed by a contact herbicide before harvest. The corn stalks are already dead from crop maturity.

Residue left standing is preferred for erosion control as well as wildlife habitat, especially next to brushy or grassy areas. Adequate residue will provide food and habitat to beneficial soil flora and fauna, which positively impacts: aggregate stability, moisture retention, infiltration, fertility and breakdown of inorganic compounds to improve organic matter in the soil.

Residue left on the soil surface aids in improving the soil condition or health. Residue should also be managed to reduce off-site movement of agricultural chemicals and sediment during the specified period. The residues should also be maintained to meet habitat requirements for target species and avoid disturbance during the primary nesting season for ground nesting wildlife (March 1- July 1).

Many farmers in Kleberg County have adopted some form of conservation tillage - leaving at least 30 percent of residue on the soil surface until the planting of the next crop. So let that residue help your soil for long term sustainability. More information will be forthcoming in future columns on the different tillage systems to manage residue as well as soil health benefits.

For more information on programs or services available, please call the Natural Resources Conservation Service office in Kingsville at (361) 592-0309 Ext. 3 or come at 100 E. Kleberg Ave. (Kleberg Bank Building) in Kingsville.

KRIRM Prescribed Burning Lectureship set for July 31 to Aug. 3

Submitted Item

The King Ranch Institute for Ranch Management will host the Gus T. Canales Lectureship on Prescribed Burning July 31 through Aug. 3 in Kingsville. The lectureship is designed to teach participants the safe use of fire as a rangeland and wildlife habitat management tool.

Lead instructor of the lectureship, Sandra Rideout-Hanzak Ph.D., explains that all rangeland owners and managers should consider using prescribed burning as a livestock forage and wildlife habitat improvement tool.

"Prescribed burning will increase the quality and digestible portion of forage for both livestock and wildlife, while making it more accessible and palatable as well," said Rideout, associate professor for the Department of Animal, Rangeland, and Wildlife Sciences at Texas A&M University-Kingsville.

Utilizing prescribed burning as a management tool is simply emulating a natural event to which rangeland plants are well adapted, and it is the most cost-effective means to control brush invasion in rangelands, Rideout further explains.

It is not uncommon that land managers know they would like to use prescribed burning, but do not know how to get started. This lectureship will give participants the tools needed to plan a burn and get started using fire on their own property. The course is for all skill levels, not only beginners. Experienced burners will learn about the state laws and gain a greater understanding of how to burn legally and responsibly.

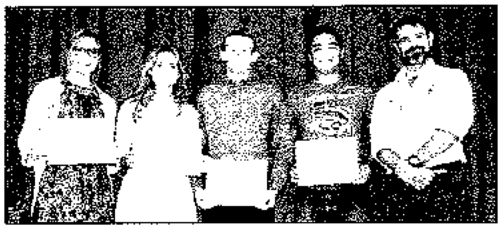
Weather permitting, a hands-on live 900-acre burn will be conducted on Aug. 3. "Students will learn how to use the tools, and see how the combination of fuels and weather conditions, plus firing technique, creates the appropriate, manageable fire behavior," said Rideout.

In addition to Rideout's instruction, Allen Rasmussen, Ph.D., of Texas A&M-Kingsville, Kirk Feuerbacher of The Nature Conservancy, and Stephen Deiss of NRCS will also teach various subjects during the lectureship. Rideout believes these instructors will contribute to an invaluable learning experience for participants, all three combining decades of teaching prescribed burning courses and burning rangelands in southern Texas and the U.S.

Registration is $500, which includes all workbook materials, equipment, refreshments, and meals. Classroom instruction will be held on the campus of Texas A&M-Kingsville at the Caesar Kleberg Wildlife Center.

The prescribed burn is planned to take place on East Foundation's El Sauz Ranch in Port Mansfield. Transportation will be provided by KRIRM. More information about the lectureship – including a detailed agenda, learning objectives and location information – can be found at krirm.tamuk.edu/lectureships/prescribed-burning, or call the KRIRM office at (361) 593-5401.

Riviera Telephone Company awards scholarships



Pictured, from left, are Joey Diamond Lee, Christin Teresa Alsop, Justin Stiles, Gilbert Aguilar and Billy Colston III, RTC vice-president. (Not pictured is Dakota Unterbrink). (Submitted photo)

Submitted Item

Since 1987, Riviera Telephone Company Inc. has awarded $830,000 in scholarships to 176 local students for their academic achievement, good citizenship and high moral character. This year, RTC awarded $76,000 in scholarships to five children of RTC customers.

This year's recipients are Christin Teresa Alsop, Joey Diamond Lee, Gilbert Aguilar, Justin Stiles and Dakota Unterbrink.

Christin Teresa Alsop is Riviera Kaufer High School Valedictorian. Christin is the daughter of Elizabeth Hubert and plans to attend Texas A&M University-College Station to study animal science.

Gilbert Aguilar is the son of Jennifer Ramirez and plans to attend the University of Houston to study electrical power engineering.

Justin Stiles is the son of Joe and Kay Stiles and plans to attend Texas State University to study mechanical engineering.

Dakota Unterbrink is the daughter of Steven and Phyllis Unterbrink and plans to attend Texas A&M University-Kingsville to study fashion design.

Each of these students will receive $1,000 each long semester for two years.

Joey Diamond Lee is the daughter of Chris and Martha Lee and plans to attend the University of Texas-Austin to study business. In February 2011 during the Kleberg Kennedy Junior Livestock Show, Joey was awarded a five-year full scholarship when RTC reached a milestone of purchasing $1,000,000 in livestock show projects.

RTC congratulates all the 2017 scholarship recipients and wishes each much success as they enter into this new phase of their lives and begin their field of studies at their chosen institutions of higher learning. RTC encourages all eligible Riviera Kaufer High School seniors to apply for its scholarship next year.

TOOTH TIPS written by Charles A. Clements, D.D.S.
MASTER IN THE ACADEMY OF GENERAL DENTISTRY

Tooth Socket Bone Grafting – Keeping Your Options Open

When a tooth is removed, nearly 50% of the bone will shrink away. This is bad news if you may want to replace the tooth with a dental implant someday. If the lost tooth is in the front "esthetic zone", it is particularly difficult to get the best fit without bone grafting. This relatively simple procedure is usually done at the time of extraction. An artificial bone material is placed in the socket and specially packed and sutured. This allows your bone cells to grow in quicker and denser with almost no natural bone loss. Sometime later, the site is evaluated for either a dental implant or a fixed (cemented) bridge. In either case, the fit and longevity will always be better. This procedure is encouraged by leading dental researchers and clinicians the world over, and is done routinely at our office. If you would like to discuss bone grafting or see if you are a candidate for this procedure, please call to schedule your complimentary consultation.

www.KingsvilleDentist.com
(361) 592-5248 325 General Cavazos Blvd. Kingsville, Texas 78363
TOOTH TIPS IS A PAID ADVERTISEMENT PERSONALLY WRITTEN BY CHARLES A. CLEMENTS, D.D.S.

iWh INNOVATIONS IN WOMEN'S HEALTH

Welcomes
Eugenie Anderson, Nurse Practitioner

Eugenie Anderson, NP

Starting June 26, 2017, Eugenie Anderson, N.P., will be in Kingsville on THURSDAYS.

CALL TO SCHEDULE AN APPOINTMENT

Obstetric Care and Gynecology Services:
- Annual Exams and Pap Smears
- Birth Control Options and Management
- Adolescent Gynecological Care
- Menstrual Disorders
- Abnormal Pap Smear Evaluation and Treatment
- Breast Diseases
- Menopausal Problems
- Basic Problems with Infertility
- Urinary Incontinence

Dr. E. Stanton Shoemaker, MD
Board-certified Obstetrics and Gynecology
609 E. King • Kingsville, Texas
Every Tuesday 10 a.m. - 5 p.m.
www.shoemakermd.com (361) 595-4130

$48,000
This is the average cost per year in a nursing home.

You need Long Term Care Insurance.

If you or your spouse are uninsurable, we can help.

Call me.

KIRKPATRICK & ASSOCIATES
James R. Kirkpatrick, CLU
1314 East King Street
Kingsville, TX 78363
(361) 592-4261 office
(361) 779-0650 cell

PUBLIC NOTICE

The City Commission will meet on Monday, June 26, at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

426 E ALICE
404 W RICHARD
425 E KENEDY

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.

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If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

COME ON IN AFTER WORK, RELAX AND ENJOY YOUR RECOVERY
Open Monday - Thursday 8:00 am - 6:30 pm Friday 8:00 am - 5:00 pm

NO WAITING!

OLIVER
PHYSICAL THERAPY & SPORTS MEDICINE
SERVING KINGSVILLE SINCE 2013

Sports Injuries
Motor Vehicle Accidents
Occupational Injuries
Worker's Comp
Pre/Post Op
Total Knees/Hips
Men's/Women's Health

Visit our website oliverpt.com

1028 S. 14th Street
Stanfield Plaza - Kingsville, Texas
(361) 488-6335

MOST INSURANCES ACCEPTED
- Advantage Healthy Horizons
- Humana Military-Tricare
- BCBS
- Aetna Care
- Medicare
- HMC

Facebook

STATEMENT OF ALL TAXES DUE

ACCT # 1-001-002-19000-192
DATE 04/17/2017
SD

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

Property Description

ORIG TOWN, BLOCK 2, LOT 19, 20

TOWN -
ACRES - .160

LOCATION- 404 W RICHARD

Values

LAND MKT VALUE	4,500	IMPR/PERS MKT VAL	12,120
LAND AGR VALUE		MKT. BEFORE EXEMP	16,620
		LIMITED TXBL. VAL	

EXEMPTIONS GRANTED: NONE

GARZA FRANCISCO R
% JOEL GONZALEZ
LETICIA GONZALEZ
404 W RICHARD
KINGSVILLE TX 78363

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2016	543.94	59.83	.00	603.77
	543.94	59.83	.00	603.77

ACCT # 1-001-002-19000-192

TOTAL DUE 04/2017	603.77
TOTAL DUE 05/2017	614.66
TOTAL DUE 06/2017	625.54
TOTAL DUE 07/2017	770.23

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	137.75	15.15	.00	152.90
CITY OF KINGSVILLE	139.97	15.40	.00	155.37
KINGSVILLE ISD	252.44	27.77	.00	280.21
SOUTH TX WATER AUTH	13.78	1.51	.00	15.29

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	137.75
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	139.97
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	252.44
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	13.78
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	543.94

YOU MAY PAY YOUR TAXES ONLINE AT www.klebergcountyonline.net
A PROCESSING FEE OF 3.5% WILL BE APPLIED TO CREDIT CARD PAYMENTS

ND811-LRKC

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY 20580 R

Legal Description
ORIG TOWN, BLOCK 2, LOT 19, 20

OWNER ID
11126

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013

GARZA FRANCISCO R
1701 SANTA MONICA ST
KINGSVILLE, TX 78363-3460

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

Values		
IMPROVEMENTS		13,830
LAND MARKET	+	4,500
MARKET VALUE	=	18,330
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	18,330
HS CAP LOSS	-	0
ASSESSED VALUE	=	18,330

Ref ID2: R20580
100100219000192 Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 404 W RICHARD

APPR VAL METHOD: Cost

GENERAL

UTILITIES		LAST APPR.	LR
TOPOGRAPHY	LEVEL	LAST APPR. YR	2013
ROAD ACCESS	PAVED,CURB & GU	LAST INSP. DATE	02/01/2013
ZONING		NEXT INSP. DATE	
NEXT REASON			

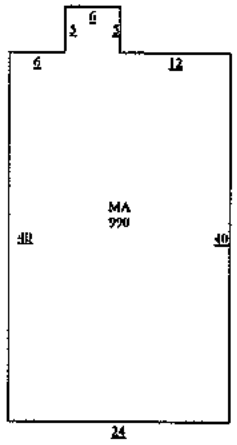
REMARKS FOR 2013 NO VAL CHG TO ACCT PER APPR LR 2/1/13 3/11/13 FOR 2010 NO CHANGE TO ACCT PER APPR LR 12/9/09 12/22/09 MMG -- FOR '07 CHG DEPR % & ADD PHY % TO MA FOR ROOF

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
	*****	UNKNOWN	OT / /

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

SUBD: S001 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/	990.0	43.65	1	1945	1945		43,210	40%	80%	100%	100%	100%	0.32	13,830
1.	RESIDENTIAL		STCD: A1		990.0	Homesite: N					43,210							13,830

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM1	0
Flooring	1	FL2	0
Heating/Cooling	1	HA5	0
Plumbing	1	1	0
			0

SUBD: S001 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	50X140	90.00	4,500	1.00	1.00	A	4,500	NO			0.00	0
Comment: F: 50.0 R: 50.0 FF													4,500					0

Effective Date of Appraisal: January 1 Date Printed: 03/12/2013 11:26:32AM by CLAUDIAT

True Automation, Inc.

Prop ID	Owner	%	Legal Description			Values		
22759	53603	100.00 R	**Geo: 100100204000192**	Effective Acres: 0.000000	Imp HS: 0	Market:	15,610	
FLEMING DANELL			ORIG TOWN, BLOCK 2, LOT 4, 5		Imp NHS: 10,610	Prod Loss:	0	
430 W RICHARD ST					Land HS: 0	Appraised:	15,610	
KINGSVILLE, TX 78363				Acres:	0.0000 Land NHS: 5,000	Cap:	0	
			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed:	15,610	
			Situs: 423 W SANTA GERTRUDIS 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			15,610	0	15,610	0.842200	131.47

23515	53603	100.00 R	**Geo: 100100206000192**	Effective Acres: 0.000000	Imp HS: 0	Market:	50,520	
FLEMING DANELL			ORIG TOWN, BLOCK 2, LOT 6, 7, ACRES .0		Imp NHS: 45,520	Prod Loss:	0	
430 W RICHARD ST					Land HS: 0	Appraised:	50,520	
KINGSVILLE, TX 78363				Acres:	0.0000 Land NHS: 5,000	Cap:	0	
			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed:	50,520	
			Situs: 419 W SANTA GERTRUDIS	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			50,520	0	50,520	0.842200	425.48

24288	19842	100.00 R	**Geo: 100100208000192**	Effective Acres: 0.000000	Imp HS: 20,380	Market:	39,240	
FLOYD EVA L			ORIG TOWN, BLOCK 2, LOT 8-10		Imp NHS: 11,360	Prod Loss:	0	
415 W SANTA GERTRUDIS ST					Land HS: 7,500	Appraised:	39,240	
KINGSVILLE, TX 78363-4364				Acres:	0.0000 Land NHS: 0	Cap:	0	
			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed:	39,240	
			Situs: 415 W SANTA GERTRUDIS	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			39,240	8,400	30,840	0.842200	259.73

17462	28759	100.00 R	**Geo: 100100211000192**	Effective Acres: 0.000000	Imp HS: 0	Market:	35,500	
LONEY PAUL J JR			ORIG TOWN, BLOCK 2, LOT 11, 12		Imp NHS: 30,500	Prod Loss:	0	
1004 GIBSON DR					Land HS: 0	Appraised:	35,500	
ALICE, TX 78332-3612				Acres:	0.0000 Land NHS: 5,000	Cap:	0	
			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed:	35,500	
			Situs: 409 W SANTA GERTRUDIS	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			35,500	0	35,500	0.842200	298.96

18226	56414	100.00 R	**Geo: 100100213000192**	Effective Acres: 0.000000	Imp HS: 0	Market:	198,540	
LOK INVESTMENTS LLC			ORIG TOWN, BLOCK 2, LOT 13-16		Imp NHS: 188,540	Prod Loss:	0	
124 W CORRAL AVE					Land HS: 0	Appraised:	198,540	
KINGSVILLE, TX 78363				Acres:	0.0000 Land NHS: 10,000	Cap:	0	
			State Codes: F1	Map ID:	PLAT Prod Use: 0	Assessed:	198,540	
			Situs: 403 W SANTA GERTRUDIS	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			198,540	0	198,540	0.842200	1,672.10

19780	34141	100.00 R	**Geo: 100100217000192**	Effective Acres: 0.000000	Imp HS: 0	Market:	45,950	
GONZALEZ JOEL			ORIG TOWN, BLOCK 2, LOT 17, 18		Imp NHS: 41,450	Prod Loss:	0	
ETUX LETICIA M					Land HS: 0	Appraised:	45,950	
PO BOX 5137				Acres:	0.0000 Land NHS: 4,500	Cap:	0	
KINGSVILLE, TX 78364-5137			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed:	45,950	
			Situs: 400 W RICHARD	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			45,950	0	45,950	0.842200	386.99

20580	11126	100.00 R	**Geo: 100100219000192**	Effective Acres: 0.000000	Imp HS: 0	Market:	18,330	
GARZA FRANCISCO R			ORIG TOWN, BLOCK 2, LOT 19, 20		Imp NHS: 13,830	Prod Loss:	0	
1701 SANTA MONICA ST					Land HS: 0	Appraised:	18,330	
KINGSVILLE, TX 78363-3460				Acres:	0.0000 Land NHS: 4,500	Cap:	0	
			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed:	18,330	
			Situs: 404 W RICHARD	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			18,330	0	18,330	0.842200	154.38

Prop ID	Owner	%	Legal Description			Values		
19780	34141	100.00 R	**Geo: 100100217000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	45,950
GONZALEZ JOEL			ORIG TOWN, BLOCK 2, LOT 17, 18		Imp NHS:	41,450	Prod Loss:	0
ETUX LETICIA M					Land HS:	0	Appraised:	45,950
PO BOX 5137				Acres:	0.0000 Land NHS:	4,500	Cap:	0
KINGSVILLE, TX 78364-5137			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	45,950
			Situs: 400 W RICHARD	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			45,950	0	45,950	0.842200	386.99

20580	11126	100.00 R	**Geo: 100100219000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	18,330
GARZA FRANCISCO R			ORIG TOWN, BLOCK 2, LOT 19, 20		Imp NHS:	13,830	Prod Loss:	0
1701 SANTA MONICA ST					Land HS:	0	Appraised:	18,330
KINGSVILLE, TX 78363-3460				Acres:	0.0000 Land NHS:	4,500	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	18,330
			Situs: 404 W RICHARD	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			18,330	0	18,330	0.842200	154.38

21321	52260	100.00 R	**Geo: 100100221000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	45,970
VILLEGAS MARCOS			ORIG TOWN, BLOCK 2, LOT 21, 22		Imp NHS:	41,470	Prod Loss:	0
ETAL					Land HS:	0	Appraised:	45,970
PO BOX 1734				Acres:	0.0000 Land NHS:	4,500	Cap:	0
KINGSVILLE, TX 78364			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	45,970
			Situs: 410 W RICHARD	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			45,970	0	45,970	0.842200	387.16

22093	44392	100.00 R	**Geo: 100100223000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	36,340
SALINAS ELIOT			ORIG TOWN, BLOCK 2, LOT 23-25		Imp NHS:	29,590	Prod Loss:	0
AND ELENA E SALINAS					Land HS:	0	Appraised:	36,340
8203 S BRAESWOOD BLVD				Acres:	0.0000 Land NHS:	6,750	Cap:	0
HOUSTON, TX 77071			State Codes: B	Map ID:	PLAT Prod Use:	0	Assessed:	36,340
			Situs: 414 W RICHARD	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			36,340	0	36,340	0.842200	306.06

15268	44392	100.00 R	**Geo: 100100226000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	37,590
SALINAS ELIOT			ORIG TOWN, BLOCK 2, LOT 26, 27		Imp NHS:	33,090	Prod Loss:	0
AND ELENA E SALINAS					Land HS:	0	Appraised:	37,590
8203 S BRAESWOOD BLVD				Acres:	0.0000 Land NHS:	4,500	Cap:	0
HOUSTON, TX 77071			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	37,590
			Situs: 422 W RICHARD	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			37,590	0	37,590	0.842200	316.58

15906	44392	100.00 R	**Geo: 100100226001192**	Effective Acres: 0.000000	Imp HS:	0	Market:	6,500
SALINAS ELIOT			ORIG TOWN, BLOCK 2, LOT 26, 27, (IMP ONLY)		Imp NHS:	6,500	Prod Loss:	0
AND ELENA E SALINAS					Land HS:	0	Appraised:	6,500
8203 S BRAESWOOD BLVD				Acres:	0.0000 Land NHS:	0	Cap:	0
HOUSTON, TX 77071			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	6,500
			Situs: 422 W RICHARD 1/2 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			6,500	0	6,500	0.842200	54.74

16047	53603	100.00 R	**Geo: 100100228000192**	Effective Acres: 0.000000	Imp HS:	35,160	Market:	69,080
FLEMING DANELL			ORIG TOWN, BLOCK 2, LOT 28-32, ACRES .0		Imp NHS:	22,670	Prod Loss:	0
430 W RICHARD ST					Land HS:	11,250	Appraised:	69,080
KINGSVILLE, TX 78363				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	69,080
			Situs: 430 W RICHARD	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			69,080	0	69,080	0.842200	581.79

DATE 03/19/2013 **STATEMENT OF ALL TAXES DUE**

SD

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

PROPERTY DESCRIPTION ACCT # 1-001-002-19000-192

ORIG TOWN, BLOCK 2, LOT 19, 20

TOWN -
ACRES - .160

LOCATION- 404 W RICHARD

LAND MKT VALUE 4500
LAND AGR VALUE

IMPR/PERS MKT VALUE 13830
MKT. BEFORE EXEMPTS 18330
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

GARZA FRANCISCO R

1701 SANTA MONICA ST

KINGSVILLE TX 78363-3460

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

TOTAL DUE 03/2013 .00
ACCT # 1-001-002-19000-192 TOTAL DUE 04/2013 .00
TOTAL DUE 05/2013 .00
TOTAL DUE 06/2013 .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	136.52
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	154.38
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	273.87
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	11.34
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	576.11

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY 20580 R
Legal Description
ORIG TOWN, BLOCK 2, LOT 19, 20

OWNER ID 62424
OWNERSHIP 100.00%

PROPERTY APPRAISAL INFORMATION 2017

GONZALEZ JOEL
LETICIA GONZALEZ
404 W RICHARD
KINGSVILLE, TX 78363

Entities

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

Values

IMPROVEMENTS		12,120
LAND MARKET	+	4,500
MARKET VALUE	=	16,620
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	16,620
HS CAP LOSS	-	0
ASSESSED VALUE	=	16,620

Ref ID2: R20580
100100219000192 Map ID C1

ACRES:
EFF. ACRES:

SITUS 404 W RICHARD

APPR VAL METHOD: Cost

GENERAL

UTILITIES		LAST APPR.	LR/CT/AY
TOPOGRAPHY	LEVEL	LAST APPR. YR	2016
ROAD ACCESS	PAVED,CURB &	LAST INSP. DATE	11/04/2015
ZONING		NEXT INSP. DATE	
NEXT REASON			

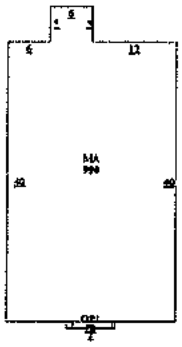
REMARKS FOR '16 CHG EFF YR & DEPR % - ADD OP1 & ADD 80% PHY FOR POOR EXT COND PER PHYS INSP BY LR/CT/AYG 11/4/15 5/19/16 JO – FOR 2013 ADD FF TABLE FF90D140 PER IE 4/17/13 JO

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

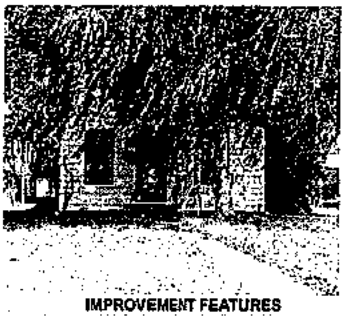
SALE DT	PRICE	GRANTOR	DEED INFO
05/17/2018	*****	GARZA FRANCISCO	GWD / 554 / 199
	*****	UNKNOWN	OT / /

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



SUBD: S001 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/	990.0	43.65	1	1945	1966		43,210	35%	80%	100%	100%	100%	0.28	12,100
	OP1	OPEN PORCH B	R	/	7.0	6.73	1	1945	1966		60	35%	80%	100%	100%	100%	0.28	20
1	RESIDENTIAL			STCD: A1	997.0		Homesite: N				43,270							12,120

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM1	0
Flooring	1	FL2	0
Heating/Cooling	1	HA5	0
Plumbing	1	1	0
			0

SUBD: S001 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		FF90D140	A1	N	FF	50X140	90.00	4,500	1.00	1.00	A	4,500	NO			0.00	0
													4,500					0

Comment: F: 50.0 R: 50.0 FF

Effective Date of Appraisal: January 1 Date Printed: 04/10/2017 10:14:23AM by MARLENEP

True Automation, Inc.

Kleberg CAD

Property Search Results > 20580 GONZALEZ JOEL for Year 2017

Property

Account

Property ID:	20580	Legal Description:	ORIG TOWN, BLOCK 2, LOT 19, 20
Geographic ID:	100100219000192	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	404 W RICHARD	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	GONZALEZ JOEL	Owner ID:	62424
Mailing Address:	LETICIA GONZALEZ 404 W RICHARD KINGSVILLE, TX 78363	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A		
(+) Improvement Non-Homesite Value:	+	N/A		
(+) Land Homesite Value:	+	N/A		
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	N/A		N/A
(+) Timber Market Valuation:	+	N/A		N/A
(=) Market Value:	=	N/A		
(–) Ag or Timber Use Value Reduction:	–	N/A		
(=) Appraised Value:	=	N/A		
(–) HS Cap:	–	N/A		
(=) Assessed Value:	=	N/A		

Taxing Jurisdiction

Owner: GONZALEZ JOEL
% Ownership: 100.0000000000%
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CKI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			

Taxes w/Current Exemptions:	N/A
Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 990.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW1	1945	990.0
OP1	OPEN PORCH BASIC (20%)	*		1945	7.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.1607	7000.00	50.00	140.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	$12,120	$4,500	0	16,620	$0	$16,620
2015	$13,830	$4,500	0	18,330	$0	$18,330
2014	$13,830	$4,500	0	18,330	$0	$18,330
2013	$13,830	$4,500	0	18,330	$0	$18,330
2012	$13,830	$4,500	0	18,330	$0	$18,330
2011	$13,830	$4,500	0	18,330	$0	$18,330
2010	$13,830	$4,500	0	18,330	$0	$18,330
2009	$13,830	$4,500	0	18,330	$0	$18,330
2008	$13,830	$4,500	0	18,330	$0	$18,330
2007	$13,830	$4,500	0	18,330	$0	$18,330
2006	$18,370	$4,500	0	22,870	$0	$22,870
2005	$18,780	$4,500	0	23,280	$0	$23,280
2004	$18,780	$4,500	0	23,280	$0	$23,280
2003	$18,780	$4,500	0	23,280	$0	$23,280
2002	$18,780	$4,500	0	23,280	$0	$23,280
2001	$18,780	$4,500	0	23,280	$0	$23,280
2000	$18,780	$3,500	0	22,280	$0	$22,280
1999	$18,780	$3,500	0	22,280	$0	$22,280
1998	$15,870	$3,500	0	19,370	$0	$19,370
1997	$10,440	$3,500	0	13,940	$0	$13,940
1996	$10,440	$3,500	0	13,940	$0	$13,940
1995	$10,440	$3,500	0	13,940	$0	$13,940

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/17/2016	GWD	GENERAL WARRANTY DEED	GARZA FRANCISCO R	GONZALEZ JOEL	554	199	
2		OT	Other	UNKNOWN	GARZA FRANCISCO R			

Questions Please Call (361) 595-5775

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.14

Database last updated on: 4/9/2017 8:23 PM

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CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

ARIL 10, 2017

JOEL GONZALEZ AND LETICIA GONZALEZ
404 W RICHARD
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 2 LOT 19, 20 404 W RICHARD

Dear Sir or Madam:

It has been determined that the structure at **404 W RICHARD** 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,

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.

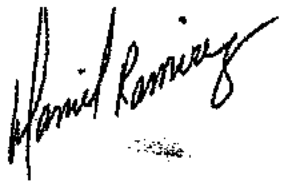
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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.

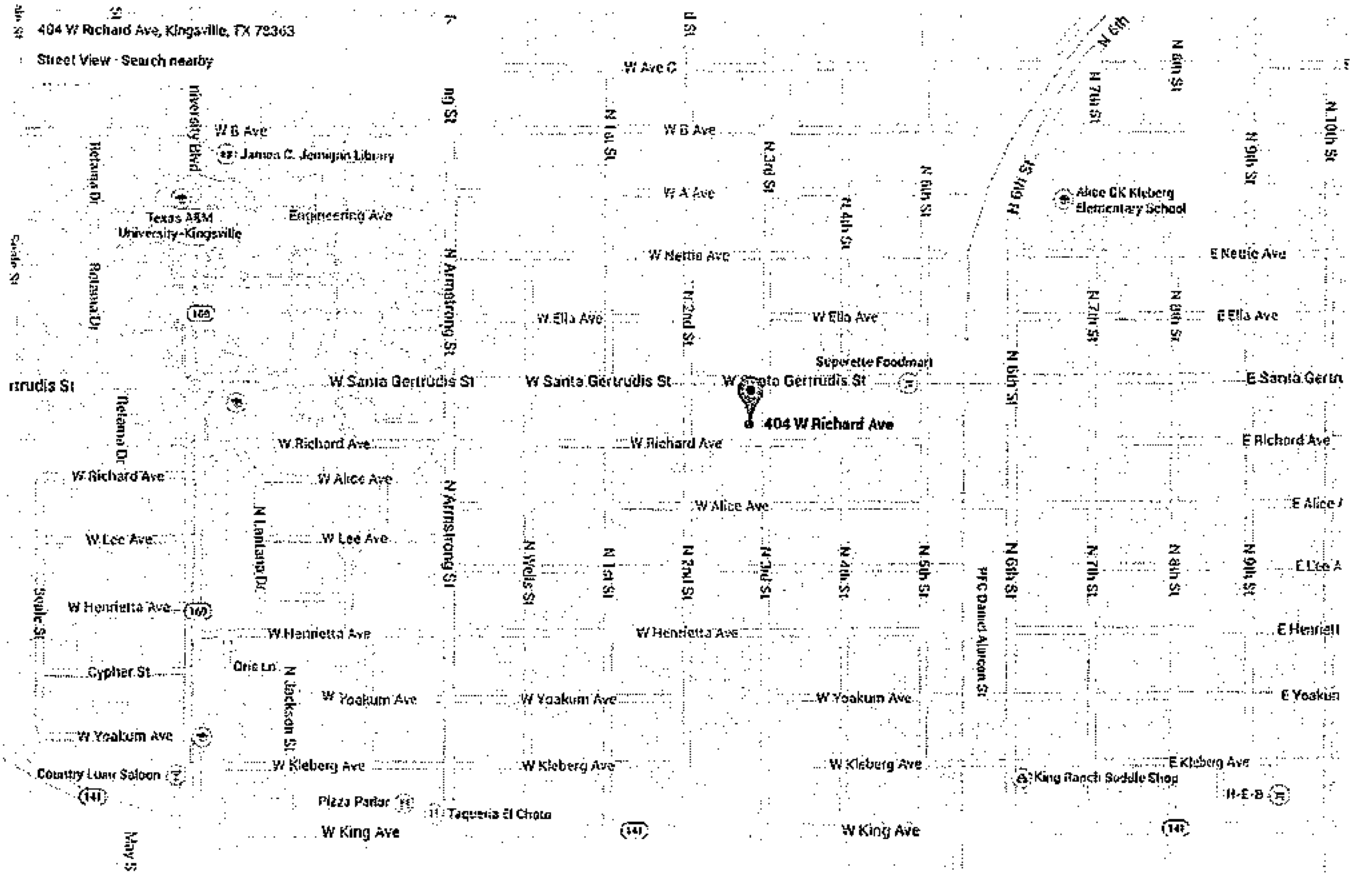
Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

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,

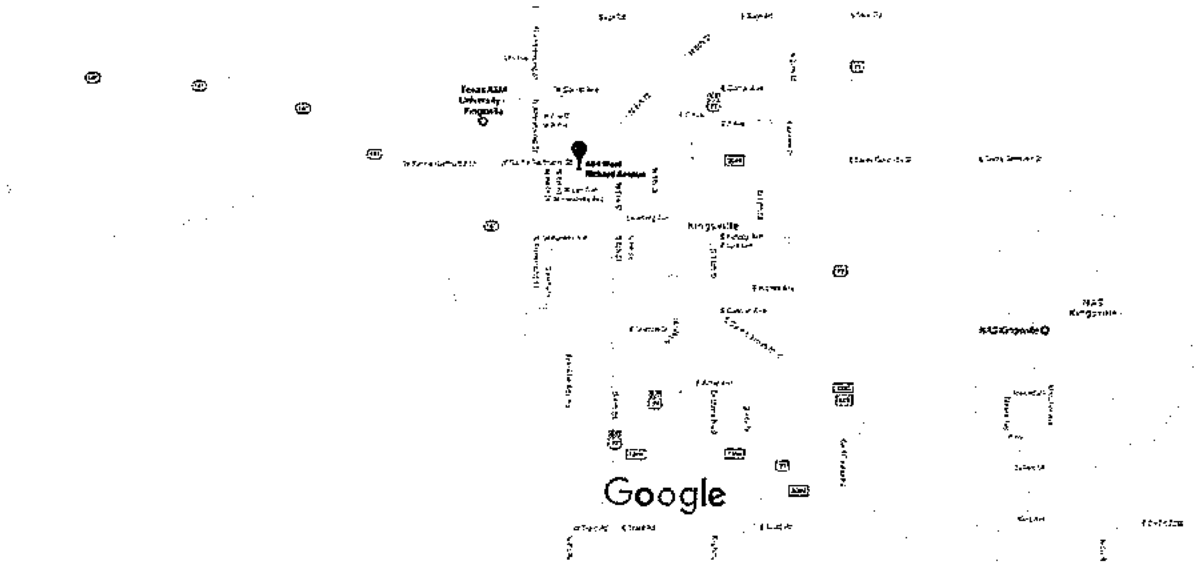


Daniel Ramirez
Building Official



Map data ©2015 Google 500 ft

Google Maps 404 W Richard Ave



Map data ©2017 Google 2000 ft

404 W Richard Ave

Kingsville, TX 78363

Kingsville TEXAS

7011 1570 0003 3833 1742

CORPUS CHRISTI TX 784
11 APR 2017 PM
04/11/2017
US POSTAGE $06.56⁰

8364

ZIP 78363
041L11238105

Joel Gonzalez and Leticia Gonzalez
Unit W Richard

NIXIE 78284 05/08/2017

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNCLAIMED
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955

9327000093815908 UNC
56998>9999

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Francisco R Garza
1701 Santa Monica
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 3/18/13

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 1570 0003 3833 0615

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

1602

Kingsville TEXAS

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

CORPUS CHRISTI
TX 784
19 APR 2017 PM 04/19/2017
FIRST-CLASS MAIL
US POSTAGE 00.46

ZIP 78363
041L11238105

Francisco R Garza
1701 Santa Monica
K[illegible] Dr 78363

NIXIE 782 5E 1 0004/25/17

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF BC: 78364145858 *0588-06656-19-38
78364>1458

1602

Kingsville TEXAS

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

CORPUS CHRISTI
TX 784
11 APR 2017 PM 04/11/2017
FIRST-CLASS MAIL
US POSTAGE 00.46

ZIP 78363
041L11238105

Vac

Joel Gonzalez and Leticia Gonzalez
401 W Richard
K[illegible] 78363

1K NIXIE 782 4E 1 0184/19/17

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC BC: 78364145858 *0588-04948-11-38
78364>1458

1602

CITY OF KINGSVILLE

7014 0150 0002 0853 4204

MAY 05 2015

Postmark Here
03/24/2015
$06.48
ZIP 78363
041L11238105

LN
JPB
3/26
4/11/15
41

Francisco Garza
Monica
1701 Santa
NIXIE 782 CE 1 0104/29/15
RETURN TO SENDER
REFUSED
UNABLE TO FORWARD
*1310-08671-24-45

78363383460

CERTIFIED MAIL

160.2

Kingsville TEXAS

7011 1570 0003 3833 1650

CORPUS CHRISTI TX
19 APR 2017 PM
04/18/2017
$06.20
ZIP 78363
041L11238105

S 78364

5/3

JTF
5/4

Francisco L Garza
1701 Santa Monica

NIXIE 782 4E 1 0104/24/17
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
MANUAL PROC REQ *0588-01423-19-38

0 5 9327010688924038 UTF
78363383460 369985999

BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 1544

JUNE 5, 2017

JOEL GONZALEZ AND LETICIA GONZALEZ
404 W RICHARD
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 404 W RICHARD**

Dear Sir or Madam:

On April 10, 2017, a letter was sent from the City of Kingsville stating that your property located at **404 W RICHARD** 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, JUNE 26, 2017** at **6:00 p.m.** to show cause 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 JUNE 26, 2017.

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, 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 1570 0003 3833 1537

JUNE 5, 2017

FRANCISCO R GARZA
1701 SANTA MONICA
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 404 W RICHARD**

Dear Sir or Madam:

On March 13, 2013, a letter was sent from the City of Kingsville stating that your property located at **404 W RICHARD** 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

CITY OF KINGSVILLE

ADDRESS	INSPECTOR	
404 West Richard	Daniel Ramirez	
LEGAL DESCRIPTION	**LOT**	**BLOCK**
Original Town	19,20	2
OWNER NAME	**ADDRESS**	**CITY/STATE/ZIP**
Francisco Garza	1701 SANTA MONICA	KINGSVILLE, TX 78363

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	N/A	UNSAFE	SEVERE	HAZARD	REMEDIES
Yard Condition		XDP		X			CLEANUP
Utilities			X				
a.Elec			X				
b.Gas			X				
c.Water			X				
Roof		XAHP		X			
a.Covering		XAHP		X			
b.Structure		XAHP			X		
Walls		XAHP			X		
a.Exterior		XAHP			X		
b.Interior		XAHP			X		
c.Ceilings		XAHP			X		
Windows/Doors		XAHP			X		
a.Secured		XAHP			X		
b.Condition		XAHP			X		
Foundation		XAHP			X		
a.Floors		XAHP			X		
Plumbing		XAHP			X		
Electrical		XAHP			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. Evidence of mold found in kitchen walls and cabinets. 7. Evidence of rodents and other pests.

Sign: Daniel P. Ramirez 3/12/2013

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
404 W RICHARD		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
ORIGINAL TOWN	19,20	2
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
FRANCISCO R GARZA	1701 SANTA MONICA	KINGSVILLE, TEXAS 78363

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		AB,B,D,H,OU	1,2,6
Yard						
Condition			X		H, OV	
Utilities						
Electric			X	X		
Gas			X	X		
Water			X	X		
Roof						
Covering			X		H,AB,B,OU,H,NR	
Walls						
Exterior			X		H,C,D,H,OU	
Interior			X		H,C,D,H,OU	
Ceilings			X		H,C,D,H,OU	
Windows/Doors						
Secured			X		H,B,AB,D,OU	
Condition			X		H,B,AB,D,OU	
Foundation						
Exterior			X		H,AB,B,OU,	
Interior			X		H,AB,B,OU,	
Plumbing			X	N/A		
Electrical			X	N/A		

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
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, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS.HAS BEEN WITHOUT WATER SINCE 1/21/2006

SIGNATURE: Daniel H. Ramirez DATE: 5/6/2017

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
404 West Richard		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
Original Town	19,20	2
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
Francisco Garza	1701 Santa Monica	Kingsville, Texas 78363

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			x		AB,B,D,H,OU	1,2,6
Yard						
Condition			x		H,OV	
Utilities						
Electric			x	x		
Gas			x	x		
Water			x	x		
Roof						
Covering			x		C,H,D,OU	
Walls						
Exterior			x		B , C,D,L,OU	
Interior			x		B , C,D,L,OU	
Ceilings			x		B , C,D,L,OU	
Windows/Doors						
Secured			x		B,H,D,I,MI,OU	
Condition			x		B,H,D,I,MI,OU	
Foundation						
Exterior			x		B,H,D,I,OU	
Interior			x		B,H,D,I, OU	
Plumbing			x	x		
Electrical			x	x		

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, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS HAS BEEN WITHOUT WATER SINCE 1/25/2006

SIGNATURE: Daniel H. Ramirez DATE: 3/23/2015

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 404 W Richard Phone: _____
Property Owner: Francisco R Garza Phone: _____
Owner's Address: 1701 Santa Monica St Fax: _____
Kingsville, TX 78363

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.
		☐ b. Photograph property with date stamp.
☐ 3-13-13	3-13-13	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.
☐ 3-23-15	3-23-15	7. 2nd Notice Sent. (10 day response) (Optional)
☐ 4-10-17	4-10-17	8. If response is not received or is not adequate, proceed as follows:
☐ 6-5-17	6-5-17	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.
☐ 6-31-17	5-31-17	☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas. 1) Post affidavit in newspaper twice a week for one week
☐ 6-1-17	6-1-17	10. Post sign on property advising date the City

new date

		Council will consider condemnation of structure.
☐ 6-21-17	6-21-17	11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
☐ 6-1-17	6-1-17	12. Photograph posted sign with date stamp.
☐ 6-5-17	6-5-17	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
☐ 6-5-17	6-5-17	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

FRANCISCO R GARZA
1701 SANTA MONICA
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 2, LOT 19, 20 404 W RICHARD

Dear Sir or Madam:

It has been determined that the structure at **404 W RICHARD** 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.

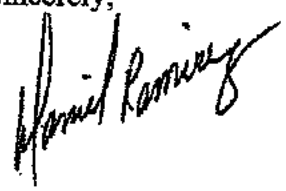
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

MARCH 23, 2015

FRANCISCO GARZA
1701 SANTA MONICA ST
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 2 LOT19, 20 404 W RICHARD

Dear Sir or Madam:

It has been determined that the structure at **404 W RICHARD** 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.

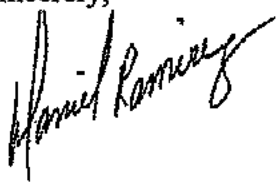
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

APRIL 10, 2017

FRANCISCO R GARZA
1701 SANTA MONICA
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 2, LOT 19, 20 404 W RICHARD

Dear Sir or Madam:

It has been determined that the structure at **404 W RICHARD** 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

1602

Kingsville TEXAS

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

CORPUS CHRISTI
TX 784
19 APR 2017 PM

FIRST-CLASS MAIL
USPS POSTAGE $001.42

ZIP 78363
041L11238105

Francisco R Garza
1701 Santa Monica
Kingsville Dr 78363

NIXIE 782 5E 1 0004/23/17

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

78363346D UTF
78364>1458

BC: 78364145858 *0588-06636-19-38

CERTIFIED MAIL™

1602

CITY OF KINGSVILLE

7014 0150 0002 0853 4204

MAY 05 2015

Produced:
USPS POSTAGE $06.48

ZIP 78363
041L11238105

LN
JBB
3/26
11/11/15
41

Francisco Garza
1701 Santa Monica
Kingsville TX 78363

NIXIE 782 CE 1 0104/29/15

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

*1310-08671-24-45

78363346D

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Francisco R Garza
1701 Santa Monica
Kingsville TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by (*Printed Name*) [illegible] C. Date of Delivery 3/18/13

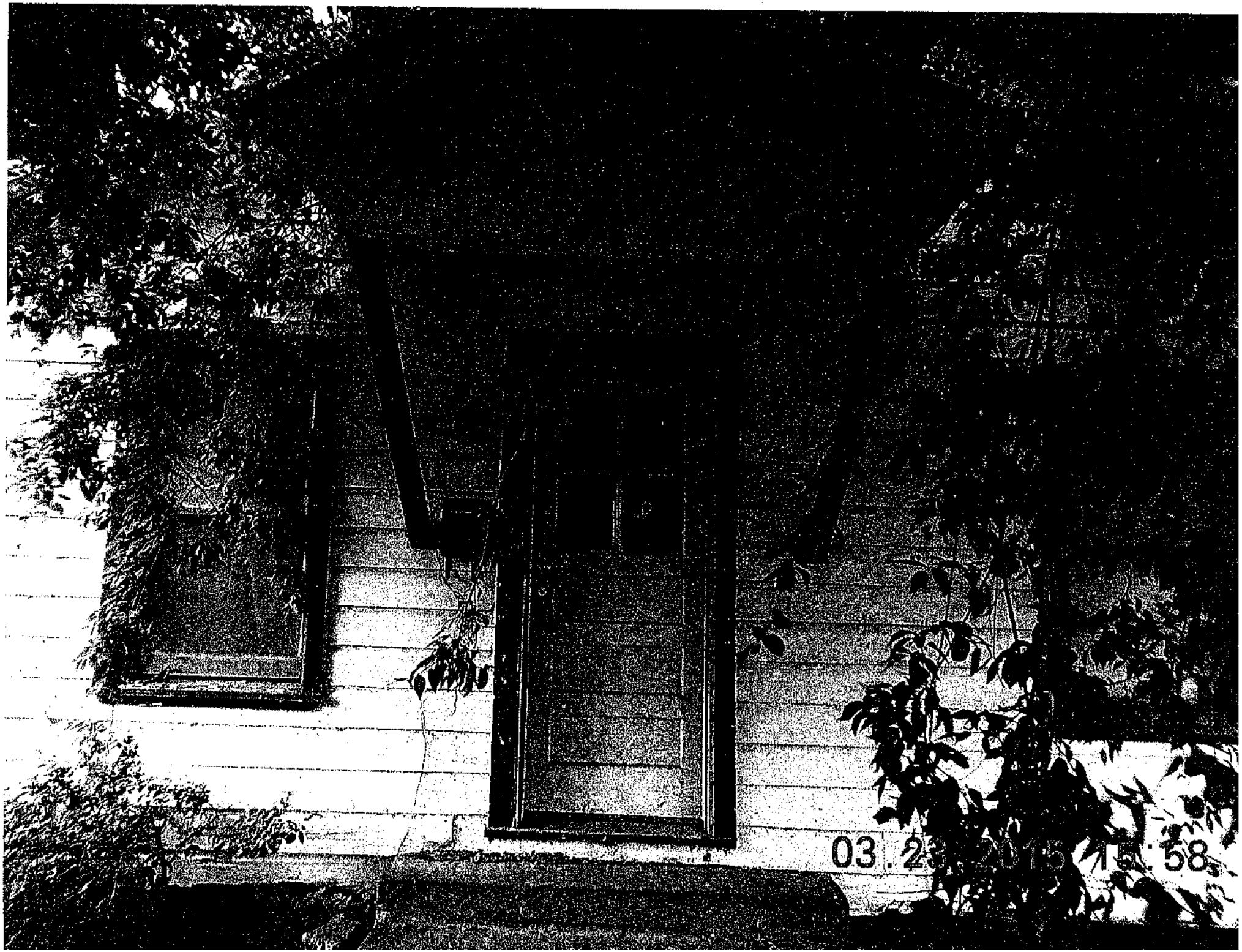
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (*Extra Fee*) ☐ Yes

2. Article Number
(Tr 7011 1570 0003 3833 0615

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540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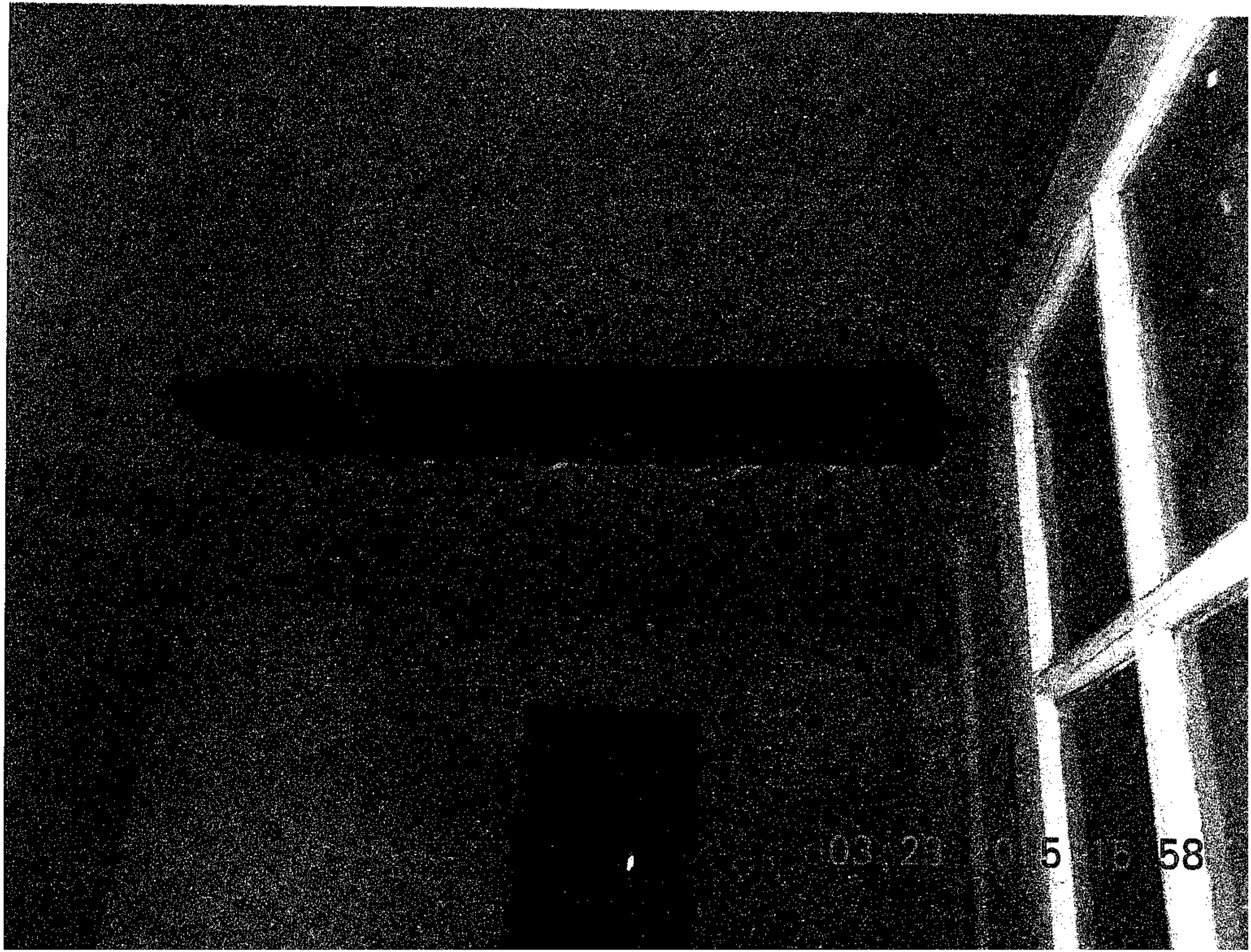

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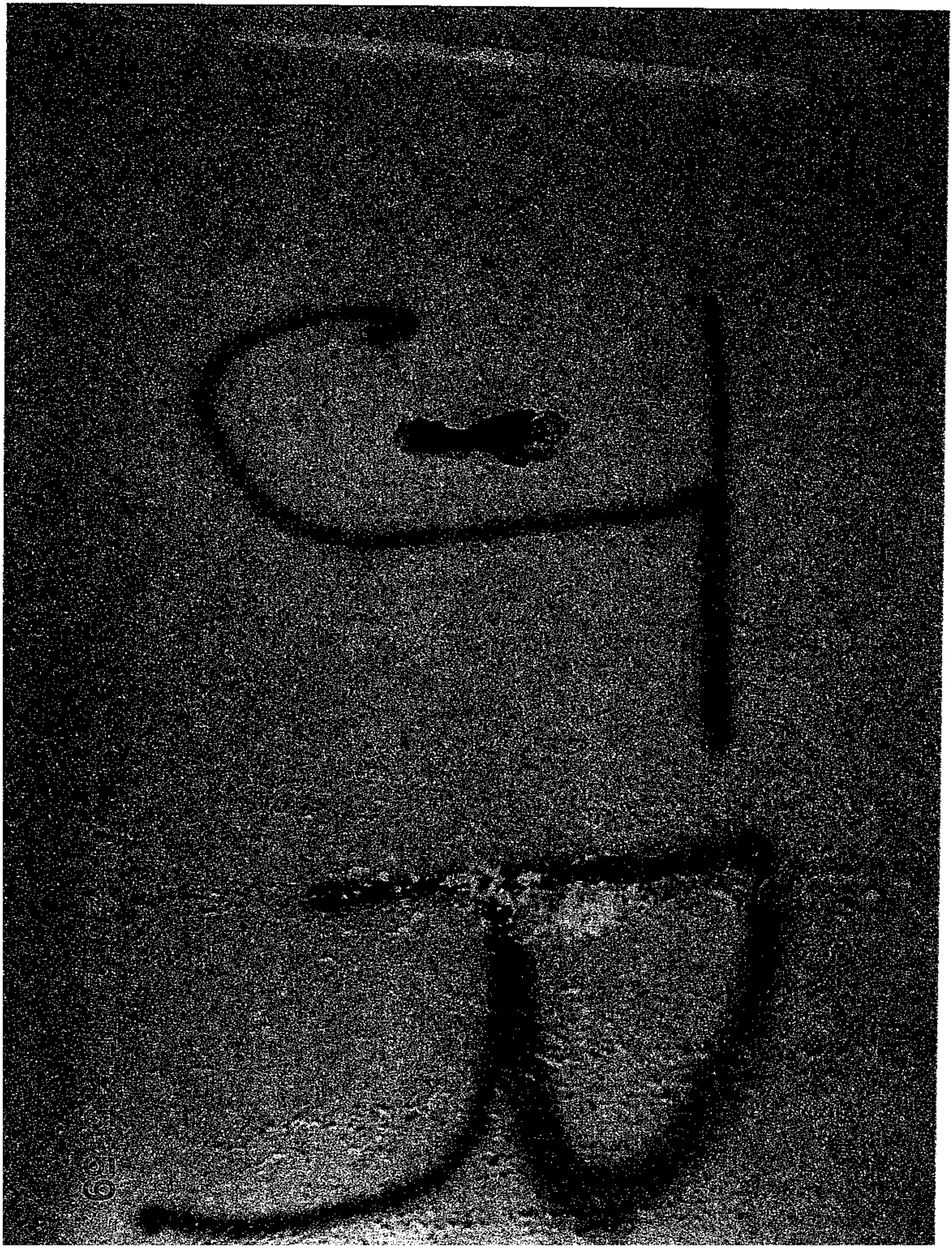

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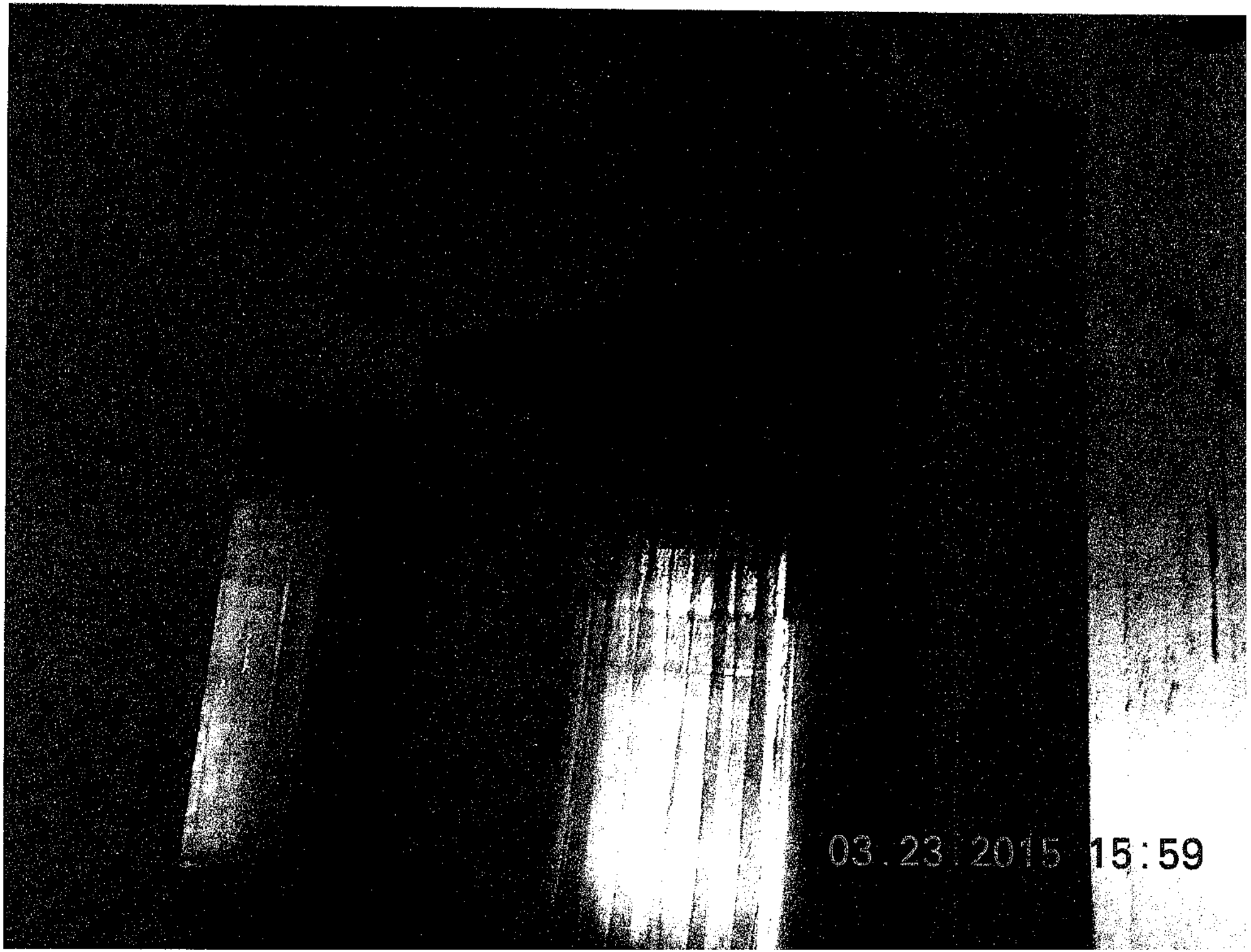
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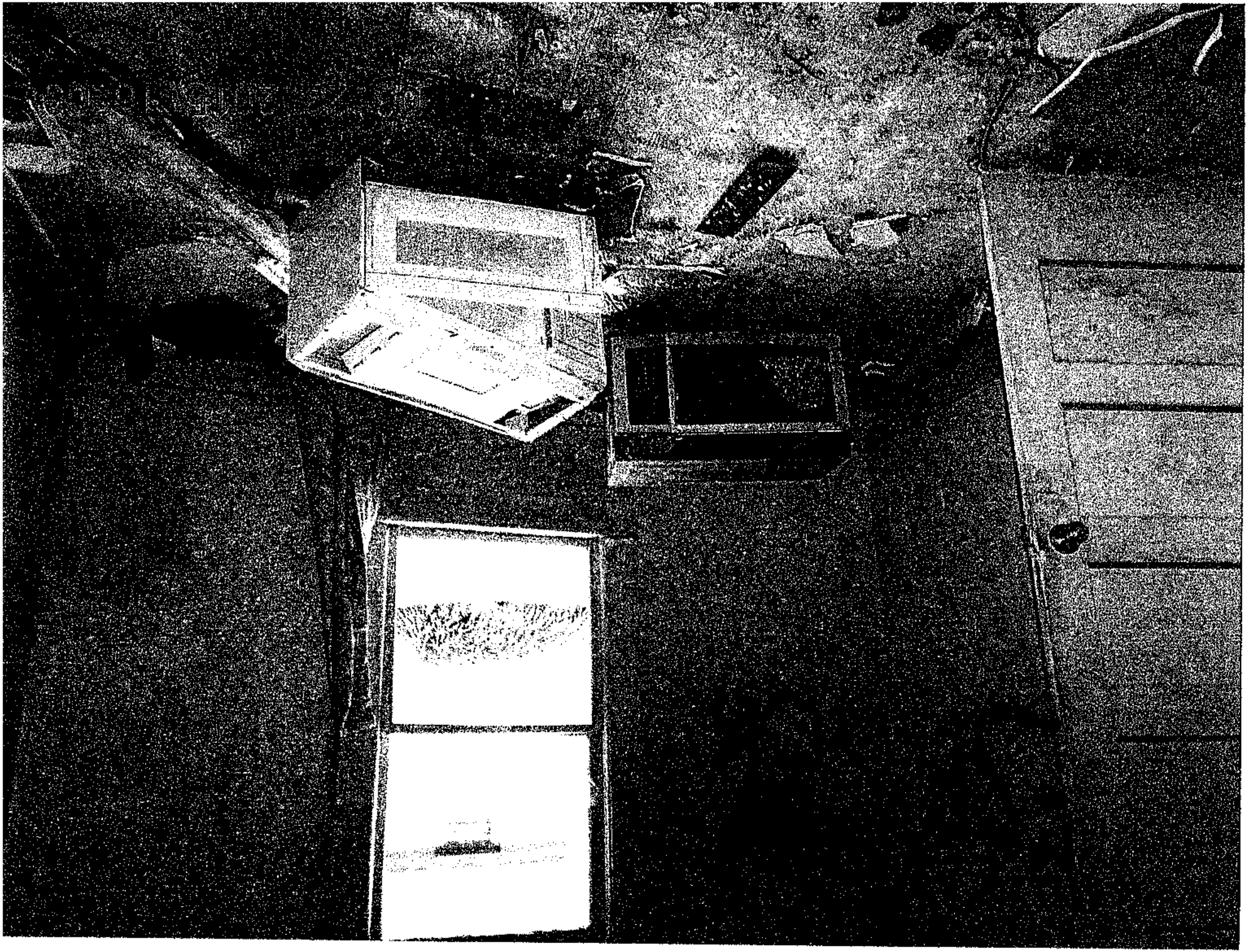

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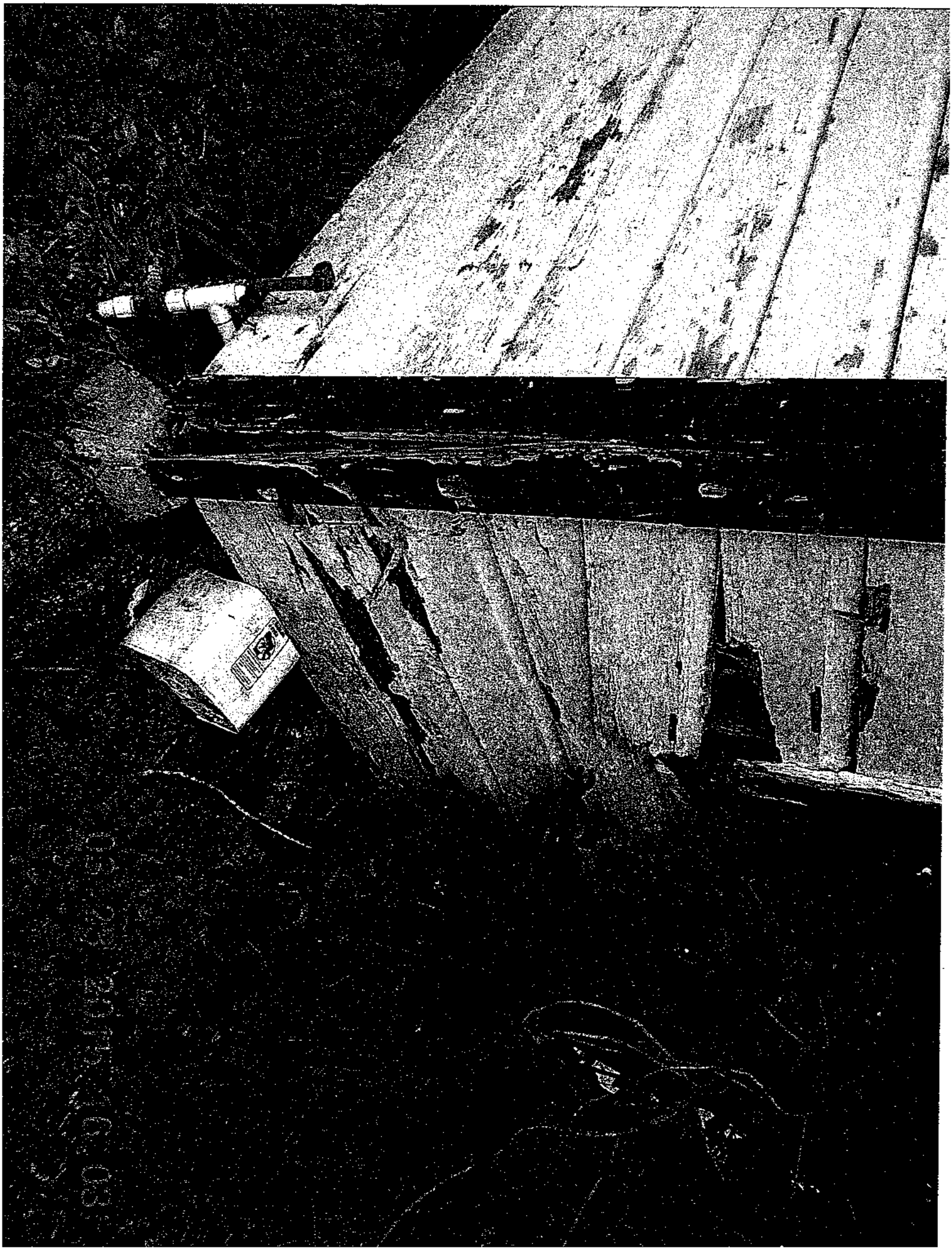
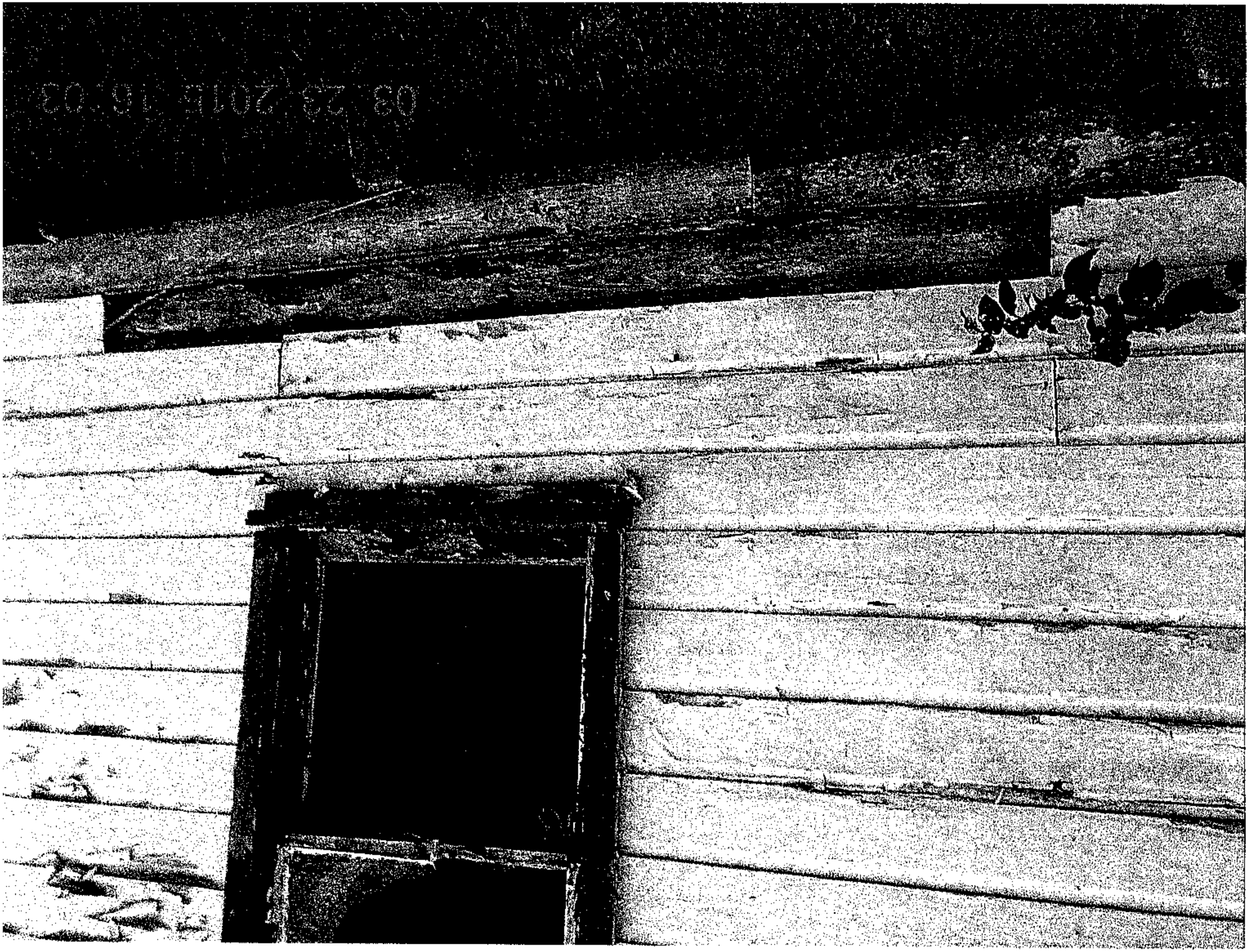
10:51 AUG 27, 80

10:18:19 03.23.2015

20:01 16.02.2015 08:23:30





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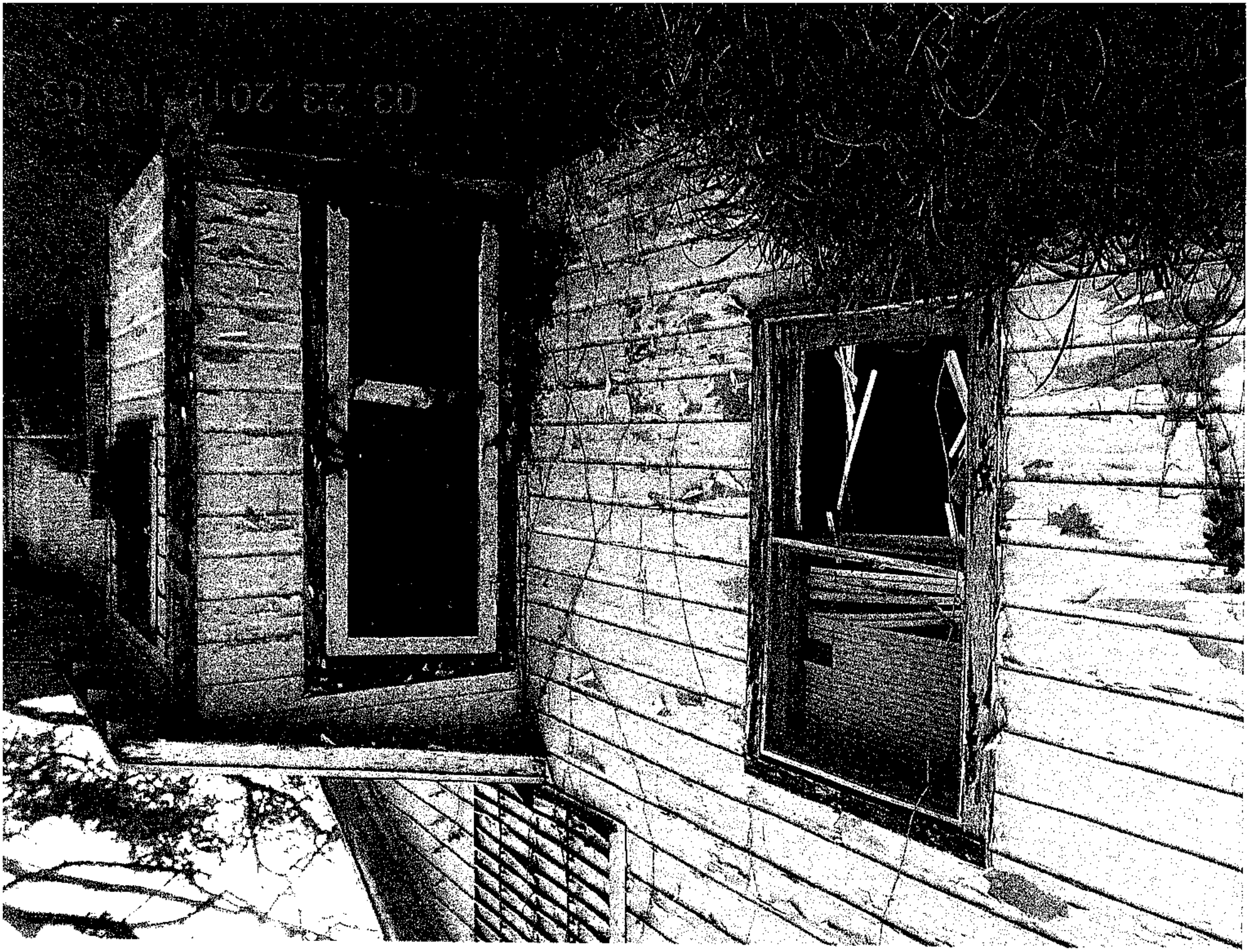

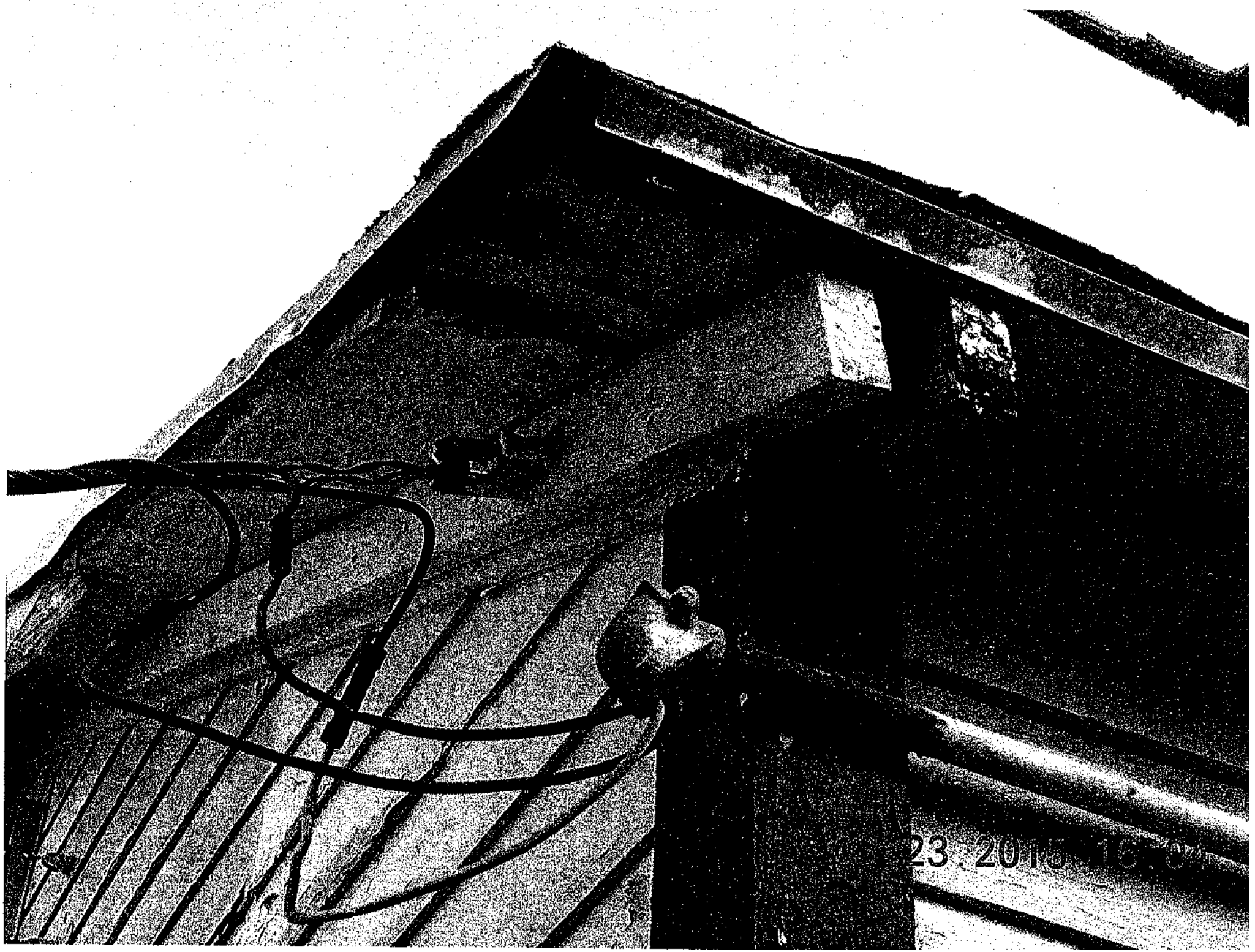

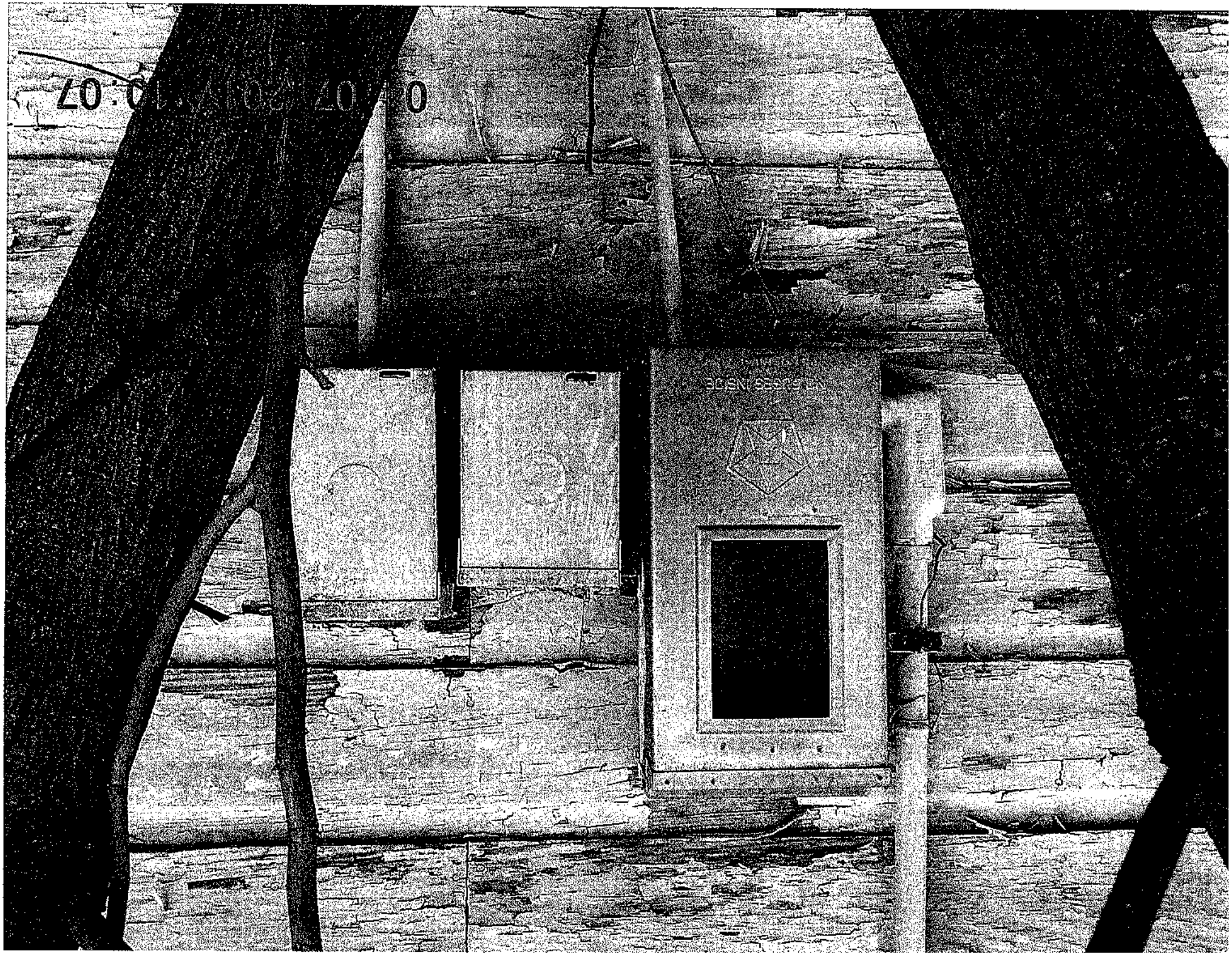

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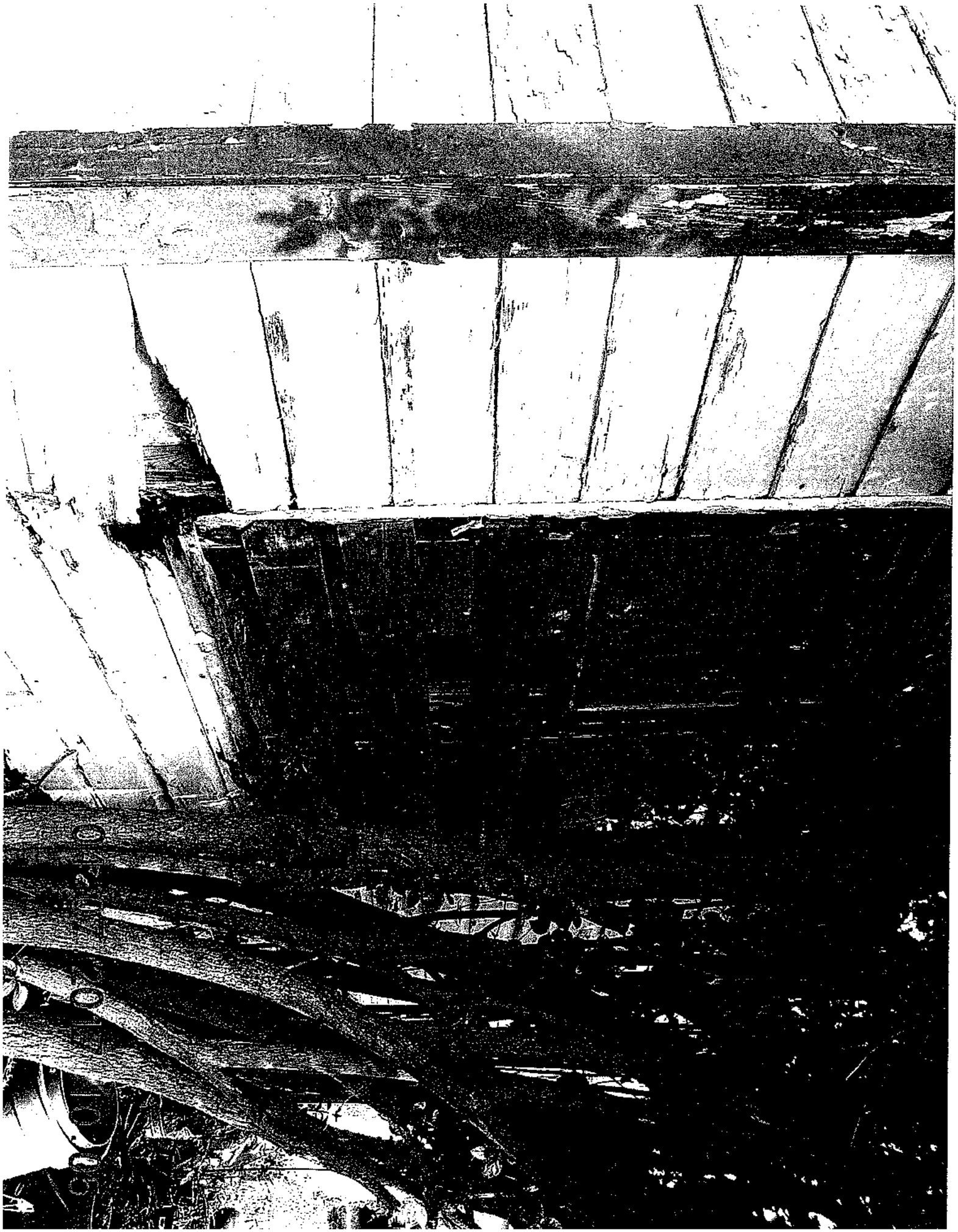
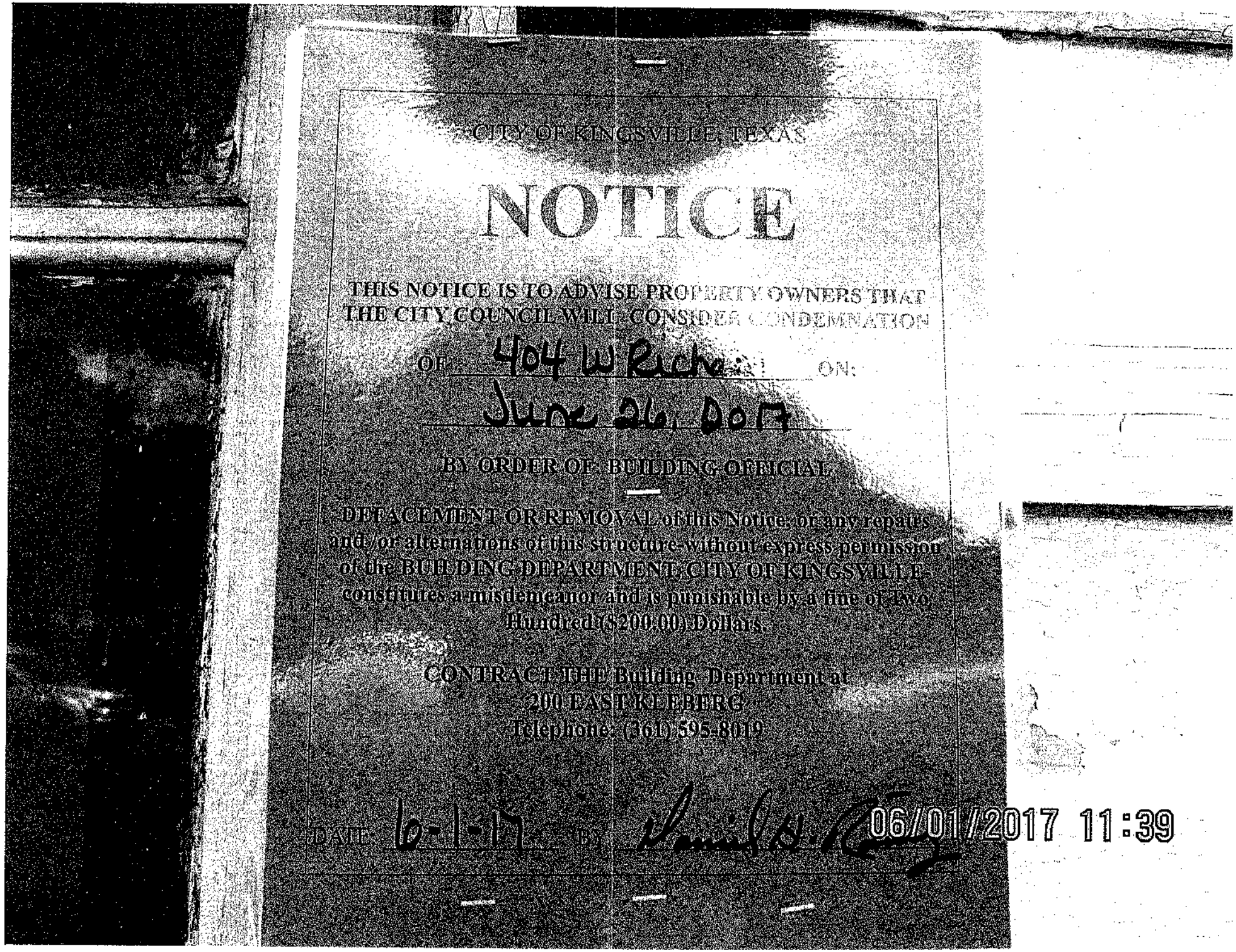


Exterior of Kenny's Cabin, 2009



CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF 404 W Richa ON:

June 26, 2017

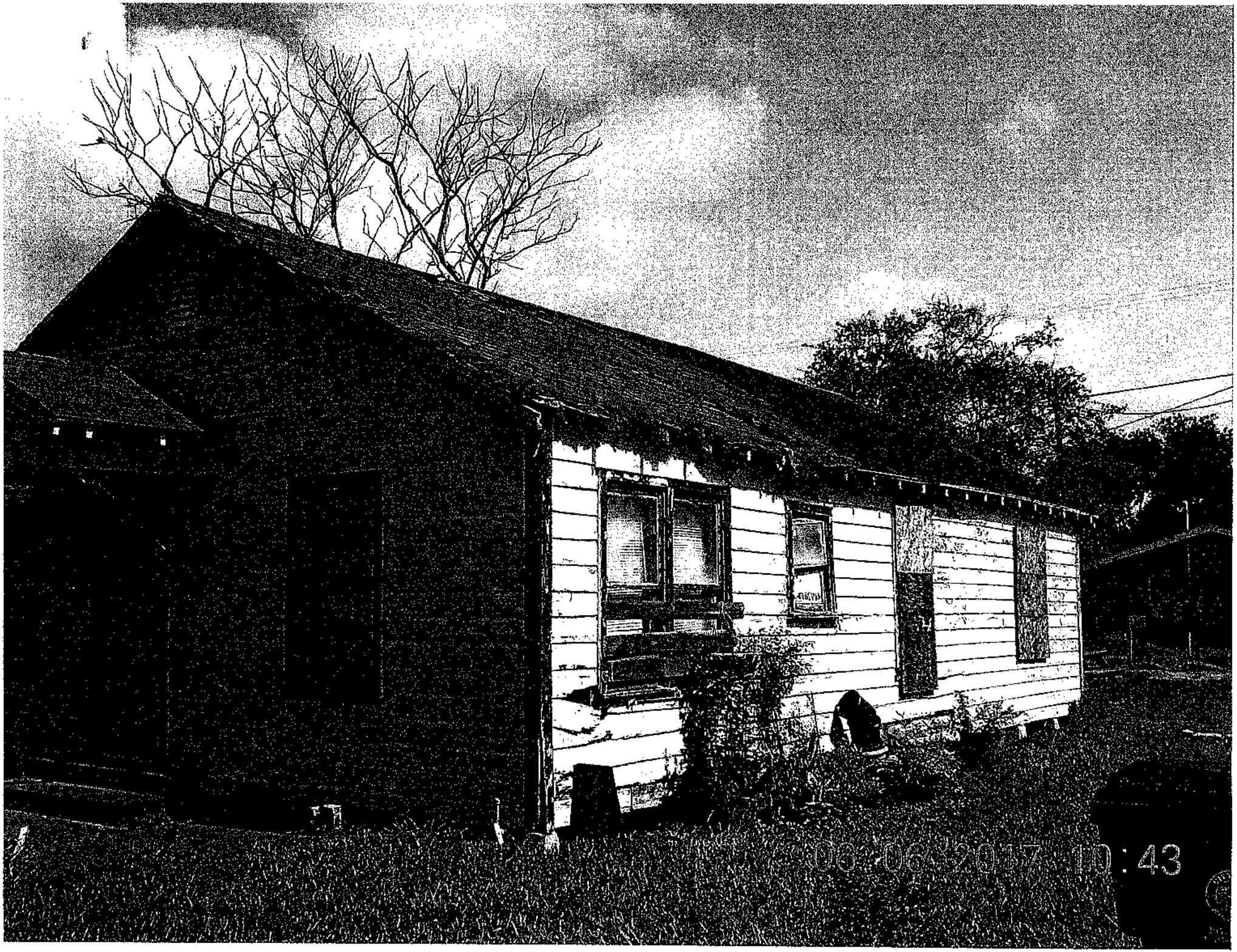
BY ORDER OF BUILDING OFFICIAL

DEFACEMENT OR REMOVAL of this Notice, or any repairs and/or alternations of this structure without express permission of the BUILDING DEPARTMENT, CITY OF KINGSVILLE, constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) Dollars.

CONTRACT THE Building Department at
200 EAST KLEBERG
Telephone: (361) 595-8019

DATE: 6-1-17 BY: Daniel G. Mendez

06/01/2017 11:39


06/06/2017 10:43

06 06 2017 10:4

06-06-2017 10:44

08/30/2017 19:45

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
404 W RICHARD		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
ORIGINAL TOWN	19,20	2
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
FRANCISCO R GARZA	1701 SANTA MONICA	KINGSVILLE, TEXAS 78363

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		AB,B,D,H,OU	1,2,6
Yard						
Condition			X		H, OV	
Utilities						
Electric			X	X		
Gas			X	X		
Water			X	X		
Roof						
Covering			X		H,AB,B,OU,H,NR	
Walls						
Exterior			X		H,C,D,H,OU	
Interior			X		H,C,D,H,OU	
Ceilings			X		H,C,D,H,OU	
Windows/Doors						
Secured			X		H,B,AB,D,OU	
Condition			X		H,B,AB,D,OU	
Foundation						
Exterior			X		H,AB,B,OU,	
Interior			X		H,AB,B,OU,	
Plumbing			X	N/A		
Electrical			X	N/A		

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
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, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS.HAS BEEN WITHOUT WATER SINCE 1/21/2006

SIGNATURE: Daniel H. Ramirez DATE: 5/6/2017

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
404 W RICHARD		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
ORIGINAL TOWN	19,20	2
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
JOEL GONZALEZ AND LETICIA GONZALEZ	404 W RICHARD	KINGSVILLE, TEXAS 78363

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		AB,B,D,H,OU	1,2,6
Yard						
Condition			X		H, OV	
Utilities						
Electric			X	X		
Gas			X	X		
Water			X	X		
Roof						
Covering			X		H,AB,B,OU,H,NR	
Walls						
Exterior			X		H,C,D,H,OU	
Interior			X		H,C,D,H,OU	
Ceilings			X		H,C,D,H,OU	
Windows/Doors						
Secured			X		H,B,AB,D,OU	
Condition			X		H,B,AB,D,OU	
Foundation						
Exterior			X		H,AB,B,OU,	
Interior			X		H,AB,B,OU,	
Plumbing			X	N/A		
Electrical			X	N/A		

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SIGNATURE: Daniel H. Ramirez DATE: 5/6/2017

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
404 W RICHARD		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
ORIGINAL TOWN	19,20	2
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
FRANCISCO R GARZA	1701 SANTA MONICA	KINGSVILLE, TEXAS 78363

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		AB,B,D,H,OU	1,2,6
Yard						
Condition			X		H, OV	
Utilities						
Electric			X	X		
Gas			X	X		
Water			X	X		
Roof						
Covering			X		H,AB,B,OU,H,NR	
Walls						
Exterior			X		H,C,D,H,OU	
Interior			X		H,C,D,H,OU	
Ceilings			X		H,C,D,H,OU	
Windows/Doors						
Secured			X		H,B,AB,D,OU	
Condition			X		H,B,AB,D,OU	
Foundation						
Exterior			X		H,AB,B,OU,	
Interior			X		H,AB,B,OU,	
Plumbing			X	N/A		
Electrical			X	N/A		

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
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SIGNATURE: Daniel H. Ramirez DATE: 5/6/2017

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

ADDRESS	INSPECTOR	
404 West Richard	Daniel Ramirez	
LEGAL DESCRIPTION	**LOT**	**BLOCK**
Original Town	19,20	2
OWNER NAME	**ADDRESS**	**CITY/STATE/ZIP**
Francisco Garza	1701 SANTA MONICA	KINGSVILLE, TX 78363

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	N/A	UNSAFE	SEVERE	HAZARD	REMEDIES
Yard Condition		XDP		X			CLEANUP
Utilities			X				
a.Elec			X				
b.Gas			X				
c.Water			X				
Roof		XAHP		X			
a.Covering		XAHP		X			
b.Structure		XAHP			X		
Walls		XAHP			X		
a.Exterior		XAHP			X		
b.Interior		XAHP			X		
c.Ceilings		XAHP			X		
Windows/Doors		XAHP			X		
a.Secured		XAHP			X		
b.Condition		XAHP			X		
Foundation		XAHP			X		
a.Floors		XAHP			X		
Plumbing		XAHP			X		
Electrical		XAHP			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. Evidence of mold found in kitchen walls and cabinets. 7. Evidence of rodents and other pests.

Sign: Daniel Ramirez 10-11-12

CONDEMNATION CHECKLIST

Property Address: 404 W Richard Phone: _____

Property Owner: Francisco R Garza Phone: _____

Owner's Address: 1701 Santa Monica Fax: _____
Kingsville, Tx 78363

BEGINNING DATE	ENDING DATE	ACTION
☐ 10-11-12	10-11-12	1. Identify structure unfit for human habitation.
☐ 10-11-12	10-11-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 10-11-12	10-11-12	3. Determine ownership from county assessment & tax collection record.
☐ 10-11-12	10-11-12	4. Obtain legal description.
☐ 10-11-12	10-11-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 10-11-12	10-11-12	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.
☐ 5-21-13	5-21-13	7. If response is not received or is not adequate, proceed as follows:
☐ _____	_____	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.
☐ _____	_____	1) Post affidavit in newspaper twice a week for one week
☐ _____	_____	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ _____ _____ 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

☐ _____ _____ 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.

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2012

PROPERTY **20580** R

Legal Description
ORIG TOWN, BLOCK 2, LOT 19, 20

OWNER ID
11126

OWNERSHIP
100.00%

GARZA FRANCISCO R
1701 SANTA MONICA ST
KINGSVILLE, TX 78363-3460

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

Values		
IMPROVEMENTS		13,830
LAND MARKET	+	4,500
MARKET VALUE	=	18,330
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	18,330
HS CAP LOSS	-	0
ASSESSED VALUE	=	18,330

Ref ID2: R20580
100100219000192 Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 404 W RICHARD

APPR VAL METHOD: Cost

GENERAL

UTILITIES		LAST APPR.	LR
TOPOGRAPHY	LEVEL	LAST APPR. YR	2010
ROAD ACCESS	PAVED,CURB & GU	LAST INSP. DATE	12/09/2009
ZONING		NEXT INSP. DATE	
NEXT REASON			

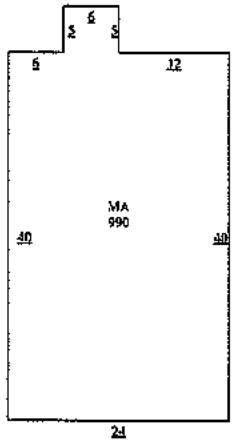
REMARKS FOR 2010 NO CHANGE TO ACCT PER APPR LR 12/9/09 12/22/09 MMG -- FOR '07 CHG DEPR % & ADD PHY % TO MA PER RC - SEE INR #2007-446 6/12/07 6/14/07 JO -- FOR '07 CORR VALUE PER

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
	*****	UNKNOWN	OT / /

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

SUBD: S001 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/	990.0	43.65	1	1945	1945		43,210	40%	80%	100%	100%	100%	0.32	13,830
1.	RESIDENTIAL		STCD:	A1	990.0		Homesite: N				43,210							13,830

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM1	0
Flooring	1	FL2	0
Heating/Cooling	1	HA5	0
Plumbing	1	1	0
			0

SUBD: S001 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	50X140	90.00	4,500	1.00	1.00	A	4,500	NO			0.00	0
Comment: F: 50.0 R: 50.0 FF																		
													4,500					0

Effective Date of Appraisal: January 1 Date Printed: 10/09/2012 11:27:04AM by MARLENEP

True Automation, Inc.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

October 11, 2012

FRANCISCO R GARZA
1701 SANTA MONICA
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 2, LOT 19, 20 . 404 W RICHARD

Dear Sir or Madam:

It has been determined that the structure at 404 W RICHARD 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 FROM RECEIPT THIS LETTER.

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 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,

Daniel Ramirez
Building Official

TO: DANIEL RAMIREZ

FROM: FRANCISCO R. GARZA

RE: ORIGINAL TOWN, BLOCK 2, LOT 19, 20,
(404 W. RICHARD)

DATE: NOVEMBER 7, 2012

MY DECISION REGARDING THE BUILDING
A 404 W. RICHARD IS TO REPAIR IT
AND BRING IT UP TO CODE.
I INTEND TO COMPLY WITH THE NECESSARY
PERMITS AND INSPECTIONS REQUIRED BY
THE CITY.

SINCERELY,

FRANCISCO R. GARZA
1701 SANTA MONICA

SENDER: *COMPLETE THIS SECTION*

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Francisco R. Garza
1101 Santa Monica
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (*Printed Name*) [illegible] C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (*Extra Fee*) ☐ Yes

2. Artic (Trar 7011 0110 0000 4433 1048

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

06/01/2017 11:40

CITY OF KINGSVILLE

ADDRESS	INSPECTOR	
404 West Richard	Daniel Ramirez	
LEGAL DESCRIPTION	**LOT**	**BLOCK**
Original Town	19,20	2
OWNER NAME	**ADDRESS**	**CITY/STATE/ZIP**
Francisco Garza	1701 SANTA MONICA	KINGSVILLE, TX 78363

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	N/A	UNSAFE	SEVERE	HAZARD	REMEDIES
Yard Condition		XDP		X			CLEANUP
Utilities			X				
a.Elec			X				
b.Gas			X				
c.Water			X				
Roof		XAHP		X			
a.Covering		XAHP		X			
b.Structure		XAHP			X		
Walls		XAHP			X		
a.Exterior		XAHP			X		
b.Interior		XAHP			X		
c.Ceilings		XAHP			X		
Windows/Doors		XAHP			X		
a.Secured		XAHP			X		
b.Condition		XAHP			X		
Foundation		XAHP			X		
a.Floors		XAHP			X		
Plumbing		XAHP			X		
Electrical		XAHP			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. Evidence of mold found in kitchen walls and cabinets. 7. Evidence of rodents and other pests.

Sign: Daniel Ramirez 10-11-12

CONDEMNATION CHECKLIST

Property Address: 404 W Richard Phone: _____

Property Owner: Francisco R Garza Phone: _____

Owner's Address: 1701 Santa Monica Fax: _____
Kingsville, TX 78363

BEGINNING DATE	ENDING DATE	ACTION
☐ 10-11-12	10-11-12	1. Identify structure unfit for human habitation.
☐ 10-11-12	10-11-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 10-11-12	10-11-12	3. Determine ownership from county assessment & tax collection record.
☐ 10-11-12	10-11-12	4. Obtain legal description.
☐ 10-11-12	10-11-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 10-11-12	10-11-12	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.
☐ 5-21-13	5-21-13	7. If response is not received or is not adequate, proceed as follows:
☐ _____	_____	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.
☐ _____	_____	1) Post affidavit in newspaper twice a week for one week
☐ _____	_____	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ _____ _____ 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

☐ _____ _____ 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.

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2012

PROPERTY **20580** R

Legal Description
ORIG TOWN, BLOCK 2, LOT 19, 20

OWNER ID
11126

OWNERSHIP
100.00%

GARZA FRANCISCO R
1701 SANTA MONICA ST
KINGSVILLE, TX 78363-3460

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

Values		
IMPROVEMENTS		13,830
LAND MARKET	+	4,500
MARKET VALUE	=	18,330
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	18,330
HS CAP LOSS	-	0
ASSESSED VALUE	=	18,330

100100219000192

Ref ID2: R20580
Map ID PLAT

ACRES:

EFF. ACRES:

SITUS 404 W RICHARD

APPR VAL METHOD: Cost

GENERAL

UTILITIES		LAST APPR.	LR
TOPOGRAPHY	LEVEL	LAST APPR. YR	2010
ROAD ACCESS	PAVED,CURB & GU	LAST INSP. DATE	12/09/2009
ZONING		NEXT INSP. DATE	
NEXT REASON			

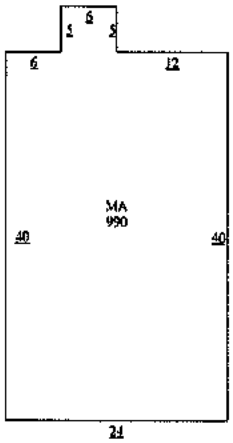
REMARKS FOR 2010 NO CHANGE TO ACCT PER APPR LR 12/9/09 12/22/09 MMG -- FOR '07 CHG DEPR % & ADD PHY % TO MA PER RC - SEE INR #2007-446 6/12/07 6/14/07 JO -- FOR '07 CORR VALUE PER

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
	*****	UNKNOWN	OT / /

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

SUBD: S001 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
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1.	RESIDENTIAL		STOD: A1		990.0		Homesite: N				43,210							13,830

IMPROVEMENT FEATURES

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Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM1	0
Flooring	1	FL2	0
Heating/Cooling	1	HA5	0
Plumbing	1	1	0
			0

SUBD: S001 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	50X140	90.00	4,500	1.00	1.00	A	4,500	NO			0.00	0
Comment: F: 50.0 R: 50.0 FF																		
													4,500					0

Effective Date of Appraisal: January 1 Date Printed: 10/09/2012 11:27:04AM by MARLENEP

True Automation, Inc.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

October 11, 2012

FRANCISCO R GARZA
1701 SANTA MONICA
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 2, LOT 19, 20 404 W RICHARD

Dear Sir or Madam:

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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,

Daniel Ramirez
Building Official

TO: DANIEL RAMIREZ

FROM: FRANCISCO R. GARZA

RE: ORIGINAL TOWN, BLOCK 2, LOT 19, 20,
(404 W. RICHARDS)

DATE: NOVEMBER 7, 2012

MY DECISION REGARDING THE BUILDING
A 404 W. RICHARDS IS TO REPAIR IT
AND BRING IT UP TO CODE.
I INTEND TO COMPLY WITH THE NECESSARY
PERMITS AND INSPECTIONS REQUIRED BY
THE CITY.

SINCERELY,

Francisco R. Garza

FRANCISCO R. GARZA
1701 SANTA MONICA

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Francisco R. Garza
1101 Santa Monica
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X _____ ☐ Agent ☐ Addressee

B. Received by (Printed Name) ELAINA ESCO ESPAZA

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

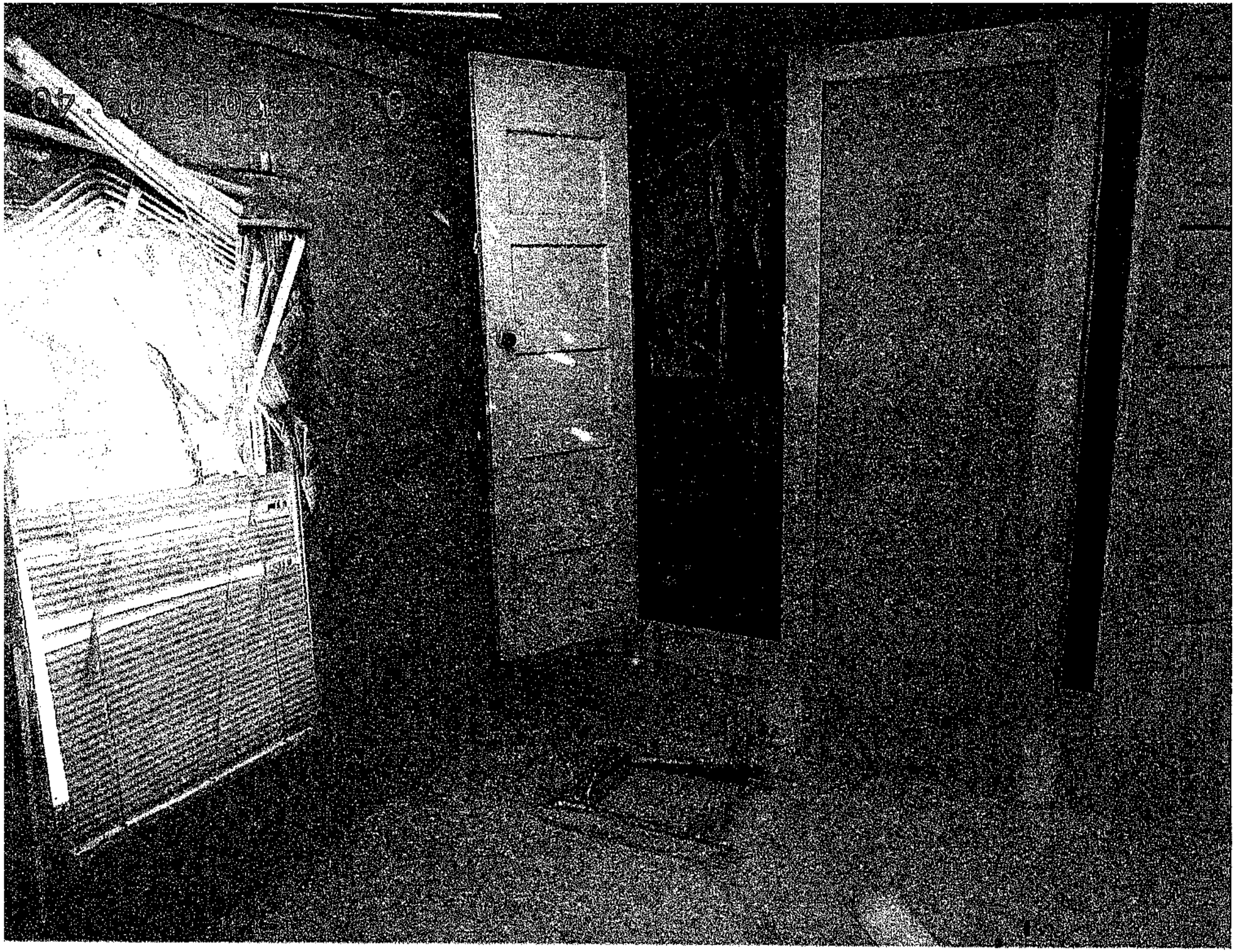
2. Artic (Tran 7011 0110 0000 4433 1048

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

03.12.2013 09:39

03.12.2018 09:33

09:41



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07/08/2013 10:40

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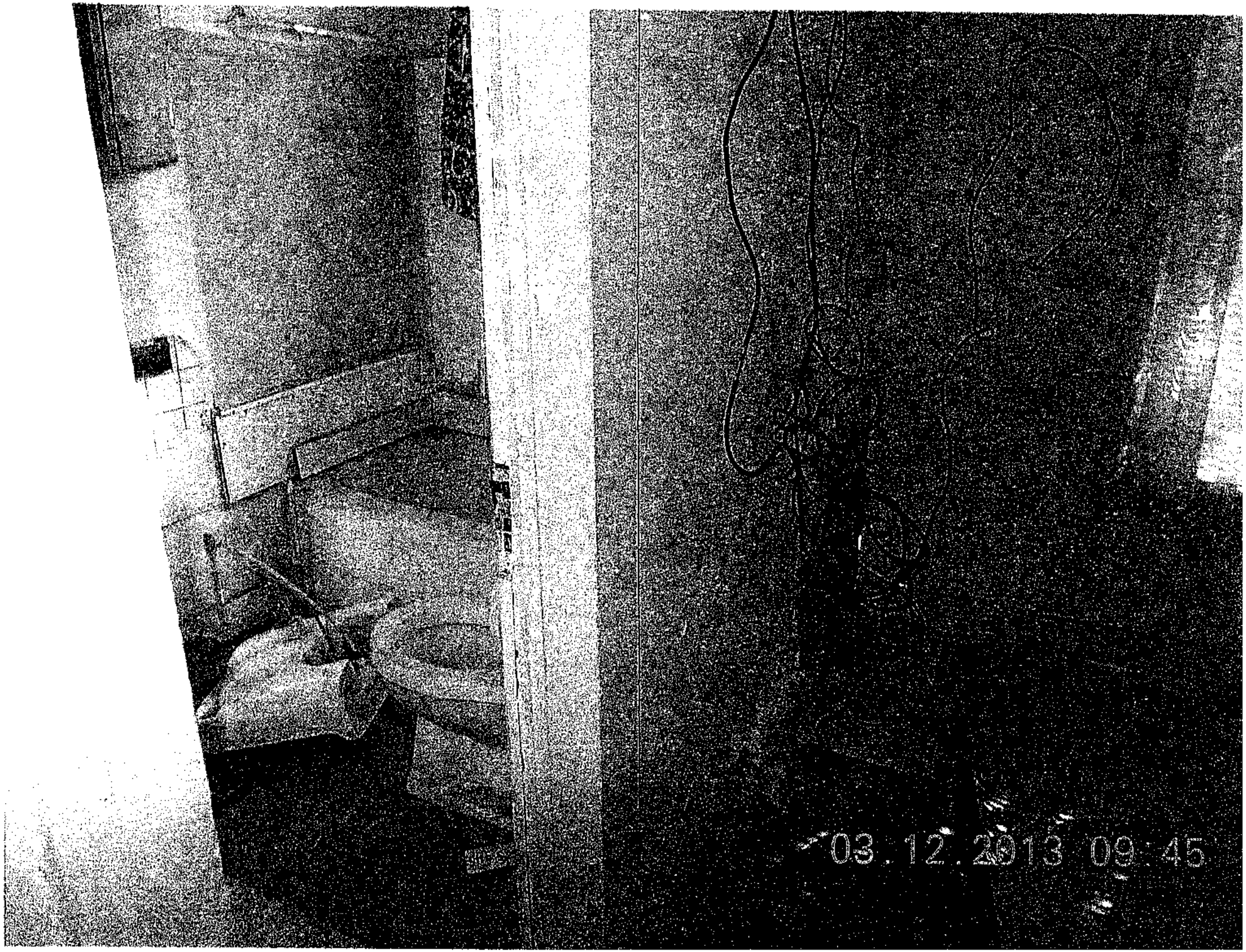
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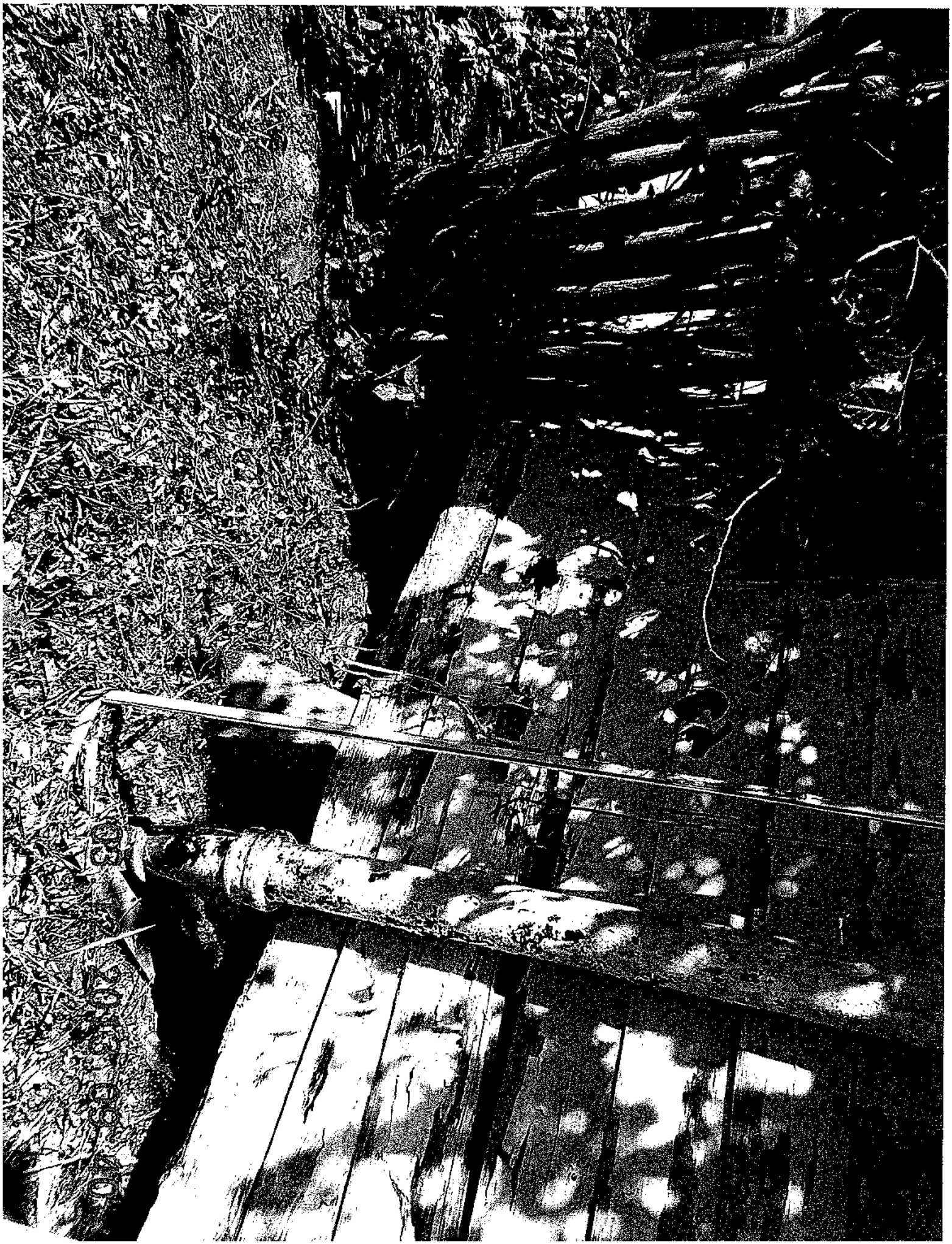
03/12/2018 09:38

03/12/2018 09:40



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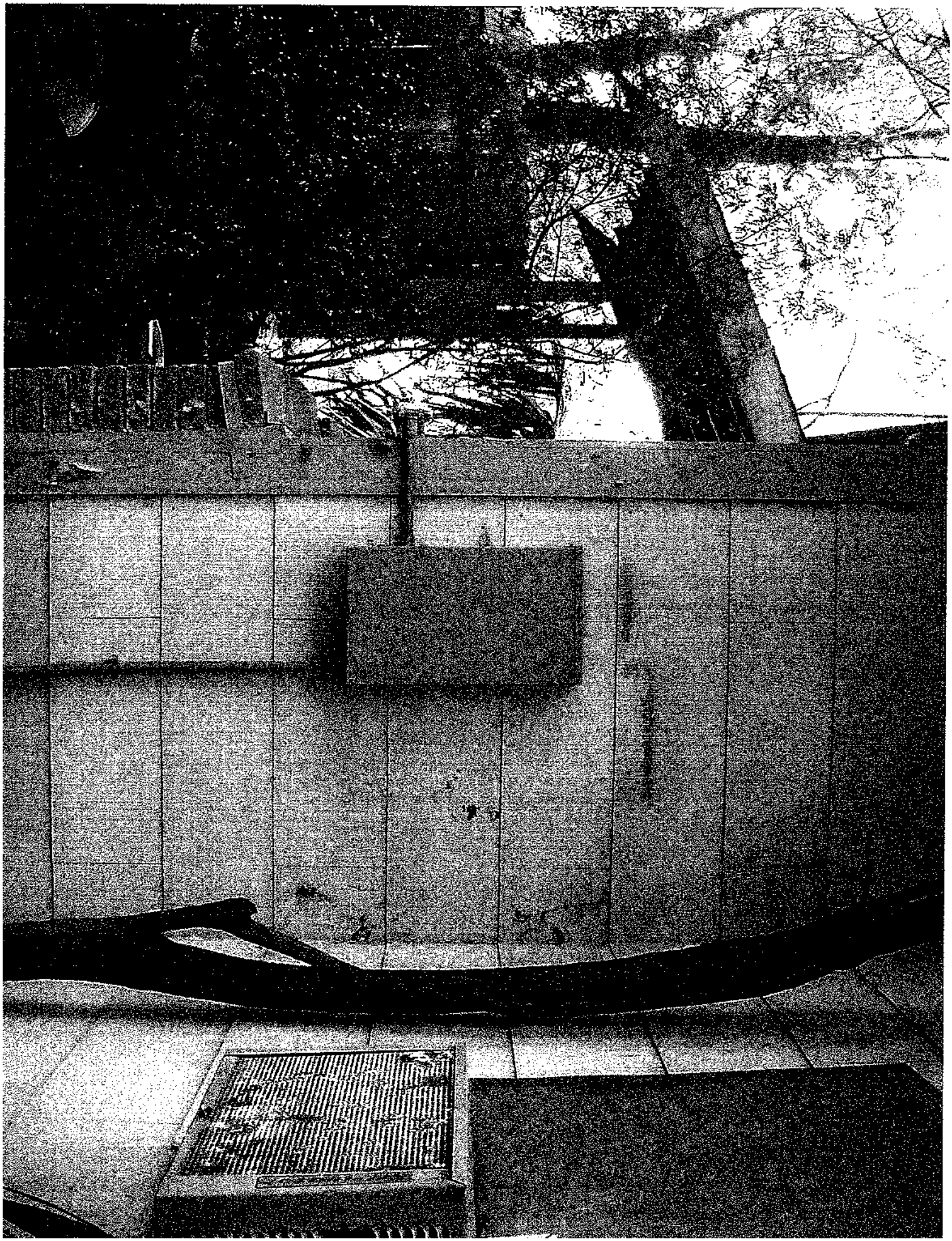

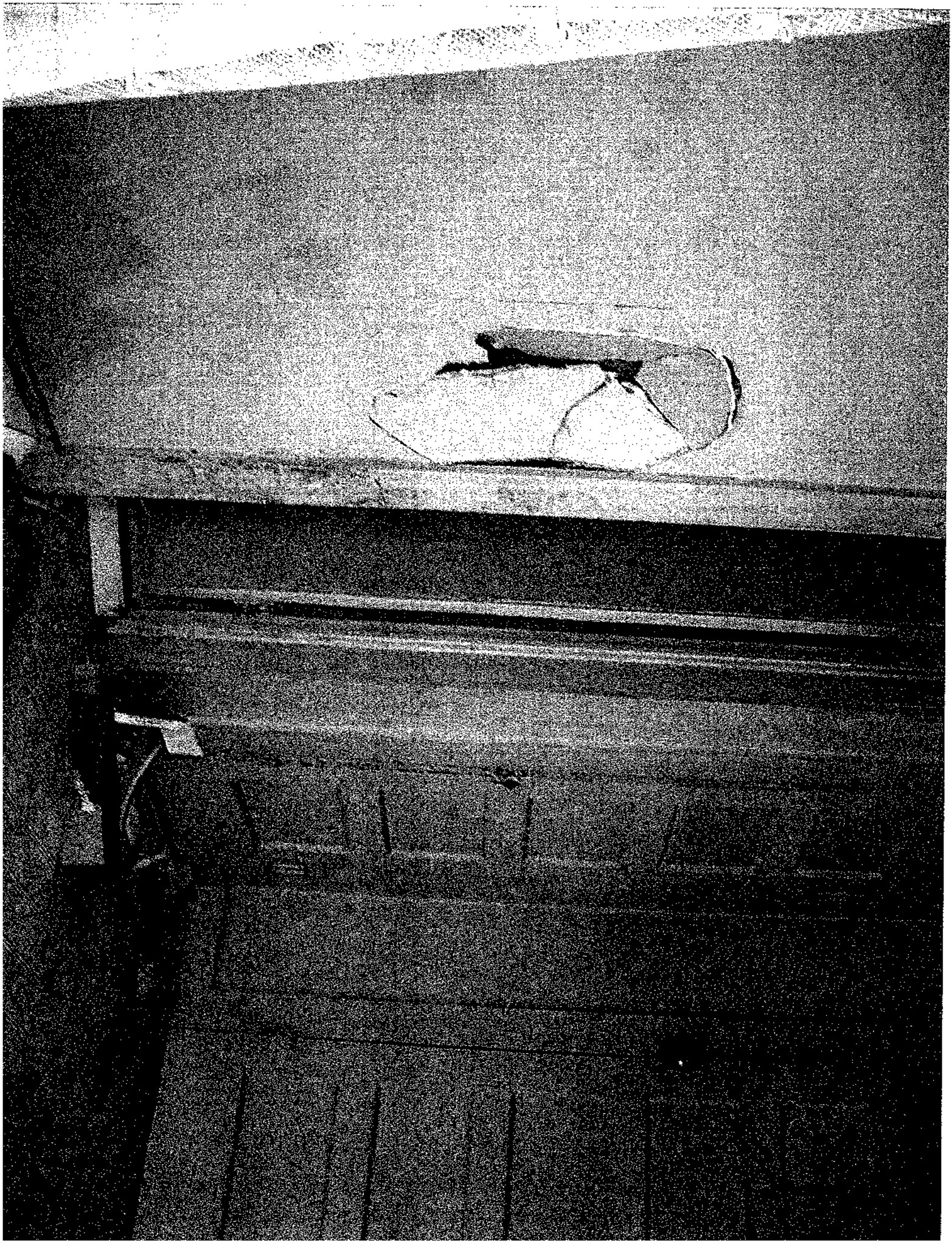

12.20.09.02

03.12.2013 09:43

37.60 3.02 21.80

03.12.2013 09:45

PUBLIC HEARING #3

City of Kingsville
Department of Planning and Development services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: June 16, 2017

SUBJECT: Condemnation of structure at 425 E. Kenedy

Summary: Property report is attached which reflects the need for condemnation

Background: As the report shows property is in need of condemnation. Since the landfill situation has been resolved we will be submitting properties for your review.

Financial Impact: It is assumed that budgeted funds will be needed to abate structure.

Recommendation: At the time of writing this memo have not received any feedback regarding this structure. Approve condemnation.

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
425 E KENEDY		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
ORIGINAL TOWN	70	12,13
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
EREKA NGO	2204 MARGARET LANE	KINGSVILLE, TEXAS 78363

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		AB,B,C,D,OU,H	1,2,6
Yard						
Condition			X		H,OV	
Utilities						
Electric			X	X		
Gas			X	X		
Water			X	X		
Roof						
Covering			X		H,C,D,B,	
Walls						
Exterior			X		H,AB,B,B,C,D,	
Interior			X		H,AB,B,B,C,D,	
Ceilings			X		H,AB,B,B,C,D,	
Windows/Doors						
Secured			X		H,B,C,D,OU	
Condition			X		H,B,C,D,OU	
Foundation						
Exterior			X		H,B,C,D,OU	
Interior			X		H,B,C,D,OU	
Plumbing			X	X		
Electrical			X	X		

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
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, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY FOR ANIMALS AND/VAGRANTS.HAS BEEN WITHOUT WATER SINCE 4/20/2007

SIGNATURE: Daniel H. Ramirez DATE: 6/6/2017

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
425 E Kenedy		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
ORIG. TOWN	70	12,13
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
EREKA NGO	2204 MARGARET LN	Kingsville, Texas 78363

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			x		AB,B,C,D,L,OU	
Yard						
Condition			x		H,OV	
Utilities						
Electric			x	X		
Gas			x	X		
Water			x	X		
Roof						
Covering			x		H,B,D,OU	
Walls						
Exterior			x		B,H,C,D,L,I,OU	
Interior			x		B,H,C,D,L,I,OU	
Ceilings			x		B,H,C,D,L,I,OU	
Windows/Doors						
Secured			x		H,B,C,MI,OU	
Condition			x		H,B,C,MI,OU	
Foundation						
Exterior			x		H,B,C,D,I,OU	
Interior			x		H,B,C,D,I,OU	
Plumbing			x	x		
Electrical			x	x		

REASON CODES:

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SIGNATURE: Daniel H. Ramirez DATE: 4-10-17

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 425 E Kenedy Phone: _____

Property Owner: Eneka NGO Phone: _____

Owner's Address: 2204 Margaret Ln Kingsville, TX 78363 Fax: _____

PLANNED DATE	ACTUAL DATE	ACTION
☐ 4-10-17	4-10-17	1. Identify structure unfit for human habitation.
☐ 4-10-17	4-10-17	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 4-10-17	4-10-17	3. Determine ownership from county assessment & tax collection record.
☐ 4-10-17	4-10-17	4. Obtain legal description.
☐ 4-10-17	4-10-17	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 4-10-17	4-10-17	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. 2nd Notice Sent. (10 day response) (Optional)
☐ _____	_____	8. If response is not received or is not adequate, proceed as follows:
☐ 6-1-17	6-1-17	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.
☐ 5-30-17	5-30-17	1) Post affidavit in newspaper twice a week for one week
☐ 6-1-17	6-1-17	10. Post sign on property advising date the City

☐ 6-21-17	6-21-17	Council will consider condemnation of structure.
☐ 6-1-17	6-1-17	11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
☐ 6-5-17	6-5-17	12. Photograph posted sign with date stamp.
		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
☐ 6-5-17	6-5-17	☐ e. Condemnation resolution
		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.

scribed burning, but do not know how to get started. This lectureship will give participants the tools needed to plan a burn and get started using fire on their own property. The course is for all skill levels, not only beginners. Experienced burners will learn about the state laws and gain

will be provided by KRIRM. More information about the lectureship – including a detailed agenda, learning objectives and location information – can be found at krirm.tamuk.edu/lectureships/prescribed-burning, or call the KRIRM office at (361) 593-5401.

TOOTH TIPS written by **Charles A. Clements, D.D.S.**
MASTER IN THE ACADEMY OF GENERAL DENTISTRY

Tooth Socket Bone Grafting — Keeping Your Options Open

When a tooth is removed, nearly 50% of the bone will shrink away. This is bad news if you may want to replace the tooth with a dental implant someday. If the lost tooth is in the front "esthetic zone", it is particularly difficult to get the best fit without bone grafting. This relatively simple procedure is usually done at the time of extraction. An artificial bone material is placed in the socket and specially packed and sutured. This allows your bone cells to grow in quicker and denser with almost no natural bone loss. Sometime later, the site is evaluated for either a dental implant or a fixed (cemented) bridge. In either case, the fit and longevity will always be better. This procedure is encouraged by leading dental researchers and clinicians the world over, and is done routinely at our office. If you would like to discuss bone grafting or see if you are a candidate for this procedure, please call to schedule your complimentary consultation.

(361) 592-5248 www.KingsvilleDentist.com
325 General Cavazos Blvd, Kingsville, Texas 78363
TOOTH TIPS IS A PAID ADVERTISEMENT PERSONALLY WRITTEN BY CHARLES A. CLEMENTS, D.D.S.

PUBLIC NOTICE

The City Commission will meet on Monday, June 26, at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

426 E ALICE
404 W RICHARD
425 E KENEDY

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

Managing residue helps minimize soil erosion

With the harvest approaching of grain sorghum and corn, it would be a good time to discuss residue management of either crop.

Robert Schmidt

NRCS District Conservationist

Residue management is implemented to minimize soil erosion on the farmland, including wind and water erosion.

Other benefits include reducing lower energy use, maintaining or increasing organic matter and soil quality, and increasing plant-available moisture. Also managing residues from the previous crop can provide food and escape cover for wildlife.

The definition of residue management is managing the amount, orientation, and distribution of crop and other plant residues on the soil surface during a specified period of the year or throughout the whole year. The standing stalks of grain sorghum can be left standing since most of the time they have been killed by a contact herbicide before harvest. The corn stalks are already dead from crop maturity.

Residue left standing is preferred for erosion control as well as wildlife habitat, especially next to brushy or grassy areas. Adequate residue will provide food and habitat to beneficial soil flora and fauna, which positively impacts: aggregate stability, moisture retention, infiltration, fertility and breakdown of inorganic compounds to improve organic matter in the soil.

Residue left on the soil surface aids in improving the soil condition or health. Residue should also be managed to reduce off-site movement of agricultural chemicals and sediment during the specified period The residues should also be maintained to meet habitat requirements for target species and avoid disturbance during the primary nesting season for ground nesting wildlife (March 1- July 1).

Many farmers in Kleberg County have adopted some form of conservation tillage – leaving at least 30 percent of residue on the soil surface until the planting of the next crop. So let that residue help your soil for long term sustainability. More information will be forthcoming in future columns on the different tillage systems to manage residue as well as soil health benefits.

For more information on programs or services available, please call the Natural Resources Conservation Service office in Kingsville at (361) 592-0309 Ext. 3 or come at 100 E. Kleberg Ave. (Kleberg Bank Building) in Kingsville.

KRIRM Prescribed Burning Lectureship set for July 31 to Aug. 3

Submitted Item

The King Ranch Institute for Ranch Management will host the Gus T. Canales Lectureship on Prescribed Burning July 31 through Aug. 3 in Kingsville. The lectureship is designed to teach participants the safe use of fire as a rangeland and wildlife habitat management tool.

Lead instructor of the lectureship, Sandra Rideout-Hanzak, Ph.D., explains that all rangeland owners and managers should consider using prescribed burning as a livestock forage and wildlife habitat improvement tool.

"Prescribed burning will increase the quality and digestible portion of forage for both livestock and wildlife, while making it more accessible and palatable as well," said Rideout, associate professor for the Department of Animal, Rangeland, and Wildlife Sciences at Texas A&M University-Kingsville.

Utilizing prescribed burning as a management tool is simply emulating a natural event to which rangeland plants are well adapted, and it is the most cost-effective means to control brush invasion in rangelands, Rideout further explains.

It is not uncommon that land managers know they would like to use prescribed burning, but do not know how to get started. This lectureship will give participants the tools needed to plan a burn and get started using fire on their own property. The course is for all skill levels, not only beginners. Experienced burners will learn about the state laws and gain a greater understanding of how to burn legally and responsibly.

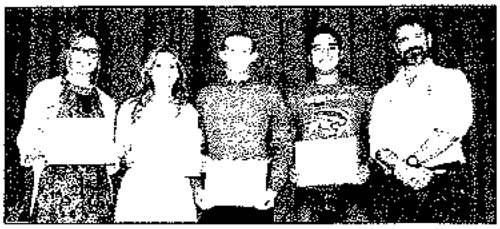
Weather permitting, a hands-on live 500-acre burn will be conducted on Aug. 3. "Students will learn how to use the tools, and see how the combination of fuels and weather conditions, plus firing technique, creates the appropriate, manageable fire behavior," said Rideout.

In addition to Rideout's instruction, Allen Rasmussen, Ph.D., of Texas A&M-Kingsville, Kirk Feuerbacher of The Nature Conservancy, and Stephen Deiss of NRCS will also teach various subjects during the lectureship. Rideout believes these instructors will contribute to an invaluable learning experience for participants, all three combining decades of teaching prescribed burning courses and burning rangelands in southern Texas and the U.S.

Registration is $500, which includes all workbook materials, equipment, refreshments, and meals. Classroom instruction will be held on the campus of Texas A&M-Kingsville at the Caesar Kleberg Wildlife Center.

The prescribed burn is planned to take place on East Foundation's El Sauz Ranch in Port Mansfield. Transportation will be provided by KRIRM. More information about the lectureship – including a detailed agenda, learning objectives and location information – can be found at krirm.tamuk.edu/lectureships/prescribed-burning, or call the KRIRM office at (361) 593-5401.

Riviera Telephone Company awards scholarships



Pictured, from left, are Joey Diamond Lee, Christin Teresa Alsop, Justin Stiles, Gilbert Aguilar and Billy Colston III, RTC vice-president. (Not pictured is Dakota Unterbrink). (Submitted photo)

Submitted Item

Since 1987, Riviera Telephone Company Inc. has awarded $830,000 in scholarships to 176 local students for their academic achievement, good citizenship and high moral character. This year, RTC awarded $76,000 in scholarships to five children of RTC customers.

This year's recipients are Christin Teresa Alsop, Joey Diamond Lee, Gilbert Aguilar, Justin Stiles and Dakota Unterbrink.

Christin Teresa Alsop is Riviera Kaufer High School Valedictorian. Christin is the daughter of Elizabeth Hubert and plans to attend Texas A&M University-College Station to study animal science.

Gilbert Aguilar is the son of Jennifer Ramirez and plans to attend the University of Houston to study electrical power engineering.

Justin Stiles is the son of Joe and Kay Stiles and plans to attend Texas State University to study mechanical engineering.

Dakota Unterbrink is the daughter of Steven and Phyllis Unterbrink and plans to attend Texas A&M University-Kingsville to study fashion design.

Each of these students will receive $1,000 each long semester for two years.

Joey Diamond Lee is the daughter of Chris and Martha Lee and plans to attend the University of Texas-Austin to study business. In February 2011 during the Kleberg Kennedy Junior Livestock Show, Joey was awarded a five-year full scholarship when RTC reached a milestone of purchasing $1,000,000 in livestock show projects.

RTC congratulates all the 2017 scholarship recipients and wishes each much success as they enter into this new phase of their lives and begin their field of studies at their chosen institutions of higher learning. RTC encourages all eligible Riviera Kaufer High School seniors to apply for its scholarship next year.

TOOTH TIPS with Dr. Charles A. Clements, D.D.S.
MASTER IN THE ACADEMY OF GENERAL DENTISTRY

Tooth Socket Bone Grafting – Keeping Your Options Open

When a tooth is removed, nearly 50% of the bone will shrink away. This is bad news if you may want to replace the tooth with a dental implant someday. If the lost tooth is in the front "esthetic zone", it is particularly difficult to get the best fit without bone grafting. This relatively simple procedure is usually done at the time of extraction. An artificial bone material is placed in the socket and specially packed and sutured. This allows your bone cells to grow in quicker and denser with almost no natural bone loss. Sometime later, the site is evaluated for either a dental implant or a fixed (cemented) bridge. In either case, the fit and longevity will always be better. This procedure is encouraged by leading dental researchers and clinicians the world over, and is done routinely at our office. If you would like to discuss bone grafting or see if you are a candidate for this procedure, please call to schedule your complimentary consultation.

www.KingsvilleDentist.com
(361) 592-5248 326 General Cavazos Blvd. • Kingsville, Texas 78363
TOOTH TIPS IS A PAID ADVERTISEMENT PERSONALLY WRITTEN BY CHARLES A. CLEMENTS, D.D.S.

iWh INNOVATIONS IN WOMEN'S HEALTH

Welcomes
Eugenie Anderson, Nurse Practitioner

Eugenie Anderson, N.P.

Starting June 26, 2017, Eugenie Anderson, N.P. will be in *Kingsville* on *THURSDAYS*.

CALL TO SCHEDULE AN APPOINTMENT

Obstetric Care and Gynecology Services:
- Annual Exams and Pap Smears
- Birth Control Consults and Management
- Adolescent Gynecologic Care
- Menstrual Disorders
- Abnormal Pap Smear Evaluation and Treatment
- Breast Disorders
- Menopausal Problems
- Basic Problems with Infertility
- Urinary Incontinence

Dr. E. Stanton Shoemaker, MD
Experienced Obstetrician and Gynecologist
609 E. King • Kingsville, Texas
Every Tuesday 10 a.m. - 5 p.m.
www.drshoemakermd.com
(361) 595-4130

$48,000
This is the average cost per year in a nursing home.
You need Long Term Care Insurance.
If you or your spouse are uninsurable, we can help.
Call me.
KIRKPATRICK & ASSOCIATES
James R. Kirkpatrick, CLU
1214 East King Street
Kingsville, TX 78363
(361) 592-4281 office
(361) 779-0856 cell

PUBLIC NOTICE

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426 E ALICE
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425 E KENEDY

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If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

COME ON IN AFTER WORK, RELAX AND ENJOY YOUR RECOVERY
Open Monday - Thursday 8:00 am - 6:30 pm Friday 8:00 am - 5:00 pm
NO WAITING
OLIVER
PHYSICAL THERAPY & SPORTS MEDICINE
SERVING KINGSVILLE SINCE 2013
1028 S. 14th Street
Sendal Plaza - Kingsville, Texas
(361) 488-6335
MOST INSURANCES ACCEPTED
- Now accepting Workers' Comp
- Humana Military Tricare
- BCBS
- Medicare
- UHC

Sports Injuries
Motor Vehicle Accidents
Occupational Injuries
Worker's Comp
Pre/Post Op
Total Knees/Hips
Men's/Women's Health
Visit our website oliverpt.com
Like us on Facebook

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY 15287 R

Legal Description
ORIG TOWN, BLOCK 70, LOT 12, 13

OWNER ID 62979

OWNERSHIP 100.00%

PROPERTY APPRAISAL INFORMATION 2017

NGO EREKA
2204 MARGARET LN
KINGSVILLE, TX 78363

Ref ID2: R15287
100107013000192 Map ID C1

ACRES:
EFF. ACRES:

SITUS 425 E KENEDY

APPR VAL METHOD: Cost

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

Values		
IMPROVEMENTS		14,370
LAND MARKET	+	4,500
MARKET VALUE	=	18,870
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	18,870
HS CAP LOSS	-	0
ASSESSED VALUE	=	18,870

GENERAL

UTILITIES	LAST APPR.	LR
TOPOGRAPHY	LAST APPR. YR	2016
ROAD ACCESS	LAST INSP. DATE	07/07/2016
ZONING	NEXT INSP. DATE	
NEXT REASON		

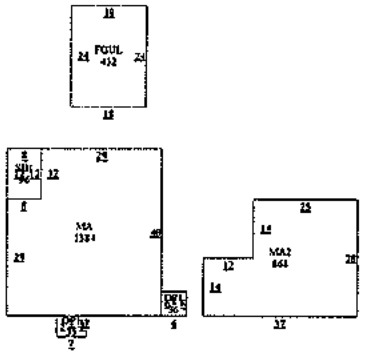
REMARKS FOR '16 ADJ DEPR TO .01% & PHYS TO .01% ON FGUL (NO ROOF, NO DOORS, MISSING WALLS = NO VAL) - SEE INR 2016 #475 - APPR LR 7/7/16
MMG -- FOR '16 CHG EFF YR & DEPR % & PHY

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
12/20/2016	*****	ALARCON ANNA ROSG	WD 308667
07/06/2016	*****	NIELSEN BEVERLY	WD / 556 / 827
01/29/2014	*****	WATSON ZAK DYLAN	WD / 507 / 033

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

SUBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

* = Needs Recalculation

#	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	FFS/	1,384.0	46.99	1	1945	1971	A	70,770	45%	30%	100%	100%	100%	0.14	9,550
	OP1	OPEN PORCH B	R	*/	36.0	9.40	1	1945	1971	A	330	45%	30%	100%	100%	100%	0.14	40
	MA2	2ND STORY (8	R	FFS/	868.0	37.59	1	1945	1971		34,890	45%	30%	100%	100%	100%	0.14	4,710
	FGUL	FRAME UNFINI	R	*/	432.0	7.22	1	1945	1971		3,120	0.01%	0.01%	100%	100%	100%	0.00	0
	SB1	SLAB - SPECI	SP	SP/	96.0	1.25	1	1998	1971		120	45%	30%	100%	100%	100%	0.14	20
	OP1	OPEN PORCH B	R	*/	36.0	9.40	1	1945	1971		340	45%	30%	100%	100%	100%	0.14	50
1	RESIDENTIAL		STCD: A1		2,851.0		Homesite: N				109,570							14,370

IMPROVEMENT FEATURES

Heating/Cooling	1	CF5	3,598
Fireplace	1	F5B	2,140
Foundation	1	FD5	0
Exterior Wall	1	EW6	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM2	0
Flooring	1	FL2	0
Plumbing	1	2	0
Number of Bedrooms	1	4	0
			5,738

SUBD: S001 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		FF90D140	A1	N	FF	50X140	90.00	4,500	1.00	1.00	A	4,500	NO			0.00	0
Comment: F: 50.0 R: 50.0 FF													4,500					0

Effective Date of Appraisal: January 1 Date Printed: 04/10/2017 10:14:48AM by MARLENEP

True Automation, Inc.

Kleberg CAD

Property Search Results > 15287 NGO EREKA for Year 2017

Property

Account

Property ID:	15287	Legal Description:	ORIG TOWN, BLOCK 70, LOT 12, 13
Geographic ID:	100107013000192	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	425 E KENEDY	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	NGO EREKA	Owner ID:	62979
Mailing Address:	2204 MARGARET LN KINGSVILLE, TX 78363	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A		
(+) Improvement Non-Homesite Value:	+	N/A		
(+) Land Homesite Value:	+	N/A		
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	N/A		N/A
(+) Timber Market Valuation:	+	N/A		N/A
(=) Market Value:	=	N/A		
(–) Ag or Timber Use Value Reduction:	–	N/A		
(=) Appraised Value:	=	N/A		
(–) HS Cap:	–	N/A		
(=) Assessed Value:	=	N/A		

Taxing Jurisdiction

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 2252.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT

MA	MAIN AREA	FF5	EW6	1945	1384.0
OP1	OPEN PORCH BASIC (20%)	*		1945	35.0
MA2	2ND STORY (80%)	FF5		1945	868.0
FGUL	FRAME UNFINISHED DET GARAGE (LOW)	*		1945	432.0
SB1	SLAB - SPECIAL PRICE	SP		1998	96.0
OP1	OPEN PORCH BASIC (20%)	*		1945	36.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.1607	7000.00	50.00	140.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	$14,370	$4,500	0	18,870	$0	$18,870
2015	$21,840	$4,500	0	26,340	$0	$26,340
2014	$21,840	$4,500	0	26,340	$0	$26,340
2013	$21,840	$4,500	0	26,340	$0	$26,340
2012	$38,230	$4,500	0	42,730	$0	$42,730
2011	$38,230	$4,500	0	42,730	$0	$42,730
2010	$38,230	$4,500	0	42,730	$0	$42,730
2009	$54,620	$4,500	0	59,120	$0	$59,120
2008	$53,320	$4,500	0	57,820	$0	$57,820
2007	$53,320	$4,500	0	57,820	$0	$57,820
2006	$58,660	$4,500	0	63,160	$0	$63,160
2005	$51,630	$4,500	0	56,130	$0	$56,130
2004	$51,630	$4,500	0	56,130	$0	$56,130
2003	$51,630	$4,500	0	56,130	$0	$56,130
2002	$51,630	$4,500	0	56,130	$0	$56,130
2001	$51,630	$4,500	0	56,130	$0	$56,130
2000	$51,630	$5,000	0	56,630	$0	$56,630
1999	$51,890	$5,000	0	56,890	$0	$56,890
1998	$38,600	$5,000	0	43,600	$0	$43,600
1997	$30,240	$5,000	0	35,240	$0	$35,240
1996	$30,240	$5,000	0	35,240	$0	$35,240
1995	$30,240	$5,000	0	35,240	$0	$35,240

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/20/2016	GWD	GENERAL WARRANTY DEED	ALARCON ANNA ROSA	NGO EREKA			308667
2	7/6/2016	WD	WARRANTY DEED	NIELSEN BEVERLY ANNE	ALARCON ANNA ROSA	556	827	
3	1/29/2014	WD	WARRANTY DEED			507	033	

WATSON ZAK DYLAN NIELSEN BEVERLY ANNE

Questions Please Call (361) 595-5775

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.14 Database last updated on: 4/17/2017 8:23 PM © N. Harris Computer Corporation

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

ARIL 10, 2017

EREKA NGO
2204 MARGARET LN
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 70, LOT 12, 13 425 E KENEDY

Dear Sir or Madam:

It has been determined that the structure at **425 E 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 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.

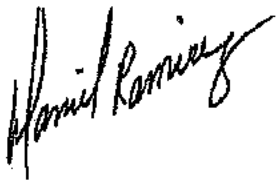
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
425 E KENEDY		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
ORIGINAL TOWN	70	12,13
OWNER NAME BEVERLY ANNE NIELSEN %	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
ANNA ROSA ALARCON	307 W ALICE	KINGSVILLE, TEXAS 78363

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		AB,B,C,D,OU,H	1,2,6
Yard						
Condition			X		H,OV	
Utilities						
Electric			X	X		
Gas			X	X		
Water			X	X		
Roof						
Covering			X		H,C,D,B,	
Walls						
Exterior			X		H,AB,B,B,C,D,	
Interior			X		H,AB,B,B,C,D,	
Ceilings			X		H,AB,B,B,C,D,	
Windows/Doors						
Secured			X		H,B,C,D,OU	
Condition			X		H,B,C,D,OU	
Foundation						
Exterior			X		H,B,C,D,OU	
Interior			X		H,B,C,D,OU	
Plumbing			X	X		
Electrical			X	X		

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
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, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY FOR ANIMALS AND/VAGRANTS.HAS BEEN WITHOUT WATER SINCE 4/20/2007

SIGNATURE: Daniel H. Ramirez DATE: 6/6/2017

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
425 E Kenedy		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
ORIG. TOWN	70	12,13
OWNER NAME BEVERLY ANNE NIELSEN	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
% ANNA ROSA ALARCON	307 W ALICE	Kingsville, Texas 78363

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			x		AB,B,C,D,L,OU	
Yard						
Condition			x		H,OV	
Utilities						
Electric			x	X		
Gas			x	X		
Water			x	X		
Roof						
Coverlng			x		H,B,D,OU	
Walls						
Exterior			x		B,H,C,D,L,I,OU	
Interior			x		B,H,C,D,L,I,OU	
Ceilings			x		B,H,C,D,L,I,OU	
Windows/Doors						
Secured			x		H,B,C,MI,OU	
Condition			x		H,B,C,MI,OU	
Foundation						
Exterior			x		H,B,C,D,I,OU	
Interior			x		H,B,C,D,I,OU	
Plumbing			x	x		
Electrical			x	x		

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

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SIGNATURE: Daniel H. Ramirez DATE: 4-17-17

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 425 E Kenedy Phone: _____

Property Owner: Anna Rosa Alarcon Phone: _____

Owner's Address: 307 W Alice Fax: _____
Kingsville, TX 78363

PLANNED DATE	ACTUAL DATE	ACTION
☐ 4-17-17	4-17-17	1. Identify structure unfit for human habitation.
☐ 4-17-17	4-17-17	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 4-17-17	4-17-17	3. Determine ownership from county assessment & tax collection record.
☐ 4-17-17	4-17-17	4. Obtain legal description.
☐ 4-17-17	4-17-17	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 4-17-17	4-17-17	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. 2nd Notice Sent. (10 day response) (Optional)
☐ _____	_____	8. If response is not received or is not adequate, proceed as follows:
☐ 6-1-17	6-1-17	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.
☐ 5-31-17	5-31-17	1) Post affidavit in newspaper twice a week for one week
☐ 6-1-17	6-1-17	10. Post sign on property advising date the City

☐ 6-21-17	6-21-17	Council will consider condemnation of structure.
☐ 6-1-17	6-1-17	11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
☐ 6-5-17	6-5-17	12. Photograph posted sign with date stamp.
		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
☐ 6-5-17	6-5-17	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.

STATEMENT OF ALL TAXES DUE

ACCT # 1-001-070-13000-192
DATE 04/17/2017
SD

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

Property Description

ORIG TOWN, BLOCK 70, LOT 12, 13

TOWN -
ACRES - .160

LOCATION- 425 E KENEDY

Values

LAND MKT VALUE	4,500	IMPR/PERS MKT VAL	14,370
LAND AGR VALUE		MKT. BEFORE EXEMP	18,870
		LIMITED TXBL. VAL	

EXEMPTIONS GRANTED: NONE

NIELSEN BEVERLY ANNE
% ANNA ROSA ALARCON
307 W ALICE

KINGSVILLE TX 78363

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2014	.00	.00	.00	.00
TAXES 2016	.00	.00	.00	.00
	.00	.00	.00	.00

ACCT # 1-001-070-13000-192

TOTAL DUE 04/2017	.00
TOTAL DUE 05/2017	.00
TOTAL DUE 06/2017	.00
TOTAL DUE 07/2017	.00

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT 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	156.39
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	158.92
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	286.62
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	15.65
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	617.58

YOU MAY PAY YOUR TAXES ONLINE AT www.klebergcountyonline.net
A PROCESSING FEE OF 3.5% WILL BE APPLIED TO CREDIT CARD PAYMENTS

ND811-LRKC

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

APRIL 17, 2017

ANNA ROSA ALARCON
307 W ALICE
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 70, LOT 12, 13 425 E KENEDY

Dear Sir or Madam:

It has been determined that the structure at **425 E 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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('62 Code, § 4-6-1)

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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.

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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

Prop ID	Owner	%	Legal Description			Values		
12878	56895	100.00 R	**Geo: 100107007000192**	Effective Acres: 0.000000	Imp HS:	63,730	Market:	68,230
GUILLEN TAMARA D			ORIG TOWN, BLOCK 70, LOT 7, 8		Imp NHS:	0	Prod Loss:	0
415 E KENEDY					Land HS:	4,500	Appraised:	68,230
KINGSVILLE, TX 78363-5662			Acres:		0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	68,230
			Situs: 415 E KENEDY TX	Mtg Cd:	Prod Mkt:	0	Exemptions: HS	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			68,230	0	68,230

Prop ID	Owner	%	Legal Description			Values		
13698	59476	100.00 R	**Geo: 100107009000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	35,140
LIST JEFFREY DAVID			ORIG TOWN, BLOCK 70, LOT 9-11		Imp NHS:	28,390	Prod Loss:	0
ETUX GLORIA Q					Land HS:	0	Appraised:	35,140
419 E KENEDY AVE			Acres:		0.0000 Land NHS:	6,750	Cap:	0
KINGSVILLE, TX 78363-5662			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	35,140
			Situs: 419 E KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			35,140	0	35,140

Prop ID	Owner	%	Legal Description			Values		
15287	28488	100.00 R	**Geo: 100107013000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	26,340
NIELSEN BEVERLY ANNE			ORIG TOWN, BLOCK 70, LOT 12, 13		Imp NHS:	21,840	Prod Loss:	0
REVOCABLE TRUST % RANDA					Land HS:	0	Appraised:	26,340
403 S 6TH ST			Acres:		0.0000 Land NHS:	4,500	Cap:	0
KINGSVILLE, TX 78363			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	26,340
			Situs: 425 E KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			26,340	0	26,340

Prop ID	Owner	%	Legal Description			Values		
23643	51761	100.00 R	**Geo: 100107014000192**	Effective Acres: 0.000000	Imp HS:	91,490	Market:	98,240
QUINTANILLA RENE II			ORIG TOWN, BLOCK 70, LOT 14-16, ACRES .0		Imp NHS:	0	Prod Loss:	0
ETUX MARIA LUCINDA					Land HS:	6,750	Appraised:	98,240
429 E KENEDY AVE			Acres:		0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-5662			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	98,240
			Situs: 429 E KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions: HS	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			98,240	0	98,240

Prop ID	Owner	%	Legal Description			Values		
16829	15169	100.00 R	**Geo: 100107017000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	52,350
HERAS MARIA A			ORIG TOWN, BLOCK 70, LOT 17-19		Imp NHS:	45,600	Prod Loss:	0
413 E FORDYCE AVE					Land HS:	0	Appraised:	52,350
KINGSVILLE, TX 78363-5638			Acres:		0.0000 Land NHS:	6,750	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	52,350
			Situs: 331 S 9TH ST	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			52,350	0	52,350

Prop ID	Owner	%	Legal Description			Values		
25925	20778	100.00 R	**Geo: 100107020000192**	Effective Acres: 0.000000	Imp HS:	51,300	Market:	58,050
CANTU ROBERTO JR			ORIG TOWN, BLOCK 70, LOT 20-22		Imp NHS:	0	Prod Loss:	0
424 E LOTT AVE					Land HS:	6,750	Appraised:	58,050
KINGSVILLE, TX 78363-5671			Acres:		0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	58,050
			Situs: 424 E LOTT	Mtg Cd:	Prod Mkt:	0	Exemptions: HS	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			58,050	0	58,050

Prop ID	Owner	%	Legal Description			Values		
19107	44330	100.00 R	**Geo: 100107023000192**	Effective Acres: 0.000000	Imp HS:	26,590	Market:	33,340
BARRERA RAFAEL			ORIG TOWN, BLOCK 70, LOT 23-25		Imp NHS:	0	Prod Loss:	0
& JOSEFA BARRERA					Land HS:	6,750	Appraised:	33,340
416 E LOTT AVE			Acres:		0.0000 Land NHS:	0	Cap:	9,170
KINGSVILLE, TX 78363-5671			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	24,170
			Situs: 416 E LOTT	Mtg Cd:	Prod Mkt:	0	Exemptions: HS	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			24,170	0	24,170

160.2

Kingsville TEXAS

7011 1570 0003 3833 1674

364

CORPUS CHRISTI TX
19 APR 2017 PM

ZIP 78363
041L11238105

4/25

Refused

Anna Rosa Alarcon
307 W Alice
78364

NIXIE 782 CC 1 0104/22/17

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

932701065522818 REF
56998>9999

MANUAL PROC REQ *2193-03867-22-23

160.2

Kingsville TEXAS

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

CORPUS CHRISTI TX
19 APR 2017 PM

ZIP 78363
041L11238105

UTF

Anna Rosa Alarcon
307 W Alice
78364

NIXIE 782 4E 1 0104/25/17

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF
78364>1458

BC: 78364145858 *0588-05221-19-38

City of Kingsville TEXAS

160

9570 0003 3833 1698

78364

CORPUS CHRISTI TX 784
11 APR 2017 PM 2 L

FIRST-CLASS MAIL
US POSTAGE $00.68

ZIP 78363
041L11238105

5/16

Eleka NGO
7711 Margaret LN

NIXIE 78284 05/08/2017
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNCLAIMED
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955

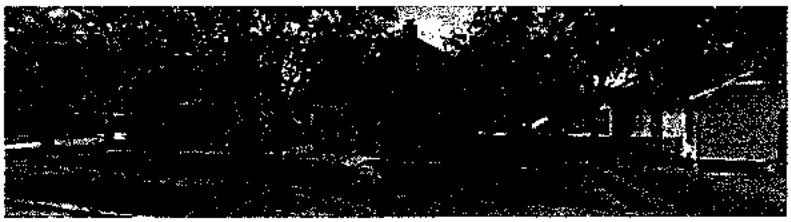
9327000093815908

UNC
56998>9999

Google Maps 425 E Kenedy Ave

Map data ©2017 Google 2000 ft

425 E Kenedy Ave
Kingsville, TX 78363



BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 1490

JUNE 5, 2017

EREKA NGO
2204 MARGARET LANE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 425 E KENEDY**

Dear Sir or Madam:

On April 10, 2017, a letter was sent from the City of Kingsville stating that your property located at **425 E 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, JUNE 26, 2017** at **6:00 p.m.** to show cause 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 JUNE 26, 2017.

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, 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 1570 0003 3833 1483

JUNE 5, 2017

ANNA ROSA ALARCON
307 W ALICE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 425 E KENEDY**

Dear Sir or Madam:

On April 17, 2017, a letter was sent from the City of Kingsville stating that your property located at **425 E 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,

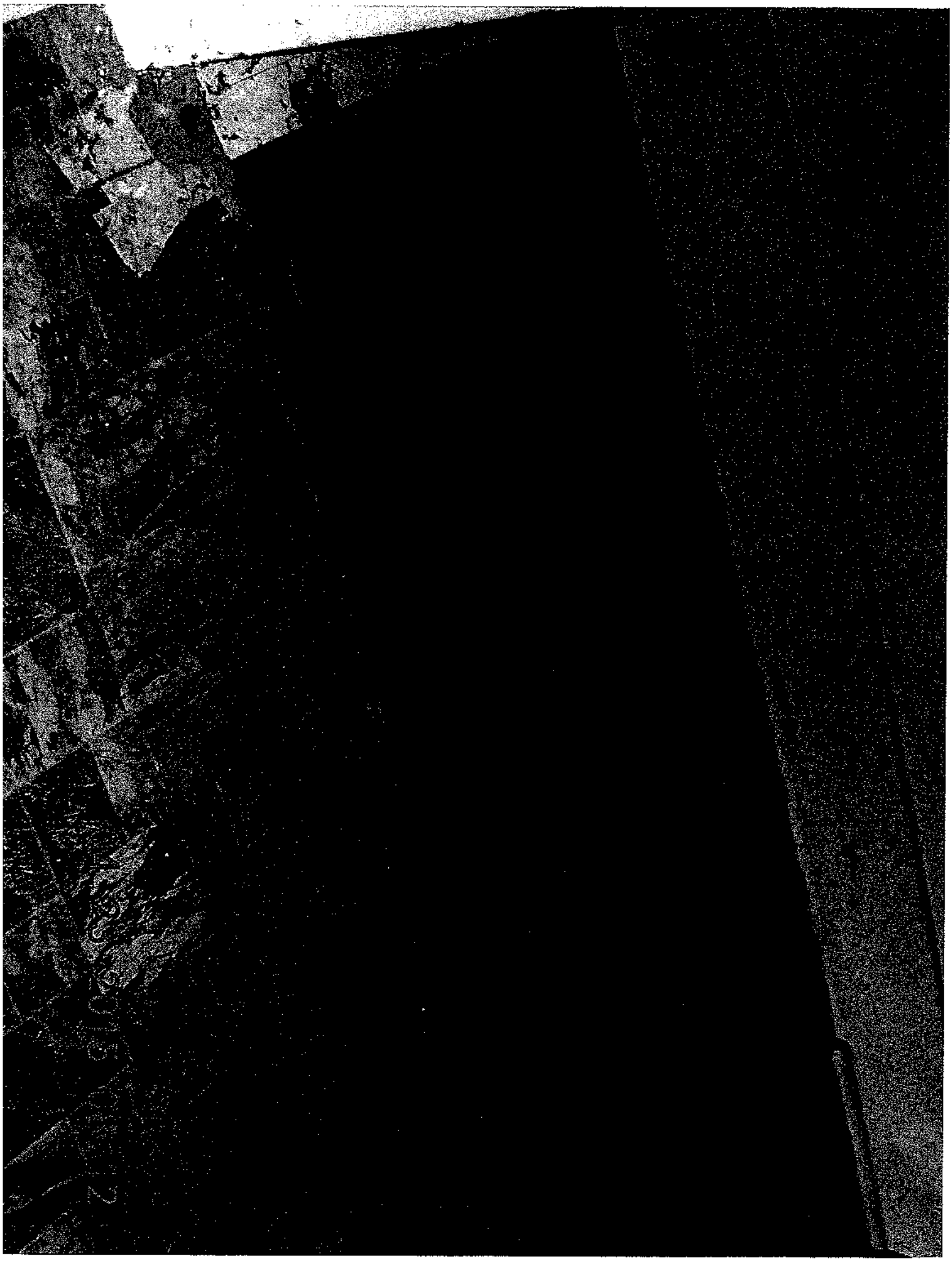
Daniel Ramirez
Building Official

PUBLIC NOTICE

The City Commission will meet on Monday, June 26, at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

426 E ALICE
404 W RICHARD
425 E KENEDY

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.



04.23.2015 08:13

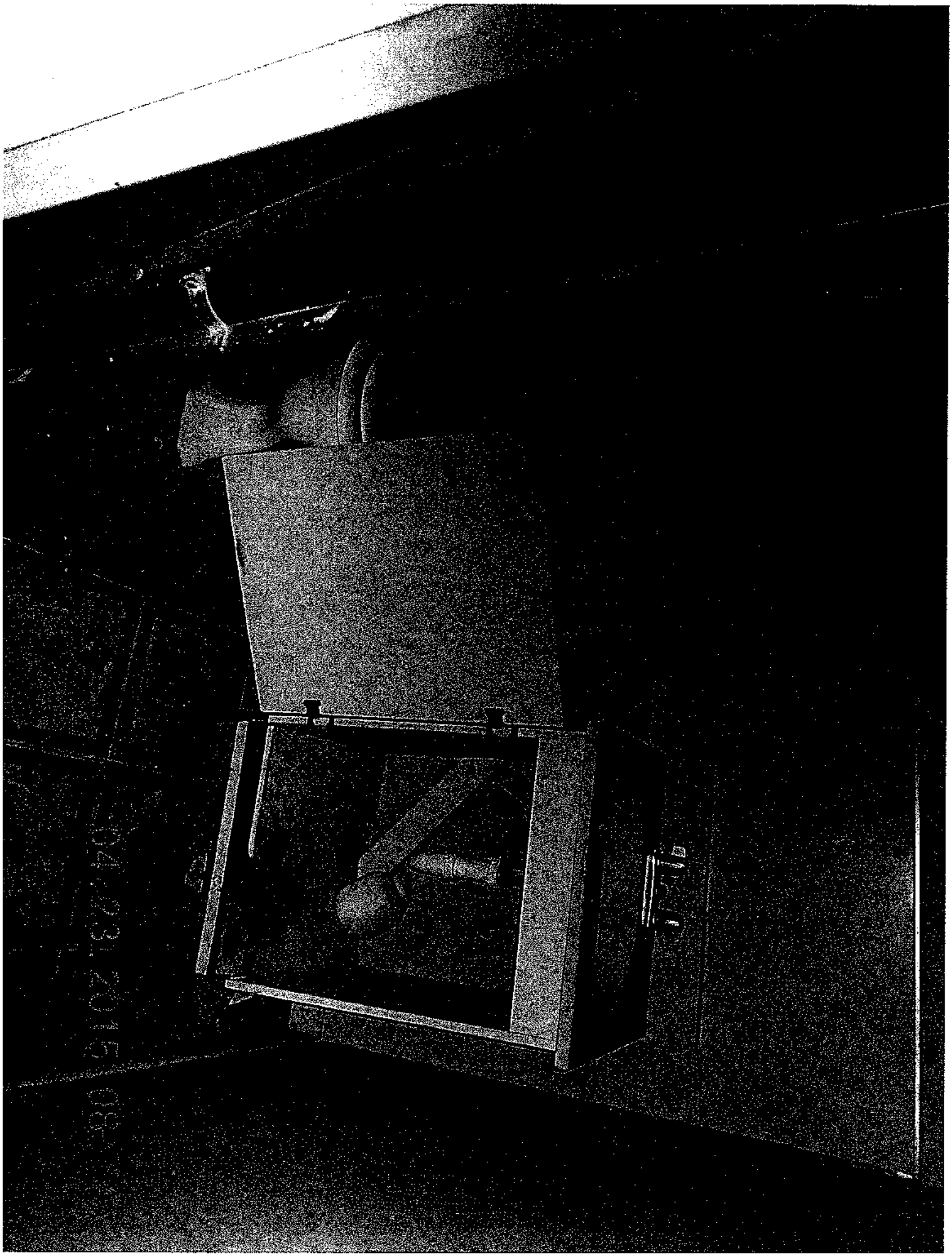
03.03.05 01:27:30

08/15/2013 08:38 #

04.23.2015 08:11

AM 08:39 on 26.2016

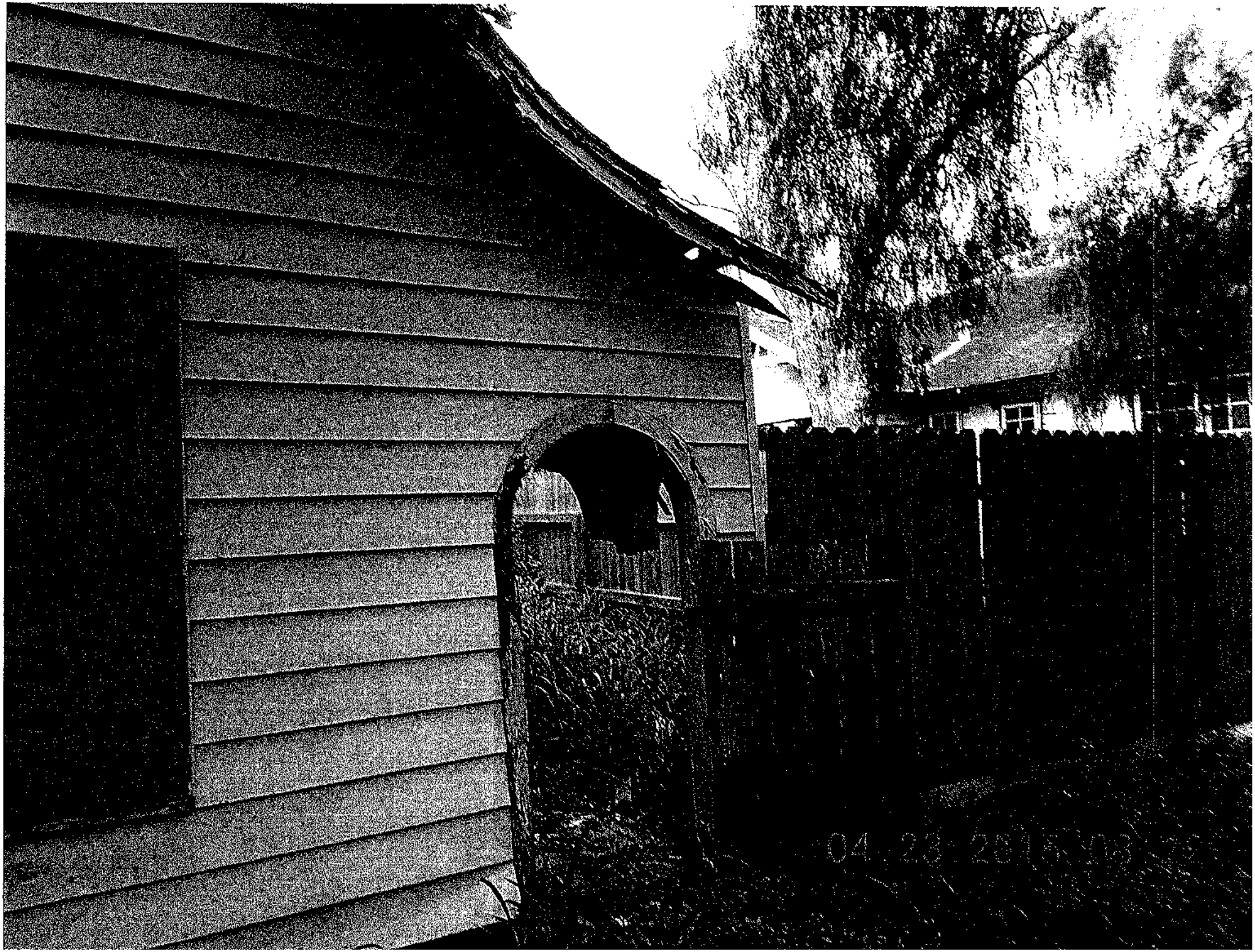
Oct 23 2015



04.28.2015 08:13

04.23.02 5:18 AM

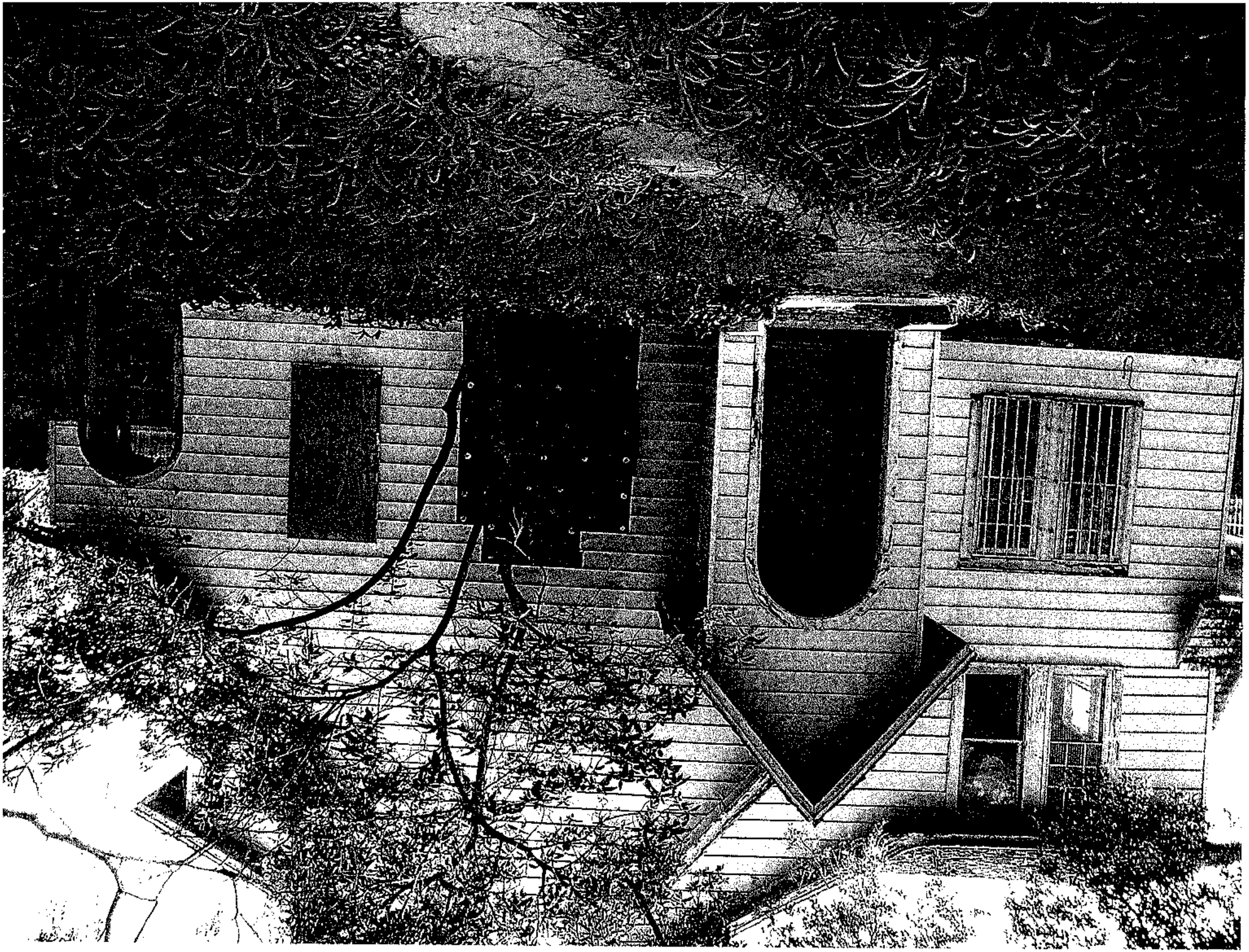
2015 08 22


04/28/2016 08

04.28.2015 08:27

08/07/2015 15:56

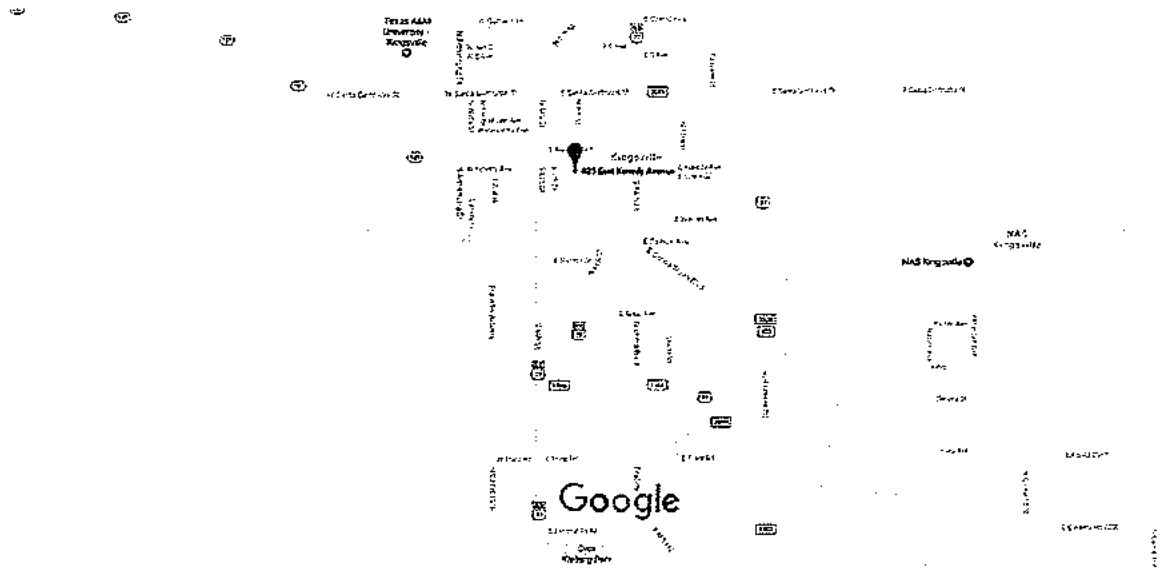
06/07/2013 13:56



04 07 2017 08

04.07.2017

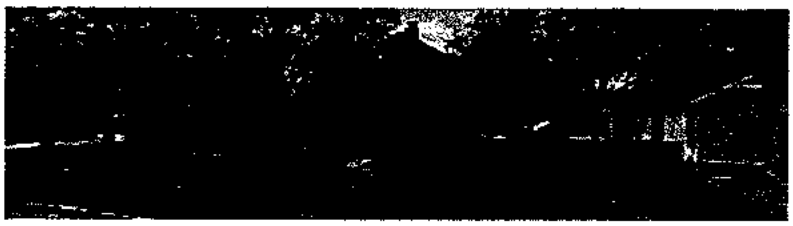
Google Maps 425 E Kenedy Ave

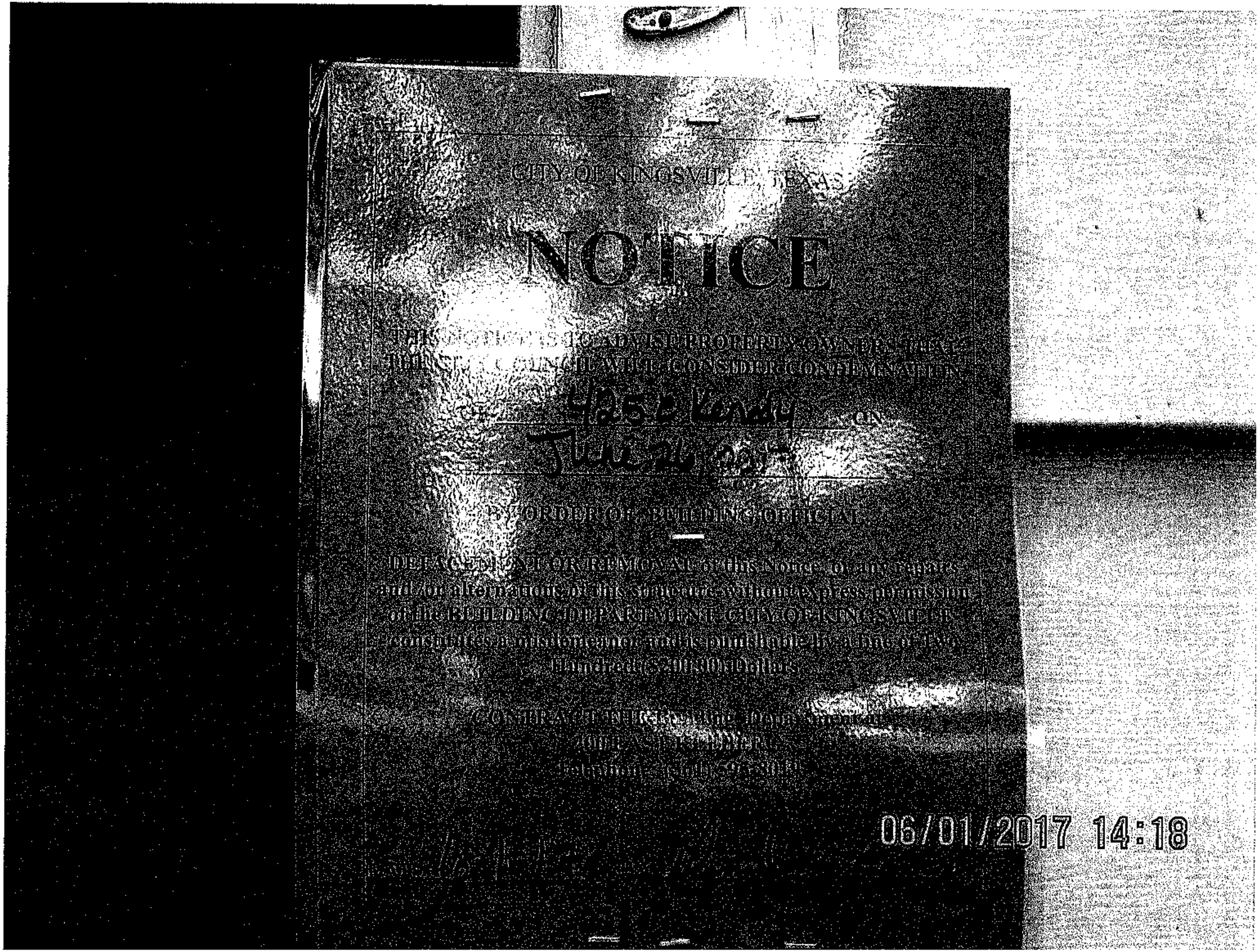


Map data ©2017 Google 2000 ft

425 E Kenedy Ave

Kingsville, TX 78363




CITY OF KINGSVILLE, TEXAS
NOTICE
10 DAYS TO PROPERTY OWNER'S TEXT
OR WILL CONSIDER CONDEMNATION
4252 Kendall
ON
June 21, 2017
BY ORDER OF BUILDING OFFICIAL
DEFACEMENT OR REMOVAL of this Notice or the repairs and/or alterations of this Structure without express permission of the BUILDING DEPARTMENT, CITY OF KINGSVILLE constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) Dollars
CONTRACTOR'S NAME, ADDRESS AND PHONE
06/01/2017 14:18

06/01/2017 14:18

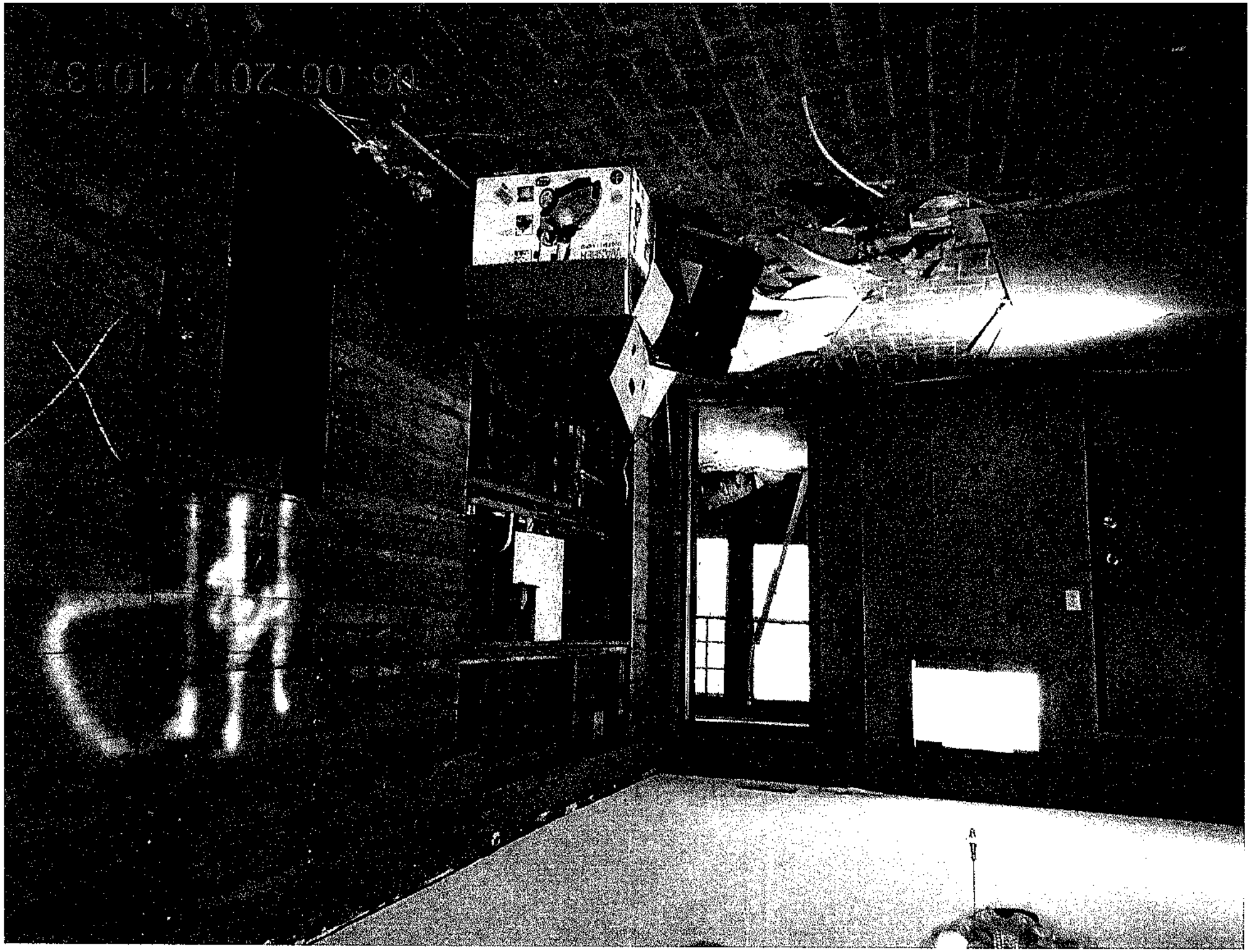
06 06 2017 10:25

08/11/2020 00:00

06.90

06.06.2017 10:36

03-Jun-30



13:01 7/02/00

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
425 E Kenedy		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
ORIG. TOWN	70	12,13
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
Beverly Ann Nielson	403 S. 6th. St.	Kingsville, Texas 78363

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			x		AB,B,C,D,L,OU	
Yard						
Condition			x		H,OV	
Utilities						
Electric			x	X		
Gas			x	X		
Water			x	X		
Roof						
Covering			x		H,B,D,OU	
Walls						
Exterior			x		B,H,C,D,L,I,OU	
Interior			x		B,H,C,D,L,I,OU	
Ceilings			x		B,H,C,D,L,I,OU	
Windows/Doors						
Secured			x		H,B,C,MI,OU	
Condition			x		H,B,C,MI,OU	
Foundation						
Exterior			x		H,B,C,D,I,OU	
Interior			x		H,B,C,D,I,OU	
Plumbing			x	x		
Electrical			x	x		

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, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS HAS BEEN WITHOUT WATER SINCE 4/20/2007

SIGNATURE: Daniel H. Ramirez DATE: 5-11-12

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 425 E Kenedy Phone: _____

Property Owner: Beverly Anne Nielsen Revocable Trust Phone: _____

Owner's Address: 502 Ivy Vee Lane Fax: _____
Kenedy, TX 78119

PLANNED DATE	ACTUAL DATE	ACTION
☐ 5-11-12	5-11-12	1. Identify structure unfit for human habitation.
☐ 5-11-12	5-11-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 5-11-12	5-11-12	3. Determine ownership from county assessment & tax collection record.
☐ 5-11-12	5-11-12	4. Obtain legal description.
☐ 5-11-12	5-11-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 5-11-12	5-11-12	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.
☐ _____	_____	7. 2nd Notice Sent. (10 day response) (Optional)
☐ _____	_____	8. If response is not received or is not adequate, proceed as follows:
☐ _____	_____	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.
☐ _____	_____	1) Post affidavit in newspaper twice a week for one week
☐ _____	_____	10. Post sign on property advising date the City

☐ _____ _____ 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

☐ _____ _____ 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		
10509	50249	100.00	R **Geo: 100107001000192**	Effective Acres: 0.000000	Imp HS:	48,490	Market:	56,370
GARCIA PEARLIE BURSE			ORIG TOWN, BLOCK 70, LOT 1-3, W/2 4		Imp NHS:	0	Prod Loss:	0
403 E KENEDY AVE					Land HS:	7,880	Appraised:	56,370
KINGSVILLE, TX 78363-5662				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	56,370
			Situs: 403 E KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			56,370	0	56,370

19802	29427	100.00	R **Geo: 100107004000192**	Effective Acres: 0.000000	Imp HS:	32,320	Market:	37,950
MUNOZ RENE V			ORIG TOWN, BLOCK 70, LOT E/2 4, 5, 6		Imp NHS:	0	Prod Loss:	0
ETUX REBECCA C					Land HS:	5,630	Appraised:	37,950
409 E KENEDY AVE				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-5662			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	37,950
			Situs: 409 E KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			37,950	0	37,950

12878	12379	100.00	R **Geo: 100107007000192**	Effective Acres: 0.000000	Imp HS:	63,730	Market:	68,230
MITCHELL CAROLYN			ORIG TOWN, BLOCK 70, LOT 7, 8, ACRES .0		Imp NHS:	0	Prod Loss:	0
415 E KENEDY AVE					Land HS:	4,500	Appraised:	68,230
KINGSVILLE, TX 78363-5662				Acres:	0.0000 Land NHS:	0	Cap:	2,505
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	65,725
			Situs: 415 E KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			65,725	8,400	57,325

13698	56321	100.00	R **Geo: 100107009000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	35,140
NAVARRO RICHARD			ORIG TOWN, BLOCK 70, LOT 9-11		Imp NHS:	28,390	Prod Loss:	0
PO BOX 1264					Land HS:	0	Appraised:	35,140
KINGSVILLE, TX 78364-1264				Acres:	0.0000 Land NHS:	6,750	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	35,140
			Situs: 419 E KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions:	EX
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			35,140	2,214	32,926

15287	28488	100.00	R **Geo: 100107013000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	42,730
NIELSEN BEVERLY ANNE			ORIG TOWN, BLOCK 70, LOT 12, 13		Imp NHS:	38,230	Prod Loss:	0
REVOCABLE TRUST					Land HS:	0	Appraised:	42,730
502 JAY VEE LN				Acres:	0.0000 Land NHS:	4,500	Cap:	0
KINGSVILLE, TX 78363-7320			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	42,730
			Situs: 425 E KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			42,730	0	42,730

23643	51761	100.00	R **Geo: 100107014000192**	Effective Acres: 0.000000	Imp HS:	91,490	Market:	98,240
QUINTANILLA RENE II			ORIG TOWN, BLOCK 70, LOT 14-16, ACRES .0		Imp NHS:	0	Prod Loss:	0
ETUX MARIA LUCINDA					Land HS:	6,750	Appraised:	98,240
429 E KENEDY AVE				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-5662			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	98,240
			Situs: 429 E KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			98,240	0	98,240

16829	15169	100.00	R **Geo: 100107017000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	52,350
HERAS MARIA A			ORIG TOWN, BLOCK 70, LOT 17-19		Imp NHS:	45,600	Prod Loss:	0
413 E FORDYCE AVE					Land HS:	0	Appraised:	52,350
KINGSVILLE, TX 78363-5638				Acres:	0.0000 Land NHS:	6,750	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	52,350
			Situs: 331 S 9TH ST	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			52,350	0	52,350

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2013

OPERTY 15287 R

gal Description
IG TOWN, BLOCK 70, LOT 12, 13

OWNER ID
58394

OWNERSHIP
100.00%

WATSON ZAK DYLAN
NICOLE ANNE WATSON
301 E KLEBERG AVE
KINGSVILLE, TX 78363-4574

Entities

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

Values

IMPROVEMENTS		38,230
LAND MARKET	+	4,500
MARKET VALUE	=	42,730
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	42,730
HS CAP LOSS	-	0
ASSESSED VALUE	=	42,730

Ref ID2: R15287
)107013000192 Map ID PLAT

ACRES:
EFF. ACRES:

TUS 425 E KENEDY

APPR VAL METHOD: Cost

GENERAL

ILITIES
POGRAPHY
)AD ACCESS
NING
XT REASON RECK DEC '13 FOR CONDITION

LAST APPR. IE
LAST APPR. YR 2013
LAST INSP. DATE 04/17/2013
NEXT INSP. DATE 12/31/2013

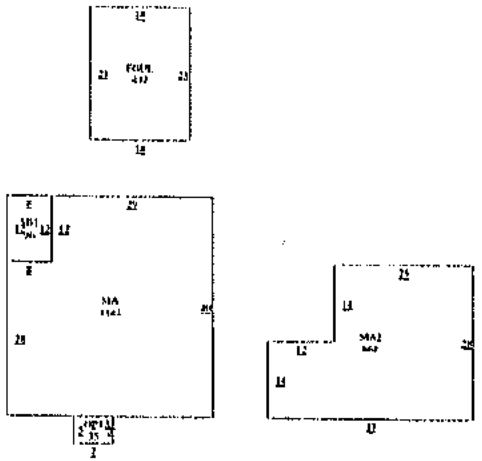
MARKS FOR 2013 ADD FF TABLE FF90D140 PER IE
4/17/13 JO -- FOR '13 NO VAL CHG TO ACCT
PER APPR LR 2/16/13 4/10/13 MMG -- FOR '10
ADD PHY % PER LR 12/2/09 12/16/09 JO -- FOR

BUILDING PERMITS:

SUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

ALE DT	PRICE	GRANTOR	DEED INFO
/05/2012	*****	NIELSEN BEVERLY	WD / 481 / 822
/04/1996	*****	MACON JANE HAUN	WDVL / 135 / 283
/05/1996	*****	HAUN JOHNNIE MAE	PROB / 4718 /

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

UBD: S001 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	FF5/	1,384.0	46.99	1	1945	1945	A	70,770	50%	70%	100%	100%	100%	0.35	24,770
OP1	OPEN PORCH B	R	*/	35.0	9.40	1	1945	1945	A	330	50%	70%	100%	100%	100%	0.35	120
MA2	2ND STORY (8	R	FF5/	868.0	37.59	1	1945	1945		34,690	50%	70%	100%	100%	100%	0.35	12,210
FGUL	FRAME UNFINI	R	*/	432.0	7.22	1	1945	1945		3,120	50%	70%	100%	100%	100%	0.35	1,090
SB1	SLAB - SPECI	SP	SP/	96.0	1.25	1	1998			120	50%	70%	100%	100%	100%	0.35	40
RESIDENTIAL		STCD: A1		2,815.0		Homesite: N				109,230							38,230

IMPROVEMENT FEATURES

Heating/Cooling	1	CF5	3,598
Fireplace	1	F5B	2,140
Foundation	1	FD6	0
Exterior Wall	1	EW6	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM2	0
Flooring	1	FL2	0
Plumbing	1	2	0
			5,738

UBD: S001 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
A1		FF90D140	A1	N	FF	50X140	90.00	4,500	1.00	1.00	A	4,500	NO			0.00	0
mment: F: 50.0 R: 50.0 FF												4,500					0

Effective Date of Appraisal: January 1 Date Printed: 04/30/2013 11:47:24AM by VICKI

True Automation, Inc.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

May 11, 2012

BEVERLY ANNE NIELSEN REVOCABLE TRUST
502 JAY VEE LANE
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 70, LOT 12,13 425 E KENEDY

Dear Sir or Madam:

It has been determined that the structure at 425 E 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 FROM RECEIPT THIS LETTER.

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 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, TX 78364

REPORT ADDRESS		INSPECTOR
425 E Kenedy		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
ORIG. TOWN	70	12,13
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
Beverly Ann Nielson	403 S. 6th. St.	Kingsville, Texas 78363

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			x		AB,B,C,D,L,OU	
Yard						
Condition			x		H,OV	
Utilities						
Electric			x	X		
Gas			x	X		
Water			x	X		
Roof						
Covering			x		H,B,D,OU	
Walls						
Exterior			x		B,H,C,D,L,I,OU	
Interior			x		B,H,C,D,L,I,OU	
Ceilings			x		B,H,C,D,L,I,OU	
Windows/Doors						
Secured			x		H,B,C,MI,OU	
Condition			x		H,B,C,MI,OU	
Foundation						
Exterior			x		H,B,C,D,I,OU	
Interior			x		H,B,C,D,I,OU	
Plumbing			x	x		
Electrical			x	x		

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, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS HAS BEEN WITHOUT WATER SINCE 4/20/2007

SIGNATURE: Daniel H. Ramirez DATE: 6-12-12

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

Newowner
Nov 20 2017

CONDEMNATION CHECKLIST

Property Address: 425 E Kenedy
Property Owner: Beverly Nitsch - Remainder INT
Owner's Address: 502 Key Vue Ln
Cuero, TX 77954

Phone: _____
Phone: _____
Fax: _____

BEGINNING DATE	ENDING DATE	ACTION
☐ 6-12-12	6-12-12	1. Identify structure unfit for human habitation,
☐ 6-12-12	6-12-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
☐ 6-12-12	6-12-12	☐ b. Photograph property.
		3. Determine ownership from county assessment & tax collection record.
☐ 6-12-12	6-12-12	4. Obtain legal description.
☐ 6-12-12	6-12-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 6-12-12	6-12-12	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.
☐ 6 _____	_____	7. If response is not received or is not adequate, proceed as follows:
☐ _____	_____	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.
☐ _____	_____	1) Post affidavit in newspaper twice a week for one week
☐ _____	_____	9. Post sign on property advising date the City Council will consider condemnation of structure.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

June 12, 2012

BEVERLY ANNE NIELSEN REVOCABLE TRUST
502 JAY VEE LN
KINGSVILLE TEXAS 78363

SECOND NOTICE

Re: ORIGINAL TOWN, BLOCK 70, LOT 12, 13 **425 E KENEDY**

Dear Sir or Madam:

It has been determined that the structure at **425 E 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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WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JUNE 26, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JULY 12, 2012**) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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Sincerely,

Abel Carrillo

Abel Carrillo
Building Official

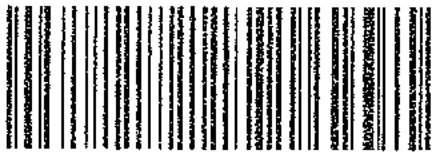
7011 0110 0000 4433 0247

E TEXAS 78364

Beverly Nelson Revocable Trust
502 Jayvee Lane
[illegible] 78363

LN
6-15-12
6-23
6-30

CERTIFIED MAIL



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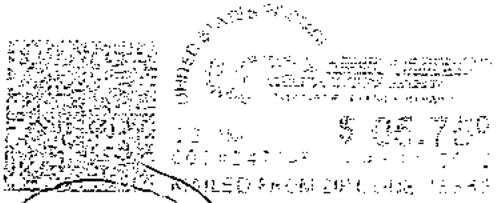

060412

LN
5-12-12
5-18
5-27

Beverly Ann Nelson Revocable Trust
502 Jayvee Lane
[illegible] TX 78363

NIXIE 782 CC 1 05/31/12

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

*2099-08077-31-00

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Beverly Ann Nielsen Revocable Trust
502 Jay Vee Lane
Kingsville, Tx 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7011 0110 0000 4433 0249

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Beverly Ann Nielsen
Revocable Trust
502 Jay Vee Lane
Kingsville, Tx 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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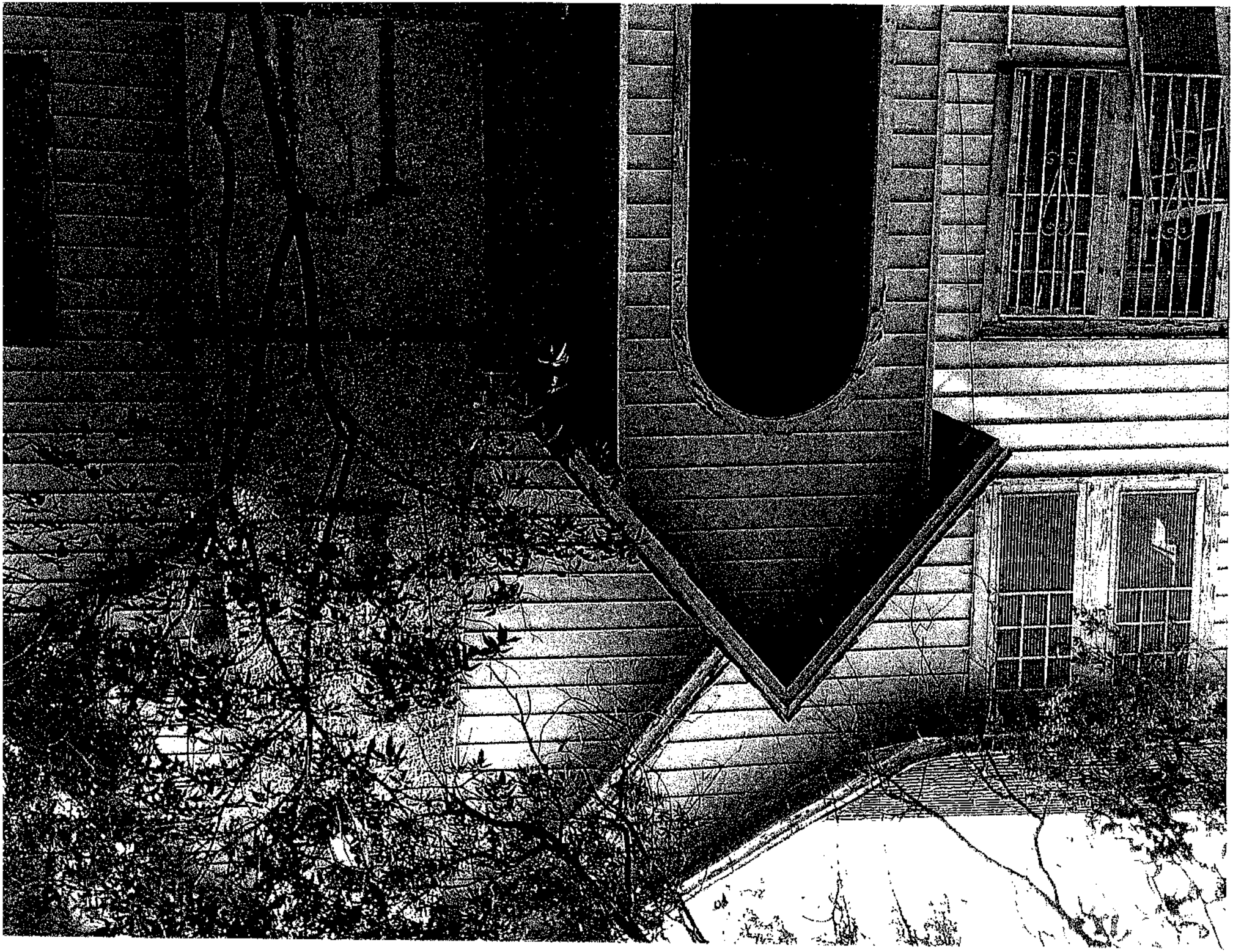
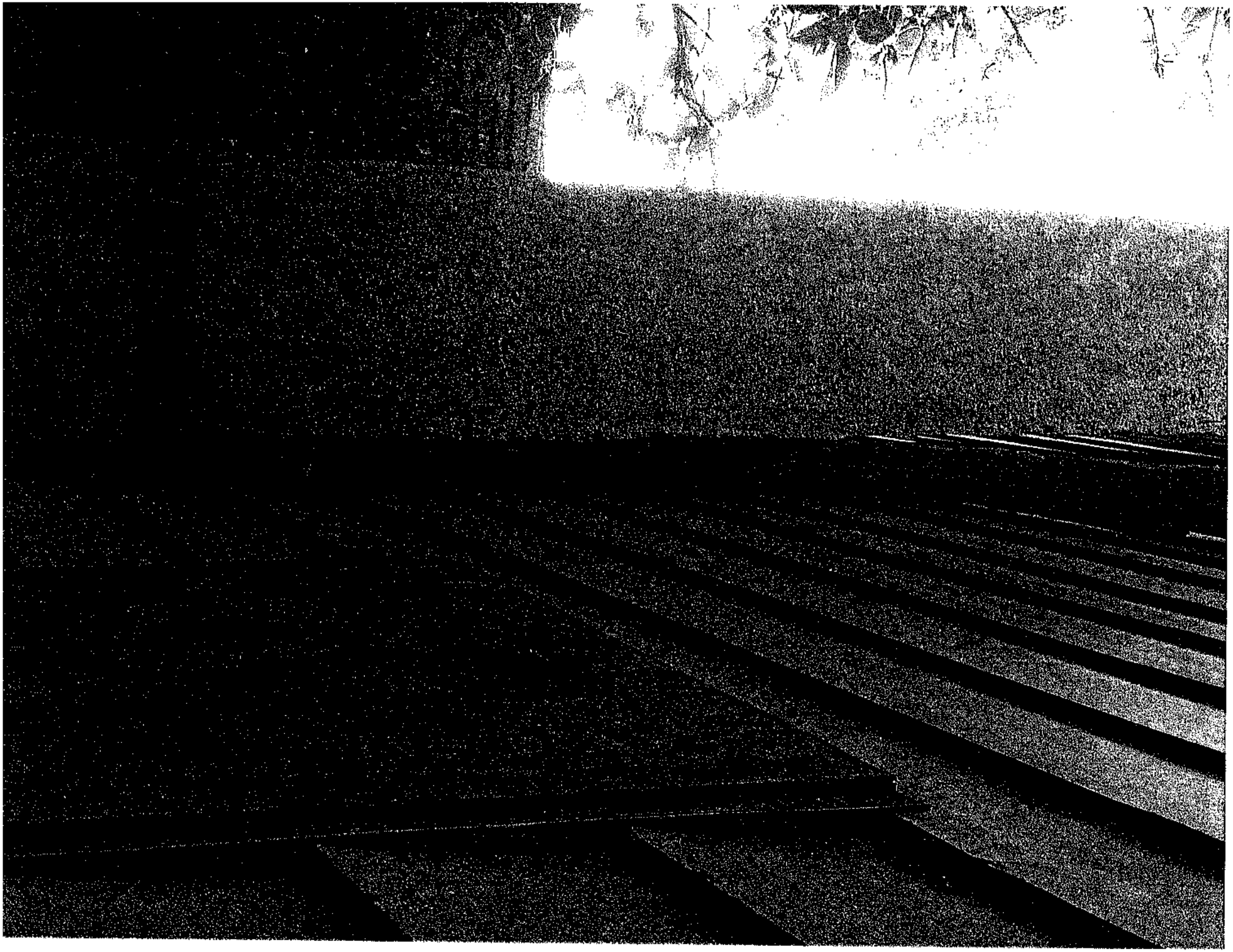
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

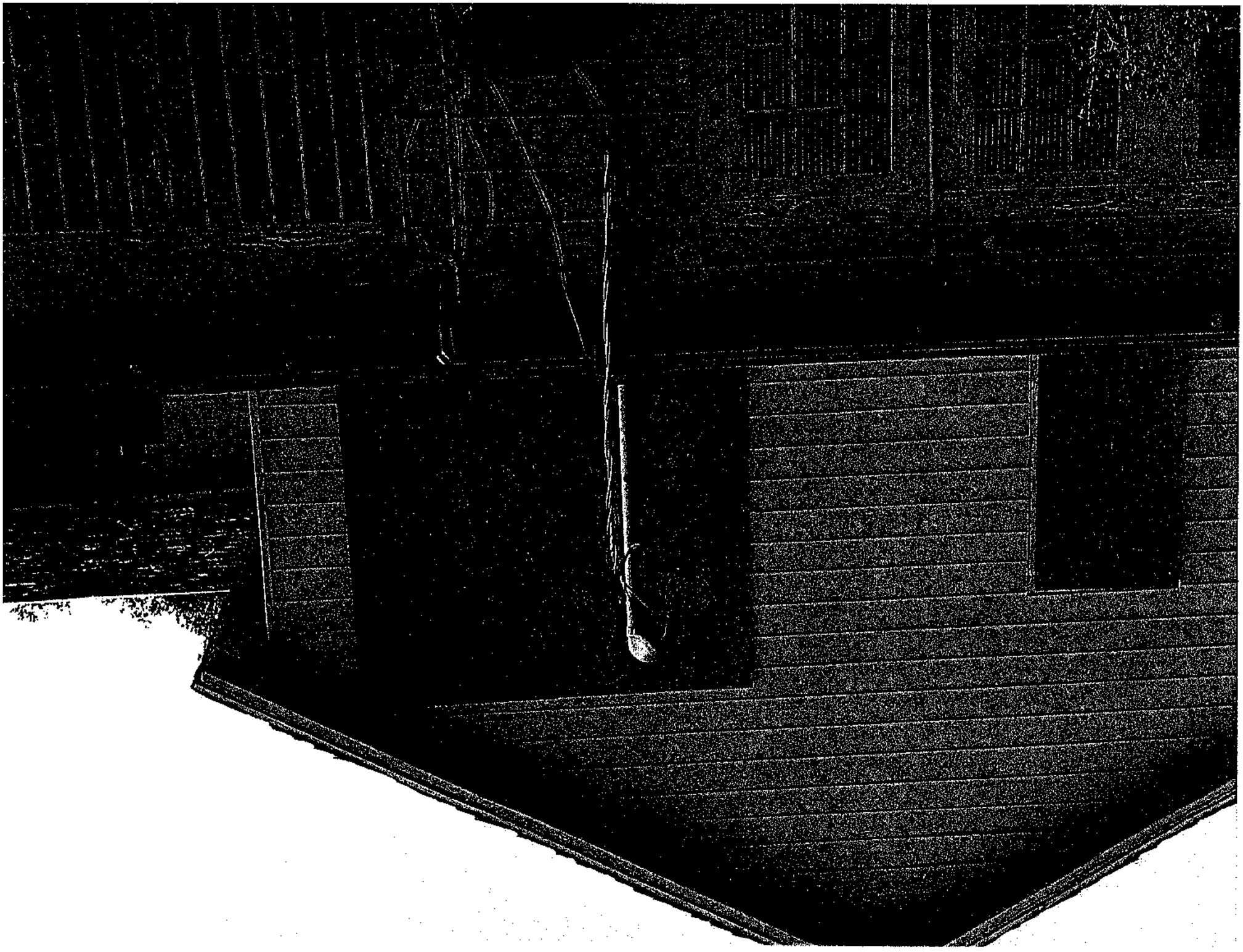
4. Restricted Delivery? (Extra Fee) ☐ Yes

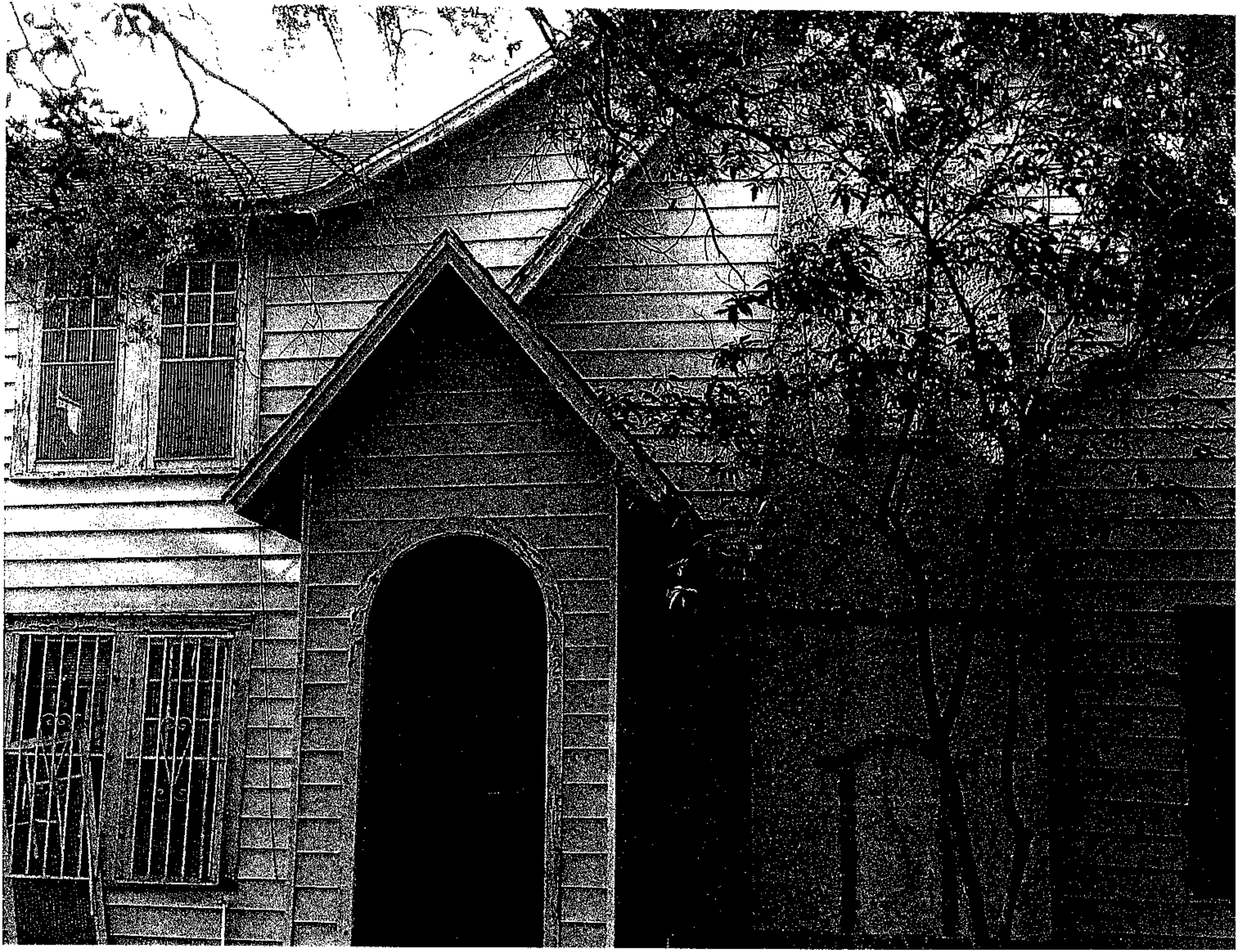
2. Artic
(Tra 7011 0110 0000 4431 6557

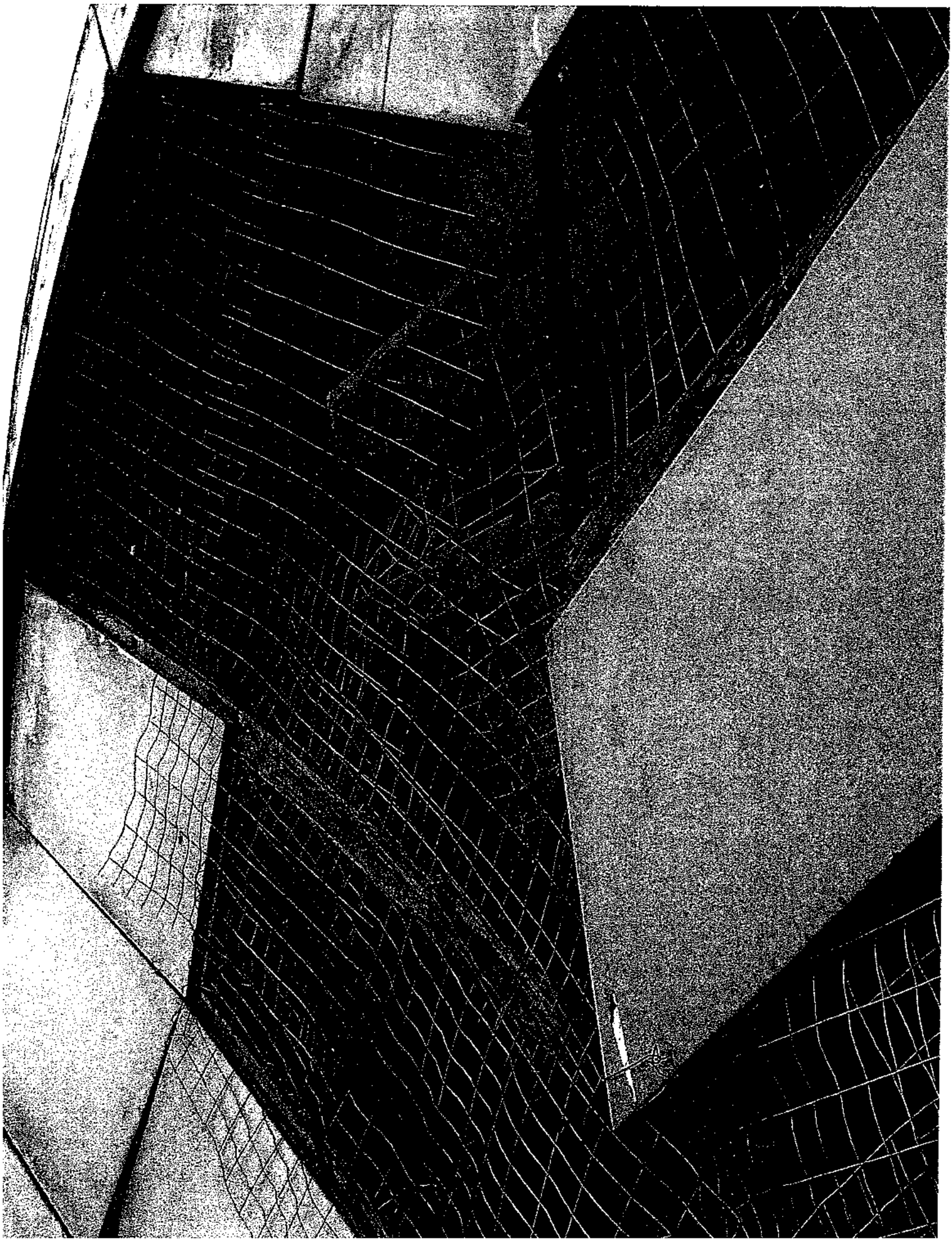
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

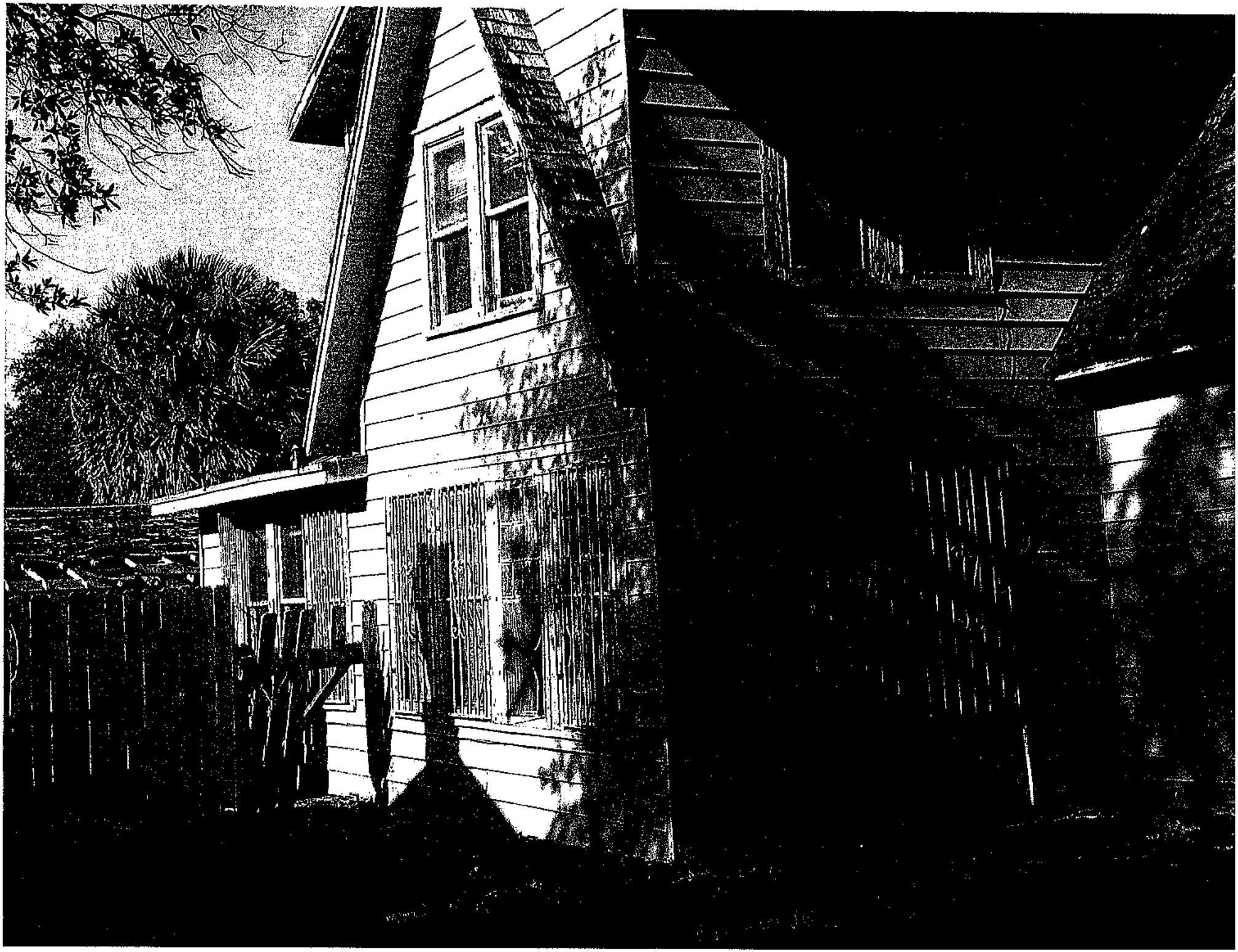


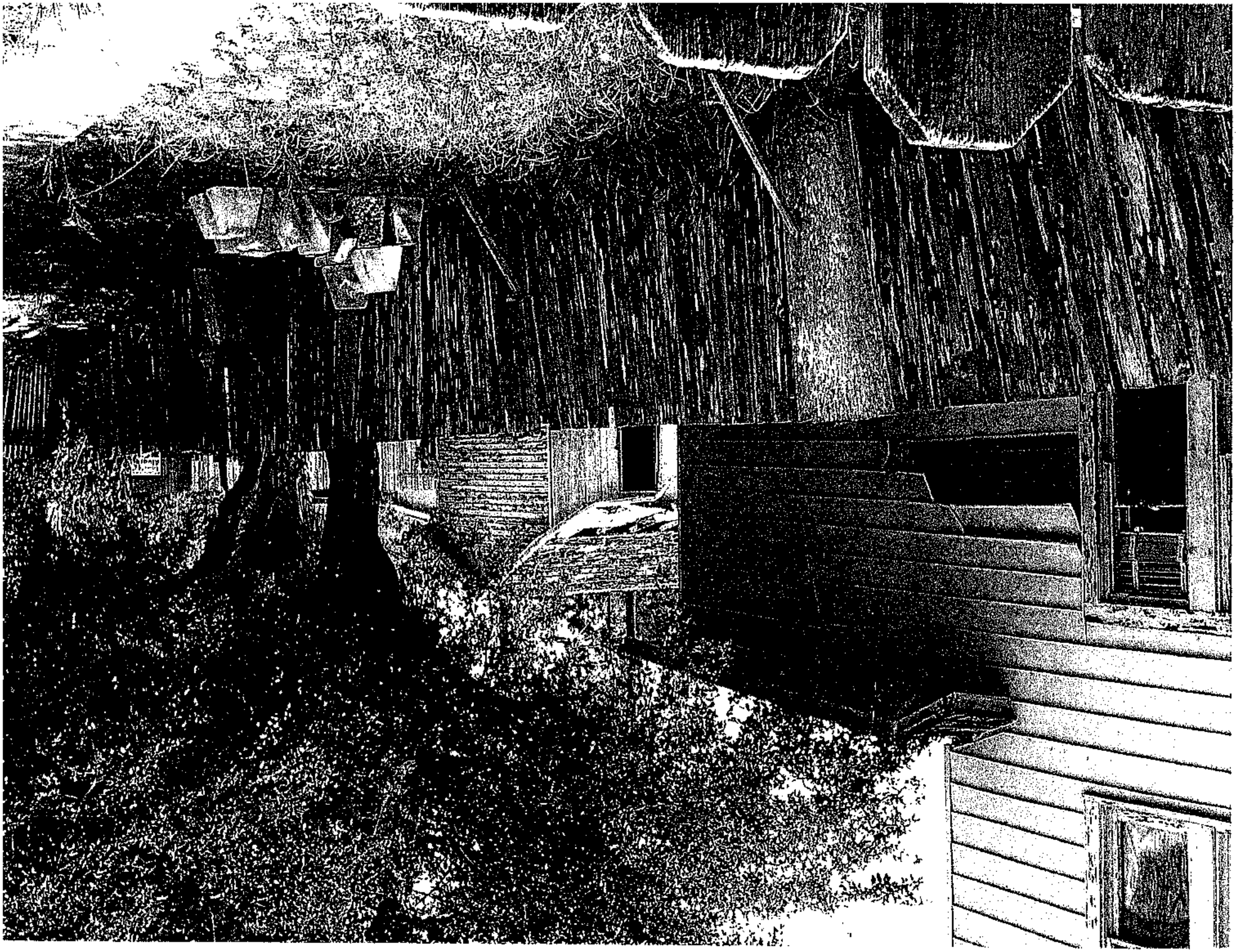


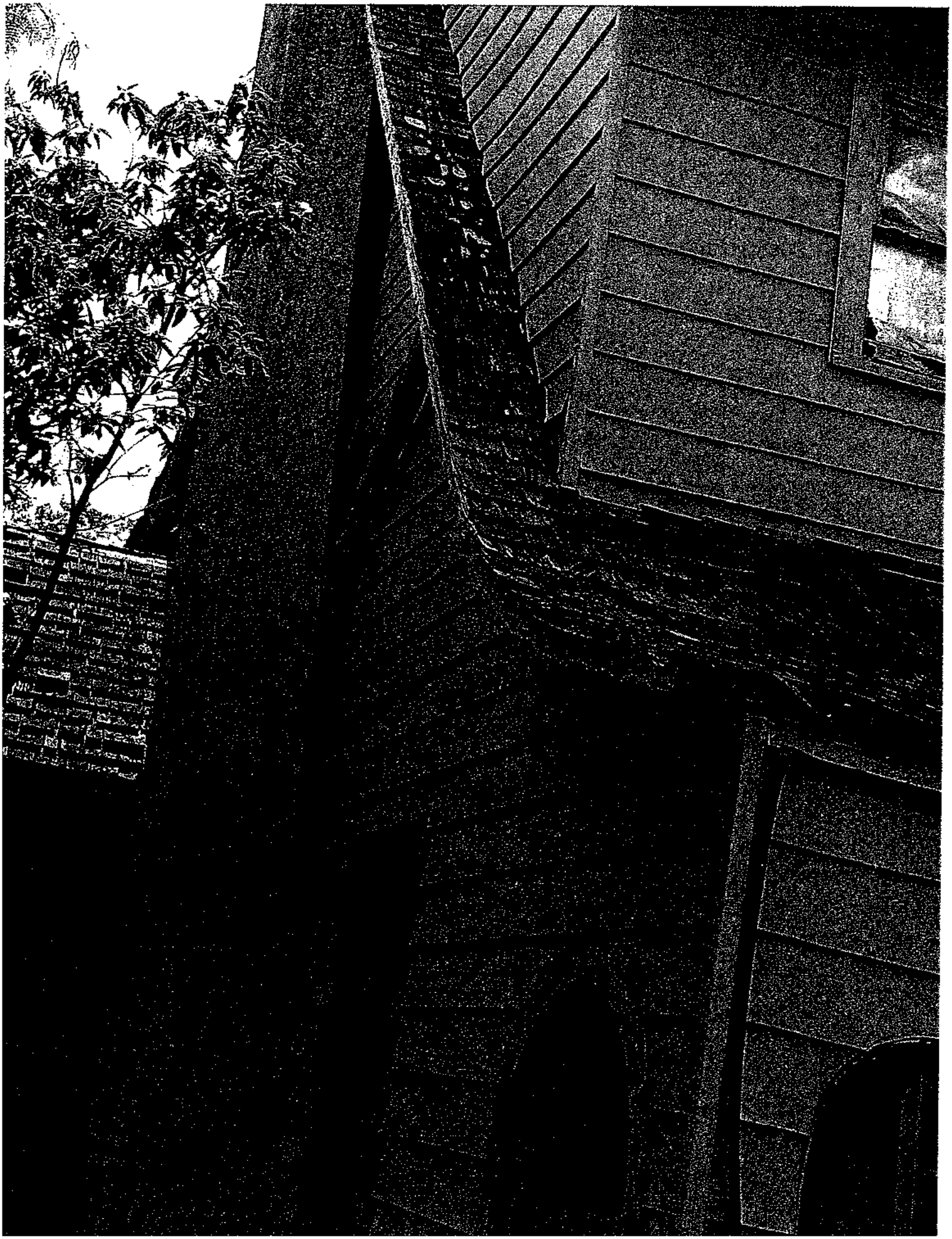












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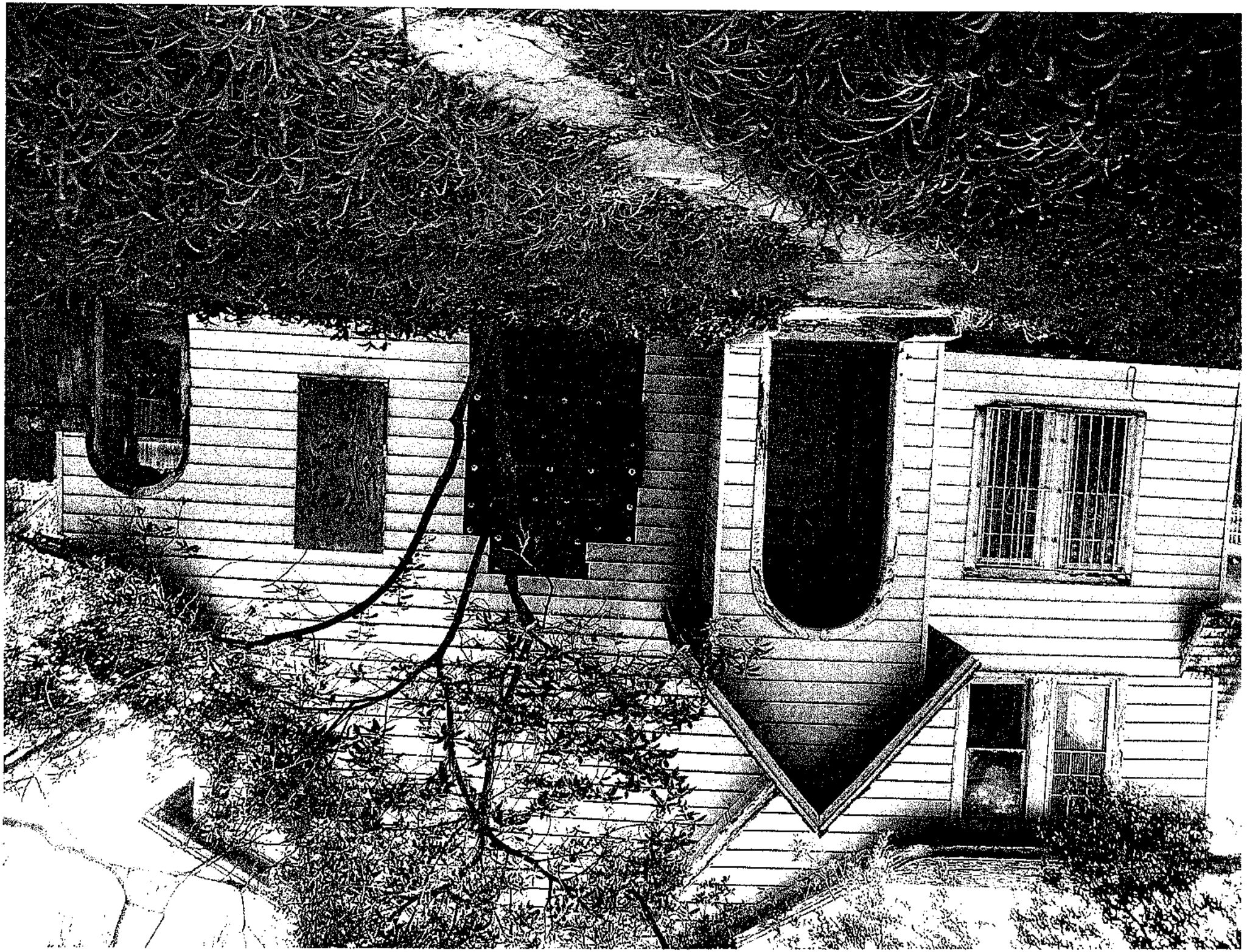

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Downloaded from http://www.dbooks.org

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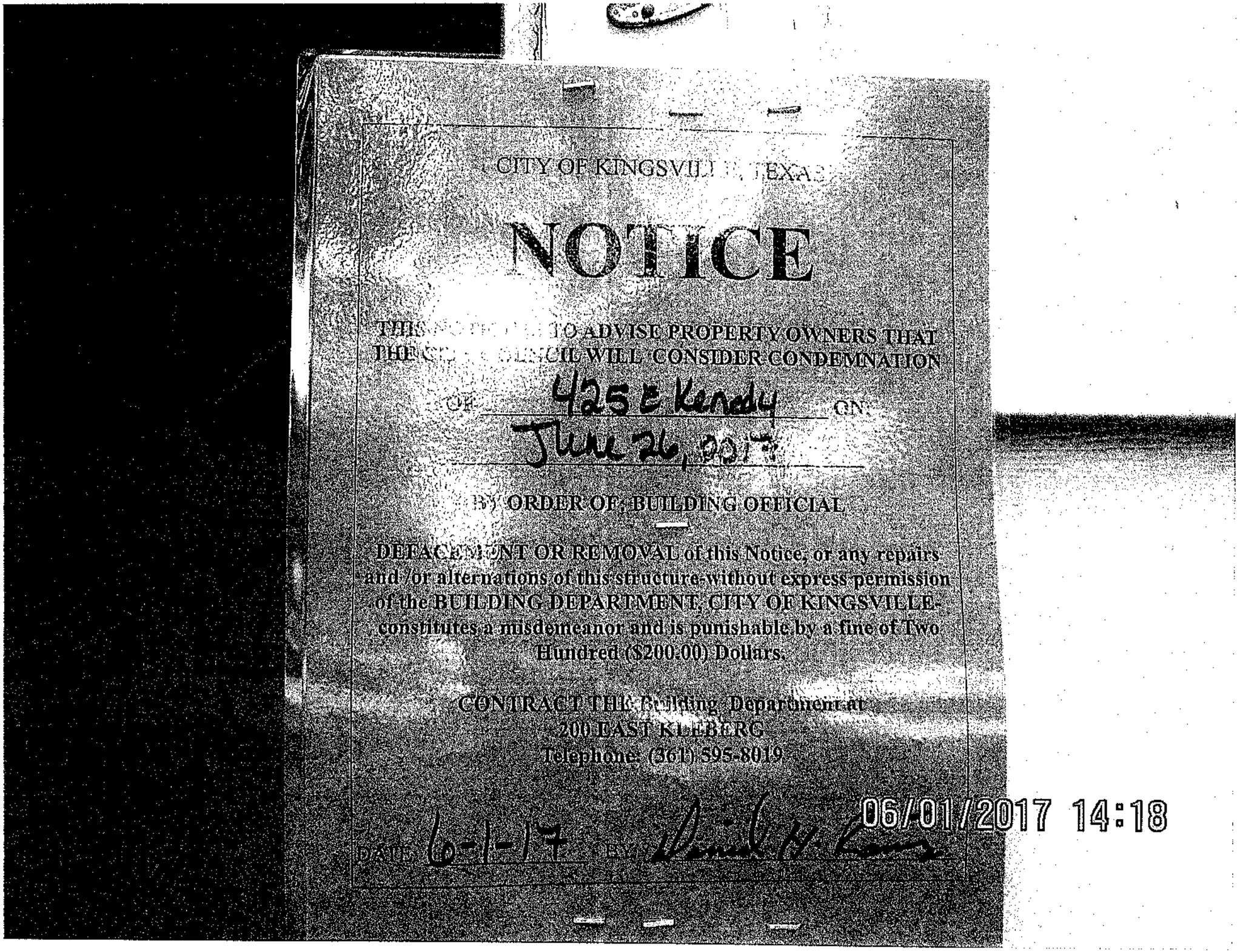

CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF 425 E Kenedy ON

June 26, 2017

BY ORDER OF: BUILDING OFFICIAL

DEFACEMENT OR REMOVAL of this Notice, or any repairs and /or alternations of this structure without express permission of the BUILDING DEPARTMENT, CITY OF KINGSVILLE- constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) Dollars.

CONTRACT THE Building Department at
200 EAST KLEBERG
Telephone: (361) 595-8019

DATE: 6-1-17 BY: [signature]

06/01/2017 14:18

06/01/2017 14:18

CONSENT AGENDA

AGENDA ITEM #1

City of Kingsville
Department of Planning and Development services

To: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: June 5, 2017

SUBJECT: Amending Chapter III, Article 3 to provide for the Creation of a Main Street Advisory Board

---

Summary: It has been determined that with the implementation of the Downtown Vision Plan and with the Department of Planning and Development Services working with the Main Street Advisory Board it would be best to formalize the Main Street Advisory Board with the adoption of this ordinance

Background: The Department of Planning and Development Services has been working with the Main Street Advisory Board for almost 3 years. I believe a lot of progress has been made with the Board in relationship to downtown and the importance of their input to what actions the city takes. Especially when it is in regards to the Downtown Vision Plan and the EDA Grant that we hope to implement in the future. The Main Street Advisory Board will provide a platform for those invested in our downtown to submit opinions and recommendations to staff.

Financial Impact: None directly since the positions receives no compensation.

Recommendation: Approve the ordinance as submitted.

City of Kingsville
Department of Planning and Development services

To: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: June 5, 2017

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Financial Impact: None directly since the positions receive: no compensation.

Recommendation: Approve the ordinance as submitted. Also I would like to recommend the following transition of members from the current Main Street Advisory Board to the newly created Board with the following designations:

Frank Benvenuto – Downtown Merchants – Kleberg Bank

Chris Maher – Downtown Merchants – Kingsville Record

Jeff Chavez – Downtown Merchants – HEB

Claudia Perez Rios – Resident

City of Kingsville
Department of Planning and Development services

Michelle Spearman – Resident

This would leave us with two openings, someone to represent TAMUK and another downtown merchant.

ORDINANCE NO. 2017-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES BY AMENDING CHAPTER III-ADMINISTRATION, ARTICLE 3-DEPARTMENTS, BOARDS, & COMMISSIONS, BY ADOPTING SECTIONS 3-3-120 THROUGH 3-3-130, PROVIDING FOR CREATION OF A MAIN STREET ADVISORY BOARD, TERMS FOR MEMBERS, MEETINGS, QUORUM AND VOTING AT MEETINGS, REMOVAL AND VACANCY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, the City Commission of the City of Kingsville believes that a thriving downtown is vital to the quality of life of its citizens and the enhancement and promotion of tourism; and

WHEREAS, the City Commission in 2016 hired consultants to work with staff and the community on a vision plan for downtown Kingsville;

WHEREAS, the consultants have met numerous times over the last year and there were public forums to give citizens the opportunity to comment on and participate in the Kingsville Downtown Vision Plan;

WHEREAS, the Kingsville Downtown Vision Plan has been completed and presented to the City Commission, and a presentation on the final plan was held on February 27, 2017;

WHEREAS, the City Commission of the City of Kingsville approved a Downtown Vision Plan via Ordinance No. 2017-15 on March 20, 2017 and the plan contains general policies that are propose to be used by the City in the preparation of land use and development ordinances, in decisions regarding the provisions of City services and capital improvements, and in other policy considerations by the City Commission and its various boards, commissions and committees for the downtown area;

WHEREAS, the City Commission has determined that the formal creation of a Main Street Advisory Board should be formed to help make recommendations on implementaton of the Downtown Vision Plan; and

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:

I.

THAT Chapter III-Administration, Article 3- Departments, Boards & Commissions of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to adopt Sections 3-3-120 through 3-3-130 as follows:

MAIN STREET ADVISORY BOARD

§ 3-3-120 BOARD CREATED.

There is hereby created for the city a Main Street Advisory Board.

§ 3-3-121 BOARD MEMBERSHIP.

(A) The Main Street Advisory Board shall have seven (7) voting members and be appointed by the City Commission at the recommendation of the City Manager. The Main Street Advisory Board members shall serve without compensation. The members of the Board shall include:
   a. Four members to represent the historical downtown district/merchants.
   b. One member to represent Texas A&M University-Kingsville.
   c. Two members must be residents of the City of Kingsville.

(B) In addition to the regular voting members of the Board, the City Manager and the Kingsville Greater Area EDC Director shall serve as ex-officio members of the Board with no voting privileges.

(C) The members of the Board from the voting membership shall elect a Chairman and Vice-Chairman to conduct the meetings and the voting members shall fill any vacancy in either of the offices of Chairman or Vice-Chairman.

§ 3-3-122 TERMS OF MEMBERS.

The board members shall hold office and serve from and after the date of their respective appointments, subject to the conditions provided in this article, for the following terms.

(A) All of the board members shall serve for two (2) year terms without term limits.

§ 3-3-123 QUORUM & VOTING.

(A) A minimum of four (4) board members is needed to form a quorum.

(B) An official recommendation requires a majority vote of the quorum of board members present (e.g., 4 of 7 members present, 3 of 4 members present).

§ 3-3-124 CONFLICTS OF INTEREST.

The board members shall comply with V.T.C.A. Local Government Code Chapters 171 & 176, as the same may hereafter be amended, concerning matters involving conflicts of interest. Conviction of an offense by V.T.C.A. Local Government Code Ch. 171 or Ch.176 shall constitute a forfeiture of the position on the board held by the person convicted.

§ 3-3-125 COMPENSATION.

All board members of the Main Street Advisory Board shall receive no salary or compensation for serving on the board with the exception of the Director of Planning, who shall receive no extra compensation other than as employed by the City of Kingsville.

§ 3-3-126 DUTIES GENERALLY.

The Main Street Advisory Board shall have the following duties and responsibilities:

(A) Make recommendations on implementation of the Downtown Vision Plan adopted by the City Commission in 2017, and any amendments thereto;
(B) With the City's Main Street Manager, develop an annual plan of goals, objectives, and activities for the Main Street Program;
(C) Serve as advocates for the Main Street Program, understanding and interpreting the Main Street Program work to the community;
(D) Develop and make recommendations to the City Manager regarding the Main Street District.

§ 3-3-127 MEETINGS.

(A) Any member of the board may request an item be added to the agenda.
(B) The board shall have the authority and duty to promulgate rules and regulations governing its official meetings.
(C) The board shall have regular meetings at least once monthly, the date to be set out in the board's minutes. All meetings shall be open to the public and shall be governed by the Open Meetings Act.
(D) Special meetings may be set at the will and discretion of the board whenever it deems necessary. The chairman of the board shall call the special meeting.

(E) The Administrative Assistant from the City's Planning and Development Services Department will act as the Board Secretary and be responsible for preparing and posting the board agendas and keeping minutes of all meetings. The Board Secretary shall not have voting rights.

§ 3-3-128 REPORT OF MEETINGS.

It shall be the duty of the board to approve minutes and the Board Secretary will file with the City Secretary the minutes of each meeting of said board, together with a list of the members of the Board who were present at the meeting.

§ 3-3-129 REMOVAL FROM OFFICE.

Any board member may be removed at any time by a majority vote of the City Commission for inefficiency, neglect of duty, malfeasance in office, or failure to maintain eligibility.

§ 3-3-130 VACANCY.

(A) A vacancy arises if any board member is absent from three (3) consecutive regular meetings; is removed under § 3-3-130; is convicted as stated in § 3-3-124; or resigns.
(B) If for any reason the position of any board member shall have been vacated by removal or otherwise, the appointment and confirmation to fill such vacancy shall be made by the City Commission for the unexpired term of the vacated office.

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 12th day of June, 2017.

PASSED AND APPROVED on this the 26th day of June, 2017.

EFFECTIVE DATE: _____, 2017.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #2

City of Kingsville

Parks and Recreation Department

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Jason Alfaro, Parks & Recreation Director

DATE: June 8, 2017

SUBJECT: Creation of a Parks and Recreation Advisory Board

Summary:

This Item will authorize the creation of a parks and recreation advisory board.

Back Ground:

The City of Kingsville Commission approved the Master Parks Plan on March 27, 2017. The master plan contains recommendations for development of ordinances, policies, and suggests the creation of a parks advisory board to help make recommendations during the implementation of the parks master plan.

Impact:

The board will serve as advocates for the Kingsville parks system and allow for greater transparency of the work being conducted and associated costs within our parks system. The board will be advocates of the public enabling us to have a better understanding of the community needs from a quality of life perspective.

Recommendation:

It is recommended that the City approve of the creation of the parks and recreation advisory board.

ORDINANCE NO. 2017-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES BY AMENDING CHAPTER III-ADMINISTRATION, ARTICLE 3-DEPARTMENTS, BOARDS, & COMMISSIONS, BY ADOPTING SECTIONS 3-3-140 THROUGH 3-3-150, PROVIDING FOR CREATION OF A PARKS AND RECREATION ADVISORY BOARD, TERMS FOR MEMBERS, MEETINGS, QUORUM AND VOTING AT MEETINGS, REMOVAL AND VACANCY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, the City Commission of the City of Kingsville believes that a diverse and dynamic park system is vital to the quality of life of its citizens and enhancemences tourism; and

WHEREAS, the City Commission in 2016 hired consultants to work with staff and the community on a master plan for the park system in Kingsville;

WHEREAS, the consultants have met numerous times over the last year and there were public forums to give citizens the opportunity to comment on and participate in the Parks Master Plan;

WHEREAS, the Kingsville Parks Master Plan has been completed and presented to the City Commission, and a presentation on the final plan was held on March 20, 2017;

WHEREAS, the City Commission of the City of Kingsville approved a Parks Master Plan via Ordinance No. 2017-16 on March 27, 2017 and the plan contains general policies that are proposed to be used by the City in the preparation of land use and development ordinances, in decisions regarding the provisions of City services and capital improvements, and in other policy considerations by the City Commission and its various boards, commissions and committees for the parks in Kingsville;

WHEREAS, the City Commission has determined that the formal creation of a Parks and Recreation Advisory Board should be formed to help make recommendations on implementaton of the Parks Master Plan; and

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:

I.

THAT Chapter III-Administration, Article 3- Departments, Boards & Commissions of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to adopt Sections 3-3-140 through 3-3-150 as follows:

PARKS AND RECREATION ADVISORY BOARD

§ 3-3-140 BOARD CREATED.

There is hereby created for the city a Parks and Recreation Advisory Board.

§ 3-3-141 BOARD MEMBERSHIP.

(A) The Parks and Recreation Advisory Board shall have seven (7) regular voting members who shall be appointed by the City Commission at the recommendation of the City Manager. The Parks and Recreation Advisory Board members shall serve without compensation. The members of the board should be interested in public parks and public recreation and the general use of leisure time of the people of the city.
(B) Of the regular member positions, six (6) shall be filled by persons who reside within the city limits of Kingsville and one (1) may be a person who resides outside of the city limits of Kingsville but within Kleberg County.
(C) In addition to the regular voting members of the board, the board has the discretion to identify and name one minor, who resides within Kleberg County, to serve on the board as an ex-officio, non-voting youth member of the board. The youth member shall be enrolled in grades 9-12 and serve a term in length identified by the Parks Board at the time of the youth member's selection, but not to exceed three (3) consecutive years.
(D) In addition to the regular voting members of the Board, the City Parks and Recreation Director shall serve as an ex-officio member of the Board with no voting privileges.
(E) The members of the Board from the voting membership shall elect a Chairman and Vice-Chairman to conduct the meetings and the voting members shall fill any vacancy in either of the offices of Chairman or Vice-Chairman.

§ 3-3-142 TERMS OF MEMBERS.

The board members shall hold office and serve from and after the date of their respective appointments, subject to the conditions provided in this article, for the following terms.

(A) All of the board members shall serve for three (3) year, staggered terms without term limits.

(B) Each seat on the board will be assigned a "place" number. To the extent possible, staggering shall be done so that the board membership is divided into thirds. Initial staggering of the membership will be accomplished by having all members who are serving as of the first meeting following approval and passage of this section "draw lots" to determine which "place" will have what number of service in the initial transition period (e.g., one-third (1/3) of the places will draw for one-year terms, one-third (1/3) of the places will draw for two-year terms, and the remaining one-third (1/3) of the places will draw for three-year terms). Thereafter, each "place" will have a three (3) year term.

§ 3-3-143 QUORUM & VOTING.

(A) A minimum of four (4) board members is needed to form a quorum.
(B) An official recommendation requires a majority vote of the quorum of board members present (e.g., 4 of 7 members present, 3 of 4 members present).

§ 3-3-144 CONFLICTS OF INTEREST.

The board members shall comply with V.T.C.A. Local Government Code Chapters 171 & 176, as the same may hereafter be amended, concerning matters involving conflicts of interest. Conviction of an offense by V.T.C.A. Local Government Code Ch. 171 or Ch.176 shall constitute a forfeiture of the position on the board held by the person convicted.

§ 3-3-145 COMPENSATION.

All board members of the Parks and Recreation Advisory Board shall receive no salary or compensation for serving on the board with the exception of the Director of Parks and Recreation, who shall receive no extra compensation other than as employed by the City of Kingsville.

§ 3-3-146 DUTIES GENERALLY.

The Parks and Recreation Advisory Board shall have the following duties and responsibilities:

(A) Make recommendations on the implementation of the Parks Master Plan adopted by the City Commission in 2017, and any amendments thereto;
(B) With the City's Parks Director, develop an annual work plan of goals, objectives, and activities for the Kingsville parks system;

(C) Serve as advocates for the Kingsville parks system, understanding and interpreting the Kingsville parks system's work to the community;
(D) Develop and make recommendations to the City Manager regarding the Kingsville parks system.

§ 3-3-147 MEETINGS.

(A) Any member of the board may request an item be added to the agenda.
(B) The board shall have the authority and duty to promulgate rules and regulations governing its official meetings.
(C) All meetings shall be open to the public and shall be governed by the Open Meetings Act.
(D) Special meetings may be set at the will and discretion of the board whenever it deems necessary. The chairman of the board shall call the special meeting.
(E) The Director of Parks and Recreation or designee shall be responsible for preparing and posting the board agendas and keeping minutes of all meetings.

§ 3-3-148 REPORT OF MEETINGS.

It shall be the duty of the board to approve minutes and the Director of Parks and Recreation or designee will file with the City Secretary the minutes of each meeting of said board, together with a list of the members of the Board who were present at the meeting.

§ 3-3-149 REMOVAL FROM OFFICE.

Any board member may be removed at any time by a majority vote of the City Commission for inefficiency, neglect of duty, malfeasance in office, or failure to maintain eligibility.

§ 3-3-150 VACANCY.

(A) A vacancy arises if any board member is absent from three (3) consecutive regular meetings; is removed under § 3-3-130; is convicted as stated in § 3-3-124; or resigns.
(B) If for any reason the position of any board member shall have been vacated by removal or otherwise, the appointment and confirmation

to fill such vacancy shall be made by the City Commission for the unexpired term of the vacated office.

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 12 th day of June, 2017.

PASSED AND APPROVED on this the 26 th day of June, 2017.

EFFECTIVE DATE: _____, 2017.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #3

City of Kingsville
Public Works

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Charlie Cardenas, Public Works Director/City Engineer

DATE: June 5, 2017

SUBJECT: Budget Amendment Sanitation Division

Summary:
This budget amendment allocates funding to the current year sanitation budget. The Sanitation Division trucks have required more maintenance than predicted.

Background:
Throughout the year the garbage trucks have required more maintenance to keep them on the service routes. Staff is having increased amounts of electrical repairs and hydraulic cylinder and hydraulic line repairs. Unit 329 required a new regen system and then an engine and injectors expensing over $35,000. The Vehicle Maintenance line item 001-5-1702-411.00 is currently in the negative by $18,000 for garbage truck maintenance and repairs. Preventive maintenance for the garbage trucks is on schedule and up to date.

Financial Impact:
This budget amendment for Vehicle Maintenance will reallocate funding of $50,000.00 from General Fund Unassigned Balance to 001-5-1702-41100 for garbage truck maintenance and repairs through the fiscal year.

Recommendation:
Staff recommends approval of this budget amendment to cover unforeseen equipment repair expenses and to maintain compliance for sanitation operations.

ORDINANCE NO. 2017-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2016-2017 BUDGET TO INCREASE VEHICLE MAINTENANCE IN THE SANITATION DIVISION.

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 2016-2017 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 001 General Fund					
Equity					
2		Unassigned Fund Balance	61002		$ 50,000
Expenses					
5-1702	Sanitation	Vehicle Maintenance	41100	$50,000	

[To amend the City of Kingsville FY 16-17 Budget to increase vehicle maintenance in the sanitation division as per the attached memo from the Public Works Director/City Engineer.]

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 June, 2017.

PASSED AND APPROVED on this the ____ day of _____, 2017.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #4

City of Kingsville
Public Works

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Charlie Cardenas, Public Works Director/City Engineer

DATE: June 5, 2017

SUBJECT: Budget Amendment Wastewater Division

Summary:
This budget amendment allocates funding to the current year wastewater budget. The Wastewater Division blowers, pumps and uv system have required more repairs than predicted.

Background:
Throughout the year the wastewater blowers, pumps and uv system have required more repairs to keep them in service. Unforeseen repairs include North Plant (051-5-7001) Replace Turblex CPU North Plant $6,000, Replace Control Cabinet a/c for UV System $12,550. Replace lift station pumps $13,000.

South Plant (051-5-7002) Replaced Turblex blower motor $8,250, Replaced backup blower motor $8,250, backup Spencer blower needs repairs for $15,660, Replaced control panel breaker $2,699, Rewound 2 submergible pumps $10,500; Need to replace blower breaker $3,576.

(051-5-7003) 17th & Lee Lift station pump repair for $15,000, Replaced starter relay breaker $4,705; FM 1717 Lift station repairs electrical problems for pump/motors for $13,275, bypass pump rental $5,261.

Financial Impact:
This budget amendment for Utility Plant will reallocate funding of $118,726.00 from Utility Fund Unassigned Balance to 051-5-7001-54300($31,550), 051-5-7002-54300($48,935), 051-5-7003-54300($38,241), for unforeseen Utility Plant repairs through the fiscal year.

Recommendation:
Staff recommends approval of this budget amendment to cover unforeseen equipment repair expenses and to maintain compliance for wastewater operations.

ORDINANCE NO. 2017- _____

AN ORDINANCE AMENDING THE FISCAL YEAR 2016-2017 BUDGET TO INCREASE WASTEWATER UTILITY PLANT MAINTENANCE.

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 2016-2017 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 051 Utility Fund					
Equity					
2		Unreserved Fund Balance	61002		$118,726
Expenses					
5-7001	North Plant	Utility Plant	54300	$ 31,550	
5-7002	South Plant	Utility Plant	54300	$ 48,935	
5-7003	Sewer Construction	Utility Plant	54300	$ 38,241	
				$ 118,726	

[To amend the City of Kingsville FY 16-17 Budget to increase utility plant maintenance in the Wastewater Division as per the attached memo from the Public Works Director/City Engineer.]

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 June, 2017.

PASSED AND APPROVED on this the ____ day of _____, 2017.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #5

CITY OF KINGSVILLE
FIRE DEPARTMENT

119 N. 10th STREET, KINGSVILLE, TX 78363

Date: June 1, 2017

To: Deborah Balli, Finance Director

From: Adrian Garcia, Fire Chief / EMC

Subject: Budget Amendment

Ms. Balli,

I am requesting a budget amendment in the amount of $8,000.00 to the Kingsville FD's Vehicle/Machinery Maintenance Account (001-5-220.0-4110.0). This request is due to various repairs and maintenance issues with our Fire Department Fleet, for example tire, battery, and brake replacement of various vehicles. More specifically, requiring approximately $3,000.00 in repairs to one of our ambulances (MICU's), requiring replacement of A/C and repairing multiple oil leaks throughout the chassis.

Once more, the request is being made to keep our KFD Fleet in safe and operating condition, so we may safely respond to emergencies when called upon. Lastly, additional funding is being requested in our Vehicle/Machinery Maintenance Account in efforts to have enough funds to address any other maintenance issues for the remainder of the fiscal year.

Any consideration to this request will be greatly appreciated and if any additional information is needed please feel free to contact me.

Respectfully,

Adrian Garcia
Fire Chief / EMC
Kingsville Fire Department

ORDINANCE NO. 2017-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2016-2017 BUDGET FOR ADDITIONAL VEHICLE MAINTNENANCE IN THE FIRE 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 2016-2017 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 001 General Fund					
Equity					
2		Unassigned Fund Balance	61002		$ 8,000
Expenses					
5-2200	Fire	Vehicle Maintenance	41100	$8,000	

[To amend the City of Kingsville FY16-17 Budget to increase vehicle maintenance in the Fire Department as per the attached memo from the Fire Chief /EMC.]

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 June, 2017.

PASSED AND APPROVED on this the ____ day of _____, 2017.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #6

AGENDA ITEM #7

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November 20-23, 2019

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REGULAR AGENDA

AGENDA ITEM #8

TO SEE BACKUP INFORMATION FOR CONDEMNATION OF 426 E. ALICE,

SEE PUBLIC HEARING #1

AGENDA ITEM #9

TO SEE BACKUP INFORMATION FOR CONDEMNATION OF 404 W. RICHARD,

SEE PUBLIC HEARING #2

AGENDA ITEM #10

TO SEE BACKUP INFORMATION FOR CONDEMNATION OF 425 E. KENEDY,

SEE PUBLIC HEARING #3

AGENDA ITEM #11

City of Kingsville
Department of Planning and Development services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: May 12, 2017

SUBJECT: Rezoning Request from Victoria Avalos , owner requesting the rezone of KT & I Co, Block 7, Lot W/23 PT 4, Acres 31.55

Summary: The Planning and Zoning Commission met on April 19th to hold a public hearing and consider action on this rezoning request. The public hearing was held and completed but due to information received during the meeting the Planning and Zoning Commission decided to table the action item. It was tabled due to a statement made by the previous property owner. He stated the property was never rezoned to R1 and was still zoned Agriculture. I stated that the records I researched showed the property was zoned as R1. Due to the statement from the property owner the Planning and Zoning Commission felt that the right thing to do was to table the item to allow me to research the documents for proof that it was rezoned. Attached is a copy of the ordinance that rezoned the property from Agriculture to R1 Residential. This was done effective November 8, 2006. There is a map that reflects the area in question. There was another statement made that isn't as critical but that there is another plat pertaining to the 31.55 acres. While I believe that the previous property owner did put together a layout concerning his plan to develop the 31.55 acres, it was never submitted to the city for plat approval. I have talked to him and he has told me that he never did submit it to the city. For a plat to become official there is a certain process for that to happen per our ordinances. I have attached and marked the certain sections which apply to this process. Chapter 212 of the Local Government Code gives authority to municipalities concerning this process. I have attached the appropriate pages and marked the section which applies to this process. There is a plat included in the packet. The document that was put together is not an official plat so there is no record of it either in our database or at the courthouse. The Planning and Zoning Commission was supposed to meet on May 3rd regarding this item but did not due to a family issue for the

applicant and their legal counsel being ill. The item was tabled until the next meeting which will be May 17th.

Background:

Financial Impact: Since the land is currently in Ag value according to the current property owner the tax revenue I believe would stay the same. Obviously if the property was developed into residential then the tax rate would increase.

Recommendation: Since the meeting on the 19th it is evident that there are two concerns that neighboring property owners have expressed, they are expectations of how the property was to be developed and compatibility with the total area. The land has been used in an agricultural manner by the previous owner and current owner. There has been significant citizen engagement on this item. The Planning and Zoning Commission will conduct a meeting on May 17 to take action on the rezoning request. I will then provide to the City Secretary an email as to the result of that action.

ORDINANCE #2017-_____

AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO KT&I CO., BLOCK 7, LOT W/23, PT 4, 31.55 ACRES, ALSO KNOWN AS AREA BEHIND 221 W. SAGE ROAD FROM R1-SINGLE FAMILY TO AG-AGRICULTURE DISTRICT; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION.

WHEREAS, the Planning Commission has forwarded to the City Commission its reports and recommendations concerning the application of Victoria Avalos, owner, for amendment to the zoning ordinance and zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, April 19, 2017 during a meeting of the Planning and Zoning Commission, and on Thursday, May 25, 2017 during a meeting of the City Commission, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the item did not pass due to a 2-2 vote of the Planning Commission on the requested rezone with no abstentions; and

WHEREAS, the City Commission has determined that this amendment would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended by changing the zoning of KT&I Co., Block 7, Lot W/23, Pt 4, 31.55 acres also known as area behind 221 W. Sage Road from R1-Single Family to AG-Agriculture District, as more specifically described on the Zone Change Map, attached as Exhibit A.

SECTION 2. That the official Zoning Map of the City of Kingsville, Texas, is amended to reflect the amendments to the Zoning Ordinance made by Section 1 of this ordinance.

SECTION 3. That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

SECTION 4. That to the extent that these amendments to the Zoning Ordinance represent a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

SECTION 5. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

SECTION 6. That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville.

INTRODUCED on this the 25th day of May, 2017.

PASSED AND APPROVED on this the 26th day of June, 2017.

THE CITY OF KINGSVILLE

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED:

_____
Courtney Alvarez, City Attorney

ORDINANCE ORD2006-44

AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO 31.55 ACRES OUT OF K.T. & I SUBDIVISION, SECTION 7, PART OF LOTS 3 AND 4 FROM "AG", AGRICULTURE TO "R-1", SINGLE FAMILY RESIDENTIAL; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION.

WHEREAS, the Planning Commission has forwarded to the City Commission its reports and recommendations concerning the application of M.A. Schoech, for amendment to the zoning ordinance and zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, September 20, 2006, during a meeting of the Planning Commission, and on Monday, October 9, 2006, during a meeting of the City Commission, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the City Commission has determined that this amendment would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended by changing the zoning of 31.55 acres out of K.T. & I Subdivision, Section 7, Part of Lots 3 and 4, From "AG" Agriculture to "R-1" Single Family Residential as more specifically described on the Zone Change Map, attached as Exhibit A.

SECTION 2. That the official Zoning Map of the City of Kingsville, Texas, is amended to reflect the amendments to the Zoning Ordinance made by Section 1 of this ordinance.

SECTION 3. That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

SECTION 4. That to the extent that these amendments to the Zoning Ordinance represent a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

SECTION 5. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

SECTION 6. That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville.

INTRODUCED on this the 9th day of October, 2006.

PASSED AND APPROVED on this the 23rd day of October, 2006.

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

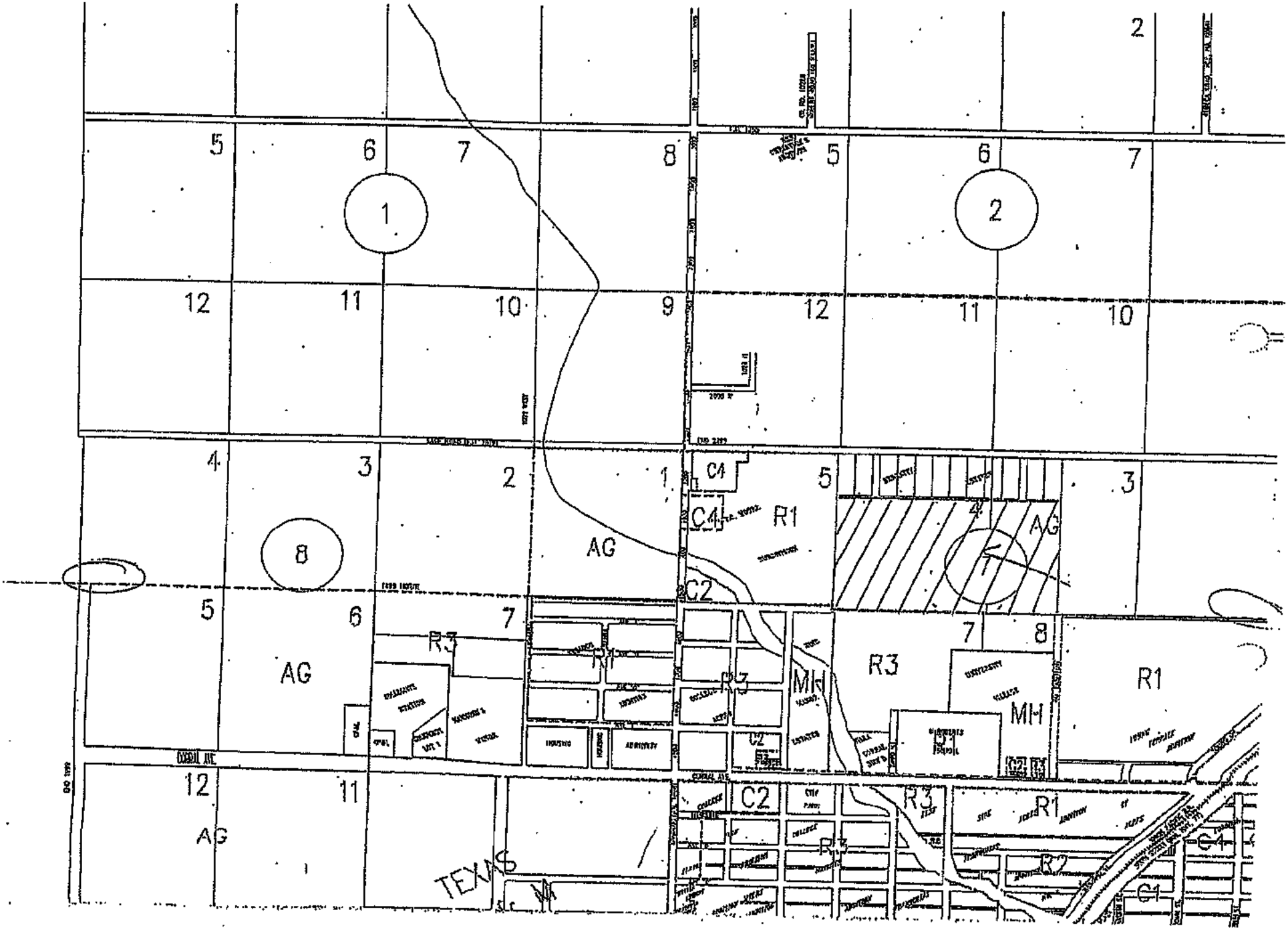
ATTEST:

Edna S. Lopez, City Secretary

APPROVED:

By: Courtney Alvarez
Courtney Alvarez, City Attorney

EFFECTIVE DATE: November 8, 2006


AG
R1
R3
C1
C2
C4
MH
TEXAS

PLATTING PROCEDURES[2]

Footnotes:

—(2)—

Editor's note— Ord. No. 2014-65, § I, adopted October 13, 2014, repealed the former platting procedures, §§ 15-3-15—15-3-19, and enacted a new platting procedures as set out herein. The former platting procedures pertained to similar subject matter. See Code Comparative Table for complete derivation.

Sec. 15-3-15. - Purposes of regulations.

(A) The purposes of these provisions are to regulate the subdivision and improvement of land for urban use, to provide adequate light, air, open space, drainage, transportation, public utilities and other needs; to assure the maintenance of health, safety and an attractive and efficient community; and to encourage the economical use of human and natural resources.

(B) The subdivision of land is the first step in the process of urban development. The arrangement of land parcels in the community for residential, commercial and industrial uses and for streets, alleys, schools, parks and other public purposes provides the basic framework for the uses of land and for the arrangement of the community.

(C) These regulations are designed, intended and should be administered in a manner to:

(1) Implement the city's adopted master plan for development.

(2) Provide for neighborhood conservation and prevent the development of slums and blight.

(3) Harmoniously relate the development of the various tracts of land in the city to the existing community development and facilitate and coordinate the future development of adjoining tracts.

(4) Provide the best possible design for the tract being subdivided and developed.

(5) Reconcile the diverse interests of the subdivider, adjacent property owners and the city.

(6) Coordinate the provision of streets within subdivisions with existing and planned streets and with other features of the master plan and official future land use map.

(7) Ensure that all necessary public utilities and facilities are provided and are or will be available, accessible and adequate, pursuant to adopted city standards and requirements, at the time of subdivision or development.

(8) Establish adequate and accurate records of land subdivision.

(D) *Authority.* This chapter is enacted pursuant to the authority of Local Government Code Sections 212.001 through 212.904, with all other statutory and legal authority which now, or which may in the future, provide authority for subdivision regulations.

A disclosure statement that all or a portion of the subdivision falls within the AICUZ; the disclosure statement to be displayed prominently with other required certificates.

(12) In addition to other required certificates, the forms set out in the appendix shall be entered on the plat following the certificates of owner, engineer, and the like, and preceding the certificate of the County Clerk.

(13) The final plat submitted to the Planning and Zoning Commission, as well as the City Commission, and to be filed for record with the County Clerk, shall not show construction features such as curb lines or public utility lines or other structures not involved in the title covenant.

(14) The area of each lot shall be clearly indicated by writing the number of square feet in each lot on the final plat.

(B) *Final restrictive covenants.* A copy of the final restrictive covenants to govern the nature of the use of the property in the subdivision shall be submitted if the subdivision is planned for the use of individual septic tanks in lieu of a sanitary sewer system. The Planning and Zoning Commission may, in the public interest, require that these be filed simultaneously with the plat.

(C) *Planning and Zoning Commission to render decision within 30 days.* Upon filing of the final plat along with other required information, the Planning and Zoning Commission, as well as the City Commission, shall both render a decision thereon within 30 days after their respective regular meetings. The decision may consist of approval, disapproval or conditional approval. Reasons for disapproval or conditional approval shall be stated in writing. When a plat is conditionally approved, the subdivider may subsequently refile the final plat meeting the objections or required conditions, and the Planning and Zoning Commission shall, at the next regular meeting thereafter, sign the final plat, provided it meets the objections or imposed conditions.

(D) *When final plat approved.* Upon approval of the final plat, the plat being otherwise fully endorsed and all provisions of the Subdivision Ordinance complied with shall be filed by the city with the County Clerk of Kleberg County, Texas.

(E) *Assurance for completion and warranty of improvements.*

(1) *Completion of improvements.*

(a) Except for a single or two-family residential subdivision which may exercise the option provided in section 15-3-19(F) as provided below, all applicants shall be required to complete, to the satisfaction of the Director of Public Works all

(b) on-site water wells constructed before September 1, 2001, that fail to provide an adequate supply of safe drinking water.

(b) A fine or criminal penalty prescribed by the ordinance does not apply to a violation in the extraterritorial jurisdiction.

(c) The municipality is entitled to appropriate injunctive relief in district court to enjoin a violation of municipal ordinances or codes applicable in the extraterritorial jurisdiction.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, Sec. 46(b), eff. Aug. 28, 1989; Acts 1989, 71st Leg., ch. 822, Sec. 6, eff. Sept. 1, 1989; Acts 2001, 77th Leg., ch. 68, Sec. 1, eff. Sept. 1, 2001; Acts 2003, 78th Leg., ch. 731, Sec. 3, eff. Sept. 1, 2003.

Sec. 212.004. PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

(b) To be recorded, the plat must:

(1) describe the subdivision by metes and bounds;

(2) locate the subdivision with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part; and

Sec. 212.005. APPROVAL BY MUNICIPALITY REQUIRED. The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, Sec. 46(b), eff. Aug. 28, 1989; Acts 1993, 73rd Leg., ch. 1046, Sec. 2, eff. Aug. 30, 1993.

Sec. 212.006. AUTHORITY RESPONSIBLE FOR APPROVAL GENERALLY. (a) The municipal authority responsible for approving plats under this subchapter is the municipal planning commission or, if the municipality has no planning commission, the governing body of the municipality. The governing body by ordinance may require the approval of the governing body in addition to that of the municipal planning commission.

(b) In a municipality with a population of more than 1.5 million, at least two members of the municipal planning commission, but not more than 25 percent of the membership of the commission, must be residents of the area outside the limits of the municipality and in which the municipality exercises its authority to approve subdivision plats.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, Sec. 46(b), eff. Aug. 28, 1989.

Sec. 212.0065. DELEGATION OF APPROVAL RESPONSIBILITY. (a) The governing body of a municipality may delegate to one or more officers or employees of the municipality or of a utility owned or operated by the municipality the ability to approve:

(1) amending plats described by Section 212.016;

(2) minor plats or replats involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities; or

(3) a replat under Section 212.0145 that does not require the creation of any new street or the extension of municipal facilities.

Sec. 212.008. APPLICATION FOR APPROVAL. A person desiring approval of a plat must apply to and file a copy of the plat with the municipal planning commission or, if the municipality has no planning commission, the governing body of the municipality.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987.

Sec. 212.009. APPROVAL PROCEDURE. (a) The municipal authority responsible for approving plats shall act on a plat within 30 days after the date the plat is filed. A plat is considered approved by the municipal authority unless it is disapproved within that period.

(b) If an ordinance requires that a plat be approved by the governing body of the municipality in addition to the planning commission, the governing body shall act on the plat within 30 days after the date the plat is approved by the planning commission or is considered approved by the inaction of the commission. A plat is considered approved by the governing body unless it is disapproved within that period.

(c) If a plat is approved, the municipal authority giving the approval shall endorse the plat with a certificate indicating the approval. The certificate must be signed by:

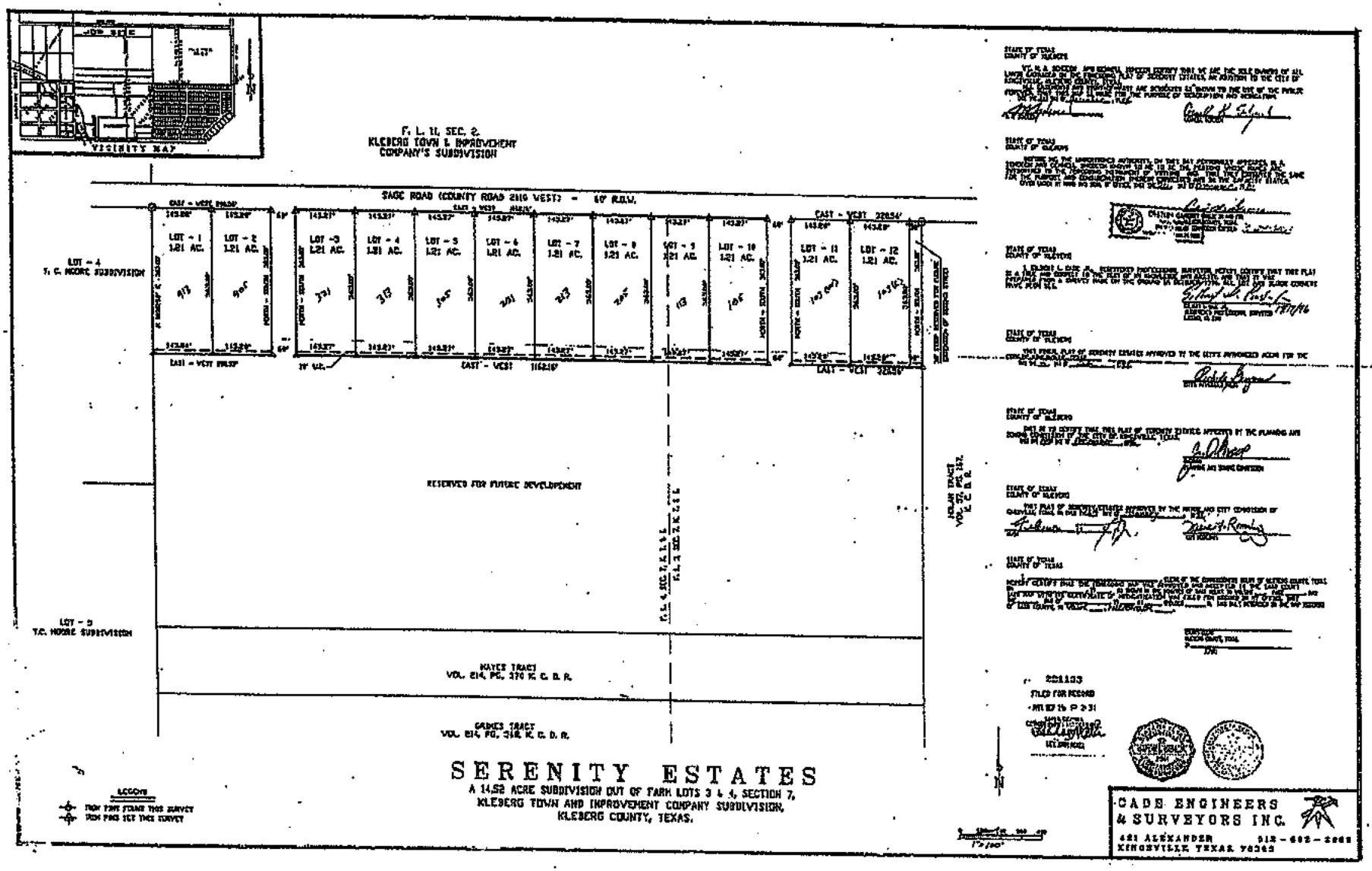
(1) the authority's presiding officer and attested by the authority's secretary; or

(2) a majority of the members of the authority.

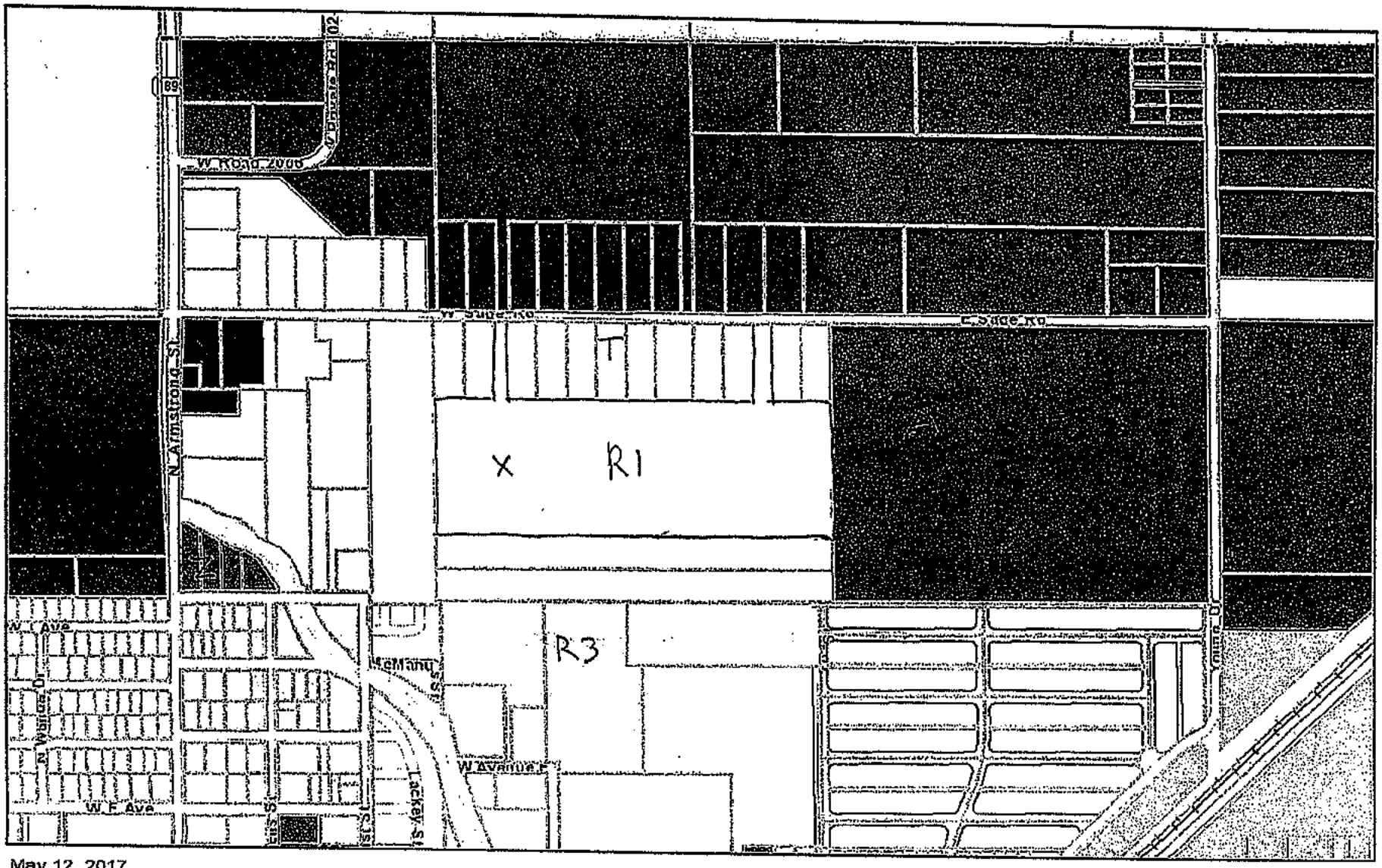
(d) If the municipal authority responsible for approving plats fails to act on a plat within the prescribed period, the authority on request shall issue a certificate stating the date the plat was filed and that the authority failed to act on the plat within the period. The certificate is effective in place of the endorsement required by Subsection (c).

(e) The municipal authority responsible for approving plats shall maintain a record of each application made to the authority and the authority's action taken on it. On request of an owner of an affected tract, the authority shall certify the reasons for the action taken on an application.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987.


VICINITY MAP
F. L. 11, SEC. 2,
KLEBERG TOWN & IMPROVEMENT
COMPANY'S SUBDIVISION
SAGE ROAD (COUNTY ROAD 2116 WEST) - 60' R.O.W.
LOT - 1
1.21 AC.
LOT - 2
1.21 AC.
LOT -3
1.21 AC.
LOT - 4
1.21 AC.
LOT - 5
1.21 AC.
LOT - 6
1.21 AC.
LOT - 7
1.21 AC.
LOT - 8
1.21 AC.
LOT - 9
1.21 AC.
LOT - 10
1.21 AC.
LOT - 11
1.21 AC.
LOT - 12
1.21 AC.
LOT - 4
T. C. MOORE SUBDIVISION
LOT - 5
T.C. MOORE SUBDIVISION
RESERVED FOR FUTURE DEVELOPMENT
WATER TRACT
VOL. 214, PG. 370 K. C. D. R.
GAINES TRACT
VOL. 814, PG. 218, K. C. D. R.
SOLAR TRACT
VOL. 27, PG. 197,
K. C. D. R.
LEGEND
IRON PIPE FOUND THIS SURVEY
IRON PINS SET THIS SURVEY
SERENITY ESTATES
A 14.52 ACRE SUBDIVISION OUT OF FARM LOTS 3 & 4, SECTION 7,
KLEBERG TOWN AND IMPROVEMENT COMPANY SUBDIVISION,
KLEBERG COUNTY, TEXAS.
CADE ENGINEERS
& SURVEYORS INC.
481 ALEXANDER 512 - 592 - 2481
KINGSVILLE TEXAS 78363

Zoning Map of Area



May 12, 2017

X - rezoning request

T - Home of Applicant

Y - C4

Z - C2

1:9,028

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Brown Bag

said of those the Brown Bag Food Bank has assisted since 1995. "The majority of these senior citizens...they're all on fixed incomes. They appreciate (the help)."

Coleman founded the food bank in 1995 as a way to give back to the Bishop community for its support after she was diagnosed with cancer, which she later beat. The program has assisted thousands of people over its lifespan, closing just shy of its full 21st year in operation, Garcia said. Notes were handed out to individuals on Thursday who were picking up their food items to inform them of the closure.

Its high school scholarship fund will remain open, though, officials said.

The group supplied qualified individuals in need with brown paper bags full of food items – like boxes of cereal, canned goods, chips, pasta, frozen meats, fruits and vegetables – as well as toiletries, like diapers, tissues and toilet paper.

The Brown Bag Food Bank, like many similar initiatives, relied on private donations to purchase items from the Food Bank of Corpus Christi. The Corpus Christi-based organization has about 80 food pantries in its 11-county service area, which stretches from Beeville to Kenedy County, said Lauren Pfeiler, agency relations coordinator for the Food Bank of Corpus Christi.

Those pantries, like the Brown Bag Food Bank, purchase food items for about $0.14 per pound as part of a shared maintenance fee, she said. Fresh produce, pastries and breads are provided free of charge, she added. Pfeiler said food pantry programs are necessary for all communities because they assist those residents who are on fixed or limited incomes.

"A lot of people don't realize that it's a lot of seniors on fixed incomes – it's not people that are abusing the system," she said. "It's people who are disabled, it's your grandma, it's someone you may know who goes to a food pantry – it's a lot of families who just can't get by month-to-month on a minimum wage income."

"It's definitely reassuring that there are other programs that these folks can go to," she added.

Aside from the Brown Bag Food Bank, First Baptist Church in Bishop also runs a food pantry of its own that operates on the second Friday of every month, from 3:30 to 7:30 p.m. Individuals seeking assistance from the First Baptist Church food pantry must fill out an application, which can be done the day of the event, to see if they qualify for help. The food pantry is only open to Bishop residents.

Andrea Emme, a parishioner of the First Baptist Church in Bishop, said church officials gave her the go-ahead to start the program two years ago. The food pantry relies on private donations from church parishioners and the public to purchase food from the Food Bank of Corpus Christi, Emme said.

"I just felt I needed to do something, and I asked our pastor at the time and he said, 'Go for it,' so we did," Emme said.

"I just love helping people out," she added. "It really is rewarding."

First Baptist Church also provides emergency food bags for certain situations, and volunteers also run a clothing closet with donated clothes and household items. That closet is open on Thursdays, from 10 a.m. to noon, but can also be opened for emergency situations, such as in the event a family loses their belongings in a house fire, Emme said.

For more information on the food pantry at First Baptist Church – or to volunteer or donate – call Andrea Emme at (361) 584-3546.

Tim Acosta can be contacted at tacosta@kingsvillerecord.com or (361) 221-0213.

Gaddis

da," she said. "Special Olympics help athletes discover new strengths and abilities, skills and success, and builds confidence and fulfillment."

Canales said H.M. King started participating in competitive Special Olympics basketball last year. This year, the school's team did well enough to make it into the Division I championship where they finished in second place.

"That was a major accomplishment for just our second year in competition," Canales said.

Jalen served not just as the basketball team's center, but also as its captain. Canales said being a team leader helped bring Jalen "out of his shell."

"I became a leader," he said.

Canales said as team captain, Jalen's leadership skills, as well as his willingness to help his teammates, came to the forefront.

"He's always encouraging (his teammates)," she said.

On April 8, Gaddis and his fellow athletes participated in the Special Olympics track and field competition in New Ruff. At the event, H.M. King finished strong, coming back with 46 gold medals, 25 silver and 15 bronze.

"And as a team, that's really awesome," Canales said.

But the biggest award was still to come, however, as Jalen was recognized as the Area 2 Special Olympics Male Athlete of the Year during the event.

"Excited ain't the word," Henry said, recalling his reaction when Jalen received the award.

"It's been a while since (H.M. King) has had the award, so we're excited for Jalen," Canales said.

Canales said Area 2 is comprised of 16 counties, stretching from Calhoun to Victoria. She said nearly 2,000 Special Olympics athletes are represented in Area 2.

"Every coach submits an athlete nomination form and then a committee actually selects the athlete of the year based on that," Canales said.

On Jalen's nomination form, Canales said she wrote about his 12 years competing in the Special Olympics, along with a rundown of his best qualities.

"I wrote, 'Jalen has the spirit of Madness and love towards all,'" she said. "And that spirit of Madness and love just kind of radiates to all of us."

"He knows no limits," she added. "There's no boundaries. Everything to him is good. If he made the basket, it's good, and if he didn't make the basket, it's good. He's happy, and I think that's kind of a life lesson that we all need to have sometimes."

"It's just having fun," Jalen added.

Anthony Reis can be contacted at areis@kingsvillerecord.com or (361) 221-0251.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, May 8, 2017 at 6:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:

ITEM #1 – Victoria Arulos, owner, requesting the rezone of KT & I CO, BLOCK 7, LOT W/ 2 3, FT 4, ACRES 31.55 from (R1) Single Family to (AG) Agricultural.

The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

Jubilee Academies

PUBLIC FORUM

TEXAS A&M UNIVERSITY-KINGSVILLE-SUB 219B

KINGSVILLE, TX

JAC COASTAL BEND REGION

COME AND JOIN US

For a presentation on our Jubilee Academies in Kingsville,

Sharing our model of:

- Small Class Sizes
- 15 students/Classroom
- Academic Excellence
- Safe Drug Free, Violence Free Environment
- Teaching of Character and Leadership Skills
- Using Dr. Stephen Covey's 7 Habits of Highly Successful People

www.jubileeacademiccenter.com

APRIL 25, 2017 AT 6:00 P.M

CALL FOR MORE INFO 361-221-2591

WILD HORSE DESERT ROUND-UP

Friday, April 28th and Saturday, April 29th at the Bishop City Park

SPONSORED BY: BISHOP CHAMBER OF COMMERCE

FRIDAY ***

5:00 PM BBQ COOK-OFF CHECK-IN (COMMUNITY CENTER)
6:00 PM SILENT AUCTION BEGINS (COMMUNITY CENTER)
6:00 PM DJ MOE KICKS OFF THE START OF EVENTS (UNDER THE PAVILION)
6:30 PM FAJITAS TROT IN (COMMUNITY CENTER)
7:00 PM MUSIQ (UNDER PAVILION)
7:30 PM CHILI COOKOFF TURN IN (COMMUNITY CENTER)
8:00 PM MICHAEL LONGORIA Y CONJUNTO (UNDER PAVILION)
8:30 PM PAN DE CAMPO TURN IN (COMMUNITY CENTER)
9:00 PM MARIACHI CELESTIAL (UNDER PAVILION)
10:00 PM IMAGEN (UNDER PAVILION)

SATURDAY ***

6:45 AM BBQ COOKOFF (COLLIER V CAMPSITE)
7:30 AM 1ST ANNUAL ROTE WALK (LAP AROUND THE POND)
HONORING THOSE WHO HAVE LOST, ARE SICK
FIGHTING OR HAVE BEATEN CANCER (PAVILION BY THE LAKE)
8:00 AM (REGISTRATION $5) (RUN/2 MILE WALK (PAVILION BY THE LAKE)
8:30 AM ST. PAUL LUTHERAN CHURCH & SCHOOL MUSIC (UNDER PAVILION)
8:00 AM BBQ COOKOFF MEETING (MAIN CAMP SITE)
9:00 AM VENDOR, CRAFT, FOOD & GAME BOOTHS OPEN (PARK WIDE)
9:00 AM SILENT AUCTION OPENS (COMMUNITY CENTER)
9:30 AM NATIONAL ANTHEM (UNDER PAVILION)
10:00 AM HERO WORKOUT ALL LEVELS – COME PREPARED TO JOIN (PAVILION)
10:00 AM GRAND OPENING OF THE BISHOP SPLASHPAD (TENTATIVE)
10:00 AM – 2:00 PM KIDS AREA SPONSORED BY LOWES (NEAR THE PAVILION)
10:00 AM DAL HITTER BISHOP JR. HIGH VS. ALICE (BISH SCHOOL BASEBALL FIELD)
11:00 AM BEAN TURN IN (COMMUNITY CENTER)
11:00 AM WORK OUT WARS BEGIN (PAVILION)
12:00 PM CHICKEN TURN IN (COMMUNITY CENTER)
2:00 PM RIBS TURN IN (COMMUNITY CENTER)
2:30 PM KIDS BUFFET, HERO WORKOUT – (PAVILION)
4:00 PM BRISKET TURN IN (COMMUNITY CENTER)
5:00 PM KIDS OLYMPICS (LOCATION IN PARK TO BE ANNOUNCED)
5:00 PM BBQ AWARDS (UNDER PAVILION)
6:00 PM AUCTION CLOSES (COMMUNITY CENTER)
7:00 PM BADNEWZ RECORDZ- LIVE MUSIC (UNDER PAVILION)
8:00 PM HYDE AFTER 8 – LIVE MUSIC (UNDER PAVILION)

City of Kingsville
Department of Planning and Development services

To: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: April 13, 2017

SUBJECT: Agenda item for a rezoning request from Victoria Avalos KT &I Block 7, Lot W23, Pt 4 31.55 acres From R1 to AG

Summary: The applicant Victoria Avalos is requesting a rezone of the above property from R1 to Agriculture.

Background: This property has been zoned R1 for some time. Attachment A reflects the zoning of the property around this request. Attachment B is a plat that was approved for this area that shows future development in 1996. Attachment C reflects that the previous owner owned it from 1996 to 2014. The applicant purchased the property in June of 2014. Since that time they have determined that they have no desire to develop it and would like to take advantage of the uses that are allowed under the agricultural zone. Attachment D reflects the uses allowed under an agricultural zone and what is not allowed when it is zoned R1. Just a reminder that it takes 10 acres to be zoned agricultural. There have been concerns about the number of animals so included in the packet is Attachment E which are the specific sections on animals. Since there is no mention of the number of animals compared to the zoning there could be a conflict when it relates to agriculture. There is an obvious expectation by the abutting property owners that the ground would be residential in the future and the change to agricultural brings concern to them as to the uses allowed. On the other hand should the property owner be allowed to utilize the ground that he owns to the fullest extent allowed by the city ordinances?

Financial Impact: I see minimal financial impact. My belief is that currently while it is zoned R1 the appraisal value is agricultural since that is how the property is being utilized. Since property ownership can change you obviously never know what can happen in the future.

Recommendation: The Planning and Zoning Commission doesn't meet on this item until April 19th, so after that meeting I will be able to get to you their recommendation.

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address _____ Nearest Intersection _____

(Proposed) Subdivision Name _____ Lot _____ Block _____

Legal Description: KT + I Co, Block 7, Lot W/23, PT 4, Acres 31.55

Existing Zoning Designation R1 Future Land Use Plan Designation AG

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Victoria Avalos Phone 361-947-1037 FAX _____

Email Address (for project correspondence only): Vickyjesse21@yahoo.com

Mailing Address 221 W. Sage City Kingsville State TX Zip 78363

Property Owner Victoria Avalos Phone _____ FAX _____

Email Address (for project correspondence only): _____

Mailing Address _____ City _____ State _____ Zip _____

Select appropriate process for which approval is sought. Attach completed checklists with this application.

__ Annexation Request	No Fee	__ Preliminary Plat	Fee Varies
__ Administrative Appeal (ZBA)	$250.00	__ Final Plat	Fee Varies
__ Comp. Plan Amendment Request	$250.00	__ Minor Plat	$100.00
X Re-zoning Request	$250.00	__ Re-plat	$250.00
__ SUP Request/Renewal	$250.00	__ Vacating Plat	$50.00
__ Zoning Variance Request (ZBA)	$250.00	__ Development Plat	$100.00
__ PUD Request	$250.00	__ Subdivision Variance Request	$25.00 ea

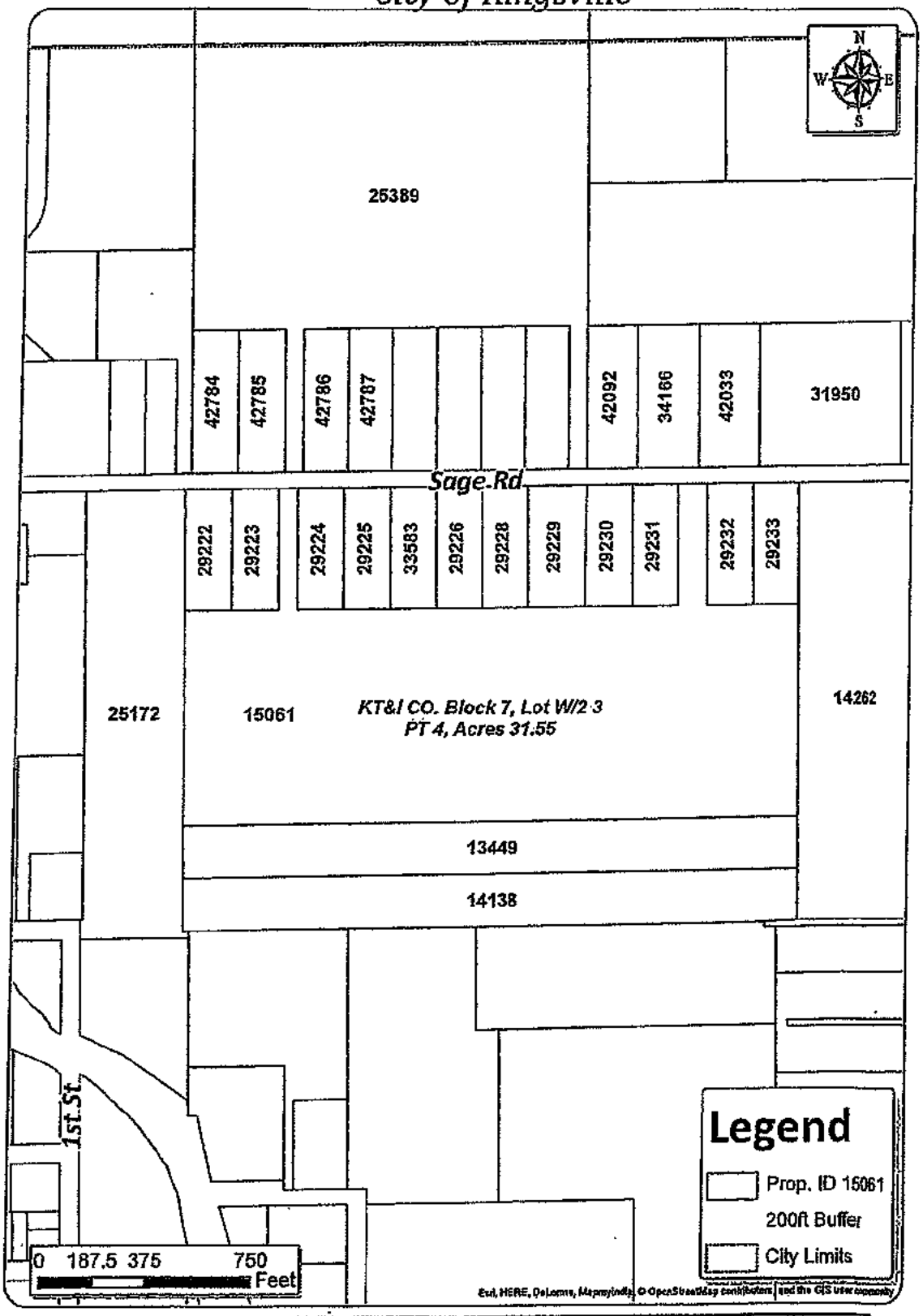
Please provide a basic description of the proposed project:

Re zoning from R-1 to AG

I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature _____ Date: _____
Property Owner's Signature Victoria Avalos Date: 3-23-17
Accepted by: _____ Date: _____

City of Kingsville



Page 1/1	Drawn By: Engineering Department Last Update: 2/15/2017 Note:	DISCLAIMER THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.	CITY OF KINGSVILLE ENGINEERING DEPARTMENT 200 East Kleberg Kingsville, Texas 78363 Office: 361-595-8005 Fax: 361-595-8095

R H CHRISTIAN
PO BOX 732
KINGSVILLE, TX 78364-0732
#25389

ANTONIO ALEGRIA SR
ETUX MONICA
2106 BROOK LN
KINGSVILLE, TX 78363
#42786

JOHN DAVID SILVA
ETUX TERESA MARIE
2005 S 2ND ST
KINGSVILLE, TX 78363
#34166

DANIEL RAY GARZA
ETUX MARGO
1030 NATIONAL DR
CORPUS CHRISTI, TX 78416-2135
#29222

ATILANO EFRAIN CHAPA
ETUX NOELIA L CHAPA
313 W SAGE RD
KINGSVILLE, TX 78363-2800
#29225

ALFRED L ISASSI
ETUX ERNESTINA A RAMOS
213 W SAGE RD
KINGSVILLE, TX 78363-2820
#29228

JAVIER DE LA PAZ
ETUX ROXANNE
248 E COUNTY ROAD 2210
KINGSVILLE, TX 78363-2650
#29231

THOMAS WASH F
524 W I AVE
KINGSVILLE, TX 78363-3187
#25172

MAY FAMILY REVOCABLE TRUST
DEAN MAY (TRUSTEE)
2734 STEARMAN ST
POPLAR GROVE, IL 61065-8248
#14138

ANN MARIE TORRES
AKA ANN MARIE LOERA
ETVIR CHRISTOPHER
701 W KLEBERG AVE
KINGSVILLE, TX 78363-4216
#42784

JAVIER MENDEZ JR
ETUX RUTH L
401 E LOTT
KINGSVILLE, TX 78363
#42787

MARIA GUADALUPE MARQUEZ
ALEJANDRO ZARAGOZA
1803 MARGARET LANE
KINGSVILLE, TX 78363
#42033

CARLOS GUERRERO
ETUX ELDA S GUERRERO
431 W SAGE RD
KINGSVILLE, TX 78363-2789
#29223

OSCAR COLECIO
ROSALIE COLECIO
305 W SAGE RD
KINGSVILLE, TX 78363-2800
#33583

OSCAR DIAZ
ETUX GLORIA PENA
2535 5TH ST
INGLESIDE, TX 78362
#29229

ROJELIO DOMINGUEZ JR
933 W G AVE
KINGSVILLE, TX 78363-3046
#29232

FRANKLIN WELDING DALLAS LLC
PO BOX 511
1710 YOUNG DR
KINGSVILLE, TX 78364-0511
#14262

ANN MARIE TORRES
AKA ANN MARIE LOERA
ETVIR CHRISTOPHER
701 W KLEBERG AVE
KINGSVILLE, TX 78363-4216
#42785

ELIBERTO AGUILAR
114 W SAGE RD
KINGSVILLE, TX 78363
#42092

ANTONIO ALCALA JR
ETUX IMELDA T
1009 WARNER ST
CARROLLTON, TX 75006-6344
#31950

JOHN GUERRERO
ETUX JACKIE
321 W SAGE RD
KINGSVILLE, TX 78363-2800
#29224

VICTORIA ANNA AVALOS
221 W SAGE RD
KINGSVILLE, TX 78363
#29226

CLIFFORD SUTCLIFFE
ETUX KERRI L
3701 WILLOW LAKE LN
ENID, OK 73703
#29230

LARRY T GARCIA
103 W SAGE RD
KINGSVILLE, TX 78363
#29233

ETHEL C HAYS
2003 BLUEBIRD AVE NW
HUNTSVILLE, AL 35816-1704
#13449

To: Planning and Zoning Commission Members

From: Tom Ginter, Director

Date: April 13, 2017

Subject: Rezoning of property 31.55 acres KT&I. Block 7, Lot W/23 Pt 4

Background and Summary:

The 31.55 acres owned by Victoria Avalos is currently zoned R1. Attachment A reflects the current zoning of the property per request and the zoning of the property around it. Attachment B reflects how the plat for the property was approved by the City of Kingsville in 1996. Attachment C reflects the deed history of the property which was owned by one individual since 1996. In June of 2014 the property was purchased by Victoria Avalos.

I believe that this background is important because it reflects how long the property was slated for a residential development and probably the expectation of the abutting property owners that it stays zoned residential.

The applicant has decided now that they prefer to rezone the property to agriculture since, they do not want to develop it residential and they would like to take advantage of the uses that are allowed in an agricultural zone. Attachment D reflects the uses allowed under an Agricultural zone and what is not allowed when it is zoned R1. Reminder that to be zoned Agricultural one must have at least 10 acres.

There have been concerns about the number of animals, enclosed is the ordinance that speaks to this question. Specifically Section 9-3-2 and Section 9-3-3 give you guidance on that subject. Since there is no mention of the number of animals related to the zoning there could be a conflict when it relates to agriculture.

I understand that with the expectation of this land being zoned residential and that to the abutting property owners agricultural uses may not be compatible would cause concern. More importantly do those concerns from the abutting property owners hold a higher priority than the property owner attempting to utilize his property to his desire under the Code of Ordinances?

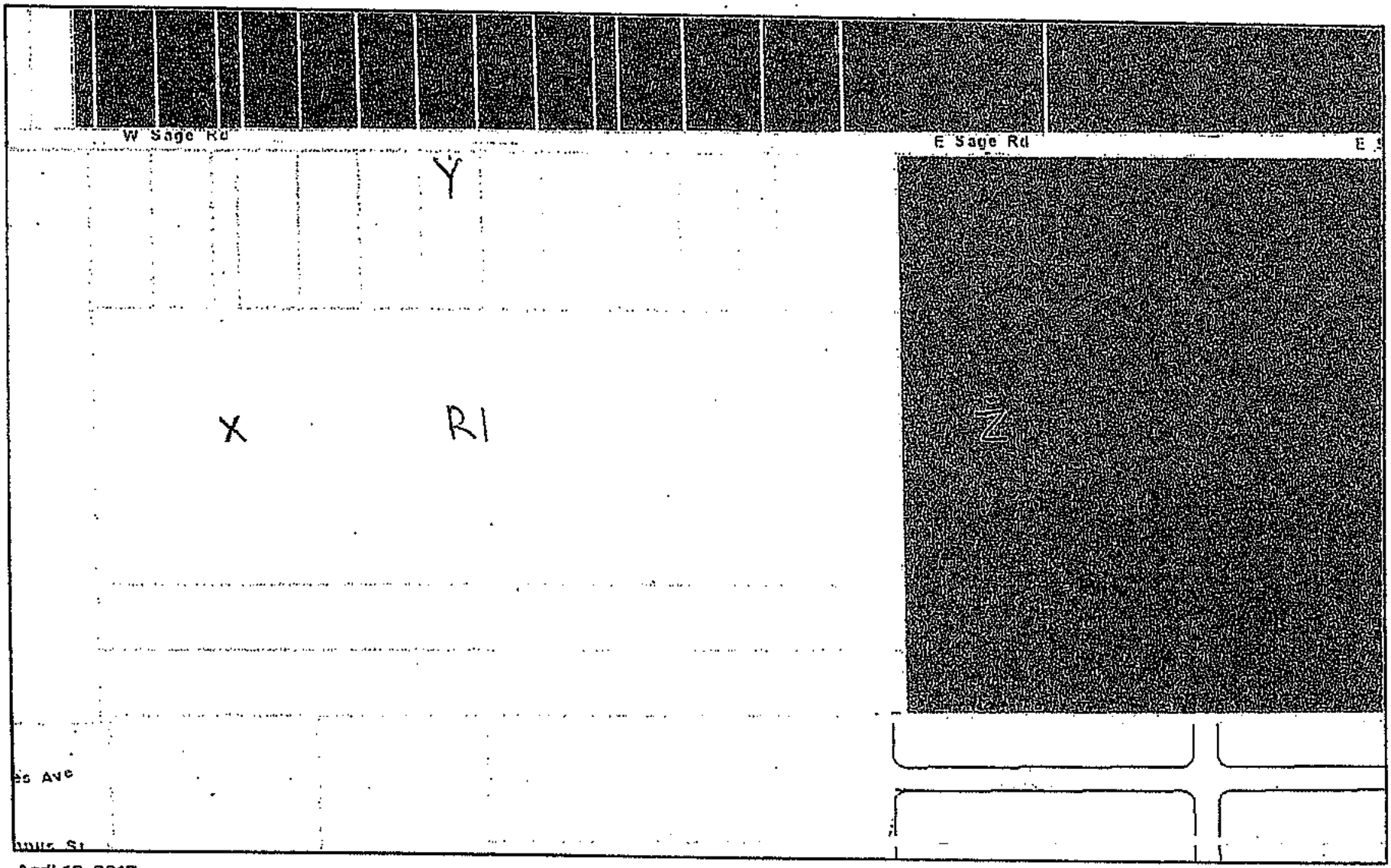
Financial Impact:

Since property ownership and the land use can always change I see minimal impact now and into the future. Even though it is zoned residential, the appraisal district may have it as an agricultural value since that is how the ground is being utilized.

Recommendation:

After much thought I would like to recommend to the planning and zoning commission that the rezoning be approved for passage by the city commission. I would hope that with 31.55 acres the property owner would be cognizant of the abutting property owners concerns and that they could work together so they all enjoyed the country life.

Attachment A

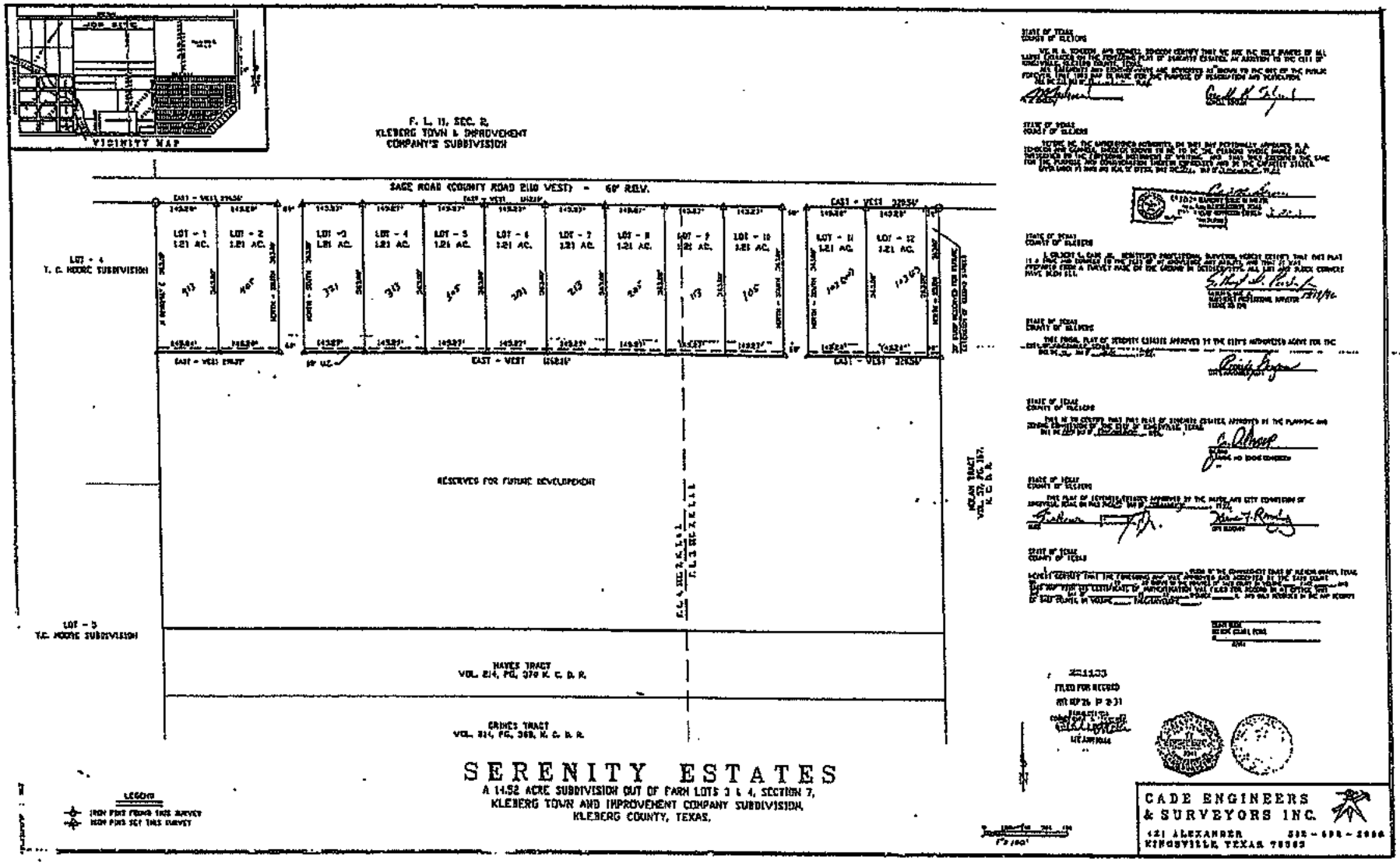


X - Property - rezoning request

Z - Agriculture zone

Y - Applicant residence

Attachment B



Attachment C

Kleberg CAD

Property Search Results > 15061 AVALOS VICTORIA for Year 2017

Property

Account

Property ID:	15061	Legal Description:	K T & I CO, BLOCK 7, LOT W/2 3, PT 4, ACRES 31.55
Geographic ID:	290000704101192	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	SAGE RD	Mapsco:	
Neighborhood:		Map ID:	A1
Neighborhood CD:			

Owner

Name:	AVALOS VICTORIA	Owner ID:	60216
Mailing Address:	221 W SAGE RD KINGSVILLE, TX 78363	% Ownership:	100.00000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$88,210	$4,160
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$88,210	
(–) Ag or Timber Use Value Reduction:	–	$84,050	
(=) Appraised Value:	=	$4,160	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$4,160	

Taxing Jurisdiction

Owner: AVALOS VICTORIA
% Ownership: 100.00000000000%
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CKI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
				Taxes w/Current Exemptions:	N/A

Taxes w/o Exemptions: N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IMPR2	IMPROVED PASTURE	21.9500	956142.00	0.00	0.00	$61,370	$3,250
2	IMPR3	IMPROVED PASTURE	4.6100	200811.60	0.00	0.00	$12,890	$540
3	OTH4	RB4 (BRUSH LAND)	2.2100	96267.60	0.00	0.00	$6,180	$180
4	OTH5	RB5 (BRUSH LAND)	2.7800	121096.80	0.00	0.00	$7,770	$190

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	$0	$78,630	3,860	3,860	$0	$3,860
2015	$0	$107,440	3,590	3,590	$0	$3,590
2014	$0	$76,160	11,280	11,280	$0	$11,280
2013	$0	$78,120	11,500	11,500	$0	$11,500
2012	$0	$66,820	12,050	12,050	$0	$12,050
2011	$0	$62,780	11,350	11,350	$0	$11,350
2010	$0	$60,520	11,950	11,950	$0	$11,950
2009	$0	$60,520	11,400	11,400	$0	$11,400
2008	$0	$74,610	10,310	10,310	$0	$10,310
2007	$0	$53,610	7,020	7,020	$0	$7,020
2006	$0	$53,640	7,350	7,350	$0	$7,350
2005	$0	$53,010	7,640	7,640	$0	$7,640
2004	$0	$44,790	5,400	5,400	$0	$5,400
2003	$0	$53,640	5,430	5,430	$0	$5,430
2002	$0	$53,640	6,040	6,040	$0	$6,040
2001	$0	$47,330	7,740	7,740	$0	$7,740
2000	$0	$43,700	8,370	8,370	$0	$8,370
1999	$0	$36,280	9,630	9,630	$0	$9,630
1998	$0	$31,550	8,680	8,680	$0	$8,680
1997	$0	$46,070	2,630	2,630	$0	$2,630
1996	$0	$46,070	0	46,070	$0	$46,070
1995	$0	$46,070	0	46,070	$0	$46,070

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/17/2014	WDVL	WARRANTY DEED W/VENDOR'S LEIN	SCHOECH MELVIN & GENELL TRUST	AVALOS VICTORIA	514	043	
2	11/15/2001	SPWD	SPECIAL WARRANTY DEED	SCHOECH MELVIN A	SCHOECH MELVIN & GENELL TRUST	225	478	0
3	5/22/1996	SPWD	SPECIAL WARRANTY DEED	CHURCH OF JESUS CHRIST	SCHOECH MELVIN A	131	442	

Attachment D

	R1	R2	R3	R4	MH	C1	C2	C3	C4	I1	I2	Ag/X
Home crop production	P	P	P	P	P	P	P	P	P	P	P	P
Breeding or raising of animals for food or sale (except as noted in health regulations)												P
Dairy												P
Ranch												P
Beekeeping, commercial												P
Crop production for sale												P
Orchard for home use	P	P	P	P	P	P	P	P	P	P	P	P
Orchard, commercial	S	S	S	S								P
Keeping animals or fowl commonly used for food fiber production or as beasts of burden												P
Keeping dogs, cats, fish, or exotic caged birds (kennel excluded)	P	P	P	P	P	P	S	P	P	P	P	P
Farmers market, vegetable (fresh) stand, produce sales							S	P	P			P
Domestic animal racetrack exhibit area, training ground, and the like												P

ARTICLE 3. - ANIMALS[4]
Footnotes:
--- (4) ---

Statutory reference— For state law concerning animals generally, see Tex. Health & Safety Code, Title 10 and Tex. Penal Code, §§ 42.09 and 42.10; Rabies Control Act, see Tex. Penal Code, § 42.09.

GENERAL PROVISIONS

Sec. 9-3-1. - Definitions.

For the purpose of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Animals or poultry. As specifically named herein, by whatever other name they might be called, includes every age and sex of each of the herein named species of animal or poultry.

Hybrid animals. First, second or third generation offspring of two animals of different species, one of which is from the wild.

Permit. Any permit granted by the Health Officer pursuant to power granted to him in this article.

Prohibited animal. Any venomous or poisonous amphibian or reptile or potentially dangerous reptile because of its size such as boas, pythons, anacondas, monitor lizards and crocodilians; any member of the class Aves that is protected from human possession by federal law and any of the large flightless birds such as ostriches, rhea, emus and cassowaries; any of the class Mammalia that is not normally born and raised in captivity, such as, but not limited to, cheetah, lion, tiger, bobcat, jaguar, leopard, cougar, wolves, dingos, coyotes, jackals, weasels, skunks, mink, badgers, bears, kangaroos, opossums, bats, sloths, anteaters, armadillos, elephants, monkeys, raccoons, chimpanzees, gorillas, porcupines, antelope, deer, bison, camels, peccaries (javelinas). This does not include those mammals bred and raised as pets or offered for sale such as domestic cats, dogs, hamsters, guinea pigs, gerbils, or domestic hares.

Ratproof. The state of being constructed so as to effectively prevent entry of rats.

Sanitary. Any condition of good order and cleanliness which precludes the probability of disease transmission.

(1962 Code, § 6-3-1; Ord. —, passed 1-28-54; Ord. 87011, passed 6-22-87; Ord. 93006, passed 4-12-93)

Sec. 9-3-2. - Keeping of certain animals restricted; permit requirement.

It is and shall be unlawful for any person to keep, own, maintain, use or have in their possession any rabbits, hares, guinea pigs, horses, mules, donkeys, cattle, goats, sheep, chickens, turkeys, guineas, geese, ducks or homing pigeons, within the corporate limits; except that such animals or poultry may be kept under the conditions hereinafter set forth, provided a permit is first obtained as hereinafter provided. This section shall not apply to the keeping of dogs as provided in §§ 9-3-25 et seq. of this article.

(1962 Code, § 6-3-2; Ord. —, passed 1-28-54; Ord. 200020, passed 10-9-00; Ord. 2002-34, passed 12-16-02)

Cross reference— Penalty, see § 9-3-99.

Sec. 9-3-3. - Permit application and validity; sanitary requirements.

(A) Permit application required. Permits are required as a prerequisite to the keeping, owning, maintaining, using or having in one's possession any rabbits, horses, hares, guinea pigs, mules, donkeys, cattle, goats, sheep, chickens, turkeys, guineas, geese, ducks and homing pigeons. Permits may be obtained by written application and compliance with the sanitary requirements as set forth by the Health Officer. The application shall affirmatively show that the applicant has facilities for keeping such animals or poultry in quarters meeting the standards set by the Health Officer, which will confine the animals or poultry within limits not closer than 100 feet to the exterior limits of any dwelling resided in by anyone other than the applicant.

(B) Permit for livestock exhibition. However, any person under 19 years of age, who is an active member of a nonprofit organization actively engaged in the exhibition of livestock (including rabbits and/or hares), may, upon proper application and proof of such membership, be authorized to keep rabbits and/or hares, without complying with the 100-foot requirement stated in division (A). Additionally, upon proper application and proof of such membership, such persons may be authorized to keep rabbits, hares, guinea pigs, goats, sheep, chickens, turkeys, guineas, geese, ducks or pigeons without complying with the 100-foot requirement stated herein during the period of November 1 through March 31 with the written consent of any owner and/or occupant of a swelling within the 100-foot requirement. The limits contained in division (C) shall apply provided, however, the combined limit for goats and/or sheep shall not exceed four and the number of poultry shall not exceed 25.

(C) Limits on non-exhibition livestock. No permit shall be issued or be valid if issued for the permitting and/or keeping upon any premises or within an area within the city limits a combined total of more than 12 of the following: rabbits, hares, guinea pigs, chickens, turkeys, guineas, geese and ducks; or a combined total of more than two of the following: horses, mules, donkeys, goats, sheep, and cattle. Each such permit, unless revoked sooner, shall be valid and effective for not more than 12 months from its date of issuance thereof.

(1962 Code, § 6-3-3; Ord. 81049, passed 11-23-81; Ord. 200020, passed 10-9-00; Ord. 2002-34, passed 12-16-02)

Sec. 9-3-4. - Messenger pigeons; permit requirements.

Permits may be obtained for the keeping of Antwerp Messenger Pigeons, commonly called carrier or homing pigeons, by filing written application showing the following:

(A)

That such pigeons will be confined to closed lofts, and released therefrom only for training and exercise flights and not allowed to fly at will.

(B)

That no other breed of pigeons will be kept in the same loft.

Grand Jury indictments

By Tim Acosta
Managing Editor

A Kingsville man arrested this year on multiple drug charges was recently indicted by a Kleberg County grand jury for possession of marijuana, stemming from the discovery of two bags of marijuana in a home where he was staying.

Matthew Medrano, 27, was indicted March 23 on one count of possession of marijuana (greater than four ounces but less than five pounds), a state jail felony. The indictment stemmed from his arrest on Feb. 17, after Kingsville police executed a search warrant on a home in the 1000 block of W. Lee St.

Members of the KPD's Street Level Operations Team conducted the operation after an investigation that lasted several weeks, police said. They found two bags of marijuana during the search – one in a couch on which Medrano was sleeping in his bedroom and another in a couch in the front of the house, investigators said.

Medrano also had a number of outstanding warrants for his arrest stemming from other drug charges from 2013 for which he has been indicted and was on the run from law enforcement at the time of the Feb. 17 raid.

Those warrants included a motion to revoke probation for a previous possession of marijuana conviction; failure to appear for a possession of controlled substance (Penalty Group 2A, greater than four ounces but less than five pounds) hearing and motion to revoke probation for possession of controlled substance (Penalty Group 2A, greater than four ounces but less than five pounds), police have said.

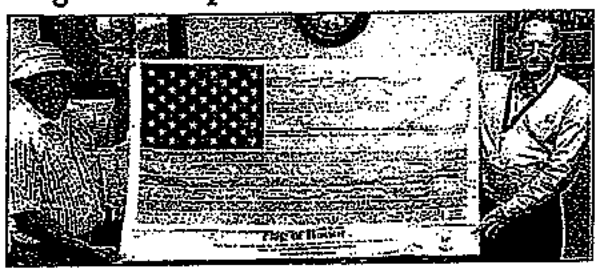
Medrano also had 11 city warrants with fines totaling $1,560, including multiple violations for not having a driver's license, expired registration, failure to maintain financial responsibility and failure to appear in Municipal Court.

If convicted, Medrano is facing up to two years in prison and a maximum $10,000 fine.

Other indictments issued on March 23 were:

- Leonel Cano-Cano, 35, one count each of money laundering, greater than $300,000, first-degree felony; unlawful use of a criminal instrument, second-degree felony; and money transmission act, third-degree felony
- Alexis Adrian Caballero, 22, possession of a controlled substance, Penalty Group 1, greater than or equal to 400 grams, first-degree felony
- Antonio Rangel Jr., 40, money laundering, greater than $150,000 but less than $300,000, second-degree felony
- Hilario Gomez Vela, 37, burglary of a building, state jail felony
- Kyler Reagan Florence, 21, prohibited substance in a correctional facility, third-degree felony
- Daniel Jess Mendiola II, 28, driving while intoxicated – third or more offense, third-degree felony
- Rigoberto Olivo, 36, assault on a public servant, third-degree felony
- Edward Ramirez, 39, driving while intoxicated – third or more offense (repeat felony offender), second-degree felony
- Thomas Michael McFaddige, 38, driving while intoxicated – third or more offense, evading arrest or detention with a motor vehicle, and retaliation, all third-degree felonies
- Martin Ray Langoria, 24, assault – family violence (strangulation), third-degree felony.

Flag of honor presented to sheriff's office



The Kleberg County Sheriff's Office on March 28 was presented with a commemorative Flag of Honor by the Kingsville Woodmen Life Chapter 2661. The flag, which honors the lives of all those lost in the Sept. 11, 2001 terror attacks, will be displayed at the Kleberg County Sheriff's Office for the public's view. Sheriff Richard Kirkpatrick said he was "honored and humbled" by the opportunity to display the flag in memory of all those who perished in the tragedy. Pictured are Kleberg County Sheriff Richard Kirkpatrick, right, and Pedro Vasquez, left. (Submitted item)

St. Paul Lutheran School
Information Night
April 4th ~ 6:00 p.m.-7:30 p.m.

Come visit our school and have all your questions answered!
*Curriculum *Class Sizes *Come & Go as you Please
*Get a Tour and talk to current Parents

801 E. Main St. ~ Bishop
361-584-2778

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Regular Meeting Wednesday, April 19, 2017 at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

ITEM #1 – Victoria Avalos, owner, requesting the rezone of KT & I CO, BLOCK 7, LOT W/2 3, PT 4, ACRES 31.55 from (R1) Single Family to (AG) Agricultural.

The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, April 24, 2017 at 6:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:

ITEM #1 – Victoria Avalos, owner, requesting the rezone of KT & I CO, BLOCK 7, LOT W/2 3, PT 4, ACRES 31.55 from (R1) Single Family to (AG) Agricultural.

The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

CITY OF KINGSVILLE

TRASH-OFF DAY

Kingsville

The City of Kingsville will be hosting a Trash-Off Day. Citizens can dump their Trash for FREE!

Saturday, April 8, 2017 from 8:30 a.m. - 12:00 p.m.

*** Weather Permitting ***

Located at 6th Street and E. Avenue B.
Two blocks NORTH of Kleberg Elementary School

You must provide proof of residency and a utility bill.
Contact Community Appearance for more info at 361.595.8005
NO Contractors, RESIDENTS ONLY!

We WILL Accept:
- Brush
- Furniture
- Appliances
- Tires (4 per vehicle)

ONLY standard automobile tires, no larger than 20 inch.

We will NOT Accept:
- Hazardous Waste
- Concrete
- Household Garbage
- Roofing Scraps and Sheetrock

No tractor or semi-truck tires

Volunteers Needed!!

Trash bags and gloves will be provided

COME ON IN AFTER WORK, RELAX AND ENJOY YOUR RECOVERY
Open Monday - Thursday 8:00 am - 6:30 pm
Friday 8:00 am - 5:00 pm

NO REFERRALS

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PUBLIC NOTICE

On March 27, 2017, the Kingsville City Commission had public hearings and action item to consider condemnation of the following property. The City Commission found the structure(s) on each of the properties to be dangerous, unsafe, in violation of city ordinances, unable to be corrected without substantial expense of reconstruction, and a public nuisance. The Commission ordered the property owner/agent/person in charge of each of the properties to demolish the structure within 30 days:

624 E Henrietta, Kingsville, Texas

A copy of each order can be obtained from the City Secretary at City Hall (400 W King Avenue, Kingsville, Texas) or by mailing her at P.O. Box 1458, Kingsville, Texas 78363.

Brown Bag

said of those the Brown Bag Food Bank has assisted since 1996. "The majority of these senior citizens...they're all on fixed incomes. They appreciate (the help)."

Coleman founded the food bank in 1996 as a way to give back to the Bishop community for its support after she was diagnosed with cancer, which she later beat. The program has assisted thousands of people over its lifespan, closing just shy of its full 21st year in operation, Garcia said. Notes were handed out to individuals on Thursday who were picking up their food items to inform them of the closure.

Its high school scholarship fund will remain open, though, officials said.

The group supplied qualified individuals in need with brown paper bags full of food items – like boxes of cereal, canned goods, chips, pasta, frozen meats, fruits and vegetables – as well as toiletries, like diapers, tissues and toilet paper.

The Brown Bag Food Bank, like many similar initiatives, relied on private donations to purchase items from the Food Bank of Corpus Christi. The Corpus Christi-based organization has about 80 food pantries in its 11-county service area, which stretches from Beeville to Kenedy County, said Lauren Pfeifer, agency relations coordinator for the Food Bank of Corpus Christi.

These pantries, like the Brown Bag Food Bank, purchase food items for about $0.14 per pound as part of a shared maintenance fee, she said. Fresh produce, pastries and breads are provided free of charge, she added. Pfeifer said food pantry programs are necessary for all communities because they assist those residents who are on fixed or limited incomes.

"A lot of people don't realize that it's a lot of seniors on fixed incomes – it's not people that are abusing the system," she said. "It's people who are disabled, it's your grandma, it's someone you may know who goes to a food pantry – it's a lot of families who just can't get by month-to-month on a minimum wage income."

"It's definitely reassuring that there are other programs that these folks can go to," she added.

Aside from the Brown Bag Food Bank, First Baptist Church in Bishop also runs a food pantry of its own that operates on the second Friday of every month, from 3:30 to 7:30 p.m. Individuals seeking assistance from the First Baptist Church food pantry must fill out an application, which can be done the day of the event, to see if they qualify for help. The food pantry is only open to Bishop residents.

Andrea Emme, a parishioner of the First Baptist Church in Bishop, said church officials gave her the go-ahead to start the program two years ago. The food pantry relies on private donations from church parishioners and the public to purchase food from the Food Bank of Corpus Christi, Emme said.

"I just felt I needed to do something, and I asked our pastor at the time and he said, 'Go for it,' so we did," Emme said.

"I just love helping people out," she added. "It really is rewarding."

First Baptist Church also provides emergency food bags for certain situations, and volunteers also run a clothing closet with donated clothes and household items. That closet is open on Thursdays, from 10 a.m. to noon, but can also be opened for emergency situations, such as in the event a family loses their belongings in a house fire, Emme said.

For more information on the food pantry at First Baptist Church – or to volunteer or donate – call Andrea Emme at (361) 584-3516.

Tim Acosta can be contacted at tacosta@kingsvillerecord.com or (361) 221-0243.

Gaddis

do," she said. "Special Olympics help athletes discover new strengths and abilities, skills and success, and builds confidence and fulfillment."

Carrales said H.M. King started participating in competitive Special Olympics basketball last year. This year, the school's team did well enough to make it into the Division 1 championship where they finished in second place.

"That was a major accomplishment for just our second year in competition," Carrales said.

Jalen served not just as the basketball team's center, but also as its captain. Carrales said being a team leader helped bring Jalen "out of his shell."

"I became a leader," he said.

Carrales said as team captain, Jalen's leadership skills, as well as his willingness to help his teammates, came to the forefront.

"He's always encouraging (his teammates)," she said.

On April 8, Gaddis and his fellow athletes participated in the Special Olympics track and field competition in Flour Bluff. At the event, H.M. King finished strong, coming back with 45 gold medals, 25 silver and 15 bronze.

"And as a team, that's really awesome," Carrales said.

But the biggest award was still to come, however, as Jalen was recognized as the Area 2 Special Olympics Male Athlete of the Year during the event.

"Excited ain't the word," Henry said, recalling his reaction when Jalen received the award.

"It's been a while since (H.M. King) has had the award, so we're excited for Jalen," Carrales said.

Carrales said Area 2 is comprised of 16 counties, stretching from Calhoun to Victoria. She said nearly 2,000 Special Olympics athletes are represented in Area 2.

"Every coach submits an athlete nomination form, and then a committee actually selects the athlete of the year based on that," Carrales said.

On Jalen's nomination form, Carrales said she wrote about his 12 years competing in the Special Olympics, along with a rundown of his best qualities.

"I wrote, 'Jalen has the spirit of kindness and love towards all'," she said. "And that spirit of kindness and love just kind of radiates to all of us."

"He knows no limits," she added. "There's no boundaries. Everything to him is good. If he made the basket, it's good, and if he didn't make the basket, it's good. He's happy, and I think that's kind of a life lesson that we all need to have sometimes."

"It's just having fun," Jalen added.

Anthony Ruiz can be contacted at aruiz@kingsvillerecord.com or (361) 221-0251.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, May 8, 2017 at 6:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:

ITEM #1 – Victoria Avalos, owner, requesting the rezone of KT & I CO, BLOCK 7, LOT W/2 3, PT 4, ACRES 31.55 from (R1) Single Family to (AG) Agricultural.

The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

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APRIL 25, 2017 AT 6:00 P.M

CALL FOR MORE INFO 361-221-2591

WILD HORSE DESERT ROUND-UP

Friday, April 28th and Saturday, April 29th at the Bishop City Park

*SPONSORED BY: BISHOP CHAMBER OF COMMERCE

FRIDAY

5:00 PM BBQ COOK-OFF CHECK-IN (COMMUNITY CENTER)
5:00 PM SILENT AUCTION BEGINS (COMMUNITY CENTER)
6:00 PM DJ HOE KICKS OFF THE START OF EVENTS (UNDER THE PAVILION)
6:30 PM FAJITAS TURN IN (COMMUNITY CENTER)
7:00 PM BANJO (UNDER PAVILION)
7:30 PM CHILI'S CHOICE TURN IN (COMMUNITY CENTER)
8:00 PM LOCO LIL' LOBOS/LA Y CORAJUDO JAMMIN (UNDER PAVILION)
8:30 PM PAN DE CAMPO TURN IN (COMMUNITY CENTER)
9:00 PM HARELIP & CELESTIAL (UNDER PAVILION)
10:30 PM BRAGEN (UNDER PAVILION)

SATURDAY

6:45 AM BBQ CHURCH (MILLER'S CAMP SITE)
7:30 AM 1ST ANNUAL KID'S DUCK LEAP AROUND THE POND
HONORING THOSE WHO HAVE LOST, ARE STILL FIGHTING OR HAVE BEATEN CANCER! (PAVILION BY THE LAKE)
8:00 AM (DEDICATION 5K RUN/2 MILE WALK (PAVILION BY THE LAKE)
8:00 AM 4 K PAUL LUTHERAN CHURCH & SCHOOL MUSIC (UNDER PAVILION)
8:00 AM BBQ COOKS LISTENING (MAIN CAMP SITE)
8:00 AM VENDOR CRAFT, FOOD & GAME BOOTHS OPEN (PARK WIDE)
8:00 AM SILENT AUCTION OPENS (COMMUNITY CENTER)
9:00 AM KARONNA ANTHEM (LARGE PAVILION)
9:30 AM HERO WORKOUT - ALL LEVELS – GOALIE PREPARED TO JOIN (PAVILION)
10:00 AM CALVARIO OPENING OF THE BISHOP SPLASHPAD (TENTATIVE)
10:00 AM – 2:00 PM KIDS AREA SPONSORED BY LOWES (NEAR THE PAVILION)
10:00 AM DIAL METTER BISHOP JR. HIGH VS ALICE (HIGH SCHOOL BASEBALL FIELD)
10:00 AM BEAN TURN IN (COMMUNITY CENTER)
10:30 AM WORK OUT WARE BEGIN (PAVILION)
12:00 PM CHICKEN TURN IN (COMMUNITY CENTER)
2:00 PM RIBS TURN IN (COMMUNITY CENTER)
2:30 PM KIDS SUPER HERO WORKOUT – (PAVILION)
4:00 PM SECRET MAN IN (COMMUNITY CENTER)
5:00 PM KIDS G.I. LOCATION IN PARK TO BE ANNOUNCED)
5:30 PM BBQ AWARDS (UNDER PAVILION)
6:00 PM AUCTION CLOSES (COMMUNITY CENTER)
7:30 PM GADDEY'S RECORDS- LIVE MUSIC (UNDER PAVILION)
8:00 PM HYDE AFTER 9 – LIVE MUSIC (UNDER PAVILION)

KYSO teams compete at state finals

The Kingsville Thunder U15 team took third place last weekend at the South Texas District Cup state finals in Beaumont. Members of the team are Mia Jimenez, Zandra Garcia, Mia Gonzalez, Maddy Cantu, Melin Hernandez, Dallas Lopez, Caitlin Moreno, Anissa Munoz and Jaqueline Tapia. Coaches are Mark Alaniz and Kim Dominguez. (Submitted photo)

The KYSO U14 Rattlers went undefeated in the spring season, won the Western District of the South Texas Cup in April in McAllen, and finished third in the state finals last weekend. Pictured in front, from left, are David Barbosa, Aidyn Ganza, Julian Salazar, Waylon Fogate and Edward Williams. In middle are Yali Castaneda, Enrique Monsevais, Jose Huerta, Edgar Huerta and Devyn Garcia. In back are Gavin Cantu, Pedro Cruz, Jose Callegos and coach Clifford Setcliffe. Not pictured are coaches Marco Villega and Tammy Garza. (Submitted photo)

Benton represents Riviera at region

Riviera's Justin Benton competed at the 2A Region IV golf tournament two weeks ago in Corpus Christi, finishing in 14th place out of 82 golfers at the tournament. Benton, a sophomore, has advanced to the regional tournament the past two years. (Submitted photo)

KYSO hosting British camp

By Jaime Gonzalez
Sports Editor

The Kingsville Youth Soccer Organization is hosting a British soccer camp next month at Dick Kleberg Park.

The camp is run by Challenger Sports and is instructed by one of Challenger's International coaches, and is available to players ages six through 10.

The camp runs from June 5-9, and is a half-day camp from 5:30-8:30 p.m.

Each camper will receive a T-shirt, soccer ball, poster and camp certificate.

The British camp focuses on foot skills, moves, juggling and tactical practices.

The camp also features a Camp World Cup, adding competition and cultural variety to the soccer instruction.

The daily tournament gives campers the chance to represent a World Cup team, with extra points awarded for making up cheers, wearing team colors, creating flags and learning about their chosen country's culture.

Space is limited, and the price of the camp is $141.

Challenger Sports provides camps, clinics, tours, tournament, training, uniforms and equipment to soccer organizations throughout the United States and Canada, and partners with the National Soccer Coaches Association of America.

Their camp is the only soccer camp accredited by the American Camping Association for complying with up to 300 standards for health, safety and program quality.

For more information, go to www.challengersports.com, or contact Miles Palmer at mpalmer@challengersports.com or at (318) 272-7155.

Jaime Gonzalez can be contacted at jgonzalez@kbr-news.com or (361) 221-0216.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Thursday, May 25, 2017 at 6:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:

Victoria Avalos, owner, requesting the rezone of KT & I CO, BLOCK 7, LOT W/ 2 3, PT 4, ACRES 31.55 from (R1) Single Family to (AG) Agricultural.

The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

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(361) 488-6335

AGENDA ITEM #12

City of Kingsville
Police Department

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Ricardo Torres, Chief of Police

DATE: June 8, 2017

SUBJECT: 2018 Local Border Security Program (LBSP)

Summary:
The Kingsville Police Department has been invited to participate in the 2018 Local Border Security Program (LBSP) and has been approved for participation during the grant cycle September 1, 2017 up to and including August 31, 2018.

Background:
The purpose of the program is to sustain interagency law enforcement operations and enhance local law enforcement patrols to facilitate directed actions to deter and interdict criminal activity. Program participants shall assist in the execution of coordinated border security operations to:

1) Increase the effectiveness and impact of Steady State and Surge Operations.
2) Reduce border-related criminal activity in Texas.
3) Implement and increase the effectiveness of operational methods, measures, and techniques for outbound/southbound operations.
4) Decrease the supply of drugs smuggled into and through Texas from Mexico.
5) Disrupt and deter operations of gang and cartel criminal organizations.
6) Decrease specifically targeted tactics (such as conveyance methods) for drugs in the Texas border region.
7) Decrease use of specific areas for crime as targeted in directed action missions.
8) Increase the effectiveness of air operations mission planning and prioritization.
9) Increase the coordination and integration of air-ground team operations to include Texas Military Forces (TMF) aviation, United States Customs and Border Protection (USCBP) Air and Marine, Texas Department of Public Safety (DPS) Aircraft Division, and United States Coast

Guard (USCG) aviation support.

10) Increase the effectiveness of directed action missions based upon intelligence and analysis to ensure they target the most serious threats and are conducted in high pay-off areas.
11) Increase the number and quality of analytical intelligence products developed at the Unified Command and state levels.
12) Increase intelligence-based operations at the Unified Command level through integration of TxMap, sector specific information, and intelligence analysis.

Financial Impact:
The grant for "Operation Border Star" is a reimbursement type but does not require any cash match. We have been conditionally approved $75,000.00 in funds to cover personnel costs, fuel and equipment.

Recommendation:
We would request a resolution authorizing participation, acceptance of funds and a budget amendment for use of the funds from the 2018 Operation Border Star Program. Please place this on the next available agenda. Thank you for your assistance regarding this matter.

Office of the Governor - Homeland Security Grants Division
2018 Local Border Security Program (LBSP)
Request for Applications (RFA)

The Homeland Security Grants Division (HSGD) of the Governor's Office is soliciting grant applications for projects that support Operation Border Star during state fiscal year 2018.

Purpose: The purpose of the program is to sustain interagency law enforcement operations and enhance local law enforcement patrols to facilitate directed actions to deter and interdict criminal activity. Program participants shall assist in the execution of coordinated border security operations in an effort to:

1) Increase the effectiveness and impact of Steady State and Surge Operations.
2) Reduce border-related criminal activity in Texas.
3) Implement and increase the effectiveness of operational methods, measures, and techniques for outbound/southbound operations.
4) Decrease the supply of drugs smuggled into and through Texas from Mexico.
5) Disrupt and deter operations of gang and cartel criminal organizations.
6) Decrease specifically targeted tactics (such as conveyance methods) for drugs in the Texas border region.
7) Decrease use of specific areas for crime as targeted in directed action missions.
8) Increase the effectiveness of air operations mission planning and prioritization.
9) Increase the coordination and integration of air-ground team operations to include Texas Military Forces (TMF) aviation, United States Customs and Border Protection (USCBP) Air and Marine, Texas Department of Public Safety (DPS) Aircraft Division, and United States Coast Guard (USCG) aviation support.
10) Increase the effectiveness of directed action missions based upon intelligence and analysis to ensure they target the most serious threats and are conducted in high pay-off areas.
11) Increase the number and quality of analytical intelligence products developed at the Unified Command and state levels.
12) Increase intelligence-based operations at the Unified Command level through integration of TxMap, sector specific information, and intelligence analysis.

Available Funding: State funds for these projects are authorized under the Texas General Appropriations Act, Article I, Rider 27 for Trusteed Programs within the Office of the Governor. All awards are subject to the availability of appropriated funds and any modifications or additional requirements that may be imposed by law.

Funding Levels:
Minimum: None
Maximum: None
Match Requirement: None

Standards: Grantees must comply with standards applicable to this fund source cited in the State Uniform Grant Management Standards (UGMS), and all statutes, requirements, and guidelines applicable to this funding.

Prohibitions: Grant funds may **not** be used to support the following services, activities, and costs:

1) inherently religious activities such as prayer, worship, religious instruction, or proselytization;
2) lobbying;
3) regular time worked as part of the employee's normal duty period;
4) augmentees – law enforcement personnel who are not regular employees of a funded agency, but are brought on as needed to specifically cover border security operations so that there can be a force multiplier during a period of "Surge";
5) any portion of the salary of, or any other compensation for, an elected or appointed government official;
6) time spent by certified peace officers on administrative duties;
7) backfill costs for personnel participating in operations;
8) transportation, lodging, per diem, training fees or any related costs associated with participants who attend a training event;
9) purchase of vehicles;
10) purchase of equipment for government agencies that are for general agency use;
11) weapons, ammunition, tasers, tracked armored vehicles, weaponized vehicles or explosives;
12) postage;
13) admission fees or tickets to any amusement park, recreational activity or sporting event;
14) promotional gifts;
15) food, meals, beverages, or other refreshments, except for eligible per diem associated with grant-related travel;
16) membership dues for individuals;
17) any expense or service that is readily available at no cost to the grant project;
18) any use of grant funds to replace (supplant) funds that have been budgeted for the same purpose through non-grant sources;
19) fundraising;
20) construction;
21) medical services;
22) legal fees;
23) legal services for adult offenders; and
24) any other prohibition imposed by federal, state, or local law.

Eligible Applicants:

1) Units of local government; and
2) Federally Recognized Native American tribes.
3) Eligible applicants must be located within a County within one of the six DPS Joint Operations and Intelligence Centers (JOIC) Regions including:
   a) El Paso JOIC – El Paso County.
   b) Coastal Bend JOIC – Aransas County, Bee County, Calhoun County, Dewitt County, Fayette County, Goliad County, Gonzales County, Guadalupe County, Jackson County,

Jim Wells County, Karnes County, Kleberg County, Lavaca County, Live Oak County, Matagorda County, McMullen County, Nueces County, Refugio County, San Patricio County, Victoria County, and Wharton County.

c) Marfa JOIC – Brewster County, Culberson County, Hudspeth County, Jeff Davis County, Pecos County, Presidio County, Reeves County, and Terrell County.

d) Del Rio JOIC – Dimmit County, Edwards County, Kinney County, Maverick County, Real County, Uvalde County, Val Verde County, and Zavala County.

e) Laredo JOIC – Duval County, Frio County, Jim Hogg County, La Salle County, Webb County, and Zapata County.

f) Rio Grande Valley JOIC – Brooks County, Cameron County, Hidalgo County, Kenedy County, Starr County, and Willacy County.

Eligible Costs:

1) Overtime for increased patrol and investigative capacity for certified peace officers, along with limited support for other law enforcement support personnel (i.e., Communications Officers/Dispatchers and Jailers). Project Overtime (OT) shall be reimbursed following the grantee's overtime policy and the requirements as stated below:

   a) OT is time actually worked that exceeds the required number of hours during an employee's designated work period.

   b) OT must be worked to increase patrol and/or in an investigative capacity.

   c) The project OT rate will be no more than one-and-one-half (1.5) times the employee's regular hourly rate of pay.

   d) Exempt salaried employees may not be reimbursed for overtime unless the grantee's overtime policy specifically allows for this.

   e) HSGD will only reimburse the grantee for OT that does not exceed a total of 16-hours (regular +OT) worked during any 24-hour period.

2) Law enforcement support personnel costs may be reimbursed up to 5% of the award or $5,000, whichever is less. These costs include:

   a) Communications Officers/Dispatcher costs necessary to maintain a safe Officer to Dispatcher ratio when supporting law enforcement personnel that are on patrol and participating in border operations.

   b) Jailer costs for personnel necessary to support officers that are on patrol and participating in border operations.

3) Certain operational costs incurred as part of these overtime patrols and investigations may be reimbursed, such as vehicle operating costs, transportation, lodging, per diem, or additional costs for minor emergency repairs as described below:

   a) The cost of fuel, lubricants, and minor emergency repairs or maintenance for vehicles, aircraft, boats, generators, and similar equipment used during the hours in which the OT is worked. Only actual expenses supported by invoiced gas, oil, and repair or maintenance receipts may be reimbursed under this grant. Fuel costs used during the hours officers are working on grant-paid OT are allowable. Maintenance costs must be prorated to show the usage of vehicles or equipment for regular law enforcement duties as compared to usage while officers are working grant-paid OT patrols.

b) The cost of minor emergency repairs, such as tire repair or fan belt replacement, to vehicles or equipment used in program operations is allowable.

c) Transportation, lodging, fuel, and per diem costs may be reimbursed for personnel who work on program activities more than 50 miles from their program duty station.

d) Costs for rentals of equipment or other services critical to success of the program, and that have been pre-approved by the HSGD, are also allowable.

Eligibility Requirements:

1) Eligible applicants must agree to perform the following activities:
   a) Conduct Steady State operations and respond to calls for service.
   b) Conduct enhanced law enforcement patrolling activities.
   c) Conduct surveillance, interdictions, investigations, and collect and disseminate information within its jurisdiction or cross-jurisdiction lines as required.
   d) Recognize and react to information/intelligence to adjust times and locations of enhanced patrol activities.
   e) Report significant border-related events that occur during each 24-hour period.
   f) Identify significant border-related trends or areas of interest that may be developed into focus areas for future operations.
   g) Integrate air, ground, marine, and remote operations.
   h) Participate in operational planning and coordination meetings, information/intelligence sharing meetings, and After Action Reviews (AARs) established by the Texas Department of Public Safety's (DPS) Joint Operations and Intelligence Centers (JOIC).
   i) Participate weekly on the JOIC Unified Command conference calls or meetings as required by the JOIC.
2) Eligible applicants must agree to submit the Daily Border Incident Assessment Report (BIAR). The BIAR is the primary incident and information-reporting tool for the grantee in local border security operations. The grantee shall ensure all BIARs conform to the respective standards outlined by the JOIC and are submitted within the timeframes established by the JOIC. The grantee shall report all activities that are considered Steady State activities in addition to Enhanced Operation activities to the JOIC. Steady State activities are defined as normal patrol or investigative duties that do not use grant funds, but directly impact the overall LBSP mission (organized crime arrests, terroristic activities, weapons trafficking arrests, kidnappings, home invasions with a border or organized crime nexus, illegal immigration, border-related murders, gang-related murders, or drug trafficking). Enhanced (Surge) Operations originate out of the use of LBSP funds when the local agency chooses to increase the hours of patrol or investigative bodies.
3) In order for an applicant to be eligible, the county (or counties) in which the applicant is located must have a 90% average on both adult and juvenile criminal history dispositions reported to the Texas Department of Public Safety for calendar years 2011 through 2015. This requirement must be met by August 1, 2017.
4) Eligible applicants operating a law enforcement agency must be current on reporting Part I violent crime data to the Texas Department of Public Safety (DPS) for inclusion in the annual Uniform Crime Report (UCR). To be considered eligible for funding, applicants must have submitted a full twelve months of accurate data to DPS for the most recent calendar year.

5) An application requirement pertaining to full compliance with Department of Homeland Security detainer requests applies to all municipal or county governments that operate a subdivision or department that detains individuals after arrest for a criminal violation. Full text of this certification can be found on the Narrative tab of each application or at http://gov.texas.gov/cjd/dhs_detainerrequest. All applicants must select one of four options in their eGrants application to be considered for funding under this announcement.
6) Eligible applicants must have a DUNS (Data Universal Numbering System) number assigned to its agency (to request a DUNS number, go to http://fedgov.dnb.com/webform/displayHomePage.do).
7) Eligible applicants must be registered in the federal System for Award Management (SAM) database located at https://www.sam.gov/.
8) Failure to comply with program eligibility requirements may cause funds to be withheld and/or suspension or termination of grant funds.

Project Period: Projects selected for funding must begin on or after September 1, 2017 and expire on or before August 31, 2018.

Application Process: Applicants must access HSGD's grant management website at https://eGrants.gov.texas.gov to register and apply for funding. Additional requirements are included within the online application form.

NOTE: Applicants must upload the required Direct Deposit forms, New Payee Identification Form, and W9 Form for each application prior to submission. The eGrants system will not allow an application submission until these forms are attached to the application. These forms are available at https://egrants.gov.texas.gov/updates.aspx under the Financial Management Tools section or by clicking on the hyperlinks above.

Closing Date for Receipt of Applications: All applications must be submitted and certified via HSGD's grant management website on or before Thursday, **March 30, 2017** by 5:00 PM CST.

Selection Process: Applications will be reviewed by HSGD staff members in consultation with DPS Regional JOIC representatives. HSGD will make all final funding decisions based on eligibility and operational content which includes but is not limited to the following:

1) Compliance - Past compliance with grant requirements, reporting, and information sharing.
2) Performance – Impact and effectiveness of the Applicant's participation in previous border security operations or activities and effectiveness in using grant funds awarded for border security.
3) Risk – The Applicant's need as indicated by data available on border-related criminal activity, population, number of officers, and other factors.
4) Other Funding – The Applicant's history of applying for, receiving, and/or effectively utilizing other sources of funding available to support border security activities (e.g. Operation Stonegarden).

Contact Information: For technical assistance or additional information, contact HSGD at eGrants@gov.texas.gov or (512) 463-8382.

RESOLUTION NO. 2016-49

A RESOLUTION AUTHORIZING PARTICIPATION IN OPERATION BORDER STAR WITH THE HOMELAND SECURITY GRANTS DIVISION OF THE GOVERNOR'S OFFICE FOR LOCAL BORDER SECURITY TO INTERDICT CRIMINAL ACTIVITY WITH NO ANTICIPATED CASH MATCH; AUTHORIZING THE CHIEF OF POLICE TO ACT ON THE CITY'S BEHALF WITH SUCH PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Homeland Security Grants Division of the Governor's Office has invited the City of Kingsville Police Department to participate in a grant for Local Border Security in an effort to deter and facilitate directed actions to interdict criminal activity; and

WHEREAS, the City of Kingsville has previously been allowed to apply for reimbursement of overtime for law enforcement personnel and dispatchers, and other allowed costs associated with this project that will assist with the deterrence of illegal activity in our area;

WHEREAS, the City Commission of the City of Kingsville finds it in the best interest of the citizens of Kingsville, that the Kingsville Police Department participate in an application to the Office of the Governor's Homeland Security Grant Division for Operation Border Star for grant monies for reimbursement for personnel costs, fuel and maintenance for law enforcement purposes for FY2016-2017; and

WHEREAS, the City agrees to provide the applicable matching funds for the said project, if any, as required by the Office of the Governor for the Operation Border Star Grant Program grant application; and

WHEREAS, the City agrees that in the event of loss or misuse of the Office of the Governor grant funds, the City of Kingsville City Commission assures that the funds received through the grant will be returned to the Office of the Governor in full;

WHEREAS, the City Commission of the City of Kingsville designates the Kingsville Chief of Police as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City Commission of the City of Kingsville approves the submission of the grant application for the Operation Border Star Grant Program for reimbursement for personnel costs, fuel and maintenance for law enforcement purposes to the Office of the Governor.

II.

THAT this Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED by a majority vote of the City Commission the 11th day of July, 2016.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM

Courtney Alvarez, City Attorney

RESOLUTION NO. 2017-_____

A RESOLUTION AUTHORIZING PARTICIPATION IN AND ACCEPTANCE OF FUNDS FROM THE 2018 OPERATION BORDER STAR PROGRAM WITH THE HOMELAND SECURITY GRANTS DIVISION OF THE GOVERNOR'S OFFICE FOR LOCAL BORDER SECURITY TO INTERDICT CRIMINAL ACTIVITY WITH NO ANTICIPATED CASH MATCH; AUTHORIZING THE CHIEF OF POLICE TO ACT ON THE CITY'S BEHALF WITH SUCH PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Homeland Security Grants Division of the Governor's Office has invited the City of Kingsville Police Department to participate in a grant for Local Border Security in an effort to deter and facilitate directed actions to interdict criminal activity; and

WHEREAS, the City of Kingsville has previously been allowed to apply for reimbursement of overtime for law enforcement personnel and dispatchers, and other allowed costs associated with this project that will assist with the deterrence of illegal activity in our area;

WHEREAS, the City Commission of the City of Kingsville finds it in the best interest of the citizens of Kingsville, that the Kingsville Police Department participate in an application to the Office of the Governor's Homeland Security Grant Division for Operation Border Star Program for grant monies for reimbursement for personnel costs, fuel and maintenance for law enforcement purposes for grant cycle of September 1, 2017 to August 31, 2018; and

WHEREAS, the City agrees to provide the applicable matching funds for the said project, if any, as required by the Office of the Governor for the Operation Border Star Grant Program grant application; and

WHEREAS, the City agrees that in the event of loss or misuse of the Office of the Governor grant funds, the City of Kingsville City Commission assures that the funds received through the grant will be returned to the Office of the Governor in full;

WHEREAS, the City Commission of the City of Kingsville designates the Kingsville Chief of Police as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency;

WHEREAS, the City Kingsville Police Department was recently notified that it has been conditionally approved $75,000.00 in funds for the Operation Border Star Program grant, which is a reimbursement type grant that does not require any cash match.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City Commission of the City of Kingsville approves the submission of the grant application for the 2018 Operation Border Star Grant Program and acceptance of grant funds reimbursement for personnel costs, fuel and maintenance for law enforcement purposes through the Office of the Governor.

II.

THAT this Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED by a majority vote of the City Commission the 26th day of June, 2017.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #13

RESOLUTION #2017-_____

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR PAYMENT IN LIEU OF TAXES (PILOT) BETWEEN THE CITY OF KINGSVILLE AND THE HOUSING AUTHORITY OF THE CITY OF KINGSVILLE; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Housing Authority receives public services, Fire & Police protection, for their public housing developments, as stated in the PILOT agreement attached hereto; and

WHEREAS, the City desires to receive some consideration from the Housing Authority for the provision of these services; and

WHEREAS, the City previously approved a PILOT Agreement with the Housing Authority of the City of Kingsville on January 25, 2010, via resolution #R2010-04; and

WHEREAS, federal law allows low-income housing projects to make agreements for payments in lieu of taxes, see Sec. 6 of U.S. Code, Title 42, Chapter 8, Subchapter I, Sec. 1437d(d); and

WHEREAS, the annual payment from the Housing Authority to the City will be recalculated each year, as designated by the U.S. Department of Housing and Urban Development's Low Rent Program (Computation Form HUD-52267) or any amendments thereto; and

WHEREAS, the payments to the City would be due within 60 days after the end of the Authority's fiscal year, which is March 31st.

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 Agreement for Payment in Lieu of Taxes Between the City of Kingsville and the Housing Authority of the City of Kingsville 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 26th day of June, 2017.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGREEMENT FOR PAYMENT IN LIEU OF TAXES

THE STATE OF TEXAS

COUNTY OF KLEBERG

PARTIES

This Agreement is entered into by and between the HOUSING AUTHORITY OF THE CITY OF KINGSVILLE, hereinafter referred to as the "Housing Authority", and the CITY OF KINGSVILLE, TEXAS, hereinafter referred to as "City of Kingsville".

WITNESSETH

In consideration of the mutual covenants herein contained and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

I. STATUTORY AUTHORITY

This Agreement For Payment In Lieu of Taxes is pursuant to Sec. 6. [42 U.S.C. 1437d](d) Contract Provisions and Requirements of the U.S. Housing Act of 1937 as amended by the Quality Housing and Work Responsibility Act of 1998 as of March 2, 1999.

II. RESOLUTIONS

This Agreement is made pursuant to the authority contained in Paragraph I herein and a Resolution of the HOUSING AUTHORITY dated May 25, 2017, and a Resolution of the Kingsville City Commission dated June 12, 2017.

III. CONSIDERATION

The Housing Authority, in consideration of receiving Public Service, Fire and Police protection to the Public Housing Developments, i.e. Brown Villa, Connell Villa, Maple Circle, Casa Ricardo, and Horizon Village, will pay the City of Kingsville the annual payment in lieu of taxes in the amount allotted by the Computation of Payments in Lieu of Taxes as designated by the U.S. Department of Housing and Urban Development's Low Rent Program (Computation Form HUD-52267). The amount for Payment in Lieu of Taxes shall be due and payable within 60 days after the end of the Authority's Fiscal Year. Each year a Computation of Payments in Lieu of Taxes will be submitted to the City of Kingsville with payment.

IV.
TERM

The term of this Agreement is Five (5) years commencing on April 1, 2017 and terminating on March 31, 2022.

V.
DELINQUENCY

In the event of any delinquency in the aforesaid payments in lieu of taxes, the City of Kingsville shall give notice to the Housing Authority in the manner set forth in Paragraph VI below prior to any legal action being instituted.

VI.
NOTICES

Notices or communications sent by either party to the other shall be sent by certified mail, return receipt requested addressed as follows:

To the City of Kingsville:
Mayor Sam Fugate
P.O. Box 1458
Kingsville, Texas 78364

To the Housing Authority:
Executive Director: Cory Hinojosa
1000 West Corral
Kingsville, Texas 78363

VII.
DISPUTES

The Kleberg County District Court shall have jurisdiction of disputes arising regarding this Agreement.

VIII.
NUMBER OF COUNTERPARTS

This Agreement is to be executed in any number of Counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same Agreement.

Executed at Kingsville, Kleberg County, Texas on _____, 2017.

CITY OF KINGSVILLE

By: _____
SAM FUGATE, Mayor

HOUSING AUTHORITY OF THE CITY OF KINGSVILLE

By: _____
CORY HINOJOSA, Executive Director

Kingsville Housing Authority
PILOT Calculation
FYE 3.31.17

PILOT Calculation:

Dwelling Rental Income	142,758	
Water	22,219	
Electricity	30,527	
Gas	1,240	
Sewer	916	
Net Shelter Rent	87,856	
10% Net Shelter Rent	8,786	**ETB**

AGENDA ITEM #14

City of Kingsville
Department of Planning and Development services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: June 16, 2017

SUBJECT: Appointment of members to the Main Street Advisory Board

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Summary: Upon approval of the creation of Main Street Advisory Board, 7 members are to be appointed to the Board with approval from the City commission.

Background: Prior to the creation of the Main Street Advisory Board by ordinance the City has had a Main Street Board which has been a sounding board for the downtown main street district. Due to this board being in place we would like to continue with those members being placed on the Board by the City Commission. There are now 7 members on the Board with the following categories 4 representing the downtown merchants, 2 being residents of Kingsville and 1 representing TAMUK. At present we have 6 individuals to submit to the City Commission for approval

Financial Impact: None since the appointees do not receive any compensation

Recommendation: Appoint the following individuals to 2 year terms respective to the category they represent:

4 – Downtown Merchants

Frank Benvenuto

Chris Maher

Jeff Chavez

Dyan Lopez Garza

2- Residents

Michelle Spearman

Gloria Bigger Cantu

1-TAMUK

At this time we do not have a name but will submit to the City Commission when appropriate.

AGENDA ITEM #15

City of Kingsville
Engineering/Public Works

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Sharam Santillan, Capital Improvements Manager

DATE: Monday, June 26, 2017

SUBJECT: Change order to increase the scope of work for the Concrete Pavement Improvement Project Phase VI.

Summary:
This item authorizes the approval of a change order to the Concrete Pavement Improvement Project Phase VI that consists of additional work added to the project scope.

Background:
On January 26, 2017, the City of Kingsville awarded the Concrete Pavement Improvement Project Phase VI contract to E-Tech Construction, Inc. in the amount of $178,445.50. The project consists of the construction of concrete pavement at the 4th St and Richard Ave intersection, behind the Kleberg drive-in bank on W. Kenedy Ave and on 10th St and Yoakum Ave by Fire Station #1. The original project scope for improvements near Fire Station #1 consisted of a sixty-foot concrete street section on Yoakum Ave that encompasses the two bays for the fire engines. This change order will allow the concrete-street section to be extended ten feet which will then encompass the third bay for the EMS engine. This change order also includes improvements to the driveway at fire station #1 to allow storm water to drain properly as well as sidewalk that was not able to be salvaged during construction due to the condition that it was in.

Financial Impact:
The financial impact is an addition of $39,100.00 for a total revised project price of $217,545.50.

Recommendation:
Staff recommends the authorization of this item to complete the Concrete Pavement Improvement Project Phase VI.

City of Kingsville TEXAS

AGENDA ITEM #16

City of Kingsville
Parks & Recreation Department

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Jason Alfaro, Parks & Recreation Director

DATE: June 19, 2017

SUBJECT: Agenda Request – Receipt of $2,500 donation from Task Force

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Summary:
The Parks & Recreation Department would like approval from City Commission to receive a $2,500 donation from the Task Force. These funds would be used for our healthy family, and anti-drug programs.

Background:
The Task Force has continuously provided financial support for healthy family programs upon the request from the Parks and Recreation Department.

Financial Impact:
This donation will provide $2,500 in additional healthy/anti-drug programs for the citizens of our community.

Recommendation:
We recommend that City Commission authorize the receipt of this donation in the amount of $2,500 from the Task Force, and amend the budget to record the acceptance of these funds into the parks budget.

AGENDA ITEM #17

City of Kingsville
Parks & Recreation Department

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Jason Alfaro, Parks & Recreation Director

DATE: June 19, 2017

SUBJECT: Agenda Request – Receipt of $2,500 donation from Task Force

---

Summary:
The Parks & Recreation Department would like approval from City Commission to receive a $2,500 donation from the Task Force. These funds would be used for our healthy family, and anti-drug programs.

Background:
The Task Force has continuously provided financial support for healthy family programs upon the request from the Parks and Recreation Department.

Financial Impact:
This donation will provide $2,500 in additional healthy/anti-drug programs for the citizens of our community.

Recommendation:
We recommend that City Commission authorize the receipt of this donation in the amount of $2,500 from the Task Force, and amend the budget to record the acceptance of these funds into the parks budget.

ORDINANCE NO. 2017-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2016-2017 BUDGET TO ACCEPT AND EXPEND FROM THE TASK FORCE FOR THE PARK 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 2016-2017 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 001-General Fund					
Revenue					
4-4503	Parks	Park Donations	58003		$ 2,500
					$ 2,500
Expenses					
5-4503	Parks	Recreational Programs	31499	$ 2,500	
				$ 2,500	

[To amend the City of Kingsville FY 16-17 Budget to accept and expend a park donation from the South Texas Specialized Crimes and Narcotics Task Force as per the attached memo from the Parks Director.]

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 26th day of June, 2017.

PASSED AND APPROVED on this the _____ day of July, 2017.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #18

City of Kingsville
City Manager's Office

TO: Mayor and City Commissioners

FROM: Jesus A. Garza, City Manager

DATE: June 21, 2017

SUBJECT: Budget Amendment – Performance Contracting Fee

Summary:
This item allocates $175,000 to be set aside for Professional Services related to our pursuit of an Energy Savings Performance Contracting for improvements at both Waste Water Treatment Plants.

Background:
In the Spring of 2016, it was presented to City Commission that we may be running out of capacity at our South Waste Water Treatment Plant. At the time, the options presented to increase capacity focused on expanding the foot print of the plant. However, over the last year we have explored other options that are more cost effective. One of those more cost effective measures is to modernize the processes at the plants that will lead to being able to treat more waste quicker. This, in turn, would create more capacity without having to expand the foot print of the plants.

Furthermore, the City contracted a 3rd Party to confirm the capacity situation at the plant so that we have a better sense of how much time we have.

The City is looking to enter into an Investment Grade Audit (IGA) with a Performance Contracting Company to further develop the scope of the project as well as determine what the energy savings would be from the modernization of the processes. This is key because the money saved on energy expenses is what would be used to fund the improvements.

Once the IGA is complete and the City chooses to not pursue the project, the City would then pay the Company a fee for services rendered up to that point. That fee would equate to $175,000. If we pursue the project the expenses for services would be included in the overall project budget and the $175,000 would return to fund balance.

City of Kingsville
City Manager's Office

Financial Impact:
The overall financial impact for the improvements is TBD and will be based on the completion of the IGA. However, once its complete and if the City opts to not pursue it then the impact would equate to $175,000.

Recommendation:
Staff recommends approving this budget amendment to serve as our safe guard in case the City decides to not pursue with the project once its developed.

ORDINANCE NO. 2017-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2016-2017 BUDGET TO CREATE A CONTINGENCY FUND FOR AN INVESTMENT GRADE AUDIT.

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 2016-2017 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 051-Utility Fund					
Equity					
2		Unrestricted Fund Balance	61004		$175,000
Expenses					**$175,000**
5-7001	Wastewater	Prof Svc-Investment Grade Audit	31465	$175,000	
				$175,000	

[To amend the City of Kingsville FY 16-17 Budget to set aside contingency funds for an investment grade audit to be performed by Schneider Electric as per the attached memo from the City Manager.]

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 26th day of June, 2017.

PASSED AND APPROVED on this the ____ day of _____, 2017.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #19

RESOLUTION #2017-_____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A MASTER EQUIPMENT LEASE-PURCHASE AGREEMENT AND RELATED DOCUMENTS FOR MOWING EQUIPMENT FOR THE GOLF COURSE; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kingsville ("City") took over management of the L.E. Ramey Golf Course from Kleberg County in October 2014 and it has been determined there is an essential need for new mowing equipment for the proper operation of the course; and

WHEREAS, the City is a BuyBoard member and has located pricing under Contract #529-17 through C&M Golf and Grounds Equipment that will meet the Golf Course's primary mowing needs for the next six years via a Wells Fargo Financial Lease that would expend $1,990.49 per month for the next six years; and

WHEREAS, the City entered into a Wells Fargo Financial Lease agreement via Resolution # 2015-34 on June 8, 2015 for a four year lease at a price of $2,289.63 per month for certain mowing equipment (via BuyBoard Contract #447-14 through C&M Golf and Grounds Equipment) and some of that equipment is not meeting the needs of the course, so the Eclipse mowers will be traded in and the remaining items from that lease will be refinanced along with the new Jacobsen mowers in this lease-purchase agreement;

WHEREAS, state laws allows governing bodies, like the City, to enter into agreements like this one to provide for the procurement of items and services in conformance with state laws; and

WHEREAS, it is mutually deemed sound, desirable, practicable, and beneficial for the parties to enter into 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 a Master Equipment Lease-Purchase Agreement

and related documents for mowing equipment between the City of Kingsville and Wells Fargo Financial Leasing, Inc. 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 26th day of June, 2017.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Document Check List

Wells Fargo Financial Leasing, Inc. | 800 Walnut, 4th floor | Des Moines, Iowa 50309 | Phone: 866-336-8382

Customer Name: **City of Kingsville**
Application Number: **1006181**

- ☐ Sign & date the Master Equipment Lease-Purchase Agreement
- ☐ Sign & date the Master Equipment Lease-Purchase Schedule
- ☐ Sign & date the Amortization Schedule
- ☐ Sign & date the 8038G Form – please date this document **7/12/2017** per governmental transaction regulations
- ☐ Sign & date the Delivery and Acceptance
- ☐ Complete, sign & date the Insurance Form
  - ***Liability Coverage*** – ☒*Minimum coverage of $1 million* ☒*Wells Fargo Financial Leasing to be listed as additional insured.*
  - ***Property Coverage*** – ☒*Value of equipment covered* ☒*Wells Fargo Financial Leasing to be listed as the Lenders loss payable endorsement.*
- ☐ Complete, sign & date the Requested Information Form
- ☐ Complete, sign & date the Automatic Payment Form (*OPTIONAL*)
  - A **new** ACH form is required for each new schedule
- ☐ Send all of the completed & signed documents to:

Wells Fargo Financial Leasing, Inc.
Attn: Sheri Buttrey
MAC # N0005-044
800 Walnut Street
Des Moines, IA 50309

*White Out is not acceptable on any documents
*Electronic Signatures are not acceptable
*Please do not make any changes/additions/deletions to the lease documents unless approved as this voids the documents.

Master Equipment Lease-Purchase Agreement

WELLS FARGO

Wells Fargo Financial Leasing, Inc. | 800 Walnut, 4th floor | Des Moines, Iowa 50309 | Phone: 800-247-5083

Customer Information:

Customer's Full Legal Name ("You" and "Your"): City of Kingsville		
Address: 2522 E Escondido Rd		
City/State/Zip Code: Kingsville, TX 78363		
Telephone Number: 361-595-8023	Federal Tax ID#:	County: Kleberg

You acknowledge and agree that this agreement (as amended from time to time, this "Agreement") and each Schedule (defined below) represent the complete and exclusive agreement between You and Us regarding the subject matter herein and therein and supersedes any other oral or written agreements between You and Us regarding such matters. "Schedule" means a schedule, in such form as We may accept in our sole discretion, that may be entered into from time to time by You and Us for a lease transaction pursuant to this Agreement. This Agreement and each Schedule can be changed only by a written agreement between You and Us. Other agreements not stated herein or in a Schedule (including, without limitation, those contained in any purchase order or service agreement between You and the Supplier) are not part of a Lease (defined below). This Agreement is not a commitment by Us to enter into any Schedule not currently in effect, and nothing in this Agreement shall impose, or be construed to impose, any obligation upon Us to enter into any proposed Schedule, it being understood that whether We enter into any proposed Schedule shall be a decision solely within Our discretion.

1. LEASE OF EQUIPMENT. Each Schedule executed by You represents Your agreement to lease from Us the personal property listed therein (together with all existing and future accessories, attachments, replacements and embedded software, the "Equipment") upon the terms stated in such Schedule and this Agreement. Each Schedule and the terms of this Agreement which are incorporated by reference into such Schedule shall constitute a separate and independent contract between You and Us and shall be referred to as a "Lease". In the event of any conflict between the provisions of this Agreement and the provisions of any Schedule, the provisions of the Schedule shall control. Each Schedule is binding on You as of the date You sign it. You agree that after You sign this Agreement or a Schedule, We may insert or correct any information missing in this Agreement or a Schedule, including Your proper legal name, serial numbers and any other information describing the Equipment.

2. TERM; PURCHASE OPTION. The term of each Lease will begin on, and interest shall accrue from, the date that We disburse lease proceeds pursuant to the related Schedule (the "Commencement Date") and will continue for the number of months shown on such Schedule (the "Term"), subject to Section 14. You authorize Us to insert the applicable Commencement Date on the Schedule relating to each Lease. **Each Lease is non-cancelable for the full Term, subject to Section 14.** Notwithstanding the foregoing, provided that You are not then in default under a Lease, such Lease will terminate and Our security interest in the Equipment will terminate (i) at the end of the Term, upon payment in full of all Payments and other amounts payable by You under such Lease; or (ii) on any Payment date, upon payment by You of the then applicable "Prepayment Amount" under such Lease as set forth in the related Schedule, plus the Payment due on such date and all other amounts then due under such Lease, provided that You shall have given Us not less than 30 days' prior written notice of Your intent to make such payment.

3. UNCONDITIONAL OBLIGATION. With respect to each Lease, You agree that: (i) We are a separate and independent company from the Supplier, manufacturer and any other vendor (collectively, "Vendors"), and the Vendors are NOT Our agents; (ii) No representation or warranty by any Vendor is binding on Us, and no Vendor has authority to waive or alter any term of this Agreement or any Schedule; (iii) You, not We, selected the Equipment and the Vendors based on Your own judgment; (iv) Your obligations under each Lease are absolute and unconditional and are not subject to cancellation, reduction or setoff for any reason whatsoever, subject to Section 14; (v) If You are a party to any maintenance, supplies or other contract with any Vendor, We are NOT a party thereto, such contract is NOT part of any Lease (even though We may, as a convenience to You and a Vendor, bill and collect monies owed by You to such Vendor), and no breach by any Vendor will excuse You from performing Your obligations to Us under any Lease; and (vi) If the Equipment is unsatisfactory or if any Vendor fails to provide any service or fulfill any other obligation to You, You shall not make any claim against Us and shall continue to fully perform under each Lease.

4. PAYMENTS. Each Payment Period for a given Lease, You agree to pay Us, by the due date set forth on Our invoice to You (i) the Payment due under the related Schedule, and (ii) applicable taxes and other charges provided for in the Lease. As set forth in the Schedule relating to a Lease, a portion of each Payment is paid as, and represents payment of, interest, and the balance of each Payment is paid as, and represents payment of, principal. Restrictive endorsements on checks will not be binding on Us. All payments received will be applied to past due amounts and to the current amount due in such order as We determine. Any security deposit that You pay under a Lease is non-interest bearing, may be commingled with Our funds, may be applied by Us at any time to cure any default by You, and the unused portion will be returned to You after You have satisfied all of Your obligations under the applicable Lease. If We do not receive a payment in full on or before its due date, You shall pay a fee equal to the greater of 10% of the amount that is late or $29.00 (or the maximum amount permitted by law if less). You shall pay Us a returned check or non-sufficient funds charge of $20.00 for any returned or dishonored check or draft.

5. INDEMNIFICATION. To the extent permitted by applicable law, You shall indemnify and hold Us harmless from and against, any and all claims, actions, damages, liabilities, losses and costs (including but not limited to reasonable attorneys' fees) made against Us, or suffered or incurred by Us, arising directly or indirectly out of, or otherwise relating to, the delivery, installation, possession, ownership, use, loss of use, defect in or malfunction of the Equipment. This obligation shall survive the termination of each Lease. We shall not be liable to You for any damages of any kind, including any liability for consequential damages, arising out of the use of or the inability to use the Equipment.

6. NO WARRANTIES. WE ARE LEASING THE EQUIPMENT TO YOU "AS IS". WE HAVE NOT MADE AND HEREBY DISCLAIM ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, ARISING BY APPLICABLE LAW OR OTHERWISE, INCLUDING WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. You hereby grant to Us a security interest in the Equipment and all proceeds thereof to secure Your obligations under each Lease. You authorize Us to record UCC financing statements to protect Our interests in the Equipment.

7. DELIVERY; LOCATION; OWNERSHIP; USE AND MAINTENANCE. We are not responsible for delivery or installation of the Equipment. You are responsible for Equipment maintenance. You will not remove the Equipment from the Equipment Location specified in a Schedule unless You first get Our permission. You shall give Us reasonable access to the Equipment Location so that We may inspect the Equipment, and You agree to pay Our costs in connection therewith. During the Term of each Lease, title to the Equipment shall vest in You, except as otherwise provided in the related Schedule; provided, however, upon a default under Section 11 or the termination of a Lease pursuant to an event of Non-Appropriation, title in and to the Equipment shall immediately vest in Us. If the Equipment includes any software: (i) We don't own the software, (ii) You are responsible for entering into any necessary software license agreements with the owners or licensors of such software, (iii) You shall comply with the terms of all such agreements, if any, and (iv) any default by You under any such agreements shall constitute a default by You under the applicable Lease. You agree that the Equipment is and shall remain personal property and without Our prior written consent, You shall not permit it to become (i) attached to real property or (ii) subject to liens or encumbrances of any kind. You represent that the Equipment will be used solely for performing one or more of Your governmental functions and not for personal, family or household purposes. You will use the Equipment in accordance with all laws, operation manuals, service contracts (if any) and insurance requirements, and shall not make any permanent alterations to it. At Your own cost, You will keep the Equipment in good working order and warrantable condition, ordinary wear and tear excepted ("Good Condition").

8. LOSS; DAMAGE; INSURANCE. You shall, at all times during each Lease, (i) bear the risk of loss and damage to the Equipment and shall continue performing all Your obligations to Us even if it becomes damaged or suffers a loss, (ii) keep the Equipment insured against all risks of damage and loss ("Property Insurance") in an amount equal to its replacement cost, with Us named as sole "loss payee" (with a lender's loss payable endorsement if required by Lessor or its Assignee), and (iii) carry public liability insurance covering bodily injury and property damage ("Liability Insurance") in an amount acceptable to Us, with Us named as an additional insured thereunder. With respect to each Lease, You have the choice of satisfying these insurance requirements for a given Lease by providing Us with satisfactory evidence of Property and Liability Insurance ("Insurance Proof"), within 30 days of the Commencement Date of such Lease. Such Insurance Proof must provide for at least 30 days prior written notice to Us before it may be cancelled or terminated and must contain other terms satisfactory to Us. With Our prior written consent, You may satisfy Your Property Insurance

BY SIGNING BELOW, CUSTOMER ACKNOWLEDGES RECEIPT OF PAGE 2 OF THIS AGREEMENT AND AGREES TO THE TERMS ON BOTH PAGES 1 & 2

Customer: (identified above) City of Kingsville		**Wells Fargo Financial Leasing, Inc.** ("We," "Us," "Our" and "Lessor")	
By:	Date: ____ / ____ / ____	By:	Date: ____ / ____ / ____
Print name: Jesus Garza	Title: City Manager	Print name:	Title:
Agreement Number: 603-0164718			

obligations under this Section 8 by means of a self-insurance program reasonably acceptable to Us. If you do not provide Us with Insurance Proof within 30 days of the Commencement Date of a Lease, or if such insurance terminates for any reason, then (a) You agree that We have the right, but not the obligation, to obtain such Property Insurance and/or Liability Insurance in such forms and amounts from an insurer of Our choosing in order to protect Our interests ("Other Insurance"), and (b) You agree that We may charge you a periodic charge for such Other Insurance. This periodic charge will include reimbursement for premiums advanced by Us to purchase Other Insurance, billing and tracking fees, charges for Our processing and related fees associated with the Other Insurance, and a finance charge of up to 18% per annum (or the maximum rate allowed by law if less) on any advances We make for premiums (collectively, the "Insurance Charge"). We and/or one or more of our affiliates and/or agents may receive a portion of the Insurance Charge, which may include a profit. We are not obligated to obtain, and may cancel, Other Insurance at any time without notice to You. Any Other Insurance need not name You as an insured or protect Your interests. The Insurance Charge may be higher than if You obtained Property and Liability Insurance on Your own.

9. ASSIGNMENT. You shall not sell, transfer, assign or otherwise encumber (collectively, "Transfer") this Agreement or any Lease, or Transfer or sublease any Equipment, in whole or in part, without Our prior written consent. We may, without notice to You, Transfer Our interests in the Equipment, this Agreement and/or any Lease, in whole or in part, to a third party (an "Assignee"), in which case the Assignee will, to the extent of such Transfer, have all of Our rights and benefits but will not have to perform Our obligations (if any). Any Transfer by Us will not relieve Us of Our obligations under this Agreement or any Lease. You agree not to assert against the Assignee any claim, defense or offset You may have against Us. Upon receipt of notice of any Transfer of a Lease to an Assignee, You shall record the same in records maintained for such purpose in order to comply with Section 149 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations promulgated thereunder (collectively, the "Code").

10. TAXES AND OTHER FEES. You are responsible for all taxes (including, without limitation, sales, use and personal property taxes, excluding only taxes based on Our income), assessments, license and registration fees and other governmental charges relating to this Agreement, each Lease and/or the Equipment (collectively "Governmental Charges"). Sales or use taxes due upfront will be payable over the Term of each Lease, with a finance charge. You authorize Us to pay any Governmental Charges as they become due, and You agree to reimburse Us promptly upon demand for the full amount. You agree to pay Us a fee for Our administration of taxes related to the Equipment leased under each Lease. With respect to each Lease, You also agree to pay Us upon demand a documentation/processing fee in the amount set forth in the related Schedule (or as otherwise agreed to). You also agree to pay Us a fee for additional services We may provide to You at Your request during a Lease. In connection with the expiration or earlier termination of a Lease, You agree to pay Us any Governmental Charges accrued or assessed but not yet due and payable, or Our estimate of such amounts. You agree that the fees and other amounts payable under this Agreement and each Lease may include a profit to Us and/or the Supplier.

11. DEFAULT; REMEDIES. With respect to each Lease, You will be in default if (1) You fail to pay any amount due under any Lease within 15 days of the due date; (2) You breach or attempt to breach any other term, representation or covenant in this Agreement, any Lease or in any other agreement now existing or hereafter entered into with Us or any Assignee; (3) an event of default occurs under any obligation You may now or hereafter owe to any affiliate of Us or any Assignee; (4) You file, or there is filed against You, a case or proceeding under any bankruptcy, insolvency or other similar laws, or (5) You suffer an adverse change in Your financial condition. If You default under a Lease, We may do any or all of the following: (A) cancel such Lease, (B) require You to promptly return the Equipment pursuant to Section 12, (C) take possession of and/or render the Equipment (including any software) unusable (and for such purposes You hereby authorize Us and Our designees to enter Your premises, with or without prior notice or other process of law), and sell, lease or otherwise dispose of the Equipment on such terms and in such manner as We may in Our sole discretion determine, (D) require You to pay to Us, on demand, liquidated damages in an amount equal to the sum of (i) all Payments and other amounts then due and past due under such Lease, and (ii) all remaining Payments for the remainder of Your then-current fiscal period (such amounts specified in sub-clauses "i" through "ii" referred to below as the "Balance Due"), and/or (E) exercise any other remedy available to Us under law. You also agree to reimburse Us on demand for all reasonable expenses of enforcement (including, without limitation, reasonable attorneys' fees and other legal costs) and reasonable expenses of repossessing, holding, preparing for disposition, and disposition ("Remarketing") of the Equipment. In the event We are successful in Remarketing the Equipment, We shall give You a credit against the Balance Due in an amount equal to the present value of the proceeds received and to be received from Remarketing minus the above-mentioned costs (the "Net Proceeds"). If the Net Proceeds are less than the Balance Due, You shall be liable for such deficiency. Any delay or failure to enforce Our rights hereunder shall not constitute a waiver thereof. The remedies set forth herein are cumulative and may be exercised concurrently or separately.

12. RETURN OF EQUIPMENT. If You are required to return the Equipment under any Lease, You shall, at Your expense, send the Equipment to any location(s) that We may designate and pay Us a handling fee of $250.00. The Equipment must be properly packed for shipment, freight prepaid and fully insured, and must be received in Good Condition (defined in Section 7). All terms of the applicable Lease, including Your obligation to make Payments and pay all other amounts due thereunder shall continue to apply until the Equipment is received by Us in accordance with the terms of this Agreement. You are solely responsible for removing all data from any digital storage device, hard drive or other electronic medium prior to returning the Equipment or otherwise removing or allowing the removal of the Equipment from Your premises for any reason (and You are solely responsible for selecting an appropriate removal standard that meets Your business needs and complies with applicable laws). We shall not be liable for any losses, directly or indirectly arising out of, or by reason of the presence and/or use of any information, images or content retained by or resident in any Equipment returned to Us or repossessed by Us.

13. APPLICABLE LAW; SEVERABILITY. This Agreement and each Lease shall be deemed fully executed and performed in the State in which You are located. **YOU AND WE HEREBY WAIVE YOUR AND OUR RESPECTIVE RIGHTS TO A TRIAL BY JURY IN ANY LEGAL ACTION.** If any amount charged or collected under this Agreement or any Lease is greater than the amount allowed by law (an "Excess Amount"), then (i) any Excess Amount charged but not yet paid will be waived by Us and (ii) any Excess Amount collected will be refunded to You or applied to any other amount then due hereunder or thereunder. Each provision of this Agreement and each Lease shall be interpreted to the maximum extent possible to be enforceable under applicable law. If any provision of this Agreement or any Lease is construed to be unenforceable, such provision shall be ineffective only to the extent of such unenforceability without invalidating the remainder hereof or thereof.

14. GOVERNMENTAL PROVISIONS. As of the Commencement Date of each Lease, You hereby represent, warrant and covenant to Us that: (a) You intend, subject only to this Section 14, to remit to Us all sums due and to become due under this Lease for the full Term; (b) Your governing body has appropriated sufficient funds to pay all Payments and other amounts due during Your current fiscal period; (c) You reasonably believe that legally available funds in an amount sufficient to make all Payments for the full Term can be obtained; and (d) You intend to do all things lawfully within Your power to obtain and maintain funds from which Payments may be made, including making provision for such payments to the extent necessary in each budget or appropriation request submitted and adopted in accordance with applicable law. If Your governing body fails to appropriate sufficient funds to pay all Payments and other amounts due and to become due hereunder in Your next fiscal period ("Non-Appropriation"), then (i) You shall promptly notify Us of such Non-Appropriation, (ii) this Lease will terminate as of the last day of the fiscal period for which appropriations were received, and (iii) You shall return the Equipment to Us pursuant to Section 12. Your obligations under each Lease shall constitute a current expense and shall not in any way be construed to be a debt in contravention of any applicable constitutional or statutory limitations or requirements concerning Your creation of indebtedness, nor shall anything contained herein constitute a pledge of Your general tax revenues, funds or monies. As of the Commencement Date of each Lease, You further represent, warrant and covenant to Us: (a) You have the power and authority under applicable law to enter into such Lease and the transactions contemplated thereby and to perform all of Your obligations thereunder, (b) You have duly authorized the execution and delivery of such Lease by appropriate official action of Your governing body and You have obtained such other authorizations, consents and/or approvals as are necessary to consummate such Lease, (c) all legal and other requirements have been met, and procedures have occurred, to render such Lease enforceable against You in accordance with its terms, and (d) You have complied with all public bidding requirements applicable to such Lease and the transactions contemplated thereby.

15. TAX REPRESENTATIONS AND COVENANTS. As of the Commencement Date of each Lease, You hereby represent, warrant and covenant unto Us that: (a) You are a state or political subdivision thereof within the meaning of Section 103(c) of the Code and will do or cause to be done all things necessary to preserve and keep in full force and effect Your existence as such, (b) You intend that each Lease not constitute a "true" lease for federal income tax purpose and therefore, it is Your intention that You be considered the owner of all Equipment for federal income tax purposes, (c) You will not take any action that would cause the interest component of Payments to be or to become ineligible for the exclusion from Our gross income for federal income tax purposes, nor will You omit to take or cause to be taken, in a timely manner, any action which omission would cause the interest component of such Payments to be or to become ineligible for the exclusion from Our gross income for federal income tax purposes, (d) You have not created or established, and do not expect to create or establish, any sinking fund or similar fund (i) that is reasonably expected to be used to pay the Payments, or (ii) that may be used solely to prevent a default in the payment of Payments, (e) the proceeds of each Lease will not be used to reimburse You for expenditures made more than 60 days prior to the Commencement Date or, if earlier, more than 60 days prior to any official action taken to evidence an intent to finance the Equipment under such Lease, (f) You will not permit any Equipment to be used, directly or indirectly, for a private business use within the meaning of Section 141 of the Code, and (g) You agree to complete in a timely manner an information reporting return (either Form 8038-G or Form 8038-GC, as appropriate) with respect to each Lease as required by the Code. If you breach any of the covenants contained in this Section 15, the interest component of Payments may become includible in Our gross income for federal income tax purposes. In such event, You agree to pay Us promptly after any such determination of taxability and on each Payment date thereafter an additional amount determined by Us to compensate Us for the loss of such excludability. Notwithstanding anything in this Section 15 or elsewhere in this Agreement to the contrary, any amount payable by You under a Lease shall be payable solely from funds legally available for such purpose and shall be subject to Section 14 hereof.

16. MISCELLANEOUS. You shall furnish Us or an Assignee with current financial statements, current budgets and/or proof of appropriations for each Lease for each ensuing fiscal period upon request by Us or an Assignee. You authorize Us or an Assignee to (a) obtain credit reports or make credit inquiries in connection with this Agreement or any Lease, and (b) provide Your credit application, information regarding Your account to credit reporting agencies, potential Assignees, Vendors and parties having an economic interest in this Agreement, a Lease and/or the Equipment. Each Lease may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute the same document; provided, however, with respect to a Schedule, only the counterpart which is marked "Original" and is in Our possession shall constitute chattel paper under the UCC. You acknowledge that You have received a copy of this Agreement and each Schedule and agree that a facsimile or other copy containing Your faxed, copied or electronically transmitted signature may be treated as an original and will be admissible as evidence of this Agreement and any Lease. You waive notice of receipt of a copy of this Agreement and any Schedule with Our original signature.

Schedule to Master Equipment Lease-Purchase Agreement

WELLS FARGO

Wells Fargo Financial Leasing, Inc. | 800 Walnut, 4th floor | Des Moines, Iowa 50309 | Phone: 800-247-5083

Customer Information:
Customer's Full Legal Name ("You" and "Your"):
City of Kingsville

Address:
2522 E Escondido Rd

City/State/Zip Code:
Kingsville, TX 78363

County:
Kleberg

Equipment Information: ☐ See Attached Equipment Schedule		Equipment Location (if different than address shown above): L.E. Ramey Golf Course	
Quantity	Equipment Make, Model & Serial Number	Quantity	Equipment Make, Model & Serial Number

(2) 2017 Jacobsen Greens King IV Plus Mowers
(1) 2015 Jacobsen MH5 Lare Area Reel mower w/ (5) 8 Blade Reel Sets
(1) 2015 Jacobsen AR522 Large Area Rotary Mower
(1) 2015 Jacobsen TurfCat Rotary Mower w/ Premium Seat, (1) 72" Side Discharge Deck

Term And Payment Information: Term: 72 months

Interest Rate: 3.563% Amount Financed: $128,860.56

Payment: **See Payment Schedule attached hereto**

Payment Period is "Monthly" unless otherwise noted here: Monthly Security Deposit: $_____ Documentation/Processing Fee: $75.00

Advance Payment: $0.00 applied to: ☐ 1st Payment ☐ Last Payment ☐ 1st and Last Payments

This is a Schedule that is being entered into subject to the master agreement referenced below (the "Master Agreement") between You and Us. All of the terms and conditions set forth in the Master Agreement are hereby reaffirmed and incorporated in and made part of this Schedule, as if fully set forth herein. The Master Agreement together with this Schedule constitute a Lease (as defined in the Master Agreement) and represent the complete and exclusive agreement between You and Us regarding the leasing of the equipment listed above (together with all existing and future accessories, attachments, replacements and embedded software, the "Equipment"). This Schedule can be changed only by a written agreement between You and Us. Any amendment to the Master Agreement subsequent to the date of this Schedule shall be ineffective as to this Schedule unless otherwise expressly stated in such amendment.

1. LEASE OF EQUIPMENT. You hereby agree to lease from Us the Equipment described above upon the terms and conditions set forth in this Schedule and in the Master Agreement.

2. GENERAL GOVERNMENTAL PROVISIONS. You hereby represent, warrant and covenant to Us that with respect to this Schedule, Your representations, warranties and covenants set forth in the Master Agreement (including, without limitation, those set forth in Sections 14 and 15 thereof) are true and correct as though made as of the Commencement Date hereof.

3. MISCELLANEOUS. This Schedule may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute the same document; provided, however, only the counterpart which is marked "Original" and is in Our possession shall constitute chattel paper under the UCC. You acknowledge that You have received a copy of the Master Agreement and this Schedule and agree that a facsimile or other copy containing Your faxed, copied or electronically transmitted signature may be treated as an original and will be admissible as evidence of this Lease. You waive notice of receipt of a copy of this Schedule with Our original signature. **This Lease is non-cancelable for the full Term, except as otherwise provided in the Master Agreement.**

Customer: (identified above) City of Kingsville		**Wells Fargo Financial Leasing, Inc.** ("We," "Us" and "Our")	
By:	Date: ____ / ____ / ____	By:	
Print name: Jesus Garza	Title: City Manager	Print name:	Title:
Schedule Number:		Commencement Date: ____ / ____ / ____	
Master Agreement Number: 603-0164718			

City of Kingsville
Exhibit A-Amortization Schedule
Nominal Annual Rate: 3.563 %

	Event	Date	Amount	Number	Period
1	Loan	07/12/2017	128,860.56	1	
2	Payment	08/12/2017	1,990.49	72	Monthly
3	Payment	08/12/2023	0.01	1	

AMORTIZATION SCHEDULE - Normal Amortization

	Payment	Interest	Principal
Loan			
1	1,990.49	382.61	1,607.88
2	1,990.49	377.83	1,612.66
3	1,990.49	373.05	1,617.44
4	1,990.49	368.24	1,622.25
5	1,990.49	363.43	1,627.06
2017 Totals	9,952.45	1,865.16	8,087.29
6	1,990.49	358.60	1,631.89
7	1,990.49	353.75	1,636.74
8	1,990.49	348.89	1,641.60
9	1,990.49	344.02	1,646.47
10	1,990.49	339.13	1,651.36
11	1,990.49	334.22	1,656.27
12	1,990.49	329.31	1,661.18
13	1,990.49	324.37	1,666.12
14	1,990.49	319.43	1,671.06
15	1,990.49	314.47	1,676.02
16	1,990.49	309.49	1,681.00
17	1,990.49	304.50	1,685.99
2018 Totals	23,885.88	3,980.18	19,905.70
18	1,990.49	299.49	1,691.00
19	1,990.49	294.47	1,696.02
20	1,990.49	289.44	1,701.05
21	1,990.49	284.39	1,706.10
22	1,990.49	279.32	1,711.17
23	1,990.49	274.24	1,716.25
24	1,990.49	269.14	1,721.35
25	1,990.49	264.03	1,726.46
26	1,990.49	258.91	1,731.58
27	1,990.49	253.76	1,736.73
28	1,990.49	248.61	1,741.88
29	1,990.49	243.44	1,747.05
2019 Totals	23,885.88	3,259.24	20,626.64
30	1,990.49	238.25	1,752.24
31	1,990.49	233.05	1,757.44
32	1,990.49	227.83	1,762.66
33	1,990.49	222.59	1,767.90
34	1,990.49	217.35	1,773.14
35	1,990.49	212.08	1,778.41
36	1,990.49	206.80	1,783.69
37	1,990.49	201.50	1,788.99
38	1,990.49	196.19	1,794.30
39	1,990.49	190.86	1,799.63
40	1,990.49	185.52	1,804.97
41	1,990.49	180.16	1,810.33
2020 Totals	23,885.88	2,512.18	21,373.70

42	1,990.49	174.79	1,815.70
43	1,990.49	169.40	1,821.09
44	1,990.49	163.99	1,826.50
45	1,990.49	158.57	1,831.92
46	1,990.49	153.13	1,837.36
47	1,990.49	147.67	1,842.82
48	1,990.49	142.20	1,848.29
49	1,990.49	136.71	1,853.78
50	1,990.49	131.21	1,859.28
51	1,990.49	125.69	1,864.80
52	1,990.49	120.15	1,870.34
53	1,990.49	114.60	1,875.89
2021 Totals	23,885.88	1,738.11	22,147.77
54	1,990.49	109.03	1,881.46
55	1,990.49	103.44	1,887.05
56	1,990.49	97.84	1,892.65
57	1,990.49	92.22	1,898.27
58	1,990.49	86.58	1,903.91
59	1,990.49	80.93	1,909.56
60	1,990.49	75.26	1,915.23
61	1,990.49	69.57	1,920.92
62	1,990.49	63.87	1,926.62
63	1,990.49	58.15	1,932.34
64	1,990.49	52.41	1,938.08
65	1,990.49	46.66	1,943.83
2022 Totals	23,885.88	935.96	22,949.92
66	1,990.49	40.88	1,949.61
67	1,990.49	35.10	1,955.39
68	1,990.49	29.29	1,961.20
69	1,990.49	23.47	1,967.02
70	1,990.49	17.63	1,972.86
71	1,990.49	11.77	1,978.72
72	1,990.49	5.89	1,984.60
73	0.01	0.13-	0.14
2023 Totals	13,933.44	163.90	13,769.54
Grand Totals	143,315.29	14,454.73	128,860.56

Lessee: City of Kingsville

_____

Jesus Garza, City Manager

_____

Date

WELLS FARGO

Wells Fargo Financial Leasing, Inc. | 800 Walnut Street, 4th Floor| Des Moines, IA 50309

5/3/2017

Jesús A. Garza

Courtney Alvarez, City Manager
City of Kingsville
2522 E Escondido Rd
Kingsville, TX 78363

Re: Tax-Exempt Lease-Purchase Transaction

Dear Courtney Alvarez,

In connection with your tax-exempt lease-purchase transaction with Wells Fargo, attached please find the Form 8038-G that you need to sign before we can file it with the Internal Revenue Service (IRS). This document is required by the IRS for tax-exempt transactions.

Additionally, please advise us if you have established written procedures relating to the matters referred to in lines 43 and 44 of the attached Form 8038-G, and if so, please provide copies of such procedures. For your convenience, we have attached the official IRS instructions for Form 8038-G which provide additional information regarding the procedures referred to in lines 43 and 44. Please note that if we do not receive copies of the written procedures referred to above, we will file the Form 8038-G without checking the boxes for line 43 or 44.

Please return the signed Form 8038-G and, if applicable, the written procedures referred to above along with your signed lease documents.

Thank you for prompt attention to this matter.

Sincerely,

Sheri Buttrey
Golf & Turf

Enclosure

IRS FORM 8038-G (completed for SLG transactions with an issue price is $100,000 or more)

A. **Part I.**
   1. **Line 1.** Complete with the customer's complete legal name (e.g. State of Iowa, City of Des Moines, Polk County or Des Moines Public School District).
   2. **Line 2.** Complete with the customer's employer identification number.
   3. **Line 3a** should be left blank.
   4. **Line 3b** should be left blank.
   5. **Line 4.** Complete with the customer's address.
   6. **Line 5** should be left blank.
   7. **Line 6.** Complete with the customer's city, state and zip code.
   8. **Line 7.** Complete with the commencement date of the lease (i.e. the date that interest starts to accrue). The date of issue should always be the date of funding.
   9. **Line 8.** Unless the transaction is documented using a master lease, complete with "Equipment Lease-Purchase Agreement". If the transaction is documented using a master lease, then complete with "Schedule No. ____ to Master Equipment Lease-Purchase Agreement" and insert the applicable schedule number.
   10. **Line 9.** Complete with "None".
   11. **Lines 10a and 10b.** The representative for the customer executing the 8038-G should complete Lines 10a and 10b with his/her name, title and telephone number.

B. **Part II.**
   1. If the purpose of the lease agreement is described in Lines 11 through 17, enter the issue price on the line that corresponds to the purpose of the lease. In most cases, the purpose of the lease agreement can be determined by the type of customer (i.e. for a school district leasing computers use Line 11, for a county hospital leasing computers use Line 12). If the purpose of the lease agreement is not described in Lines 11 through 17, use Line 18 and provide a brief description of the equipment (e.g. for a city leasing golf carts for use at a municipal golf course), and include a description of the equipment in the space provided. The issue price should be the principal amount financed under the lease agreement. If the amortization schedule shows an advance payment received on the commencement date, the issue price should be reduced by the amount of the advance payment. For example, if the lease schedule and amortization schedule show $100,000 as the outstanding principal balance as of the commencement date, but the first payment of $2,000 is due on the commencement date (all of which would be applied as a reduction of the principal balance), then the issue price should be $98,000 to reflect the outstanding principal balance after giving effect to the principal payment received on the commencement date.
   2. Do not check either box on Line 19.
   3. If none of the lease proceeds will be used to refinance a prior obligation, check the box on Line 20. If some or all of the lease proceeds will be used to refinance a prior obligation, do not check the box on Line 20. The title of the lease agreement is irrelevant to whether the obligation is considered a "lease or installment sale" for purposes of Form 8038-G.

C. **Part III.**
   1. **Line 21(a).** Complete with the final maturity date (date of last lease payment assuming full scheduled term).
   2. **Line 21(b).** Complete with the issue price (principal amount financed under lease agreement less principal payments made on the commencement date / date of issue). Please note that Line 21(b) should be equal to the issue price that was entered in Part II.
   3. **Line 21(c).** If none of the lease proceeds will be used to refinance a prior obligation, complete with "N/A". If some or all of the lease proceeds will be used to refinance a prior obligation, complete with the issue price from Line 21(b).
   4. **Line 21(d).** If none of the lease proceeds will be used to refinance a prior obligation, complete with the scheduled term of the lease agreement (i.e. 60 month lease would be 5 years), which should be the number years and months from the date of issue (Line 7) through the final maturity date (Line 21(a)). If some or all of the lease proceeds will be used to refinance a prior obligation, complete with the average weighted maturity (i.e. weighted average life) of the new lease agreement, rather than the scheduled term. The official IRS Instructions for Form 8038-G provide details regarding the calculation of the weighted average maturity.
   5. **Line 21(e).** Complete with the interest rate used to calculate the customer's payment schedule. No points or commissions are paid by Wells Fargo in connection with SLG deals to avoid changing the yield for purposes of Line 21(e) to a rate other than the rate shown on the customer's payment schedule.

D. **Part IV.** If none of the lease proceeds will be used to refinance a prior obligation, complete Part IV by writing "N/A" above Line 22. If some or all of the lease proceeds will be used to refinance a prior obligation, complete Part IV as follows:
   1. **Line 22.** Complete with 0.00.
   2. **Line 23.** Complete with the issue price. Please note that Line 23 should be equal to the issue price that was entered in Part II and on Line 21(b).
   3. **Line 24.** Complete with 0.00.
   4. **Line 25.** Complete with 0.00.
   5. **Line 26.** Complete with 0.00.
   6. **Line 27.** Complete with the amount of lease proceeds used to currently refund a prior obligation. A "current refunding" occurs if the lease proceeds are used to pay off the prior obligation within 90 days of the issue date of the new lease agreement. As of the date of this memo, any refinancing must be a current refunding as advance refundings are beyond the current scope of the SLG product.
   7. **Line 28.** Complete with 0.00.
   8. **Line 29.** Complete with the number from Line 27.
   9. **Line 30.** Complete with the difference between Line 29 and Line 23, which will now equal the amount of "new money" in the current transaction. If the current transaction is a complete refinance, and the customer is not acquiring any new equipment, Line 30 will be

0.00.

E. Part V. If Part IV was completed with "N/A" above Line 22, then complete Part V by writing "N/A" above Line 31. If some or all of the lease proceeds will be used to refinance a prior obligation, complete Part V as follows:

1. **Line 31.** Complete with the remaining weighted average maturity (not the remaining term) of the prior obligation that is subject to the current refunding (refinancing).
2. **Line 32.** Complete with "N/A".
3. **Line 33.** Complete with the commencement date (issue date) of the new lease, as this will be the date that the prior obligation will be paid off.
4. **Line 34.** Complete with the commencement date of the prior obligation. For example, if the new lease with Wells Fargo is refinancing a prior lease agreement that originally commenced on May 1, 2004, complete Line 34 with May 1, 2004.

F. Part VI. Except as noted below, all items under Part VI should be left blank.

1. **Line 39.** Check this box if the customer has designated the lease as a "qualified tax-exempt obligation" under Section 265(b)(3) of the Internal Revenue Code. See "Bank-Qualified Designation" form available on the document repository. Unless the customer has signed the "Bank-Qualified Designation" form or the certifications in that form are included elsewhere in the lease documents, do not check the box on Line 39.
2. **Lines 43 and 44.** When submitting the form to the customer for signature, call the customer's attention to Lines 43 and 44. Specifically, ask the customer whether it has established written procedures to address the Line 43 and/or 44 matters, and if so, ask that the customer provide copies of such procedures. Include a copy of the IRS Form 8038-G instructions and refer the customer to those instructions for questions relating to those two lines. A link to a pdf copy of the IRS instructions is copied below. If the customer asks for additional information regarding the matters referred to in Lines 43 and 44, provide the customer with a copy of "TEB Post-Issuance Compliance: Some Basic Concepts" from the IRS website, which can be obtained via the link below.
    a. If the customer does not provide any documentation in response to the inquiry regarding Lines 43 and 44 or indicates that such written procedures have not been established, do not check the box on Line 43 or 44.
    b. If the customer provides any documentation in response to the inquiry regarding Lines 43 and 44, please forward to Legal for a determination of whether the procedures are sufficient to warrant checking the boxes on Lines 43 and/or 44. If the documentation provided by the customer is sufficient to warrant checking the box on Line 43 or 44 (per a response e-mail from Legal), check the applicable boxes. If the documentation provided by the customer is not sufficient to warrant checking the box on Line 43 or 44, the response e-mail from Legal will indicate why the documentation was not sufficient, which explanation will need to be provided to the customer.
3. **Line 45a.** Check this box if any of the lease proceeds are paid to the customer as reimbursement for prior expenditures in connection with the leased equipment. Enter the amount of the reimbursement in the space provided. Please note that no lease proceeds can be used to reimburse the customer for prior expenditures in connection with the leased equipment unless the lease commences within 60 days from the date of the customer's first payment for the equipment or the customer has passed a separate reimbursement resolution within 60 days of the date of the customer's first payment for the equipment.
4. **Line 45b.** If the box on Line 45a is checked, then enter the date that the lease commenced or the date of the customer's reimbursement resolution, either of which will evidence the customer's "official intent". Please contact Legal prior to filing any 8038-G that involves lease proceeds being used to reimburse the customer for prior expenditures in connection with the leased equipment.

Official IRS Instructions for Form 8038-G: http://www.irs.gov/pub/irs-pdf/i8038g.pdf

TEB Post-Issuance Compliance: Some Basic Concepts: http://www.irs.gov/Tax-Exempt-Bonds/TEB-Post-Issuance-Compliance-Some-Basic-Concepts

IRS FORM 8038-GC (completed for SLG transactions with an issue price less than $100,000)

A. **Part I.**

1. **Line 1.** Complete with the customer's complete legal name (e.g. State of Iowa, City of Des Moines, Polk County or Des Moines Public School District).
2. **Line 2.** Complete with the customer's employer identification number.
3. **Line 3.** Complete with the customer's address.
4. **Line 4.** Complete with the customer's city, state and zip code.
5. **Line 5** should be left blank.
6. **Lines 6 and 7.** The representative for the customer executing the 8038-GC should complete Lines 6 and 7 with his/her name, title and telephone number.

B. **Part II.**

1. Next to "Description of Obligations" check the Box for reporting a single issue.
2. **Line 8(a).** Complete with the issue price (principal amount financed under lease agreement).
3. **Line 8(b).** Complete with the commencement date of the lease (i.e. the date that interest starts to accrue). The date of issue should always be the date of funding.
4. **Line 9(a)-(d).** Enter the amount of lease proceeds used to acquire vehicles on Line 9(a), the amount of lease proceeds used to acquire office equipment on Line 9(b), and the amount used to acquire equipment other than vehicles or office equipment on Line 9(d). For any amount listed on Line 9(d), describe the equipment in the space provided.
5. **Line 9(e)-(h)** should be left blank.
6. **Line 9(i)** If none of the lease proceeds will be used to refinance a prior obligation, complete with 0.00. If some or all of the lease proceeds will be used to refinance a prior obligation, complete with the amount of lease proceeds used to refund a prior obligation. Note that the sum of the amounts entered for Line 9(a)-(d) and (i) must in the aggregate equal the issue price amount entered on Line 8(a).
7. **Line 9(j)-(k)** should be left blank.
8. Do not check the Box on Line 10 or Line 11.
9. **Line 12.** Enter the name of the lessor identified on the Lease, Wells Fargo Financial Leasing, Inc. Note that with the "paid preparer" requirements, private label SLG transactions cannot be done if the 8038-G or 8038-GC will be completed by a paid preparer employed by Wells Fargo because Wells Fargo will be disclosed on the form.
10. **Line 13.** Enter the Tax ID for the lessor (Wells Fargo Financial Leasing, Inc.) identified on Line 12.

GENERAL INSTRUCTIONS APPLICABLE TO BOTH FORM 8038-G AND 8038-GC

1. These instructions apply to transactions where Wells Fargo is funding the vendor directly as opposed to depositing money into an escrow account. Escrow transactions are outside the scope of the SLG program for Wells Fargo.
2. All amounts can be shown as whole dollars by dropping amounts that are less than 50 cents and increasing amounts from 50 cents through 99 cents to the next highest dollar.
3. If the 8038-G or 8038-GC is not completed by the issuer / customer but rather is completed by a representative of Wells Fargo, then the "Paid Preparer" section of the form needs to be completed by the team member that registered with the IRS as a paid preparer. The paid preparer needs to sign and date, include his/her PTIN, the name, address and EIN of the paid preparer's employer (Wells Fargo Financial Leasing, Inc.), and his/her phone number. The paid preparer needs to retain copies of each 8038-G and 8038-GC that he/she completes and files, and must comply with any additional IRS compliance requirements.
4. The Form 8038-G or 8038-GC must be signed and dated by an authorized representative of the customer only after the form has been completed with all information above.
5. Send a duplicate copy of the completed form to the customer for its records.
6. A completed form should be mailed to the Internal Revenue Service Center, Ogden, UT 84201. Proof of mailing and proof of delivery should be included in the applicable transaction file.
7. It is not necessary that the completed 8038-G or 8038-GC be filed simultaneously with the funding of a particular lease. A mailing to the Internal Revenue Service may address multiple transactions, so long as all completed forms are filed within the required time frame. The completed forms must be filed on or before the 15th day of the 2nd calendar month after the close of the calendar quarter in which the lease agreement was funded. Examples:
    a. Lease funded on 03/25/06 (i.e. issue date is 03/25/06), form must be filed before 05/15/06.
    b. Lease funded on 04/15/06 (i.e. issue date is 04/15/06), form must be filed before 08/15/06.
    c. Lease funded on 11/01/06 (i.e. issue date is 11/01/06), form must be filed before 02/15/07.

Delivery & Acceptance Certificate - Municipal

Wells Fargo Financial Leasing, Inc. | 800 Walnut, 4th floor | Des Moines, Iowa 50309 | Phone: 800-247-5083

Title of lease, rental or other agreement: Master Equipment Lease-Purchase Agreement (the "**Agreement**")

Lessee/Renter/Customer: City of Kingsville ("**Customer**")

The Customer named above hereby unconditionally represents and certifies to Wells Fargo Financial Leasing, Inc. ("Wells Fargo"), and agrees, that:

1. The equipment, other personal property and software, if any, described below (collectively, the "Goods") which have been leased or otherwise provided to Customer or otherwise constitutes collateral under the above-referenced Agreement, has been fully delivered and installed at Customer's place of business, has been inspected and tested by Customer and is operating in good working order to Customer's complete satisfaction, meets all of Customer's requirements and specifications, and is hereby irrevocably accepted by Customer:

Quantity	Make or other description	Model name (if any)	Serial # (if any)

(2) 2017 Jacobsen Greens King IV Plus Mowers
(1) 2015 Jacobsen MH5 Lare Area Reel mower w/ (5) 8 Blade Reel Sets
(1) 2015 Jacobsen AR522 Large Area Rotary Mower
(1) 2015 Jacobsen TurfCat Rotary Mower w/ Premium Seat, (1) 72" Side Discharge Deck

Attach additional page if necessary

2. There are no side agreements between Customer and any third party relating to the subject matter of the Agreement, and no cancellation rights have been granted to Customer by Company or any third party (excluding any cancellation in connection with an event of Non-Appropriation (as defined in the Agreement)). There is no "free demonstration" or "test" period for the Goods.

3. Customer has reviewed and understands all of the terms of the Agreement, and Customer agrees that the Agreement cannot be revoked or cancelled or terminated early for any reason (excluding any termination in connection with an event of Non-Appropriation).

Customer hereby directs Wells Fargo to pay the vendor/supplier of the Goods. Customer agrees that (i) Wells Fargo may insert the Agreement number (and Master Agreement Number, if applicable) and the date below if either is missing following the Customer's signature below, and (ii) a facsimile or other copy of this document containing your faxed, copied or electronically transmitted signature may be treated as an original for all purposes.

Instruction to Customer: Do NOT sign this Certificate until ALL of the Goods have been delivered, installed, inspected and tested to your satisfaction.

Customer (identified above): City of Kingsville

By: Date: ____ / ____ / ____

Print name: Jesus Garza Title: City Manager

Agreement Number:

Master Agreement Number (if applicable): 603-0164718

Customer Insurance Certification

Lessee: City of Kingsville

Application Number:1006181

Liability Coverage

☒Minimum coverage of $1 million
☒Wells Fargo Financial Leasing to be listed as additional insured.

Name of Insurance Agency:	Phone Number of Agency:
Mailing Address of Agency:	Fax Number of Agency:
Email Address of Agency:	

Property Coverage (Complete if a different provider from above)

☒Value of equipment covered ☐ All Risk Physical Damage Insurance
☒Wells Fargo Financial Leasing to be listed as the Lenders loss payable endorsement.

Name of Insurance Agency:	Phone Number of Agency:
Mailing Address of Agency:	Fax Number of Agency:
Email Address of Agency:	

"In accordance with the term of our Master Equipment Lease Agreement with Wells Fargo Financial Leasing, Inc. ("Wells Fargo"), we maintain the liability and property insurance coverage as described above. We hereby authorize Wells Fargo to contact the agencies identified above and further authorize the agencies to issue insurance certificates to Wells Fargo."

Lessee Signature *Date*

Send to Wells Fargo Financial Leasing, Inc. via mail to: Wells Fargo Financial Leasing, Inc., Golf and Turf Division, MAC# N0005-044, 800 Walnut Street, Des Moines, IA 50309; **or via Fax to:** Wells Fargo Financial Leasing, Inc., attn: Golf and Turf Division Fax #866-336-8375.

Office Use Only

Contact Date:	Contact Name:
Insurance Company(s):	
Policy No(s): Expiration Date(s):	Insured Value:
Named Sole Loss Payee: Wells Fargo Financial Leasing, Inc. ☐ YES ☐ WILL BE ADDED	Verified By:
Additional Insured: Wells Fargo Financial Leasing, Inc. ☐ YES ☐ WILL BE ADDED	Public Liability Insurance Limits:

Authorization for Automatic Payment Plan

Wells Fargo Financial Leasing, Inc. | 800 Walnut Street, 5th Floor| Des Moines, Iowa 50309 | Phone: 866-497-6661

Title of lease, rental or other agreement: Master Equipment Lease Agreement (the "**Agreement**")

You authorize regularly scheduled payments and all other obligations due and owing under or in connection with the above-referenced Agreement to be made from your account referenced below (the "Debit Account"). Your payments will be made automatically on the contract due date as indicated on your invoice. Proof of payment will appear with your bank statement.

The authority you give to charge your Debit Account will remain in effect for the above-referenced Agreement until you notify us that you wish to terminate the authorization and we have had a reasonable opportunity to act on it.

Please make your regular payment until your invoice indicates that the Automatic Payment Plan is in effect.

I authorize Wells Fargo Financial Leasing, Inc. ("Creditor") to initiate electronic debit entries to the Debit Account (and, if necessary, electronically credit such Debit Account to correct erroneous debits). I understand that this authority will remain in effect until I notify Creditor in writing at the address or fax number set forth below that I wish to revoke this authorization in such time as to afford Creditor a reasonable opportunity to act on it. I understand that Creditor needs at least 3 days' prior written notice to revoke this authorization. Funds transfers to or from the Debit Account will be governed by the rules of any funds transfer system through which the transfers are made, as amended from time to time, including, without limitation, the National Automated Clearing House Association and any regional association (each, an "ACH"). I agree that electronic debit entries that I authorize comply with all applicable laws, rules and regulations.

City of Kingsville

Company Name

Company Address

Authorized Signature and Title Date

Bank Name City State

Account Number

Bank ABA / Routing Number (For checking account, located between the symbols :000000000: on the bottom of your check)

This is a **checking / savings** account. (Circle one).

PLEASE RETURN TO:

Wells Fargo Financial Leasing, Inc.
MAC N0005-055
800 Walnut Street
Des Moines, IA 50309

Or Fax to (888) 241-4382
Or E-mail to customerservice@financialservicing.net

FOR OFFICE USE ONLY

CCAN Number **Payment Due Date(s)** _____

Agreement Number:

Comments:

AGENDA ITEM #20