

City of Kingsville, Texas

AGENDA CITY COMMISSION MONDAY, OCTOBER 22, 2018 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)

Regular Meeting – September 24, 2018

APPROVED BY:


Jesús A. Garza
City Manager

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

1. Public Hearing on ordinance amending the zoning ordinance by granting a special use permit to place an additional building for storage/meetings at Flato, Block 11, (exempt), 2.0661 acres, also known as 702 W. Avenue B, Kingsville, Texas; Sultan Sheikh, applicant. (Director of Planning and Development Services).
2. Public Hearing on the creation of Tax Reinvestment Zone #1, Historical Downtown District Kingsville, Texas under Chapter 311, Texas Tax Code. (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, Emergency Management, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, SEP, Legislative Update, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project,

IV. Public Comment on Agenda Items.³

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

V.

Consent Agenda

Notice to the Public

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being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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

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

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

1. Motion to approve final passage of an ordinance adopting the City of Kingsville Drainage Master Plan. (City Engineer).
2. Motion to approve renewal of membership with Electric Reliability Council of Texas (ERCOT) for 2018. (City Attorney).
3. Motion to approve re-appointment of Dr. Tadeo Reyna, Jr. to the Library Board for a three-year term. (Library Director).
4. Motion to approve the acceptance of \$611.46 from the Keep Kingsville Beautiful "Fill the Flower Pot" fundraiser for various beautification projects or clean ups. (Community Appearance Supervisor).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

5. Presentation and discussion on proposal for historical memorial street designation signs (not renaming) of Los Kineños Trail for 6th Street. (City Manager).
6. Consider introduction of an ordinance amending the zoning ordinance by granting a special use permit to place an additional building for storage/meetings at Flato, Block 11, (exempt), 2.0661 acres, also known as 702 W. Avenue B, Kingsville, Texas. (Director of Planning and Development Services).
7. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances by amending Section 15-6-21-Definitions to include a definition for tiny homes. (Director of Planning and Development Services).
8. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances by amending Chapter XV, Article 6, Zoning, Amending Appendix A-Land Use Categories to add tiny homes. (Director of Planning and Development Services).

9. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances by amending Chapter XV, Article 6, Zoning, Amending Appendix B-Space Requirements, Section One Space Requirements for Residential Use to add requirements for tiny homes. (Director of Planning and Development Services).
10. Consider a resolution of the City Commission of Kingsville, Texas, authorizing the submission of an application to the Texas Community Development Block Grant Program, Texas Capital Fund; and authorizing the City Manager to act as the City's Executive Officer and Authorized Representative in all matters pertaining to the City's participation in the Texas Community Development Block Grant Program for improvements in the downtown area. (Downtown Manager).
11. Consider a resolution authorizing the City to submit an application to the FEMA Assistance to Firefighters Grant requesting grant funding for SCBA respirator units and extrication tools on behalf of the Kingsville Fire Department with an anticipated \$28,688 cash match. (Fire Chief).
12. Consider introduction of an ordinance amending the Fiscal Year 2018-2019 budget to provide funds for the County Veterans Service Office (for computer stations that benefit veteran citizens). (City Manager).
13. Consider introduction of an ordinance amending the Fiscal Year 2018-2019 budget to provide funds for the purchase of a new ambulance. (Fire Chief).
14. Consider introduction of an ordinance amending the Fiscal Year 2018-2019 budget to provide funds for land acquisition costs in relation to the old county hospital. (Director of Planning and Development Services).
15. Consider introduction of an ordinance amending the Fiscal Year 2018-2019 budget to provide funds for Police Department rollover projects. (Police Chief).
16. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances by amending Chapter III, Article 7, Personnel Policies (amending the FY 2018-2019 comp plan). (Human Resources Director).
17. Consider a resolution amending the City of Kingsville Administrative Policies and Procedures Manual, Policy No.720.02-Compensation for Holidays for additional clarification. (Human Resources Director).
18. Consider a resolution authorizing the City to purchase 5.02 acres of land near NAS-Kingsville for encroachment prevention near the base pursuant to the State Defense Economic Adjustment Assistance Grant Program award and authorizing the City Manager to execute any necessary documents on the City's behalf. (Director of Planning & Development Services).

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.

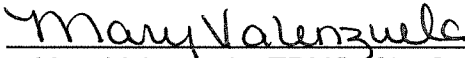
NOTICE

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:

October 19, 2018 at 3:15 P.M. and remained so posted continuously for at least 72 hours proceeding the schedule time of said meeting.



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)

SEPTEMBER 24, 2018

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, SEPTEMBER 24, 2018 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
Dianne Leubert, Commissioner
Hector Hinojosa, Commissioner
Arturo Pecos, Commissioner

CITY STAFF PRESENT:

Jesus Garza, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Kyle Benson, IT Manager
Tom Ginter, Director of Planning & Development Services
Bill Donnell, Public Works Director
Rudy Mora, City Engineer
Derek Williams, IT
David Solis, Risk Manager
Diana Gonzales, Human Resources Director
Susan Ivy, Parks Manager
Cynthia Martin, Downtown Manager
Charlie Sosa, Purchasing Manager
Emilio Garcia, Health Director
Israel Vasquez, Interim Golf Course Manager
Adrian Garcia, Fire Chief
James Creek, Fire Department
Brandon Rogers, Fire Department
Joey Mendieta, Fire Department
Steve Palacios, Fire Department
Oscar Mendiola, Fire Department

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)

Special Meeting – September 4, 2018

Regular Meeting – September 10, 2018

Motion made by Commissioner Pecos to approve the minutes of September 4th and September 10, 2018 as presented, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Lopez, Hinojosa, Leubert, Pecos, Fugate voting “FOR”.

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

1. Public Hearing on Texas Community Development Block Grant Program for Downtown Revitalization and Main Street Fund. (Downtown Manager).

Mayor Fugate announced and opened this 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.

Mrs. Cynthia Martin, Downtown Manager reported that this is a similar grant that was done back in 2015. Staff intends to submit an application for funding under the Texas Community Development Block Grant Program, Downtown Revitalization and Main Street Fund for the purpose of requesting grant funding for sidewalk replacement and ADA improvements in Kingsville's designated Main Street area, for an amount of \$250,000. To comply with TxCDBG citizen participation plan requirements, a public hearing must be held prior to submitting an application. A discussion must take place with the public on the following items: the development of local housing and community development needs, the amount of funding available, all eligible activities under the Texas Community Development Block Grant Program, the City's past use of TxCDBG funds, and the estimated amount of funds proposed for activities that will meet the national objective of benefit to low-to-moderate income persons.

There being no further comments, Mayor Fugate closed this public hearing at 6:05 P.M.

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, SEP, Legislative Update, 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."*

Mayor Fugate presented two proclamations, National Domestic Violence Awareness Month for the month of October, 2018 and Fire Prevention Week, from October 7-13, 2018.

Mr. Jesús Garza, City Manager presented the Employee of the Month Award for the month of August to Mr. Kevin Speaker, Firefighter.

Mr. Bill Donnell, Public Works Director gave an update on Streets.

Mr. Garza announced that the City of Kingsville will be hosting Trash Off Day on October 6th. He further announced that the SplashPad Grand Opening is scheduled for October 3, 2018.

Mrs. Courtney Alvarez, City Attorney announced that since the next regularly scheduled Commission meeting falls on a holiday, October 8th Columbus Day, and with staff being out that same week attending the Texas Municipal League Annual Conference, staff has decided to cancel that meeting. The next regularly scheduled meeting is scheduled for October 22nd with a deadline, to staff, to submit agenda items by October 12th.

Commissioner Hinojosa requested a quarterly report on all claims from ENTRUST. Mr. Garza responded that information on this is already done in the Monthly Performance Report, which was given to the Commission prior to this meeting. Hinojosa commented that he would like to see how the city can cut down on claims by having a Health Fair.

Mrs. Gonzales commented that the city will be hosting a Health Fair for its employees on October 12th at the J.K. Northway. Several test will be available to the employees and their families.

Mayor Fugate announced that the L.E. Ramey Golf Course will be having a Volunteer Day on October 9th.

IV. Public Comment on Agenda Items.³

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

No public comments made.

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

1. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances by amending Chapter III, Article 7, Personnel Policies. (Human Resource Director).

2. Motion to approve final passage of an ordinance amending the Fiscal Year 2017-2018 budget to cover end of year deficit accounts. (Finance Director).

3. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances by amending Chapter V, Article 3, Water, Sections 100-103, providing for updated information in the Water Conservation Management Plan. (Public Works Director).

4. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances by amending Chapter V, Article 3, Water, Sections 72, 77, & 78, providing for additional public education method, updated triggers, and updated notification. (Public Works Director).

5. Motion to approve support of and participation in certain events and parades for Fiscal Year 2018-2019 as stated in the memo and attachments. (Downtown Manager).

6. Motion to approve a resolution authorizing the City Manager to enter into an Engagement Letter Agreement between the City of Kingsville, Texas and John Womack & Co., P.C. for the 2017-2018 Fiscal Year Audit. (Finance Director).

7. Motion to approve accepting donation of \$1,724.40 from Leadership Kingsville Academy for park improvements. (Parks Manager).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

8. Presentation and discussion on the City of Kingsville Drainage Master Plan. (City Engineer).

Mr. Rudy Mora, City Engineer reported that back in 2016, there was some rain events in May and it was determined at that time that the City of Kingsville needed a Drainage Master Plan. This would address the issues and improvements throughout the city. In December 2016 an RFQ was issued for professional engineering services. In May of 2017, the RFQ was awarded to Kimley Horn for professional services. In December 2017, a kick-off Commission meeting was held, also taking place in this month was a public involvement meeting was conducted. On January 8, 2018, the City Commission met where different sites around the city were presented. January 12, 2018, site visits and existing condition observations were done. On April 2018, conceptual drainage improvements were submitted to the city for review; and now, the presentation to the Commission.

Mr. Garza reported that in one of the meetings that Mr. Mora has just mentioned, this meeting was where the various sites around the city were presented to the commission. Garza gave a brief background history of this as the city has a couple of new Commission members now, after the sites were presented. Through the public input and the input from staff, a list of nine sites were recommended to be looked at, which will be discussed during tonight's meeting.

Mr. Steve Galloway from Kimley Horn made a PowerPoint presentation to the Commission on findings as to what they have done in the City of Kingsville's Master Plan. Galloway stated that the scope had three phases to it. The first phase was that they were working on the conceptual drainage improvements to the Golf Course, which was completed in August 2017. The second phase was the conceptual drainage improvements for 9 specific locations, city-wide. The third phase was an overall hydrologic study and funding sources that can be analyzed in the future. Galloway stated that when they looked at the Golf Course, they did a detailed model of how drainage works out at the Golf Course. He then displayed a map of a two dimensional model showing how water goes through the Golf Course and where water would pond at the Golf Course. By doing this, it showed the improvements that are needed after a storm event. As they began Phase II, they did a resident online survey and had some public involvement where they would be able to say where the most flooding impacts take place in the City. Mr. Galloway then spoke about the nine locations that were depicted. Location 1, Fairview Dr. between E. Santa Gertrudis Ave and Brookshire St. In this area, the drainage issues were flooding issues along Fairview Dr. and stalled vehicles during heavy rainfall events. Other drainage issues, inlets and storm sewer are in sufficient and runoff exceed capacity of the roadway to the north and south. Drainage improvements to meet City criteria, additional inlets and storm sewer and offsite channel improvements. The construction cost to bring this up to current city standards is \$1,400,000. Location 2 is 19th St. from E. Lott Ave. to Maple St. Drainage issues are flooding issues along roads and impassable roads; trouble entering driveways. In this area there is no inlets or storm sewer in the area of interest and

undersized facilities downstream or area of interest. The drainage solution, new storm sewer and inlets along 19th St. and side streets. New culvert to bypass Lott Avenue and 20th Street systems. The construction cost is estimated at \$1,400,000. Potential downstream improvements, approximately 1,800 feet of culvert to convey 100 year flow to river, which has an estimated cost of \$2,200,000. Location 3, neighborhood on 21st St. from John St. to Caesar Ave. The drainage issues are flooding issues in streets and impassable roads which are a danger of stalled vehicles. Other drainage issues is the low point at Warren and 21st which has no inlets and no positive overflow path and storm sewer is undersized. The drainage solutions is to install inlets along Warren, 19th and side streets, also to construct additional storm sewer. This would cost around \$1,500,000. Potential downstream improvements, option 1 is to concrete Caesar Ditch for 2,100 feet which could cost around \$6,600,000. Option 2 is to replace ditch with 4,100 feet of culvert system for a cost of \$20,000,000. Location 4 is Alexander Ave. and 11th Street to 14th Street. The drainage issues are issues with positive drainage along ditch on south side of Alexander Ave. and ditch stands full of water for days; sometimes causing flooding streets and residents' yards. Other drainage issues are channel has inadequate capacity and driveway culverts are undersized. Drainage solutions are to make improvements to the existing ditch and adjacent culvert to convey design flow. The estimated cost to this is around \$1,900,000. Potential downstream improvements are improvements to 8,800 feet of storm sewer to convey design flow. Cost ranges from \$17 million to \$25 million dollars. Location 5 is Caesar Place Subdivision. Drainage issues are flooding issues in streets and high water in roads and front yards. Other drainage issues are that only one inlet in the subject area with inadequate capacity and street capacity can't handle the design flow. Drainage solutions are to add inlets and storm sewer throughout the subject area and improve the downstream culvert. This would cost around \$2,000,000. Potential downstream improvements are to make improvements to Caesar to convey additional flow, add culverts. Requires location 2 downstream improvements. The estimated cost is around \$5,800,000. Location 6 is the neighborhood off of Lewis Street and Senator Carlos Truan Blvd. The drainage issues in this area is flooding issues in streets and impassable roads; homes in danger of flooding. Other drainage issues are all three side streets are designed to allow flow over the road in all storm events. Adjacent homes are lower than FM 425, so flow backs up into development. Drainage solutions, regarding the streets to allow installation of culverts under the side roads to convey runoff. Add inlets and storm sewer. This has an estimated cost of \$230,000. Location 7 is the neighborhood on North and South Pasadena St. and 7th St. between Carol Ave. and Business 77. The drainage issues in this area are flooding issues in streets, particularly near the North and South Pasadena St. intersection near the existing inlet. Also this area has high water in roads and near homes. Other drainage issues are existing inlet is the only inlet in the area. The road capacity cannot convey design flow and storm sewer is undersized. Drainage solutions are adding inlets and storm sewer and improvements to existing storm sewer. This would have an estimated cost of \$1,400,000. Potential downstream improvements are improvements to 3,100 feet of storm sewer along Business 77. Construction cost could range from \$7 million to \$10 million dollars. Location 8 is the neighborhood off of Paulson Falls Blvd. Drainage issues in this area is flooding issues in streets, particularly Brook Lane, Kelly Lane and the intersection of Alice Lane. There is high water in roads and near homes. Other drainage issues are water surface elevation in the pond is high, creating an adverse condition in the development. Minor inlet and storm sewer capacity issues. Drainage solutions are to modify the pond outfall to lower water surface elevation and additional inlets in storm sewer. The estimated cost is about \$700,000. Location 9 is N. 17th Street and Corral Ave. intersection. Drainage issues is flooding issues in streets and standing water. No storm sewer in 17th street and other areas to the south. Undersized storm sewer and inlets and street does not have capacity for design storm. Drainage solutions; storm water in 17th street and improvements to storm and inlets in Corral

Avenue. This would cost around \$5,600,000. Improvements to 5,700 feet of storm sewer along Corral and US 77. Construction cost approximately is \$20,000,000. Prioritization of projects based on multiple factors; capacity of existing infrastructure, 35%; potential for structural flooding, 40%; and impacts on mobility, 25%.

Commissioner Hinojosa asked if there were any suggestions on financing.

Mr. Galloway commented that financing that can be looked at is to first speak with TXDOT and see if any can get on their list. See if the city can go through the Texas Water Development Board or FEMA for any grants that can fix the repetitive loss areas. See if there is potential for the city to use storm water utility funds now that there are projects listed, can it be put into the cost of service in the next couple of years to help build up funds for some of these projects. These are only some ways that it can be done.

Commissioner Hinojosa asked for the timeline for all these projects? Mr. Galloway commented that it all depends on the type of funding that the city has.

Mr. Garza commented that at this point, what staff is considering some of the next steps. He further commented that there is community interest at looking at some additional sites such as King Street. Garza stated that he received some pictures last week showing the flood that occurred by HEB. When the nine sites were selected, it was said that if there was enough money for a tenth site, it would be King Street.

Mayor Fugate commented that Hwy 141 is a State Highway therefore TXDOT would need to get involved with this site.

Mr. Galloway commented that TXDOT has different standards for different roads.

Mr. Garza commented that TXDOT's story to the staff is, if the city wants to get it fixed, the city would need to put the plan together and present it to them, which is typically how they work across the State. This is a localize issue for the city and their position with cities across the board is that if a city has an issue, the city will take the lead in trying to find a solution. Garza commented that from the city's perspective, is doing this plan and regardless if the city adds sites or not, the city's plan would be to meet with TXDOT, show them the results of this plan and see what kind of support the city would get from them.

9. Consider introduction of an ordinance adopting the City of Kingsville Drainage Master Plan. (City Engineer).

Introduction item.

10. Consider a resolution approving the City of Kingsville's 2018 Tax Roll as submitted by the Kleberg County Tax Assessor-Collector pursuant to the Texas Property Tax Code, Chapter 26, Section 26.09(e). (Finance Director).

Mrs. Alvarez commented that this is something standard that is done by the Tax Assessor-Collector

Motion made by Commissioner Hinojosa and Commissioner Leubert to approve resolution approving the City of Kingsville's 2018 Tax Roll as submitted by the Kleberg County Tax Assessor-Collector pursuant to the Texas Property Tax Code, Chapter 26, Section 26.09(e), seconded by Commissioner Pecos. The motion was passed and approved by the following vote: Leubert, Pecos, Lopez, Hinojosa, Fugate voting "FOR".

11. Consider health insurance stop-loss carrier for FY18-19. (Human Resources Director).

Mrs. Diana Gonzales, Human Resources Director stated that updated renewal information for health Stop Loss coverage was provided by ENTRUST on September

11, 2018. Gerber Life updated their quote which resulted in an increased exposure of \$350,000. Westport, the existing Stop Loss vendor updated their quote which would result in an increased exposure of \$150,000. It is staff's recommendation to remain with the current Stop Loss carrier of Westport for the upcoming fiscal year, 2018-2019.

Motion made by Commissioner Pecos to approve the health insurance stop-loss carrier, Westport, for the upcoming fiscal year 2018-2019, seconded by Commissioner Leubert. The motion was passed and approved by the following vote: Pecos, Lopez, Hinojosa, Leubert, Fugate voting "FOR".

- 12. Consider a resolution revising the City of Kingsville Investment Policy and Investment Strategies; designating the City Manager, Director of Finance, and City Accounting Manager as the authorized city representatives with full authority for investment purposes; and providing for disclosure of financial interest. (Finance Director).**

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

- 13. Consider a resolution adopting the City of Kingsville Capital Asset Policy. (Finance Director).**

Motion made by Commissioner Hinojosa to approve resolution adopting the City of Kingsville Capital Asset Policy, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Hinojosa, Leubert, Pecos, Lopez, Fugate voting "FOR".

- 14. Consider out-of-state travel for Commission and staff to attend the National League of Cities Conference from November 7-10, 2018 in Los Angeles, CA (Commissioner Pecos).**

Motion made by Commissioner Leubert to approve out-of-state travel for Commission and staff to attend the National League of Cities Conference from November 7-10, 2018 in Los Angeles, CA, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Leubert, Pecos, Lopez, Hinojosa, Fugate voting "FOR".

- 15. Consider out-of-state travel for the Mayor to travel to Washington, D.C. from October 21-24, 2018 for city related business. (Mayor Fugate).**

Mayor Fugate mentioned that he will be meeting with legislatures on legislative issues while in Washington, D.C. He will be traveling with Mr. Dick Messbarger, Retired Economic Development Director.

Motion made by Commissioner Leubert to approve out-of-state travel for the Mayor to travel to Washington, D.C. from October 21-24, 2018 for city related business, seconded by Commissioner Pecos. The motion was passed and approved by the following vote: Pecos, Lopez, Hinojosa, Leubert, Fugate voting "FOR".

- 16. Consider out-of-state travel for the City Manager to attend the Local Government Hispanic Network Conference in Phoenix, Arizona from October 25-27, 2018. (City Manager).**

Motion made by Commissioner Pecos to approve out-of-state travel for the City Manager to attend the Local Government Hispanic Network Conference in

Phoenix, Arizona from October 25-27, 2018, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Lopez, Hinojosa, Leubert, Pecos, Fugate voting "FOR".

17. Consider out-of-state travel for a total of seven fire department personnel to go (generally two per trip) to Appleton, WI from September 25-28, 2018, in March 2019, and in April 2019 for pre-construction, mid-point, and final inspection of the new fire engine with all expenses covered by vendor for six of the employees. (Fire Chief).

Motion made by Commissioner Leubert to approve the out-of-state travel for a total of seven fire department personnel to go (generally two per trip) to Appleton, WI from September 25-28, 2018, in March 2019, and in April 2019 for pre-construction, mid-point, and final inspection of the new fire engine with all expenses covered by vendor for six of the employees, seconded by Commissioner Pecos.

Commissioner Hinojosa asked Chief Garcia if he was taking three trips? Chief Garcia responded yes. Commissioner Hinojosa asked who would be paying the cost for all the trips? Chief Garcia responded that six of the personnel are already covered with the purchase of the truck. The additional is only if it is needed. As they continue to build the truck it is good to go at different points so staff can catch things while it's still at the plant so that it can be fixed right of way. Garcia stated that for the final inspection is when you want staff to be at so that if something breaks, it breaks while it's there rather than here.

Commissioner Hinojosa commented that he agrees with the Chief's comment as there should be some inspection done, but according to the specs, the bidder was going to pay for two trips or three individuals.

Chief Garcia responded that the bidder was going to pay for six people, but after speaking with them, they have agreed in breaking it up into three trips.

Commissioner Hinojosa further asked if the bidder had agreed to this. Chief Garcia responded yes. Commissioner Hinojosa then asked for the individuals who would be making this travel. Chief Garcia responded that they range from Captains, Engineers, and himself. Commissioner Hinojosa asked if there was only six individuals going on these trips, and not seven?

Chief Garcia responded that there is a total of six, potentially seven, if they get to the final and they feel that the additional person is needed to assist with the final inspection.

Commissioner Hinojosa asked where the trip for the seventh person would be paid from? Chief Garcia responded that it would be paid from his travel and training budget. Commissioner Hinojosa asked if it would be from Chief Garcia's or the Firefighters training & travel. Hinojosa commented that the training & travel was broken down between the Firefighters and the Fire Chief's.

Chief Garcia responded that it would all depend on who goes. If he goes, it will come from his training & travel or if it is a Firefighter, it will come out of their budget.

Commissioner Hinojosa commented that it would come out of the Fire Chief's budget, if he goes. Hinojosa further commented that if there is seven, it would come from the Fire Chief's budget.

Commissioner Leubert asked the Chief Garcia if this should be his decision? Chief Garcia responded that he thought it was.

Commissioner Leubert commented that she doesn't feel that as a Commissioner, they should not be delegating that type of situation, but this is only her opinion.

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

18. Consider a resolution authorizing the City Manager to enter into a Product License and Service Agreement with Intellichoice, Inc. d/b/a eForce Software for law enforcement software for the Kingsville Police Department. (Purchasing Manager).

Mr. Charlie Sosa, Purchasing Director reported that this item is for Law Enforcement Software for the Kingsville Police Department. City published an RFP in the newspaper on August 5th and August 12, 2018. Proposals were accepted until 2:00 p.m. on August 28, 2018. Three responses were received, E-Force Software, Novo Trax Public Safety, and Mark 43. Staff reviewed the proposals and found the information received to be responsive. The amount of the contract is \$224,654.53 with 100% of that amount being covered through budgeted grant funds. It is recommended that the City enter into a contract with E-Force Software.

Motion made by Commissioner Lopez to approve the resolution authorizing the City Manager to enter into a Product License and Service Agreement with Intellichoice, Inc. d/b/a eForce Software for law enforcement software for the Kingsville Police Department, seconded by Commissioner Pecos. The motion was passed and approved by the following vote: Leubert, Pecos, Lopez, Hinojosa, Fugate voting "FOR".

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

Mayor Fugate read and convened the meeting into executive session at 7:15 p.m.

Mayor Fugate reconvened the meeting into open session at 7:40 p.m.

VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 7:40 P.M.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, TRMC, CMC, 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 of Planning and Development Services

DATE: October 15, 2018

SUBJECT: Special Use permit as submitted by Sultan Sheikh agent for the North Islamic Trust at Flato, Block11, (exempt) 2.0661 acres also known as 702 W. Avenue B

Summary:

The North American Islamic Trust, Inc. would like to add an additional structure to their property. There is a mosque currently on the property. Their intent is to add a combination storage/meeting building. The meeting component for this building brings into play the other residential accessory and incidental use. In our land use table in R3 this use requires a special use permit review by the Planning and Zoning Commission and the City Commission.

Background:

There is plenty of ground for the placement of this structure. This item will be on the Planning and Zoning Commission October 17th agenda for their review.

Financial Impact:

Minimal if any.

Recommendation:

The Planning and Zoning Commission met Wednesday, October 17, 2018 regarding this request. They voted 4 to 0 to approve the special use permit request with the following conditions, the building will not be utilized for a business or housing.



To: Planning and Zoning Commission Members

From: Tom Ginter, Director

Date: October 12, 2018

Subject: Agenda Item #1 & #2

The North American Islamic Trust, Inc., would like to add an additional structure to their property. Currently there is a mosque on the property. They're intent is to add a structure that would be a combination storage/meeting building. Because of the meeting component, it is my opinion that this falls under the use that requires a Special Use Permit.

The property is zoned R3, which requires a special use permit for the use.

Summary:

At this point, there is plenty of ground for them to locate this building within setback and other requirements. Staff review of the building will consider other aspects, such as parking and location. If this board recommends approval, I would add conditions that the structure not be used for a business or housing.

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 702 W Ave B Nearest Intersection _____

(Proposed) Subdivision Name _____ Lot _____ Block _____

Legal Description: _____

Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent SULTAN SHEIKH Phone 361-218-5196 FAX _____

Email Address (for project correspondence only): Sultan 2222@yahoo.com

Mailing Address 702 W Ave B City Kingsville State Tx Zip 78363

Property Owner NAIT 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.

<input type="checkbox"/> Annexation Request _____	No Fee	<input type="checkbox"/> Preliminary Plat _____	Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA) _____	\$250.00	<input type="checkbox"/> Final Plat _____	Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request _____	\$250.00	<input type="checkbox"/> Minor Plat _____	\$100.00
<input type="checkbox"/> Re-zoning Request _____	\$250.00	<input type="checkbox"/> Re-plat _____	\$250.00
<input checked="" type="checkbox"/> SUP Request/Renewal _____	\$250.00	<input type="checkbox"/> Vacating Plat _____	\$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA) _____	\$250.00	<input type="checkbox"/> Development Plat _____	\$100.00
<input type="checkbox"/> PUD Request _____	\$250.00	<input type="checkbox"/> Subdivision Variance Request _____	\$25.00 ea

Please provide a basic description of the proposed project:

Islamic Society of Kingsville to put a building on the
property it used as storage and meeting
to be held.

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 Sultan Sheikh Date: 9/18/18
Property Owner's Signature _____ Date: _____
Accepted by: _____ Date: _____

YOUNG H LEE
ETUX EUN Y IM
3042 NECHES DR
CORPUS CHRISTI, TX 78414-4413
#11810

DANIEL MENDIETTA
ETUX ANNA D EST
708 W C AVE
KINGSVILLE, TX 78363-3624
#18519

OSCAR MONTALVO
ETUX ISABEL
624 W C AVE
KINGSVILLE, TX 78363-3622
#11923

YOLANDA ZAPATA
1923 RETTYE DR
KINGSIVLLE, TX 78363-6961
#12703

PATRICIA A MENDEZ
707 W C AVE
KINGSVILLE, TX 78363-3623
#18817

ANGEL RANGEL BELTRAN
ETUX ROSA
200 W COUNTY ROAD 2170
KINGSVILLE, TX 78363-8892
#14384

YOLANDA ZAPATA
1923 RETTYE DR
KINGSVILLE, TX 78363-6961
#11869

HOMER R HUFFMAN
721 W B AVE
KINGSVILLE, TX 78363-3615
#12838

CESAR SILVA
4005 S FRANKLIN ADAMS
KINGSVILLE, TX 78363
#11807

FRANK R MENDEZ
1402 KENEDY AVE
KINGSVILLE, TX 78363
#17739

DENNIS YAKLIN
618 W AVE C (OFFICE)
KINGSVILLE, TX 78363
#13403

ADAM REID STEHLE
702 W AVE C
KINGSVILLE, TX 78363-3624
#11561

DENNIS L YAKLIN
618 W AVE C (OFFICE)
KINGSIVLLE, TX 78363
#25682

YOLANDA ZAPATA
1923 RETTYE DR
KINGSVILLE, TX 78363-6961
#20427

ANGEL BELTRAN
% ANGEL & ROSA BELTRAN
200 W COUNTY ROAD 2170
KINGSVILLE, TX 78363
#31735

YOLANDA ZAPATA
1923 RETTYE DR
KINGSVILLE, TX 78363-6961
#11924

JOSE G GARZA JR
ETUX LUCY M
4087 JAMLIE AVE
KINGSVILLE, TX 78363-7409
#24295

DAVID P FAREK
ETUX BRIDGETT S
719 W B AVE
KINGSVILLE, TX 78363-3615
#22074

FELIPE M GARZA EST
627 W B AVE
KINGSIVLLE, TX 78363-3613
#13401

JOSEPH D MCCAULEY JR
603 W B AVE
KINGSVILLE, TX 78363-3613
#10780

MARLA ETAL SALINAS
JUAN A CANTU TRUSTEE
725 W HENRIETTA AVE
KINGSVILLE, TX 78363-4209
#15813

TADEO REYNA
ETUX MELINDA S
1325 MICHAEL ST
KINGSVILLE, TX 78363-6952
#12736

EDUARDO P SALDANA
264 E COUNY ROAD 2150
KINGSVILLE, TX 78363-8806
#24928

LISA M MORENO
4601 SCHANEN BLVD
CORPUS CHRISTI, TX 78413
#18037

ANGEL RANGEL BELTRAN
ETUX ROSA
200 W COUNTY ROAD 2170
KINGSVILLE, TX 78363-8892
#22770

YOLANDA ZAPATA
1923 RETTYE DR
KINGSVILLE, TX 78363-6961
#20468

RODOLFO E RAMOS
1418 E KING AVE
KINGSVILLE, TX 78363-5938
#12046

ZAHRA KAZERANI
4224 N MCCOLL RD APT 5104
MCALLEN, TX 78504-4487
#17973

NOEMI FARAGOZA GOMEZ
623 W B AVE
KINGSVILLE, TX 78363-3613
#24564

...ship to recognize the
cotte so students and staff
of the center in the future
know of her legacy and
students of Texas A&M
University-Kingsville who
earn the scholarship have

towards the childcare
tion to make everything a
little bit easier on them."

Loredo said they hope
to raise as much as \$25,000
in donations and contribu-
tions for the scholarship.

donating items for the auc-
tion, and the MCCYC will
be providing the food for
the event.

*Frank Cardenas can be
contacted at fcardenas@king-
ranch.com or (361) 221-0243.*

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, October 17, 2018, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Sultan Sheikh, applicant, requesting a Special Use Permit for a residential accessory and incidental use located at FLATO, BLOCK 11, (EXEMPT), ACRES 2.0661 also known as 702 W. AVE. B, Kingsville, Texas.

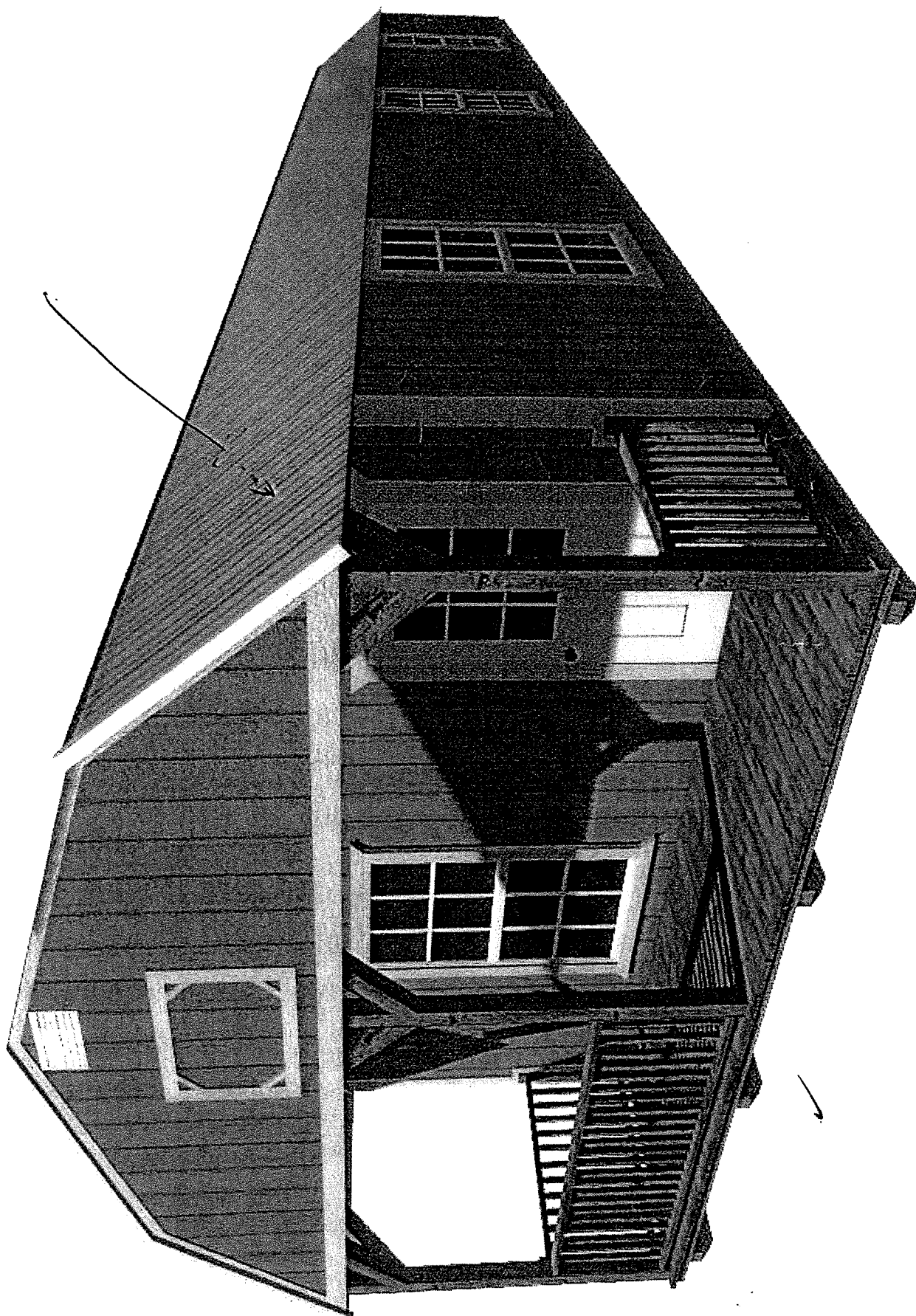
The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, October 22, 2018 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:

Sultan Sheikh, applicant, requesting a Special Use Permit for a residential accessory and incidental use located at FLATO, BLOCK 11, (EXEMPT), ACRES 2.0661 also known as 702 W. AVE. B, Kingsville, Texas.

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.



R1 R2 R3 R4 MH C1 C2 C3 C4 I1 I2 A

Dwelling, one family det.	P	P	P	P	P	P	P	P				P
Dwelling, one family att.		P	P	P		S	P					P
Dwelling, two family		P	P	P		S	P					
Dwelling, multi-family			P	P		P	P	P				
Boarding or rooming house				P			S	P	P			
Hotel or motel				P			S	P	P			
Dormitory				P								
Fraternity, sorority				P								
Mobile home/manufactured home park or mobile home/manufactured home on lot	S ¹	S ¹	S ¹	S ¹	P					S	S	S
Recreational vehicle park					P		S		S			
Secondary res. structure				P	P		S	S		S	S	S
Other residential accessory and incidental uses	S	S	S ^X	S	S					S	S	
Accessory building	P	P	P	P	P	P	P	P	P	P	P	P
Community center (private)	S	S	S	S	S	P	P	P				
Accessory farm building				P	P	P	P	P	P	P	P	P

X

Kleberg CAD

Property Search Map Search

Property Search Results > 22353 NORTH AMERICAN ISLAMIC TRUST INC for Year 2018

Property

Account

Property ID: 22353 Legal Description: FLATO, BLOCK 11, (E X E M P T), ACRES 2.0661
 Geographic ID: 126701101000192 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 702 W AVE B TX *602 W. Ave B* Mapsco:
 Neighborhood:
 Neighborhood CD: Map ID: A1

Owner

Name: NORTH AMERICAN ISLAMIC TRUST INC Owner ID: 18681
 Mailing Address: 715 ENTERPRISE DR % Ownership: 100.0000000000%
 OAK BROOK, IL 60523
 Exemptions: EX-XV

Zoning R3

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$77,750	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$33,480	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$111,230	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$111,230	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$111,230	

Taxing Jurisdiction

Owner: NORTH AMERICAN ISLAMIC TRUST INC
 % Ownership: 100.0000000000%
 Total Value: \$111,230

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$111,230	\$0	\$0.00
CKI	CITY OF KINGSVILLE	0.830000	\$111,230	\$0	\$0.00
GKL	KLEBERG COUNTY	0.781450	\$111,230	\$0	\$0.00
SKI	KINGSVILLE I.S.D.	1.518900	\$111,230	\$0	\$0.00
WST	SOUTH TEXAS WATER AUTHORITY	0.086664	\$111,230	\$0	\$0.00
Total Tax Rate:		3.217014			

Taxes w/Current Exemptions: \$0.00
 Taxes w/o Exemptions: \$3,578.28

Improvement / Building

Improvement #1: COMMERCIAL **State Code:** F1 **Living Area:** 2086.0 sqft **Value:** \$77,750

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	CH2L		2000	2086.0
OP1	OPEN PORCH BASIC (20%)	*		2000	160.0
CON	CONCRETE SLAB COMMERCIAL	SP		2000	6880.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	2.0661	90000.00	300.00	300.00	\$33,480	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$77,750	\$33,480	0	111,230	\$0	\$111,230
2017	\$77,750	\$33,480	0	111,230	\$0	\$111,230
2016	\$77,750	\$33,480	0	111,230	\$0	\$111,230
2015	\$77,750	\$33,480	0	111,230	\$0	\$111,230
2014	\$77,750	\$33,480	0	111,230	\$0	\$111,230
2013	\$77,750	\$15,300	0	93,050	\$0	\$93,050
2012	\$77,750	\$15,300	0	93,050	\$0	\$93,050
2011	\$77,750	\$15,300	0	93,050	\$0	\$93,050
2010	\$77,750	\$15,300	0	93,050	\$0	\$93,050
2009	\$77,750	\$15,300	0	93,050	\$0	\$93,050
2008	\$77,750	\$15,300	0	93,050	\$0	\$93,050
2007	\$77,750	\$15,300	0	93,050	\$0	\$93,050
2006	\$77,750	\$15,300	0	93,050	\$0	\$93,050
2005	\$77,750	\$15,300	0	93,050	\$0	\$93,050

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		OT	Other	DAVENPORT J E	NORTH AMERICAN ISLAMIC TRUST INC	74	133	
2		OT	Other	UNKNOWN	DAVENPORT J E	250	101	

Questions Please Call (361) 595-5775



Date: 08/08/2018

Al's Affordable Buildings - Corpus Christi
866 S Padre Island Dr
Corpus Christi TX 78416-2540
(361) 290-5407

Prepared by: Melissa

SOLD TO: Islamic society Of
Kingsville
702 W. Ave B
Kingsville TX 78363
Home:
zicoay@gmail.com

CUSTOMER RECEIPT 08/08/2018

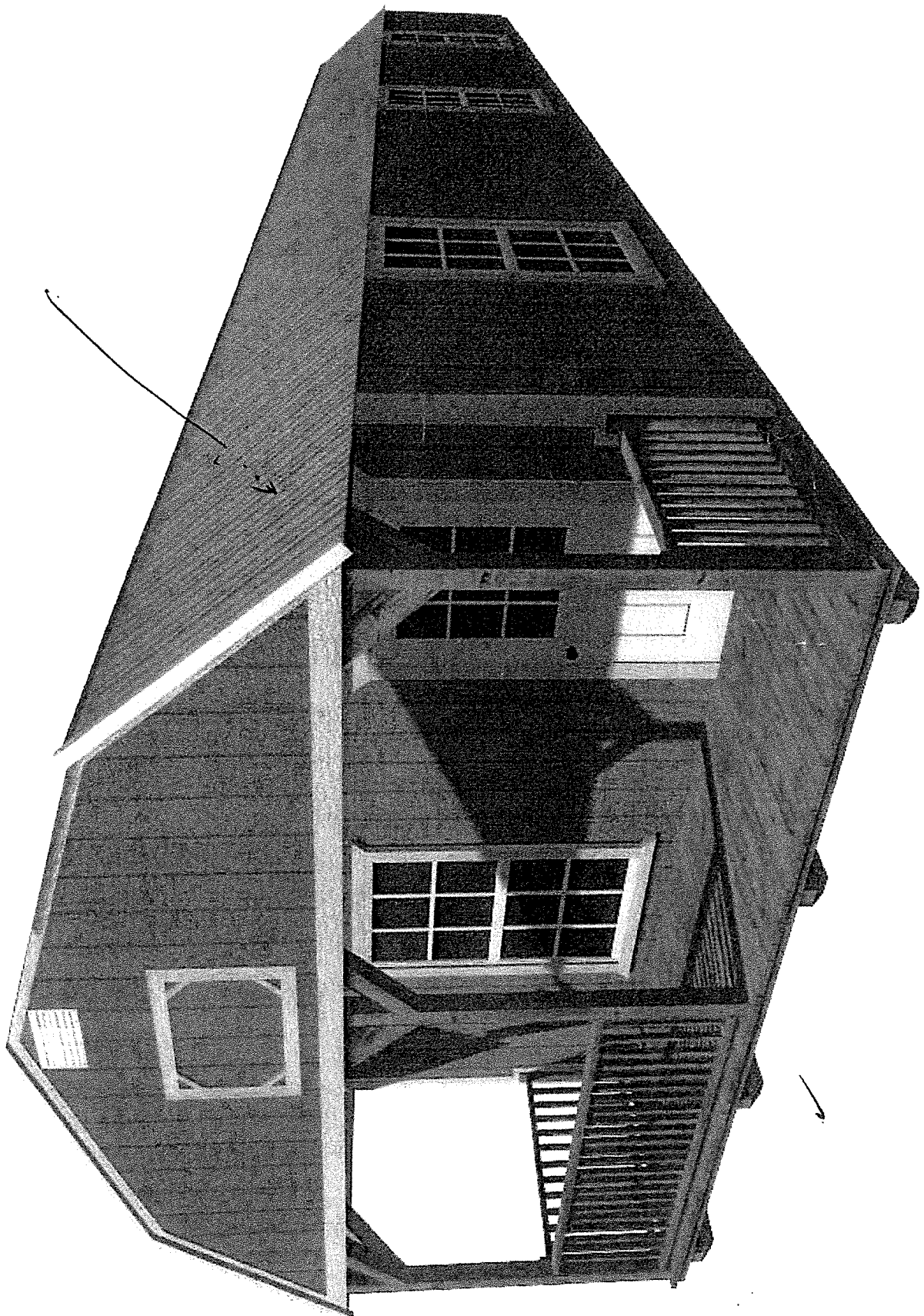
DELIVER TO:
702 W. Ave B
Kingsville TX 78363
Mobile: (361) 960-5082

Product / Options	Unit Price	Quantity	Total Price
LOFTED BARN CABIN 16x50 Siding Color: Almond Paint Roofing Color: Alamo White Metal Trim Color: White Paint	\$17,220.00	1	\$17,220.00
9 Lite 36" Door (Pre Hung)	\$250.00	1	\$250.00
8' Walls On Lofted Style TX Only	\$500.00	1	\$500.00
3x5 TP Windows - 3x5 Thermopane Window	\$225.00	8	\$1,800.00
Anchors \$25.00 Each (Installed) - **Does not include Straps**	\$25.00	12	\$300.00
Strap - **Does not include Anchors**	\$10.00	12	\$120.00
Porch Rails Up To 3 Rails	\$150.00	1	\$150.00
Total Pretax			\$20,340.00
Total Tax			\$0.00
Total Price			\$20,340.00
Total Payments Received			\$0.00
Amount Due			\$20,340.00
Payment Method	Payment Date	Payment Amount	
Check #			
Total Payment Amount			\$0.00

Please make checks Payable to Derksen Portable Buildings

Derksen Portable Buildings and its agents are NOT responsible for permits, setbacks, restrictions, or covenants. Please contact your local codes department or Homeowners Association. It is up to the customer to decide whether ground conditions are suitable for delivery. Derksen Buildings is NOT responsible for yard or driveway damage. Free delivery and set up includes ONE TRIP. Additional trips may incur CHARGES to the customer. I, the customer, have read the disclosure, Terms And Conditions Of Sale and fully accept the terms provided therein. First 50 miles Free Delivery (From Lot Thereafter \$3.00 Per Mile).

* Hamed I. Ali
Customer Signature



ORDINANCE #2018-_____

AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT TO PLACE AN ADDITIONAL BUILDING FOR STORAGE/MEETINGS AT FLATO, BLOCK 11, (EXEMPT) 2.0661 ACRES, KNOWN AS 702 W. AVENUE B, KINGSVILLE, TEXAS; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; PROVIDING FOR PUBLICATION.

WHEREAS, the Planning and Zoning Commission has forwarded to the City Commission its reports and recommendations concerning the application of Sultan Sheikh, for amendment to the zoning map of the City of Kingsville with the request based on City Code sections 15-6-23 and 15-2-3 and Chapter XV-Land Usage, Article 6-Zoning, Appendix A-Land Usage Categories as this property is zoned R3 (Multi-Family District);

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, October 17, 2018, during a meeting of the Planning and Zoning Commission, and on Monday, October 22, 2018, during a meeting of the City Commission, in the Helen Kleberg Groves Community Room-Commission Chambers, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, a majority of the Planning Commission by a 4-0 voted to **APPROVE** the requested special use permit; and

WHEREAS, the property is currently zoned R3-Multi-Family District and to add an additional structure for storage/meeting space to the property is only allowed under the land use chart with a special use permit; and

WHEREAS, the City of Kingsville Code of Ordinances Chapter XV-Land Usage, Article 6-Zoning, Appendix A-Land Usage Categories states that for an area zoned R3 Multi-Family, a special use permit is required to have a residential and accessory use structure at this location; and

WHEREAS, the City of Kingsville Code of Ordinances section 15-6-142 regulates special use permits; 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 and a Special Use Permit is granted for an additional structure for storage/meetings on the premises known as 702 W. Avenue B as more specifically describe on site plan attached as Exhibit A.

SECTION 2. That the Special Use Permit granted in Section 1 of this Ordinance is subject the following conditions:

1. ALLOWED USE: The only uses authorized by this Special Permit other than the permitted "R3" Multi-Family uses is for an additional building for storage/meetings.

2. TIME LIMIT: This Special Permit is good for the duration of the additional building for storage/meetings 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.

3. SPECIAL CONDITION: (3.1) The applicant shall obtain all required licenses for operating the business (if any), and shall obtain all permits for building, fire and health thereby meeting all adopted codes to operate said business (if any), and shall cooperate with all annual fire safety, health, and sanitation inspections, in order to maintain compliance with state and city regulations for the additional building for storage/meetings regardless of use of structures. (3.2) All activity on site shall be in complete compliance of all City codes, especially the nuisance, fire, building and zoning codes.

SECTION 3. 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 4. 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 5. 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 6. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

SECTION 7. 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 22nd day of October, 2018.

PASSED AND APPROVED on this the 13th day of November, 2018.

EFFECTIVE DATE: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

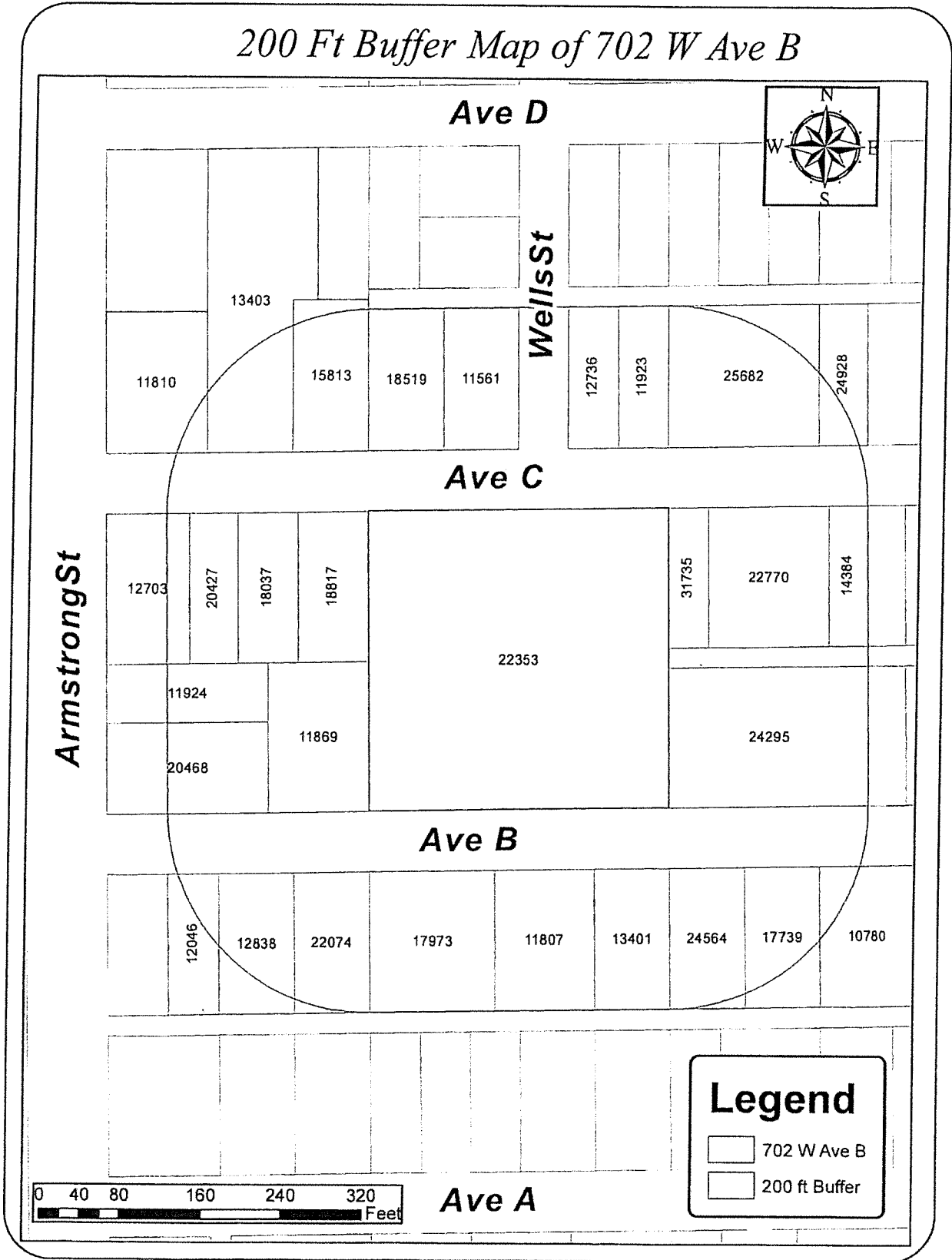
ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

By: _____
Courtney Alvarez, City Attorney

200 Ft Buffer Map of 702 W Ave B



PUBLIC HEARING #2

**City of Kingsville
Planning Department**

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Cynthia Martin, Downtown Manager

DATE: October 11, 2018

SUBJECT: Public Hearing for the Creation of Tax Increment Reinvestment Zone #1

Summary: A public hearing is required to be held prior to the creation of any tax increment reinvestment zone by cities in Texas.

Background: The City of Kingsville wishes to create Tax Increment Reinvestment Zone #1 in Kingsville's historic downtown district (the "TIRZ") under the provisions of Chapter 311 of the Texas Tax Code for increment financing purposes. At the public hearing, the vision for the tax reinvestment zone and the benefits to the City and property owners within the zone will be discussed.

Financial Impact: None

Recommendation: We respectfully request that a public hearing be held at the Oct. 22, 2018 City Commission meeting, City Hall, Helen Kleberg Groves Community Room, 400 W King Ave., beginning at 6:00 pm regarding the formation of TIRZ #1.





PRELIMINARY PROJECT AND FINANCING PLAN
TAX INCREMENT REINVESTMENT ZONE #1,
HISTORIC DOWNTOWN KINGSVILLE, TEXAS
August 31, 2018



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4. Exhibits

- Exhibit A—“TIRZ #1, Historic Downtown, Legal Description”
- Exhibit B— “Estimated Captured Appraised Value by Year”

1. OVERVIEW

1.1. Background

The City of Kingsville (The "City") is a Texas home rule municipality incorporated in 1911. Kingsville is located approx. 45 miles West of Corpus Christi and approx. 160 miles South of San Antonio. The City is the Kleberg County (The "County") seat of Government. As such, Kingsville is the largest city in the County and provides numerous indispensable services benefitting area residents county-wide. Kingsville is home to Texas A & M University - Kingsville, Naval Air Station - Kingsville, a Border Patrol station and Kleberg County Regional Airport which offers charter and private facilities.

Although Kingsville is home to many of the County's top services and amenities, its population growth experienced a decrease in population in the 1980s that recent population increases have yet to offset. The population Kingsville has closely tracked the population of Kleberg County, with only a small portion of the county population outside the city. While some population growth occurred in the 1920s and 1930s as a result of the founding of South Texas State Teachers College in 1925, the bulk of the historical growth was precipitated by the establishment of the Naval Air Station - Kingsville in 1942 shortly after the U.S. entered World War II. Enrollment at the University experienced a postwar boom until the 1970s, after which population growth slowed and then stopped. The population of the City is set to increase by roughly a third over the next three decades from 2010 to 2040. The Texas State Data Center, forecasts the population of Kingsville to increase to 32,274 by 2040. See Map Figure 1, City Limits and ETJ and Table Figure 2, Kingsville Population Trends.

Map Figure 1 – City Limits and ETJ

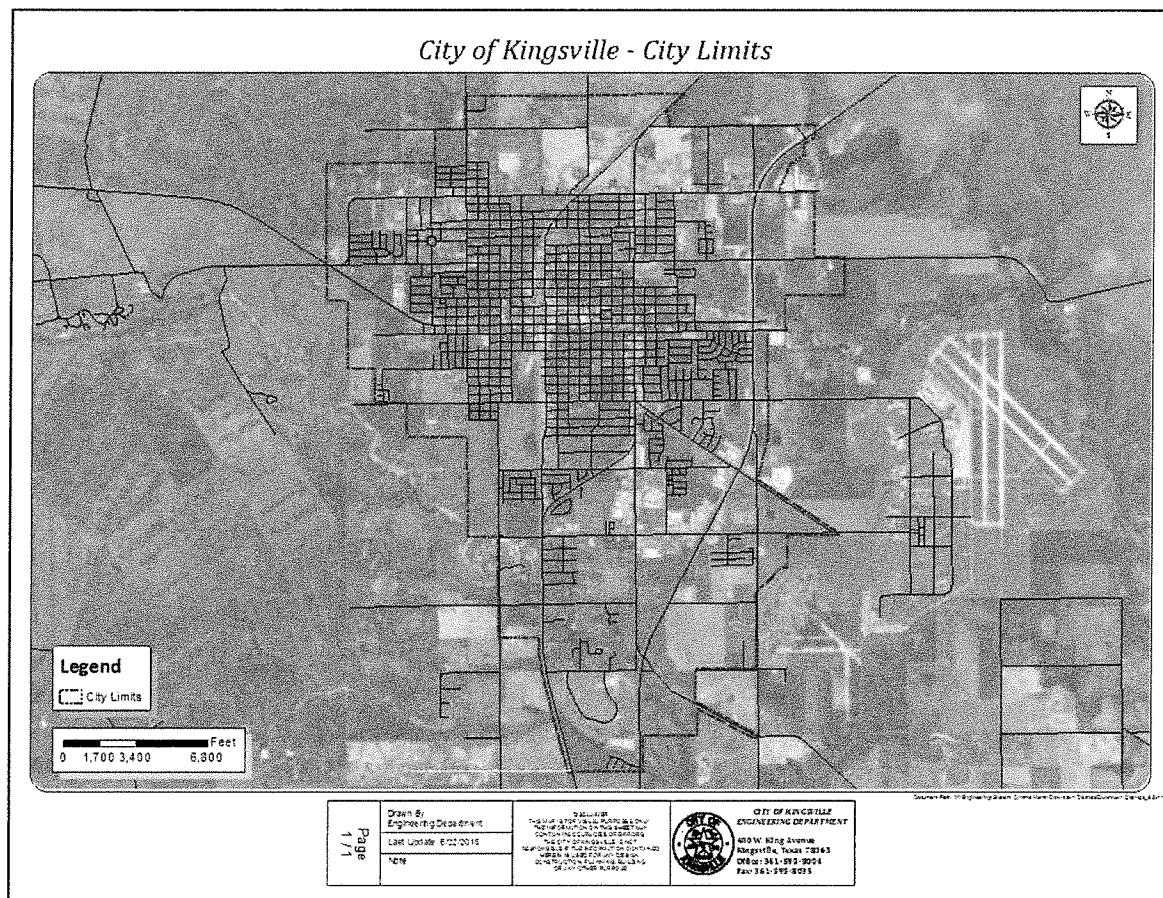


Table Figure 2, Kingsville Population Trends

Table 2: Kingsville and Kleberg County: Population Growth, 1920-2050 (projected population for 2020-2050)

Year	Kingsville	Growth	Kleberg	Growth
1920	4,770	--	7,837	--
1930	6,815	42.9	12,451	58.9
1940	7,782	14.2	13,344	7.2
1950	16,898	117.1	21,991	64.8
1960	25,297	49.7	30,052	36.7
1970	28,995	14.6	33,166	10.4
1980	29,949	3.3	33,358	0.6
1990	25,276	-15.6	30,274	-9.2
2000	25,575	1.2	31,549	4.2
2010	26,213	2.5	32,061	1.6
2020	26,868	2.5	35,587	11.0
2030	29,447	9.6	39,003	9.6
2040	32,274	9.6	42,240	8.3
2050	34,920	8.2	45,746	8.3

Source: U.S. Census Bureau, Texas State Data Center

Attracting and incentivizing new commercial and economic growth is critical to the viability of the City of Kingsville. This Preliminary Project and Financing Plan outlines the City's specific opportunity to utilize Tax Increment Financing ("TIF") in accordance with the requirements of Chapter 311 of the Texas Tax Code to spur new economic growth in its Historic Downtown District.

1.2 The Challenge

1.2(a) Description of the Zone

Kingsville's citizens and leaders realize that in sustaining gradual, deliberate growth and attracting new economic development, we must preserve the intrinsic qualities that are unique to our town. In early 2017, the City developed a Vision Plan for Kingsville's Downtown identifying recommended land uses and the layout and form of the development/redevelopment, along with improvements relating to streets and parking areas, vehicular and pedestrian access and circulation, streetscaping and amenities, signage and lighting and infrastructure upgrades.

Downtown Kingsville, like many other downtown areas in towns of comparable size, was once the heart of the City and the center for commerce; however, once major thoroughfares were constructed, growth and business naturally gravitated south and Downtown Kingsville faced significant disinvestment and is still plagued by such declining growth today. See *Table Figure 3, Downtown Zone Taxable Value Analysis*.

Table Figure 3, Downtown Zone Taxable Value Analysis

YEAR	2015	2016	2017
INCREMENT	\$152,640	\$15,536	\$889,979
TOTAL	\$13,220,839	\$13,236,195	\$14,126,174
% CHANGE	1.15%	0.12%	6.30%

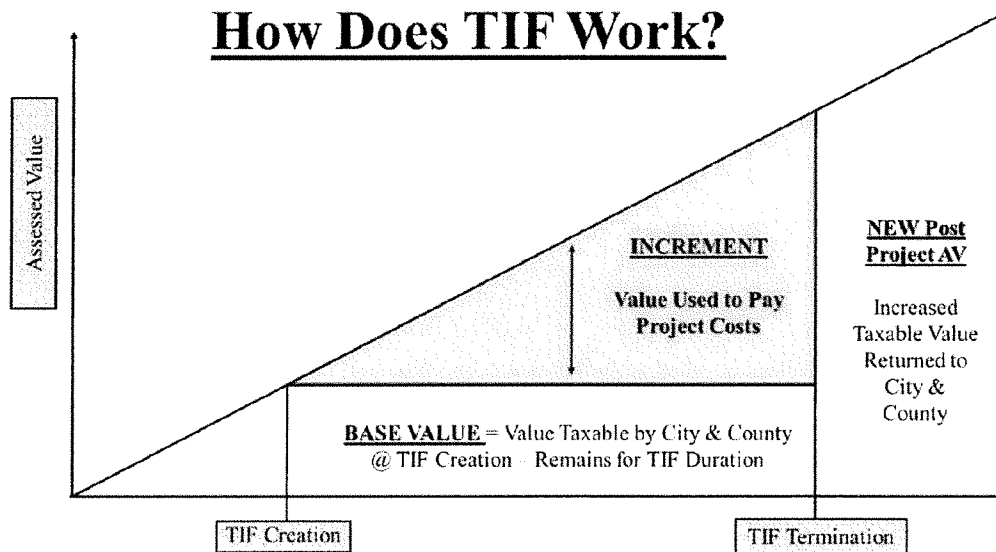
Average Annual Growth Rate = 2.52%

Accordingly, the City should work to re-establish Downtown Kingsville as a pedestrian commercial and entertainment destination and seize the economic opportunities therein.
The re-establishment of Downtown Kingsville is met with several specific challenges including:

- Substandard public infrastructure that impedes pedestrian sociability and mobility
- Numerous building vacancies and current aesthetics discourage development in the area
- Deteriorating façades need to be upgraded/improved to maintain historic integrity of the area

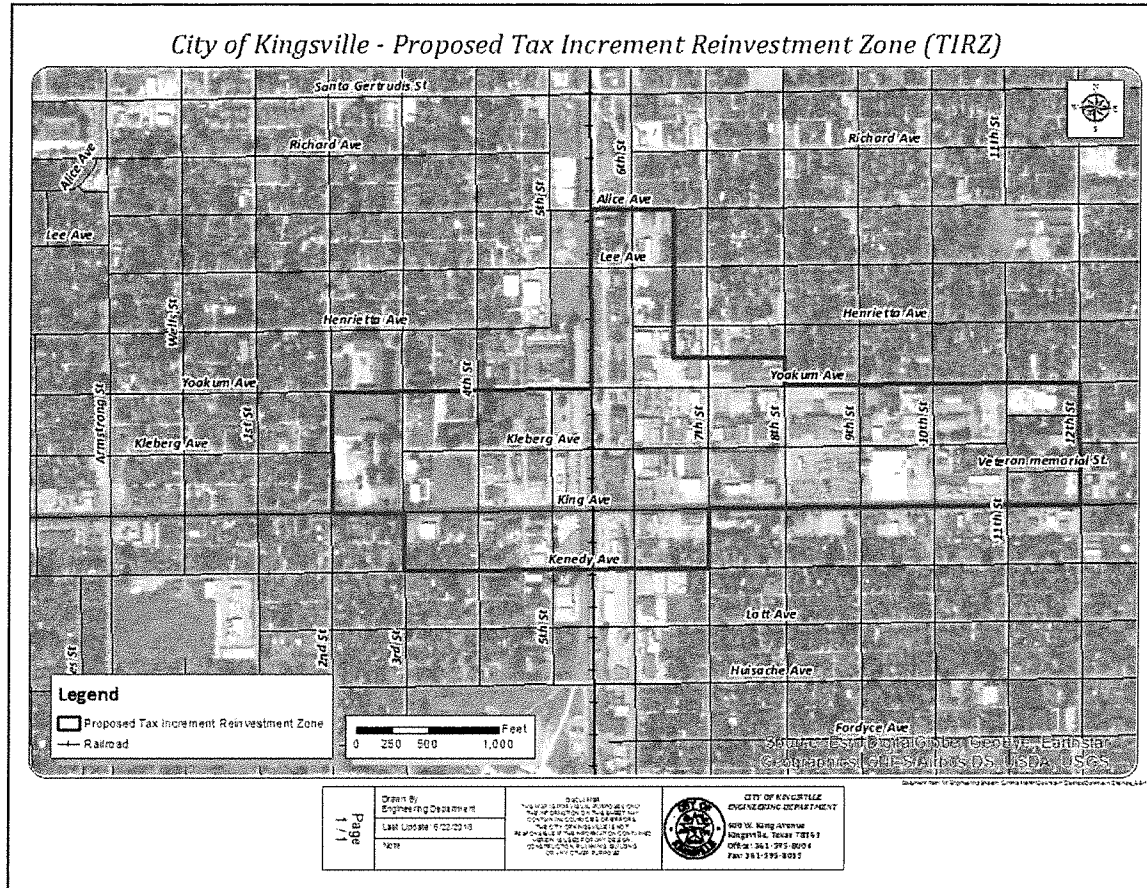
1.2(b) TIRZ Boundary

The City is requesting that the County participate in a Tax Increment Reinvestment Zone ("TIRZ" or "Zone") to be created over certain commercial areas within Historic Downtown Plainview spanning 33 acres. Tax Increment Financing is a development tool available to the City to catalyze economic development in the downtown area. Increases in property tax revenues over and above the value of taxes paid within the Zone for 2018 are to be re-invested back into the area in the form of infrastructure improvements, façade upgrades, environmental remediation etc. Taxing jurisdictions continue to collect taxes on the base amount of assessed property values at the creation of the TIRZ for the life of the TIRZ. For a detailed explanation, see *How Does a TIRZ/TIF work?* below



Map Figure 4, below, depicts the TIRZ boundary

Map Figure 4, TIRZ Boundary



The creation of a TIRZ in Historic Downtown Kingsville is justifiable under Section 311.005 of the Texas Tax Increment Financing Act since the area's present condition substantially impairs the City's growth due to the presence of a significant number of substandard or deteriorating structures. Additionally, the Historic Downtown District possesses inadequate sidewalks and street layouts that impede pedestrian mobility and inhibit economic growth.

Given these existing conditions, the feasibility for many types of desired development in Kingsville's Historic Downtown District is limited. The conditions outlined above will not be overcome or corrected without intervention and assistance from the public sector, therefore satisfying the general criteria for creation of the zone. The necessity for the TIRZ partnership is compelling because neither the City nor County can address Downtown's redevelopment issues alone.

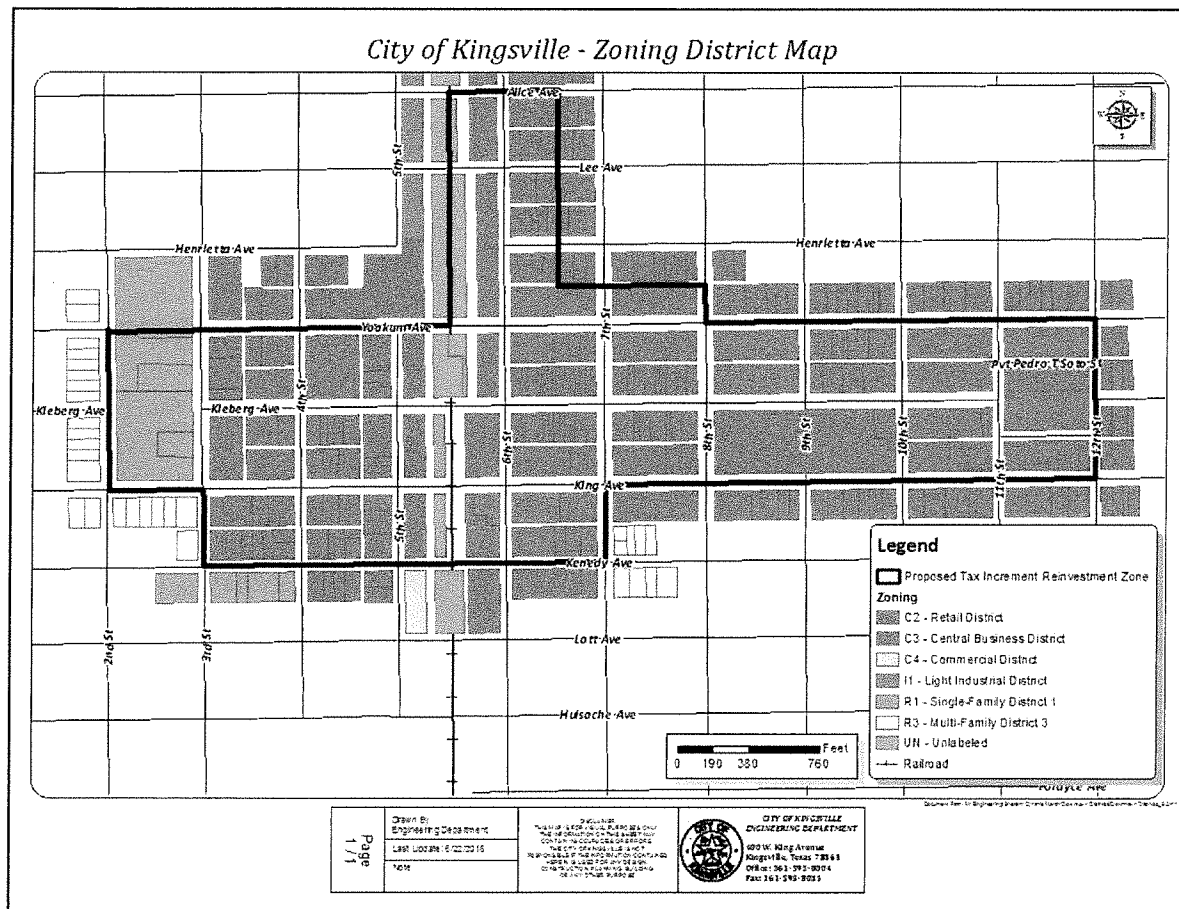
2. Preliminary Project Plan

This Project Plan and Reinvestment Zone Financing Plan ("The Plan") has been prepared in accordance with the requirements of Chapter 311 of the Texas Tax Code and outlines the improvements to be funded and implemented in Tax Increment Reinvestment Zone #1, Historic Downtown.

2.1 Existing Uses and Conditions, Proposed Uses— TEX. TAX CODE ANN. § 311.011(b) (1)

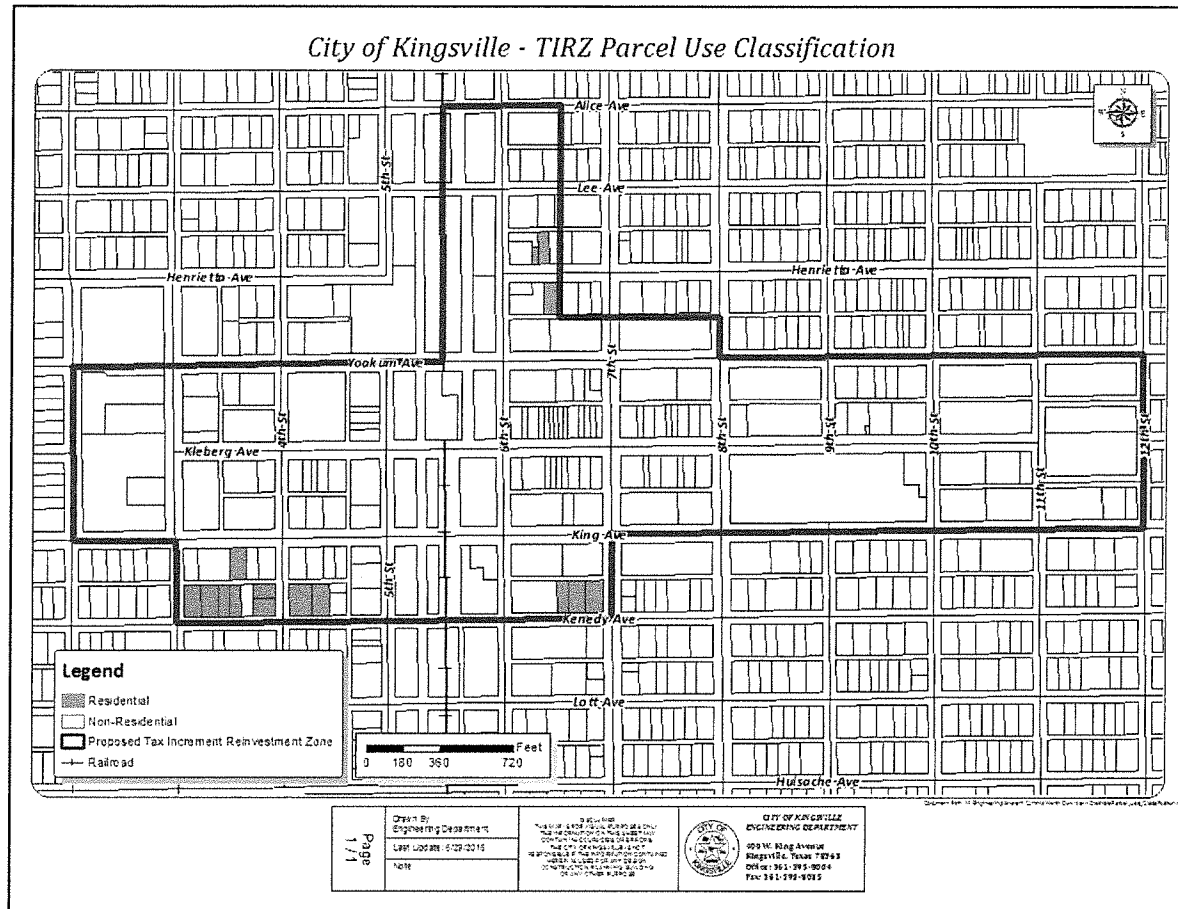
The bulk of TIRZ properties are zoned C3- Central Business District or C2- Retail with retail and limited R-1 residential uses throughout. All properties within the Historic Downtown District also carry the overlay district designation of "H Design Historic" for zoning purposes. See Map Figure 5, Zoning District Map.

Map Figure 5, Zoning District Map



Existing land use within the TIRZ is overwhelmingly commercial and public/non-profit, with 11% of properties within the TIRZ boundary (calculated in terms of acreage per parcel) used for residential purposes. See Map Figure 6 below "Kingsville TIRZ Parcel Use Classification."

Map Figure 6, TIRZ Parcel Use Classification



Key to the revitalization of downtown Kingsville is increasing the number of residential units in the area. There are currently many sites in the area that would be suitable for the development of infill housing units as well as multi-family housing complexes. These sites include vacant lots and unused buildings. City staff recently added zoning code provisions to enable and encourage loft apartments, residential above commercial and live/work units. Another important step would be to increase the lodging options within the Historic Downtown District. The District is lacking in restaurant and entertainment venues as are enhanced parks/public use spaces.

2.2 Method of Relocation—TEX. TAX CODE ANN. § 311.011(b) (4)

It is not anticipated that any TIRZ construction or TIRZ redevelopment projects will require relocation of displaced persons. In the event that residential properties are purchased by developers in connection with Project Plan construction or redevelopment, the City will assist displaced tenants in locating alternate housing.

3. REINVESTMENT ZONE FINANCING PLAN

The TIRZ is intended to provide a funding and/or reimbursement mechanism for major public infrastructure improvements along with various landscape, beautification and urban design components for Historic Downtown Kingsville. The Plan is comprehensive and long-term in nature

which will promote stability and sustainable economic opportunities in an area that is currently underutilized and not reaching its full potential.

3.1 Estimated Project Cost Description— TEX. TAX CODE ANN. § 311.011(c) (1)

The project costs below comply with the categories established in Section 311.002 of the Texas Tax Code as Project Costs that are eligible for TIF increment fund reimbursement. The dollar amounts are approximate based on assumptions of how the TIRZ may develop over the duration of the zone and are expressed in year 2018 dollars. Project costs may be adjusted to actual development plans, bid costs and/or for inflation. Approved projects shall commence as funds are available in the “TIF Fund” or are available from other sources.

Project Description

Kleberg Avenue Sidewalk Replacement Project

Project Cost Estimate

\$2,250,000.00

ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
KLEBERG AVENUE SIDEWALK IMPROVEMENTS					
1	8,500	SY	REMOVE & REPLACE CONCRETE SIDEWALK	\$80.00	\$680,000.00
2	158	EA	ADA CURB RAMPS	\$2,500.00	\$395,000.00
3	65	EA	CROSSWALK STRIPING	\$500.00	\$32,500.00
4	7,800	LF	REMOVE & CONCRETE CURB	\$30.00	\$234,000.00
5	4,000	SY	PAVERS	\$60.00	\$240,000.00
6	1	LS	WATER UTILITY ADJUSTMENTS	\$20,000.00	\$20,000.00
7	1	LS	SEWER UTILITY ADJUSTMENTS	\$20,000.00	\$20,000.00
8	56	EA	LIGHTING INCLUDING ELECTRICAL	\$5,000.00	\$280,000.00
9	1	LS	LANDSCAPING	\$86,000.00	\$86,000.00
10	1	LS	TRAFFIC CONTROL	\$15,000.00	\$15,000.00
SUBTOTAL CONSTRUCTION COST					\$2,002,500.00
ENGINEERING					\$202,500.00
SURVEYING					\$22,500.00
CONSTRUCTION INSPECTION					\$22,500.00
TOTAL KLEBERG SIDEWALK REPLACEMENT PROJECT					\$2,250,000.00

TIRZ project costs will be funded at the discretion and approval of the TIRZ Board of Directors (The “Board”) with the consent of the City Council. Costs that the Board finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone will be considered as eligible project costs.

In addition to the projects outlined above, the following categories established in Section 311.002(1) of the Texas Tax Code as eligible project costs will be considered as such when appropriate and practicable:

(A) *Capital costs*, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the

demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) *Financing costs*, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) *Real property assembly costs*;

(D) *Professional service costs*, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) *Imputed administrative costs*, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) *Relocation costs*;

(G) *Organizational costs*, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) *Interest* before and during construction and for one year after completion of construction, whether or not capitalized;

(I) *Operating cost* of the reinvestment zone and project facilities; and

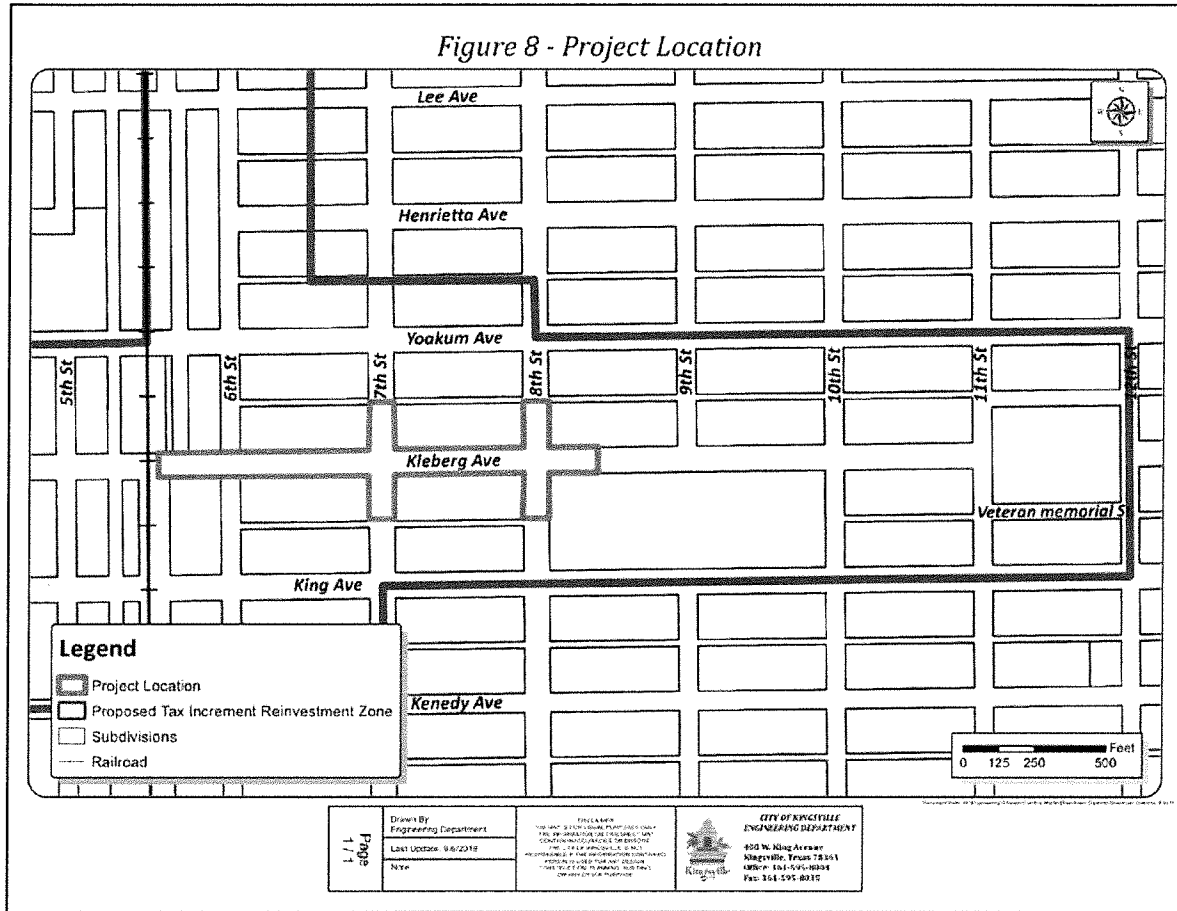
(J) *Contributions* made by the municipality or county from general revenue for the implementation of the project plan.

It is anticipated that economic development loans or grants might be made to assist implementation of the Project Plan. The Board, with City Council's approval, shall have the authority to establish and administer economic development programs, including but not limited to grants and loans, authorized under Chapter 380 of the Texas Local Government Code. Should such grants or loans occur, it will be done with the intent to fulfill the public purposes of developing and diversifying the economy, eliminating unemployment/underemployment, and developing or expanding transportation, business and commercial activity in the TIRZ.

3.2 Kind, Number, Location of Proposed Public Improvements— TEX. TAX CODE ANN. § 311.011(c) (2)

The proposed public improvements of TIRZ #1, Historic Downtown, are meant to address and remediate specific challenges faced by the area, which, if not remedied by TIF intervention, will continue to substantially impair the City's growth. Current public infrastructure is substandard for pedestrian mobility purposes and the overall area aesthetics are unfriendly and uninviting. Accordingly, new sidewalks and curb, extensions for traffic calming, pedestrian crosswalks and ADA compliant ramps are proposed to increase pedestrian mobility and access in the area. In an effort to improve area aesthetics, ornamental street lights are proposed to evoke a sense of arrival and increased character in Historic Downtown. Redevelopment of the area is contemplated to materialize over the 30 year life of the TIRZ. *See Map Figure 7 below "Project location."*

Map Figure 8, TIRZ Project Location



3.3 Economic Feasibility— TEX. TAX CODE ANN. § 311.011(c) (3)

The primary source of TIRZ revenue will be the ad valorem taxes generated on the annual incremental value above the base year value. Revenues will result from annual estimated inflationary growth on base property values and from new taxable values as construction and redevelopment occurs within the TIRZ. The table below potential TIF participation rates of the varying taxing entities.

Jurisdiction	Tax Rate	% Participation	Duration
City of Kingsville	0.842200	100%	30 years
Kleberg County	0.828800	100%	30 years
Kingsville ISD	1.518900	100%	30 years
So TX Water	0.08294	100%	30 years

Combined TIF Rate 3.272842

Assuming development occurs according to Exhibit C, "TIRZ #1, and Historic Downtown Revenue Model", the estimated cumulative combined City and County real property tax increments from

within the TIRZ would total \$401,554.23 over the 30 year life of the zone. Expected tax increments are a result of the removal of the economic depreciation factor depressing the majority of downtown commercial property values.

With anticipated cumulative TIF fund receipts and the proposed TIF project costs expressed in terms of 2018 present value, the difference between anticipated receipts of \$401,554.23 and the TIRZ project cost list of \$2,225,000, creates a shortfall of \$1,823,445.77. In other words, some but not all of the total eligible project costs identified in Section 3.1 of this Plan can be paid from the TIF fund. To fund the balance of the outlined projects, supplemental funding must come from some combination of municipal bonds for capital improvements, City/County operating budgets or grants. Alternatively, some of the project cost items might not be constructed.

3.4 Estimate of Bonded Indebtedness to be Incurred— TEX. TAX CODE ANN. § 311.011(c) (4)

The City, in its sole discretion, may issue or cause to be issued bonds, notes or other obligations secured by tax increment revenues, the proceeds of which are used to pay for or reimburse Project Costs, capitalized interest, developer interest and costs of issuance of the bonds. The amount of bonds and bonded indebtedness will be a function of the availability of TIRZ revenues.

3.5 Estimated Time When Monetary Obligations are to be Incurred— TEX. TAX CODE ANN. § 311.011(c) (5)

The TIRZ may incur monetary obligations after contracts between the TIRZ and property developers are inspected, completed and accepted by the City. The build-out horizon for TIRZ improvements will largely be market-driven. As such, bond issuance may occur at appropriate times as determined by the City and will largely be dependent upon tax revenue amounts available in the TIF fund to reimburse developers according to executed construction agreements or for debt service. Project costs, administrative costs and costs related to the creation and organization of the TIRZ may be paid from the issuance of bonds, directly from tax increment revenue, or a combination thereof.

3.6 Methods and Sources of Financing— TEX. TAX CODE ANN. § 311.011(c) (6)

To ensure timely construction and redevelopment, the City may utilize both “pay-as-you-go” and other various methods of financing allowable under the Tax Increment Financing Act including the issuance of tax increment bonds. Any such bonds or notes are payable solely from the tax increment fund and must mature on or before the date by which the final payments of the tax increment into the tax increment fund are due. To the extent permitted by law, efforts will be made to leverage TIRZ funds with grants/public funds and other economic development tools.

The City may issue tax increment bonds by ordinance. Alternatively, the City may execute a service contract with a created Local Government Corporation (“LGC”) under Chapter 431 of the Texas Transportation Code to issue bonds on behalf of the City and manage the affairs of the TIRZ. The increment amount of sales tax attributable to the TIRZ will not be deposited into the tax increment fund.

3.7 Current Appraised Value of Taxable Real Property— TEX. TAX CODE ANN. § 311.011(c) (7)

The base year value of all taxable real property within the designated TIRZ is \$14,126,174 as indicated by the 2017 Kleberg County Appraisal District tax roll. The base year value is approximately 18% of the total appraised value of all taxable real property in the City of Kingsville, or well within the 50% limit required by section 311.006(a)(2)(B) (Based on the 2017 total appraised value of all taxable real property in the municipality of \$ \$789,457,160.

Total value of privately owned property used for residential purposes within TIRZ #1, Historic Downtown is \$ 580,830 and privately owned property used for residential purposes accounts for approximately 4% of the total property (calculated in terms of acreage per parcel) in the TIRZ, which is within the 30% maximum allowed by section 311.006(a) (1)

3.8 Estimated Captured Appraised Value by Year— TEX. TAX CODE ANN. § 311.011 (c) (8)

Exhibit B, "Estimated Captured Appraised Value by Year" demonstrates the projected incremental tax value subject to capture throughout the life of the TIRZ.

3.9 Duration of Zone— TEX. TAX CODE ANN. § 311.011 (c) (9)

TIRZ #1, Historic Downtown Kingsville, Texas shall exist for a term of 30 years. The TIRZ shall take effect immediately upon the passage of the ordinance creating it, lasting through December 31, 2046 (with final year's tax to be collected by September 30, 2017) or at an earlier time designated by the City Council by ordinance. The City Council may determine, in its sole discretion that the TIRZ should be terminated prior to the designated termination date if there is insufficient private investment in the TIRZ, accelerated private investment in the TIRZ, or other good cause. City Council, by ordinance, may also terminate the TIRZ when all project costs and tax increment bonds, if any, including interest, have been paid in full.

NOTE: Per TEX. TAX CODE ANN. § 311.011(h), all amounts contained in this Preliminary Project Plan or Reinvestment Zone Financing Plan, including expenditures relating to project costs are considered estimates and do not act as a limitation on the items described herein.

Exhibit A – “TIRZ #1, Historic Downtown, Legal Description”

Beginning at a point that lies in the center of the intersection of 6th Street and Alice Avenue, said point also being described as the “Point of Beginning”;

Thence due east along the centerline of the aforementioned Alice Avenue approximately two hundred ninety-one feet to a point that lies on the centerline of Alice Avenue north of Lots 10 and 11, Block 21 of the Original Town, said point also being the north-easternmost corner of the zone herein described;

Thence due south approximately one thousand forty-eight feet crossing Blocks 21, 28, and the northern half of Block 36 of the Original Town to a point that lies in the alley in Block 36 north of Yoakum Avenue;

Thence due east approximately seven hundred eighty-five feet to a point that lies on the centerline of 8th Street parallel with the alley in Blocks 37 and 38 of the Original Town;

Thence due south along the centerline of the aforementioned 8th Street approximately two hundred sixteen feet to a point that lies in the center of the intersection of 8th Street and Yoakum Avenue;

Thence due east along the centerline of the aforementioned Yoakum Avenue approximately two thousand eighty-five feet to a point that lies in the center of the intersection of 12th Street and Yoakum Avenue, said point also being the easternmost corner of the zone herein described;

Thence due south along the centerline of the aforementioned 12th Street approximately eight hundred sixty-one feet to a point that lies in the center of the intersection of 12th Street and King Avenue, said point also being parallel to the easternmost corner of the zone herein described;

Thence due west along the centerline of the aforementioned King Avenue approximately two thousand six hundred twenty-five feet to a point that lies in the center of the intersection of 7th Street and King Avenue;

Thence due south along the centerline of the aforementioned 7th Street approximately four hundred nineteen feet to a point that lies in the center of the intersection of 7th Street and Kenedy Avenue, said point also being the south-easternmost corner of the zone herein described;

Thence due west along the centerline of the aforementioned Kenedy Avenue approximately two thousand one hundred forty-one feet to a point that lies in the center of the intersection of 3rd Street and Kenedy Avenue, said point also being the south-westernmost corner of the zone herein described;

Thence due north along the centerline of the aforementioned 3rd Street approximately four hundred nineteen feet to a point that lies in the center of the intersection of 3rd Street and King Avenue;

Thence due west along the centerline of the aforementioned King Avenue approximately five hundred seven feet to a point that lies in the center of the intersection of 2nd Street and King Avenue, said point also being the westernmost corner of the zone herein described;

Thence due north along the centerline of the aforementioned 2nd Street approximately eight hundred sixty-one feet to a point that lies in the center of the intersection of 2nd Street and Yoakum Avenue, said point also being parallel to the westernmost corner of the zone herein described;

Thence due east along the centerline of the aforementioned Yoakum Avenue approximately one thousand two hundred thirty feet crossing the tract Park, Block Chamberlain Park, Lot N 382.06', (KISD Administrative Office & TEC) to a point that lies in the center of Yoakum Avenue parallel to the center of the Union Pacific Railroad Company railroad track south of tract Juan Mendiola, Lot 192, (Rincon de Santa Gertrudis), Acres 0.94;

Thence due north along the centerline of the aforementioned Union Pacific Railroad Company railroad track approximately one thousand two hundred fifty-eight feet crossing tracts Juan Mendiola, Lot 192, (Rincon de Santa Gertrudis), Acres 0.94 and Acres 0.87 to a point that lies on the centerline of the intersection of the railroad track and Alice Avenue, said point also being the north-westernmost corner of the zone herein described;

Thence due east along the centerline of the aforementioned Alice Avenue approximately two hundred ninety feet to the "Point of Beginning".

Exhibit B – “Estimated Captured Appraised Value by Year”

Base Year	Base Year	Taxable Value	Incremental Increase	COK -\$.69055	KC-\$.761970	KISD-\$.170000	STWA-\$.064224	Total
				Taxes Based on PY M&O Tax Rate	Taxes Based on PY M&O Tax Rate		Taxes Base on PY M&O Tax Rate	
1	2017	14,126,174						
2	2018	14,482,154	355,980	2,458.22	2,712.46	4,164.96	228.62	9,564.26
3	2019	14,847,104	364,950	2,520.16	2,780.81	4,269.92	234.39	9,805.28
4	2020	15,221,251	374,147	2,583.67	2,850.89	4,377.52	240.29	10,052.37
5	2021	15,604,826	383,576	2,648.78	2,922.73	4,487.83	246.35	10,305.69
6	2022	15,998,068	393,242	2,715.53	2,996.38	4,600.93	252.56	10,565.40
7	2023	16,401,219	403,151	2,783.96	3,071.89	4,716.87	258.92	10,831.64
8	2024	16,814,530	413,311	2,854.12	3,149.30	4,835.74	265.44	11,104.60
9	2025	17,238,256	423,726	2,926.04	3,228.67	4,957.60	272.13	11,384.44
10	2026	17,672,660	434,404	2,999.78	3,310.03	5,082.53	278.99	11,671.32
11	2027	18,118,011	445,351	3,075.37	3,393.44	5,210.61	286.02	11,965.44
12	2028	18,574,585	456,574	3,152.87	3,478.96	5,341.91	293.23	12,266.97
13	2029	19,042,665	468,080	3,232.32	3,566.63	5,476.53	300.62	12,576.10
14	2030	19,522,540	479,875	3,313.78	3,656.50	5,614.54	308.20	12,893.02
15	2031	20,014,508	491,968	3,397.29	3,748.65	5,756.03	315.96	13,217.92
16	2032	20,518,874	504,366	3,482.90	3,843.11	5,901.08	323.92	13,551.01
17	2033	21,035,949	517,076	3,570.67	3,939.96	6,049.78	332.09	13,892.50
18	2034	21,566,055	530,106	3,660.65	4,039.25	6,202.24	340.46	14,242.59
19	2035	22,109,520	543,465	3,752.89	4,141.04	6,358.54	349.03	14,601.50
20	2036	22,666,680	557,160	3,847.47	4,245.39	6,518.77	357.83	14,969.46
21	2037	23,237,880	571,200	3,944.42	4,352.38	6,683.04	366.85	15,346.69
22	2038	23,823,474	585,595	4,043.82	4,462.05	6,851.46	376.09	15,733.43
23	2039	24,423,826	600,352	4,145.73	4,574.50	7,024.11	385.57	16,129.91
24	2040	25,039,306	615,480	4,250.20	4,689.78	7,201.12	395.29	16,536.38
25	2041	25,670,297	630,991	4,357.31	4,807.96	7,382.59	405.25	16,953.10
26	2042	26,317,188	646,891	4,467.11	4,929.12	7,568.63	415.46	17,380.32
27	2043	26,980,382	663,193	4,579.68	5,053.33	7,759.36	425.93	17,818.30
28	2044	27,660,287	679,906	4,695.09	5,180.68	7,954.90	436.66	18,267.32
29	2045	28,357,326	697,039	4,813.40	5,311.23	8,155.36	447.67	18,727.66
30	2046	29,071,931	714,605	4,934.70	5,445.07	8,360.87	458.95	19,199.60
			14,945,757	103,207.92	113,882.18	174,865.36	9,598.76	401,554.23

CONSENT AGENDA

AGENDA ITEM #1

**City of Kingsville
Engineering Dept.**

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Rutilio P. Mora Jr, P.E., City Engineer

DATE: October 22, 2018

SUBJECT: Consider introduction of an ordinance adopting the City Drainage Master Plan

Summary:

This item was presented on September 24, 2018, as an introduction and followed by the presentation from Kimley-Horn on prioritization and recommendations Opinion of Probable Construction Costs for 9 locations selected by Commission for potential City-wide drainage improvements. It also includes Opinion of Probable Construction Costs for downstream improvements on 6 of the 9 locations.

~~Before adopting the MDP the Commission may consider amending the contract with Kimley-Horn to include other area of concern as discussed in the September 24, 2018 meeting. One item mentioned was the drainage system at the intersection of King Ave. and 9th. Another location of interest is N. Armstrong St near the University.~~

Background:

City of Kingsville Drainage Master Plan - Phase II included tasks 7 – 10 which consisted of City-Wide Drainage Plan: Site Visits and existing Condition Observation, City-Wide Master Drainage Plan: Conceptual Drainage Improvements, Planting Standards and Maintenance Recommendations and Meetings & City Commission Presentation.

Financial Impact:

There is no financial impact by adopting the plan. Once a funding source is identified, then a part or all of the plan could be bid out at which time a financial impact would be created.

The Drainage Master Plan for improvements on all 9 locations is estimated at approximately \$16 million dollars excluding the downstream improvements. The



**City of Kingsville
Engineering Dept.**

downstream improvement can range from \$59 million to \$85 million dollars to address the proposed 10-year storm upstream capacity improvements.

The City may elect to have the consultant assist with possible funding mechanisms to complete these necessary improvements. Some possible funding mechanisms the City could use include the stormwater fee, grants, Texas Water Development Board, Federal Emergency Management Agency, or Certifications of Obligations.

Recommendation:

Staff recommends approval of the Drainage Master Plan as previously presented.

Attachments:

Prioritization slides from presentation (2 pages)
OPCC Location 1-9 (10 pages)
OPCC Downstream (7 pages)
Additional Scope of work Armstrong and King/14th (5 pages)



ORDINANCE NO. 2018-_____

AN ORDINANCE ADOPTING THE CITY OF KINGSVILLE DRAINAGE MASTER PLAN; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 213 of the Texas Local Government Code ("Chapter 213") provides that municipalities may adopt comprehensive plans for the purposes of promoting the sound development of the municipality and promoting the public health, safety, and welfare;

WHEREAS, the City adopted a Comprehensive Master Plan previously and determined a need recently for a drainage master plan;

WHEREAS, the City Commission had City staff and paid consultants undertake a series of studies and public hearings/meetings on the elements of the comprehensive drainage plan;

WHEREAS, the Drainage Master 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;

WHEREAS, the City staff and the consultants have met numerous times over the last year and there have been public forums to give citizens the opportunity to comment on and participate in the City of Kingsville Drainage Master Plan;

WHEREAS, the City of Kingsville Drainage Master Plan has been completed and presented to the City Commission, and a presentation on the final plan was held on September 24, 2018;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

I.

THAT, the Kingsville City Commission hereby adopts the final City of Kingsville Drainage Master Plan dated 2018, as is attached hereto and included herein for all purposes, as the City's Drainage Master Plan.

II.

THAT, the Drainage Master Plan is hereby declared to be a plan for the development of drainage improvements for this area of the community, and will be used as a guide and companion document to the land use and development regulations of the City. Notwithstanding the foregoing, the City recognizes that circumstances may change in ways not anticipated by the elements of the Drainage Master Plan, and the City Commission reserves the right to legislatively

determine that the Drainage Master Plan needs amendment, by way of example, by allowing for different drainage improvements or locations than shown in the Plan. Any such amendment shall not be granted without careful study and consideration, but must be made only on a showing of substantially changed circumstances. The City Commission may refer any requested change to the Drainage Master Plan and its elements back to city staff and such committees as may be appropriate for further study and recommendations.

III.

THAT, the City Commission reserves the right to amend the Drainage Master Plan at any time by adding or removing elements or by amending in part or in whole the elements listed in the Plan.

IV.

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

V.

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.

VI.

THAT this Ordinance shall become effective on and after adoption and publication as required by law.

INTRODUCED on this 24th day of September, 2018.

PASSED AND APPROVED on this the _____ day of October, 2018.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

Prioritization

- **Prioritization of projects based on multiple factors**
 - Capacity of existing infrastructure – 35%
 - Potential for structural flooding – 40%
 - Impacts on mobility – 25%



Prioritization

Project Location	Category			Total
	1	2	3	
9	7	4	5	5.3
2	7	4	2	4.55
6	7	2	5	4.5
1	7	2	4	4.25
4	7	3	2	4.15
5	7	3	2	4.15
7	7	1	4	3.85
3	7	2	2	3.75
8	6	1	2	3



Client: City of Kingsville, Texas	Date: 8/20/2018
Project: Kingsville Master Drainage Plan	Prepared By: MDJ
KHA No.: 067796301	Checked By: SDG

Title: SUMMARY OF PROJECT TOTAL COSTS

Location 1	\$	1,388,016
Location 2	\$	1,352,544
Location 3	\$	1,509,807
Location 4	\$	1,890,123
Location 5	\$	1,950,640
Location 6	\$	223,060
Location 7	\$	1,419,236
Location 8	\$	695,936
	\$	5,552,983

Unit prices are based on TxDOT average low unit bid prices for Corpus Christi District 16 as of June 2018. Contingencies added for utility adjustments, landscaping, and construction. No design was performed for these items.

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Client: City of Kingsville, Texas	Date: 8/20/2018
Project: Kingsville Master Drainage Plan	Prepared By: MDJ
KHA No.: 067796301	Checked By: SDG

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 1

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements for Location 1					
1	MOBILIZATION	1	LS	\$74,010.00	\$74,010
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$15,000.00	\$15,000
3	TRAFFIC CONTROL	1	LS	\$15,000.00	\$15,000
4	REMOVE EXISTING PAVEMENT	3,350	SY	\$8.00	\$26,800
5	REMOVE EXISTING CURB AND GUTTER	180	LF	\$10.00	\$1,800
6	SAW CUT CURB REMOVAL	20	LF	\$30.00	\$600
7	12" FLEXBASE W/GEOGRID	3,350	SY	\$20.00	\$67,000
8	4" HOT MIX ASPHALT	30	TON	\$110.00	\$3,300
9		310	LF	\$60.00	\$18,600
10	RC PIPE (CL III)(24 IN)	270	LF	\$75.00	\$20,250
11	RC PIPE (CL III)(36 IN)	1,175	LF	\$115.00	\$135,125
12	CONC BOX CULV (6 FT X 3 FT)	300	LF	\$370.00	\$111,000
13	CONC BOX CULV (7 FT X 3 FT)	360	LF	\$450.00	\$162,000
14	JUNCTION BOX (5 FT X 5 FT)	3	EA	\$5,400.00	\$16,200
15	JUNCTION BOX (8 FT X 4 FT)	1	EA	\$7,200.00	\$7,200
16	JUNCTION BOX (10 FT X 10 FT)	2	EA	\$14,400.00	\$28,800
17	WYE CONNECTION	9	EA	\$1,500.00	\$13,500
18	5' CURB INLET TYP I	2	EA	\$5,000.00	\$10,000
19	10' CURB INLET TYP I	8	EA	\$6,000.00	\$48,000
20	15' CURB INLET TYP I	6	EA	\$7,000.00	\$42,000
21	WINGWALL (PW - 1) (HW=3 FT)	1	EA	\$8,500.00	\$8,500
22	CHANNEL EXCAVATION	1,075	CY	\$18.00	\$19,350
Base Bid A - Storm System Improvements Total					\$844,035

Basis for Cost Projection:

- ☒ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid A):	\$844,035
Landscaping Contingency (5%, +/-)	\$42,202
Construction Contingency (25%, +/-)	\$211,009
Total Estimated Construction Cost	\$1,097,246
Utility Adjustments Contingency (15% ±)	\$164,587
Total Estimated Construction Cost with Utility Adjustments	\$1,261,832
Engineering Services (10% Estimated)	\$126,183
TOTAL:	\$1,388,016

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Client: City of Kingsville, Texas	Date: 8/20/2018
Project: Kingsville Master Drainage Plan	Prepared By: MDJ
KHA No.: 067796301	Checked By: SDG

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 2
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Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements for Location 2					
1	MOBILIZATION	1	LS	\$72,050.00	\$72,050
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$15,000.00	\$15,000
3	TRAFFIC CONTROL	1	LS	\$15,000.00	\$15,000
4	REMOVE EXISTING PAVEMENT	2,130	SY	\$8.00	\$17,040
5	REMOVE EXISTING CURB AND GUTTER	210	LF	\$10.00	\$2,100
6	12" FLEXBASE W/GEOGRID	2,130	SY	\$20.00	\$42,600
7	4" HOT MIX ASPHALT	20	TON	\$110.00	\$2,200
8	RC PIPE (CL III)(18 IN)	310	LF	\$60.00	\$18,600
9	RC PIPE (CL III)(24 IN)	415	LF	\$75.00	\$31,125
10	RC PIPE (CL III)(36 IN)	1,130	LF	\$115.00	\$129,950
11	CONC BOX CULV (7 FT X 3 FT)	730	LF	\$450.00	\$328,500
12	JUNCTION BOX (5 FT X 5 FT)	2	EA	\$5,400.00	\$10,800
13	JUNCTION BOX (8 FT X 8 FT)	1	EA	\$10,200.00	\$10,200
14	JUNCTION BOX (18 FT X 8 FT)	2	EA	\$20,400.00	\$40,800
15	WYE CONNECTION	9	EA	\$1,500.00	\$13,500
16	10' CURB INLET TYP I	12	EA	\$6,000.00	\$72,000
17	DEMO EXISTING JUNCTION	1	EA	\$1,000.00	\$1,000
Base Bid A - Storm System Improvements Total					\$822,465

Basis for Cost Projection:

- ☐ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid A):	\$822,465
Landscaping Contingency (5%, +/-)	\$41,123
Construction Contingency (25%, +/-)	\$205,616
Total Estimated Construction Cost	\$1,069,205
Utility Adjustments Contingency (15% ±)	\$160,381
Total Estimated Construction Cost with Utility Adjustments	\$1,229,585
Engineering Services (10% Estimated)	\$122,959
TOTAL:	\$1,352,544

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Client: City of Kingsville, Texas	Date: 8/20/2018
Project: Kingsville Master Drainage Plan	Prepared By: MDJ
KHA No.: 067796301	Checked By: SDG

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 3

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements for Location 3					
1	MOBILIZATION	1	LS	\$80,740.00	\$80,740
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$15,000.00	\$15,000
3	TRAFFIC CONTROL	1	LS	\$15,000.00	\$15,000
4	REMOVE EXISTING PAVEMENT	4,110	SY	\$8.00	\$32,880
5	REMOVE EXISTING CURB AND GUTTER	160	LF	\$10.00	\$1,600
6	12" FLEXBASE W/GEOGRID	4,110	SY	\$20.00	\$82,200
7	4" HOT MIX ASPHALT	35	TON	\$110.00	\$3,850
8	RC PIPE (CL III)(18 IN)	440	LF	\$60.00	\$26,400
9	RC PIPE (CL III)(24 IN)	300	LF	\$75.00	\$22,500
10	RC PIPE (CL III)(36 IN)	1,135	LF	\$115.00	\$130,525
11	CONC BOX CULV (6 FT X 4 FT)	700	LF	\$400.00	\$280,000
12	CONC BOX CULV (5 FT X 3 FT)	200	LF	\$310.00	\$62,000
13	JUNCTION BOX (5 FT X 5 FT)	2	EA	\$5,400.00	\$10,800
14	JUNCTION BOX (7 FT X 7 FT)	3	EA	\$8,400.00	\$25,200
15	WYE CONNECTION	5	EA	\$1,500.00	\$7,500
16	5' CURB INLET EXTENSION	4	EA	\$3,500.00	\$14,000
17	10' CURB INLET EXTENSION	3	EA	\$5,000.00	\$15,000
18	5' CURB INLET TYP I	2	EA	\$5,000.00	\$10,000
19	10' CURB INLET TYP I	4	EA	\$6,000.00	\$24,000
20	15' CURB INLET TYP I	4	EA	\$7,000.00	\$28,000
21	WINGWALL (PW - 1) (HW=4 FT)	1	EA	\$11,000.00	\$11,000
22	REMOV STR (HEADWALL)	1	EA	\$1,500.00	\$1,500
23	REMOV STR (PIPE)	1,150	LF	\$16.00	\$18,400
Base Bid A - Storm System Improvements Total					\$918,095

Basis for Cost Projection:

- ☐ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid A):	\$918,095
Landscaping Contingency (5%, +/-)	\$45,905
Construction Contingency (25%, +/-)	\$229,524
Total Estimated Construction Cost	\$1,193,524
Utility Adjustments Contingency (15% ±)	\$179,029
Total Estimated Construction Cost with Utility Adjustments	\$1,372,552
Engineering Services (10% Estimated)	\$137,255
TOTAL:	\$1,509,807

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Client: City of Kingsville, Texas	Date: 8/20/2018
Project: Kingsville Master Drainage Plan	Prepared By: MDJ
KHA No.: 067796301	Checked By: SDG

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 4

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements for Location 4					
1	MOBILIZATION	1	LS	\$101,760.00	\$101,760
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$15,000.00	\$15,000
3	TRAFFIC CONTROL	1	LS	\$15,000.00	\$15,000
4	REMOVE EXISTING PAVEMENT	420	SY	\$10.00	\$4,200
5	12" FLEXBASE W/GEOGRID	420	SY	\$22.00	\$9,240
6	4" HOT MIX ASPHALT	5	TON	\$120.00	\$600
7	RC PIPE (CL III)(18 IN)	135	LF	\$60.00	\$8,100
8	CONC BOX CULV (5 FT X 3 FT)	3,000	LF	\$310.00	\$930,000
9	JUNCTION BOX (14 FT X 8 FT)	2	EA	\$15,600.00	\$31,200
10	WINGWALL (PW - 1 HW=3 FT)	1	EA	\$8,500.00	\$8,500
11	HEADWALL (CH - PW - 0) (DIA= 18 IN)	4	EA	\$3,500.00	\$14,000
12	REMOV STR (HEADWALL)	1	EA	\$1,500.00	\$1,500
13	CHANNEL EXCAVATION	570	CY	\$18.00	\$10,260
Base Bid A - Storm System Improvements Total					\$1,149,360

Basis for Cost Projection:

- ☐ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid A):	\$1,149,360
Landscaping Contingency (5%, +/-)	\$57,468
Construction Contingency (25%, +/-)	\$287,340
Total Estimated Construction Cost	\$1,494,168
Utility Adjustments Contingency (15% ±)	\$224,125
Total Estimated Construction Cost with Utility Adjustments	\$1,718,293
Engineering Services (10% Estimated)	\$171,829
TOTAL:	\$1,890,123

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Client: City of Kingsville, Texas
 Project: Kingsville Master Drainage Plan
 KHA No.: 067796301

Date: 8/20/2018
 Prepared By: MDJ
 Checked By: SDG

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 5

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements for Location 5					
1	MOBILIZATION	1	LS	\$105,110.00	\$105,110
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$15,000.00	\$15,000
3	TRAFFIC CONTROL	1	LS	\$15,000.00	\$15,000
4	REMOVE EXISTING PAVEMENT	4,450	SY	\$8.00	\$35,600
5	REMOVE EXISTING CURB AND GUTTER	190	LF	\$10.00	\$1,900
6	12" FLEXBASE W/GEOGRID	4,450	SY	\$20.00	\$89,000
7	4" HOT MIX ASPHALT	35	TON	\$110.00	\$3,850
8	RC PIPE (CL III)(18 IN)	455	LF	\$60.00	\$27,300
9	RC PIPE (CL III)(24 IN)	455	LF	\$75.00	\$34,125
10	RC PIPE (CL III)(36 IN)	2,385	LF	\$115.00	\$274,275
11	CONC BOX CULV (7 FT X 3 FT)	800	LF	\$450.00	\$360,000
12	JUNCTION BOX (5 FT X 5 FT)	5	EA	\$5,400.00	\$27,000
13	JUNCTION BOX (7 FT X 7 FT)	3	EA	\$8,400.00	\$25,200
14	JUNCTION BOX (10 FT X 10 FT)	1	EA	\$14,400.00	\$14,400
15	WYE CONNECTION	7	EA	\$1,500.00	\$10,500
16	5' CURB INLET TYP I	6	EA	\$5,000.00	\$30,000
17	10' CURB INLET TYP I	8	EA	\$6,000.00	\$48,000
18	15' CURB INLET TYP I	8	EA	\$7,000.00	\$56,000
19	REMOVE EXISTING INLET	3	EA	\$500.00	\$1,500
20	REMOV STR (PIPE)	775	LF	\$16.00	\$12,400
Base Bid A - Storm System Improvements Total					\$1,186,160

Basis for Cost Projection:

- ☐ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid A):	\$1,186,160
Landscaping Contingency (5%, +/-)	\$59,308
Construction Contingency (25%, +/-)	\$296,540
Total Estimated Construction Cost	\$1,542,008
Utility Adjustments Contingency (15% ±)	\$231,301
Total Estimated Construction Cost with Utility Adjustments	\$1,773,309
Engineering Services (10% Estimated)	\$177,331
TOTAL:	\$1,950,640

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Client: City of Kingsville, Texas	Date: 8/20/2018
Project: Kingsville Master Drainage Plan	Prepared By: MDJ
KHA No.: 067796301	Checked By: SDG

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 6

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements for Location 6					
1	MOBILIZATION	1	LS	\$9,610.00	\$9,610
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$15,000.00	\$15,000
3	TRAFFIC CONTROL	1	LS	\$15,000.00	\$15,000
4	REMOVE EXISTING PAVEMENT	1,300	SY	\$8.00	\$10,400
5	REMOVE EXISTING CURB AND GUTTER	900	LF	\$10.00	\$9,000
6	BACKFILL	85	CY	\$18.00	\$1,530
7	12" FLEXBASE W/GEOGRID	1,300	SY	\$20.00	\$26,000
8	4" HOT MIX ASPHALT	10	TON	\$110.00	\$1,100
9	RC PIPE (CL III)(12 IN)	300	LF	\$60.00	\$18,000
10	HEADWALL (PW - 0) (DIA=1 FT)	4	EA	\$3,000.00	\$12,000
11	CONCRETE CHANNEL 4" THICKENSS	45	CY	\$400.00	\$18,000
Base Bid A - Storm System Improvements Total					\$135,640

Basis for Cost Projection:

- ☒ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid A):	\$135,640
Landscaping Contingency (5%, +/-)	\$6,782
Construction Contingency (25%, +/-)	\$33,910
Total Estimated Construction Cost	\$176,332
Utility Adjustments Contingency (15% ±)	\$26,450
Total Estimated Construction Cost with Utility Adjustments	\$202,782
Engineering Services (10% Estimated)	\$20,278
TOTAL:	\$223,060

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Client: City of Kingsville, Texas	Date: 8/20/2018
Project: Kingsville Master Drainage Plan	Prepared By: MDJ
KHA No.: 067796301	Checked By: SDG

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 7
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Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements for Location 7					
1	MOBILIZATION	1	LS	\$75,730.00	\$75,730
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$15,000.00	\$15,000
3	TRAFFIC CONTROL	1	LS	\$15,000.00	\$15,000
4	REMOVE EXISTING PAVEMENT	3,680	SY	\$8.00	\$29,440
5	REMOVE EXISTING CURB AND GUTTER	165	LF	\$10.00	\$1,650
6	12" FLEXBASE W/GEOGRID	3,680	SY	\$20.00	\$73,600
7	4" HOT MIX ASPHALT	30	TON	\$110.00	\$3,300
8	RC PIPE (CL III)(18 IN)	340	LF	\$60.00	\$20,400
9	RC PIPE (CL III)(24 IN)	730	LF	\$75.00	\$54,750
10	RC PIPE (CL III)(36 IN)	1,550	LF	\$115.00	\$178,250
11	RC PIPE (CL III)(48 IN)	60	LF	\$170.00	\$10,200
12	CONC BOX CULV (4 FT X 3 FT)	210	LF	\$240.00	\$50,400
13	JUNCTION BOX (5 FT X 5 FT)	5	EA	\$5,400.00	\$27,000
14	JUNCTION BOX (10 FT X 10 FT)	1	EA	\$14,400.00	\$14,400
15	WYE CONNECTION	7	EA	\$1,500.00	\$10,500
16	5' CURB INLET TYP I	1	EA	\$5,000.00	\$5,000
17	10' CURB INLET TYP I	16	EA	\$6,000.00	\$96,000
18	HEADWALL (CH - PW - 0) (DIA= 36IN)	2	EA	\$8,500.00	\$17,000
19	WINGWALL (PW - 1) (HW=3 FT)	4	EA	\$8,500.00	\$34,000
20	CHANNEL EXCAVATION	6,750	CY	\$18.00	\$121,500
21	REMOVE EXISTING INLET	1	EA	\$500.00	\$500
22	REMOV STR (PIPE)	525	LF	\$16.00	\$8,400
23	REMOVE EXISTING JUNCTION BOX	1	EA	\$1,000.00	\$1,000
Base Bid A - Storm System Improvements Total					\$863,020

Basis for Cost Projection:

- ☐ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid A):	\$863,020
Landscaping Contingency (5%, +/-)	\$43,151
Construction Contingency (25%, +/-)	\$215,755
Total Estimated Construction Cost	\$1,121,926
Utility Adjustments Contingency (15% ±)	\$168,289
Total Estimated Construction Cost with Utility Adjustments	\$1,290,215
Engineering Services (10% Estimated)	\$129,021
TOTAL:	\$1,419,236

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Client: City of Kingsville, Texas	Date: 8/20/2018
Project: Kingsville Master Drainage Plan	Prepared By: MDJ
KHA No.: 067796301	Checked By: SDG

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 8

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements for Location 8					
1	MOBILIZATION	1	LS	\$35,750.00	\$35,750
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$15,000.00	\$15,000
3	TRAFFIC CONTROL	1	LS	\$15,000.00	\$15,000
4	REMOVE EXISTING PAVEMENT	1,380	SY	\$8.00	\$11,040
5	REMOVE EXISTING CURB AND GUTTER	50	LF	\$10.00	\$500
6	12" FLEXBASE W/GEOGRID	1,380	SY	\$20.00	\$27,600
7	4" HOT MIX ASPHALT	15	TON	\$110.00	\$1,650
8	RC PIPE (CL III)(18 IN)	40	LF	\$60.00	\$2,400
9	RC PIPE (CL III)(24 IN)	1,110	LF	\$75.00	\$83,250
10	RC PIPE (CL III)(36 IN)	1,300	LF	\$115.00	\$149,500
11	JUNCTION BOX (4 FT X 4 FT)	3	EA	\$4,800.00	\$14,400
12	JUNCTION BOX (7 FT X 7 FT)	1	EA	\$8,400.00	\$8,400
13	WYE CONNECTION	1	EA	\$1,500.00	\$1,500
14	5' CURB INLET TYP I	2	EA	\$5,000.00	\$10,000
15	5' CURB INLET EXTENSION	8	EA	\$3,500.00	\$28,000
16	WINGWALL (PW - 0) (DIA=36 IN)	2	EA	\$8,500.00	\$17,000
17	FLAP GATE FOR 36" RCP	2	EA	\$1,000.00	\$2,000
18	DRILL 24" OPENING IN EXISTING OUTFALL STRUCTURE	1	EA	\$200.00	\$200
Base Bid A - Storm System Improvements Total					\$423,190

Basis for Cost Projection:

- ☐ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid A):	\$423,190
Landscaping Contingency (5%, +/-)	\$21,160
Construction Contingency (25%, +/-)	\$105,798
Total Estimated Construction Cost	\$550,147
Utility Adjustments Contingency (15% ±)	\$82,522
Total Estimated Construction Cost with Utility Adjustments	\$632,669
Engineering Services (10% Estimated)	\$63,267
TOTAL:	\$695,936

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Client:	City of Kingsville, Texas	Date:	8/20/2018
Project:	Kingsville Master Drainage Plan	Prepared By:	MDJ
KHA No.:	067796301	Checked By:	SDG

Title:	OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 9
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Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements for Location 9					
1	MOBILIZATION	1	LS	\$304,250.00	\$304,250
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$15,000.00	\$15,000
3	TRAFFIC CONTROL	1	LS	\$15,000.00	\$15,000
4	REMOVE EXISTING PAVEMENT	4,475	SY	\$8.00	\$35,800
5	REMOVE EXISTING CURB AND GUTTER	295	LF	\$10.00	\$2,950
6	12" FLEXBASE W/GEOGRID	4,475	SY	\$20.00	\$89,500
7	4" HOT MIX ASPHALT	40	TON	\$110.00	\$4,400
8	RC PIPE (CL III)(24 IN)	560	LF	\$75.00	\$42,000
9	RC PIPE (CL III)(36 IN)	800	LF	\$115.00	\$92,000
10	CONC BOX CULV (6 FT X 3 FT)	2,770	LF	\$370.00	\$1,024,900
11	CONC BOX CULV (7 FT X 3 FT)	260	LF	\$450.00	\$117,000
12	CONC BOX CULV (5 FT X 3 FT)	990	LF	\$310.00	\$306,900
13	CONC BOX CULV (5 FT X 4 FT)	1,080	LF	\$340.00	\$367,200
14	CONC BOX CULV (6 FT X 4 FT)	1,540	LF	\$400.00	\$616,000
15	JUNCTION BOX (5 FT X 5 FT)	1	EA	\$5,400.00	\$5,400
16	JUNCTION BOX (8 FT X 16 FT)	1	EA	\$18,000.00	\$18,000
17	JUNCTION BOX (10 FT X 10 FT)	1	EA	\$14,400.00	\$14,400
18	JUNCTION BOX (24 FT X 10 FT)	1	EA	\$30,000.00	\$30,000
19	JUNCTION BOX (24 FT X 24 FT)	2	EA	\$66,000.00	\$132,000
20	WYE CONNECTION	1	EA	\$1,500.00	\$1,500
21	5' CURB INLET EXTENSION	5	EA	\$3,500.00	\$17,500
22	10' CURB INLET EXTENSION	4	EA	\$5,000.00	\$20,000
23	10' CURB INLET TYP I	1	EA	\$6,000.00	\$6,000
24	15' CURB INLET TYP I	14	EA	\$7,000.00	\$98,000
25	DEMO EXISTING JUNCTION	1	EA	\$1,000.00	\$1,000
Base Bid A - Storm System Improvements Total					\$3,376,700

Basis for Cost Projection:

- ☐ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid A):	\$3,376,700
Landscaping Contingency (5%, +/-)	\$168,835
Construction Contingency (25%, +/-)	\$844,175
Total Estimated Construction Cost	\$4,389,710
Utility Adjustments Contingency (15% ±)	\$658,457
Total Estimated Construction Cost with Utility Adjustments	\$5,048,167
Engineering Services (10% Estimated)	\$504,817
TOTAL:	\$5,552,983

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Client: City of Kingsville, Texas	Date: 8/20/2018
Project: Kingsville Master Drainage Plan	Prepared By: MDJ
KHA No.: 067796301	Checked By: SDG

Title: SUMMARY OF PROJECT TOTAL COSTS
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	\$	2,232,067
Location 3 Downstream Improvements Option 1	\$	6,613,029
Location 3 Downstream Improvements Option 2	\$	20,165,400
Location 4 Downstream Improvements Option 1	\$	24,815,034
Location 4 Downstream Improvements Option 2	\$	17,204,284
	\$	5,753,496
Location 7 Downstream Improvements Option 1	\$	6,992,136
Location 7 Downstream Improvements Option 2	\$	9,805,637
Location 9 Downstream Improvements Option 1	\$	19,684,116
Location 9 Downstream Improvements Option 2	\$	21,671,719

Unit prices are based on TxDOT average low unit bid prices for Corpus Christi District 16 as of June 2018. Contingencies added for utility adjustments, landscaping, and construction. No design or analysis was performed for these items.

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Client: City of Kingsville, Texas	Date: 8/20/2018
Project: Kingsville Master Drainage Plan	Prepared By: MDJ
KHA No.: 067796301	Checked By: SDG

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 2 DOWNSTREAM - 19th Street from Kenedy Ave to Tranquitas Creek

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements for Location 2 Downstream					
1	MOBILIZATION	1	LS	\$109,570.00	\$109,570
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$20,000.00	\$20,000
3	TRAFFIC CONTROL	1	LS	\$25,000.00	\$25,000
4	REMOVE EXISTING PAVEMENT	3,500	SY	\$8.00	\$28,000
5	12" FLEXBASE W/GEOGRID	3,500	SY	\$20.00	\$70,000
6	4" HOT MIX ASPHALT	30	TON	\$110.00	\$3,300
7	REMOVE CONCRETE PIPE	1,825	LF	\$15.00	\$27,375
8	CONC BOX CULV (7 FT X 4 FT)	315	LF	\$490.00	\$154,350
9	CONC BOX CULV (7 FT X 5 FT)	1,510	LF	\$520.00	\$785,200
10	WINGWALL (PW - 1 HW=5 FT)	1	EA	\$13,000.00	\$13,000
11	JUNCTION BOX (10 FT X 10 FT)	1	EA	\$14,400.00	\$14,400
Base Bid A - Storm System Improvements Total					\$1,250,195

Basis for Cost Projection:

- ☒ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid A):	\$1,250,195
Landscaping Contingency (5%, +/-)	\$62,510
Construction Contingency (30%, +/-)	\$375,059
Total Estimated Construction Cost	\$1,687,763
Utility Adjustments Contingency (15% ±)	\$253,164
Total Estimated Construction Cost with Utility Adjustments	\$1,940,928
Engineering Services (15% Estimated)	\$291,139
TOTAL:	\$2,232,067

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Client: City of Kingsville, Texas	Date: 8/20/2018
Project: Kingsville Master Drainage Plan	Prepared By: MDJ
KHA No.: 067796301	Checked By: SDG

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 3 DOWNSTREAM OPTION 1 - Caesar Ditch

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements for Location 3 Downstream Option 1					
1	MOBILIZATION	1	LS	\$334,000.00	\$334,000
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$15,000.00	\$15,000
3	TRAFFIC CONTROL	1	LS	\$15,000.00	\$15,000
4	CONCRETE RIPRAP	8,350	CY	\$400.00	\$3,340,000
Base Bid A - Storm System Improvements Total					\$3,704,000

Basis for Cost Projection:

- ☐ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid A):	\$3,704,000
Landscaping Contingency (5%, +/-)	\$185,200
Construction Contingency (30%, +/-)	\$1,111,200
Total Estimated Construction Cost	\$5,000,400
Utility Adjustments Contingency (15% ±)	\$750,060
Total Estimated Construction Cost with Utility Adjustments	\$5,750,460
Engineering Services (15% Estimated)	\$862,569
TOTAL:	\$6,613,029

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 3 DOWNSTREAM OPTION 2 - Caesar Ditch

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid B - Storm System Improvements for Location 3 Downstream Option 2					
1	MOBILIZATION	1	LS	\$1,024,070.00	\$1,024,070
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$15,000.00	\$15,000
3	TRAFFIC CONTROL	1	LS	\$15,000.00	\$15,000
4	REMOVE EXISTING PAVEMENT	1,700	SY	\$8.00	\$13,600
5	12" FLEXBASE W/GEOGRID	1,700	SY	\$20.00	\$34,000
6	4" HOT MIX ASPHALT	10	TON	\$110.00	\$1,100
7		9,600	LF	\$860.00	\$8,256,000
8	CONC BOX CULV (8 FT X 6 FT)	2,700	LF	\$600.00	\$1,620,000
9	WINGWALL (PW - 1 HW=6 FT)	1	EA	\$16,000.00	\$16,000
10	REMOVE CONCRETE BOX CULVERT	2,000	LF	\$150.00	\$300,000
Base Bid B - Storm System Improvements Total					\$11,294,770

Basis for Cost Projection:

- ☐ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid B):	\$11,294,770
Landscaping Contingency (5%, +/-)	\$564,739
Construction Contingency (30%, +/-)	\$3,388,431
Total Estimated Construction Cost	\$15,247,940
Utility Adjustments Contingency (15% ±)	\$2,287,191
Total Estimated Construction Cost with Utility Adjustments	\$17,535,130
Engineering Services (15% Estimated)	\$2,630,270
TOTAL:	\$20,165,400

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Client: City of Kingsville, Texas
 Project: Kingsville Master Drainage Plan
 KHA No.: 067796301

Date: 8/20/2018
 Prepared By: MDJ
 Checked By: SDG

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 4 DOWNSTREAM OPTION 1 - FM 1717 from Alexander Ave to Escondido Creek

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements for Location 4 Downstream Option 1					
1	MOBILIZATION	1	LS	\$1,259,460.00	\$1,259,460
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$20,000.00	\$20,000
3	TRAFFIC CONTROL	1	LS	\$25,000.00	\$25,000
4	REMOVE EXISTING PAVEMENT	27,000	SY	\$8.00	\$216,000
5	12" FLEXBASE W/GEOGRID	27,000	SY	\$20.00	\$540,000
6	4" HOT MIX ASPHALT	220	TON	\$110.00	\$24,200
7	REMOVE EXISTING CURB AND GUTTER	3,200	LF	\$10.00	\$32,000
8	REMOVE CONCRETE PIPE	8,800	LF	\$15.00	\$132,000
9	CONC BOX CULV (6 FT X 3 FT)	1,200	LF	\$370.00	\$444,000
10	CONC BOX CULV (9 FT X 5 FT)	16,400	LF	\$680.00	\$11,152,000
11	WINGWALL (PW - 1 HW=6 FT)	1	EA	\$16,000.00	\$16,000
12	CONC CURB AND GUTTER	3,200	LF	\$12.00	\$38,400
Base Bid A - Storm System Improvements Total					\$13,899,060

Basis for Cost Projection:

- ☐ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid A):	\$13,899,060
Landscaping Contingency (5%, +/-)	\$694,953
Construction Contingency (30%, +/-)	\$4,169,718
Total Estimated Construction Cost	\$18,763,731
Utility Adjustments Contingency (15% ±)	\$2,814,560
Total Estimated Construction Cost with Utility Adjustments	\$21,578,291
Engineering Services (15% Estimated)	\$3,236,744
TOTAL:	\$24,815,034

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 4 DOWNSTREAM OPTION 2 - FM 1717 from Alexander Ave to Escondido Creek

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid B - Storm System Improvements for Location 4 Downstream Option 2					
1	MOBILIZATION	1	LS	\$871,930.00	\$871,930
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$20,000.00	\$20,000
3	TRAFFIC CONTROL	1	LS	\$25,000.00	\$25,000
4	REMOVE EXISTING PAVEMENT	24,000	SY	\$8.00	\$192,000
5	12" FLEXBASE W/GEOGRID	24,000	SY	\$20.00	\$480,000
6	4" HOT MIX ASPHALT	190	TON	\$110.00	\$20,900
7	REMOVE CONCRETE PIPE	8,800	LF	\$15.00	\$132,000
8	CONC BOX CULV (6 FT X 3 FT)	1,200	LF	\$370.00	\$444,000
9	CONC BOX CULV (10 FT X 6 FT)	8,600	LF	\$860.00	\$7,396,000
10	WINGWALL (PW - 1 HW=6 FT)	1	EA	\$16,000.00	\$16,000
11	CONC CURB AND GUTTER	3,200	LF	\$12.00	\$38,400
Base Bid B - Storm System Improvements Total					\$9,636,230

Basis for Cost Projection:

- ☐ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid B):	\$9,636,230
Landscaping Contingency (5%, +/-)	\$481,812
Construction Contingency (30%, +/-)	\$2,890,869
Total Estimated Construction Cost	\$13,008,911
Utility Adjustments Contingency (15% ±)	\$1,951,337
Total Estimated Construction Cost with Utility Adjustments	\$14,960,247
Engineering Services (15% Estimated)	\$2,244,037
TOTAL:	\$17,204,284

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Client: City of Kingsville, Texas	Date: 8/20/2018
Project: Kingsville Master Drainage Plan: Location 5 Downstream	Prepared By: MDJ
KHA No.: 067796301	Checked By: SDG

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 5 DOWNSTREAM - Caesar Road from S. 16th St. to S. 18th St.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements for Location 5 Downstream					
1	MOBILIZATION	1	LS	\$288,870.00	\$288,870
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$20,000.00	\$20,000
3	TRAFFIC CONTROL	1	LS	\$25,000.00	\$25,000
4	REMOVE EXISTING PAVEMENT	6,400	SY	\$8.00	\$51,200
5	12" FLEXBASE W/GEOGRID	6,400	SY	\$20.00	\$128,000
6	4" HOT MIX ASPHALT	50	TON	\$110.00	\$5,500
7		1,700	LF	\$770.00	\$1,309,000
8	CONC BOX CULV (10 FT X 7 FT)	1,500	LF	\$910.00	\$1,365,000
9	JUNCTION BOX (24 FT X 10 FT)	1	EA	\$30,000.00	\$30,000
Base Bid A - Storm System Improvements Total					\$3,222,570

Basis for Cost Projection:

- ☐ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid B):	\$3,222,570
Landscaping Contingency (5%, +/-)	\$161,129
Construction Contingency (30%, +/-)	\$966,771
Total Estimated Construction Cost	\$4,350,470
Utility Adjustments Contingency (15% ±)	\$652,570
Total Estimated Construction Cost with Utility Adjustments	\$5,003,040
Engineering Services (15% Estimated)	\$750,456
TOTAL:	\$5,753,496

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Client: City of Kingsville, Texas	Date: 8/20/2018
Project: Kingsville Master Drainage Plan	Prepared By: MDJ
KHA No.: 067796301	Checked By: SDG

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 7 DOWNSTREAM OPTION 1 - BU 77 from 6th St. to Escondido Creek

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements for Location 7 Downstream Improvements Option 1					
1	MOBILIZATION	1	LS	\$351,940.00	\$351,940
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$20,000.00	\$20,000
3	TRAFFIC CONTROL	1	LS	\$25,000.00	\$25,000
4	REMOVE EXISTING PAVEMENT	9,700	SY	\$8.00	\$77,600
5	12" FLEXBASE W/GEOGRID	9,700	SY	\$20.00	\$194,000
6	4" HOT MIX ASPHALT	80	TON	\$110.00	\$8,800
7		6,200	LF	\$520.00	\$3,224,000
8	WINGWALL (PW - 1 HW=4 FT)	1	EA	\$15,000.00	\$15,000
Base Bid A - Storm System Improvements Total					\$3,916,340

Basis for Cost Projection:

- ☐ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid A):	\$3,916,340
Landscaping Contingency (5%, +/-)	\$195,817
Construction Contingency (30%, +/-)	\$1,174,902
Total Estimated Construction Cost	\$5,287,059
Utility Adjustments Contingency (15% ±)	\$793,059
Total Estimated Construction Cost with Utility Adjustments	\$6,080,118
Engineering Services (15% Estimated)	\$912,018
TOTAL:	\$6,992,136

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 7 DOWNSTREAM OPTION 2 - BU 77 from 6th St. to Escondido Creek

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid B - Storm System Improvements for Location 7 Downstream Option 2					
1	MOBILIZATION	1	LS	\$495,200.00	\$495,200
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$20,000.00	\$20,000
3	TRAFFIC CONTROL	1	LS	\$25,000.00	\$25,000
4	REMOVE EXISTING PAVEMENT	11,700	SY	\$8.00	\$93,600
5	12" FLEXBASE W/GEOGRID	11,700	SY	\$20.00	\$234,000
6		90	TON	\$110.00	\$9,900
7	REMOVE CONCRETE PIPE	3,100	LF	\$15.00	\$46,500
8	CONC BOX CULV (7 FT X 4 FT)	9,300	LF	\$490.00	\$4,557,000
9	WINGWALL (PW - 1 HW=4 FT)	1	EA	\$11,000.00	\$11,000
Base Bid B - Storm System Improvements Total					\$5,492,200

Basis for Cost Projection:

- ☒ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid B):	\$5,492,200
Landscaping Contingency (5%, +/-)	\$274,610
Construction Contingency (30%, +/-)	\$1,647,660
Total Estimated Construction Cost	\$7,414,470
Utility Adjustments Contingency (15% ±)	\$1,112,171
Total Estimated Construction Cost with Utility Adjustments	\$8,526,641
Engineering Services (15% Estimated)	\$1,278,996
TOTAL:	\$9,805,637

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Client: City of Kingsville, Texas
 Project: Kingsville Master Drainage Plan
 KHA No.: 067796301

Date: 8/20/2018
 Prepared By: MDJ
 Checked By: SDG

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 9 DOWNSTREAM OPTION 1 - FM 1898 and US 77 from N. 20th St. to Tranquitas Creek

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements for Location 9 Downstream Option 1					
1	MOBILIZATION	1	LS	\$998,200.00	\$998,200
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$20,000.00	\$20,000
3	TRAFFIC CONTROL	1	LS	\$25,000.00	\$25,000
4	REMOVE EXISTING PAVEMENT	24,000	SY	\$8.00	\$192,000
5	12" FLEXBASE W/GEOGRID	24,000	SY	\$20.00	\$480,000
6	4" HOT MIX ASPHALT	190	TON	\$110.00	\$20,900
7	REMOVE EXISTING CURB AND GUTTER	2,050	LF	\$10.00	\$20,500
8	CONC BOX CULV (10 FT X 7 FT)	3,600	LF	\$910.00	\$3,276,000
9		3,600	LF	\$860.00	\$3,096,000
10	CONC BOX CULV (9 FT X 5 FT)	4,100	LF	\$680.00	\$2,788,000
11	JUNCTION BOX (24 FT X 24 FT)	1	EA	\$66,000.00	\$66,000
12	WINGWALL (PW - 1 HW=7 FT)	1	EA	\$18,000.00	\$18,000
13	CONC CURB AND GUTTER	2,050	LF	\$12.00	\$24,600
Base Bid A - Storm System Improvements Total					\$11,025,200

Basis for Cost Projection:

- ☒ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid A):	\$11,025,200
Landscaping Contingency (5%, +/-)	\$551,260
Construction Contingency (30%, +/-)	\$3,307,560
Total Estimated Construction Cost	\$14,884,020
Utility Adjustments Contingency (15% ±)	\$2,232,603
Total Estimated Construction Cost with Utility Adjustments	\$17,116,623
Engineering Services (15% Estimated)	\$2,567,493
TOTAL:	\$19,684,116

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: LOCATION 9 DOWNSTREAM OPTION 2 - FM 1898 and US 77 from N. 20th St. to Tranquitas Creek

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid B - Storm System Improvements for Location 9 Downstream Improvements Option 2					
1	MOBILIZATION	1	LS	\$1,109,590.00	\$1,109,590
2	STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL	1	LS	\$20,000.00	\$20,000
3	TRAFFIC CONTROL	1	LS	\$25,000.00	\$25,000
4	REMOVE EXISTING PAVEMENT	25,100	SY	\$8.00	\$200,800
5	12" FLEXBASE W/GEOGRID	25,100	SY	\$20.00	\$502,000
6		200	TON	\$110.00	\$22,000
7	REMOVE EXISTING CURB AND GUTTER	2,050	LF	\$10.00	\$20,500
8	REMOVE CONCRETE PIPE	8,800	LF	\$15.00	\$132,000
9	CONC BOX CULV (8 FT X 7 FT)	5,400	LF	\$630.00	\$3,402,000
10	CONC BOX CULV (8 FT X 6 FT)	5,400	LF	\$600.00	\$3,240,000
11	CONC BOX CULV (8 FT X 5 FT)	6,150	LF	\$560.00	\$3,444,000
12	JUNCTION BOX (30 FT X 30 FT)	1	EA	\$90,000.00	\$90,000
13	WINGWALL (PW - 1 HW=7 FT)	1	EA	\$18,000.00	\$18,000
14	CONC CURB AND GUTTER	2,050	LF	\$12.00	\$24,600
Base Bid B - Storm System Improvements Total					\$12,250,490

Basis for Cost Projection:

- ☐ No Design Completed
☐ Preliminary Design
☐ Final Design

Subtotal (Base Bid B):	\$12,250,490
Landscaping Contingency (5%, +/-)	\$612,525
Construction Contingency (30%, +/-)	\$3,675,147
Total Estimated Construction Cost	\$16,538,162
Utility Adjustments Contingency (15% ±)	\$2,480,724
Total Estimated Construction Cost with Utility Adjustments	\$19,018,886
Engineering Services (15% Estimated)	\$2,852,833
TOTAL:	\$21,871,719

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Rutilio "Rudy" Mora

From: Ploetzner, Kate <kate.ploetzner@kimley-horn.com>
Sent: Friday, May 11, 2018 4:20 PM
To: Rutilio "Rudy" Mora
Cc: Roel Tovar; Galloway, Steve; Jensen, Mitchell
Subject: RE: Kingsville Update Call - 5/4
Attachments: Location 10.PNG; Locations 11 and 12.png

Rudy,

We've come up with the additional fees for the 3 roads you highlighted and sent to us last week. Note that for each of the 3 roads you circled, there are two separate storm sewer systems which is equitable to 6 analysis locations. We anticipate a total analysis of approximately 16,000 feet of storm sewer and 60 inlets. This averages out to approximately 2,700 LF and 10 inlets for each location. We are estimating approximately \$9,000 per each of the 6 locations. The analysis assumes the following:

- No site visit or other travel to Kingsville to be performed by KH other than what is authorized under current contract.
- A similar analysis will be prepared for these 6 locations as what is being prepared for the 9 locations currently under contract, which includes OPCCs and prioritization.
- Similar final deliverable as the Conceptual Drainage Improvement task currently under contract, which would be one 11" x 17" exhibit and OPCC document for each of the 6 locations.

Please let me know what time works for you on Monday for me to follow up and discuss this over a phone call.

~~If we'd like to include site visits and/or additional Commission meetings in addition to what is under the currently authorized contract, we can add-on to this scope.~~

Thanks,
Kate

Kate E. Ploetzner, P.E., CFM | Project Manager
Kimley-Horn | 13455 Noel Road; Two Galleria Office Tower, Suite 700; Dallas, TX 75240
Direct: 972 770 3024 | Mobile: 832 236 6801 | Main: 972 770 1300

~~Celebrating 11 years as one of FORTUNE's 100 Best Companies to Work For~~

From: Rutilio "Rudy" Mora [<mailto:rmora@cityofkingsville.com>]
Sent: Wednesday, May 2, 2018 5:01 PM
To: Ploetzner, Kate <kate.ploetzner@kimley-horn.com>; Roel Tovar <rtovar@cityofkingsville.com>
Cc: Jensen, Mitchell <Mitchell.Jensen@kimley-horn.com>; Galloway, Steve <Steve.Galloway@kimley-horn.com>
Subject: RE: Kingsville Update Call - 5/4

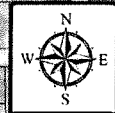
Kate,

Attached are the area of concern.

Thanks,

Rutilio "Rudy" P. Mora Jr., P.E., CFM
City Engineer
400 W. King Ave./P.O. Box 1458

Analysis Location 11 & 12



Legend

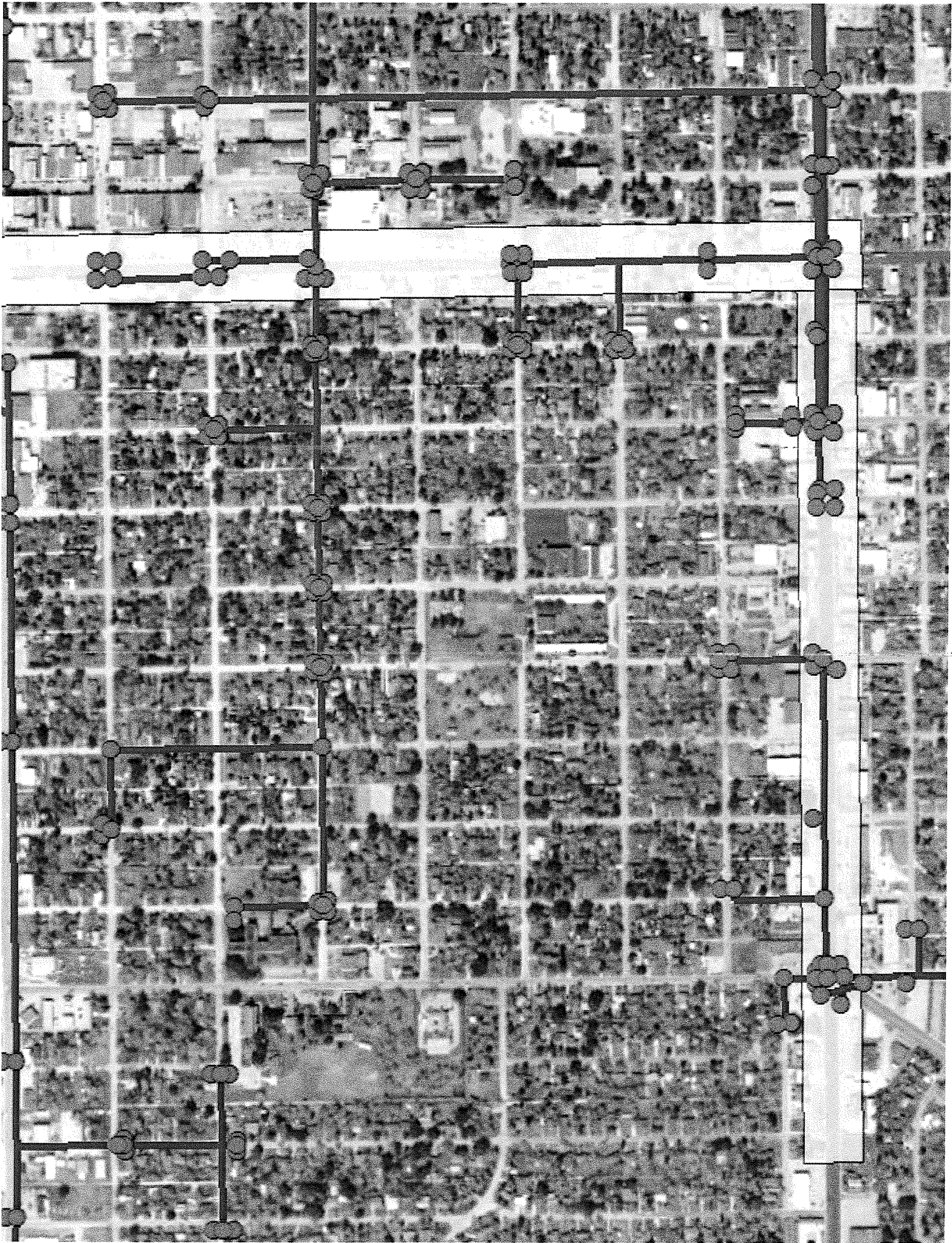
- Location 11
- Location 12
- Ownership

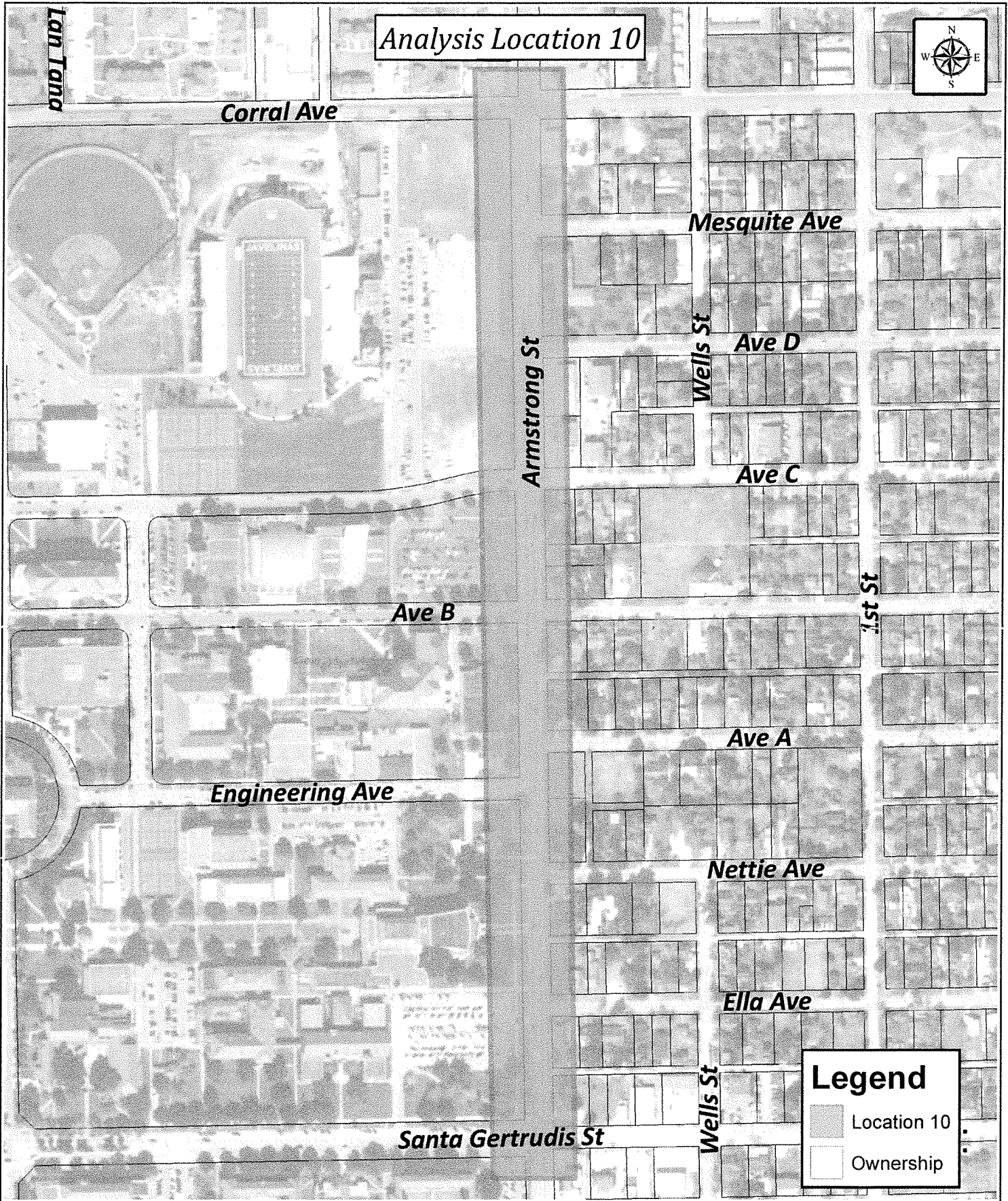
Source: Esri,
DigitalGlobe, GeoEye,

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Page 1 / 1	Drawn By: Engineering Department	<p>DISCLAIMER</p> <p>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 CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.</p>	<p>CITY OF KINGSVILLE ENGINEERING DEPARTMENT 400 W King Ave Kingsville, Texas 78363 Office: 361.595.9007 Fax: 361-595-8064</p>
	Last Update: 5/2/2018		







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Page 1 / 1	Drawn By: Engineering Department	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 CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.	 CITY OF KINGSVILLE ENGINEERING DEPARTMENT 400 W King Ave Kingsville, Texas 78363 Phone: 361.605.9007 Fax: 361-595-8064
	Last Update: 5/2/2018		



AGENDA ITEM #2



**CITY OF KINGSVILLE
LEGAL DEPARTMENT**

P.O. Box 1458, Kingsville Texas 78364 Phone: 361-595-8016 Fax: 361-592-4696

Date: October 16, 2018

To: City Commission Members

From: Courtney Alvarez, City Attorney

Re: ERCOT Membership Renewal

AGENDA ITEM: Consider joining the Electric Reliability Council of Texas ("ERCOT") for 2019.

ISSUE: The City received notice that the ERCOT membership applications for 2019 are due by November 9, 2018, and it has been recommended that we join to give cities greater representation in ERCOT and on ERCOT's policy-making boards.

BACKGROUND: The City has been a member of ERCOT each year since 2009. ERCOT has begun accepting membership applications for 2019. In order to vote in the upcoming ERCOT elections, our city must be a member of ERCOT by November 9, 2018.

Since 2008, cities succeeded in placing city representatives on ERCOT's Board of Directors and on the Technical Advisory Committee due to their strong presence at ERCOT. ERCOT is an important arena in the effort to ensure that electricity rates in the deregulated Texas market are reasonable and stable. ERCOT membership is a straightforward way to influence electric market policy and costs \$100 to join. Membership in ERCOT gives the consumer presence greater clout at ERCOT and allows us to vote for city representatives to serve on ERCOT's most important policy-making bodies.

REQUIRED COMMISSION ACTION: Authorize staff to submit an application to join ERCOT for 2019 that includes payment of a \$100 membership fee.

FUNDING: Funds are available in the General Fund-City Special account.

CONCLUSION & RECOMMENDATION: Authorize staff to submit an application to join ERCOT for 2019.



**ELECTRIC RELIABILITY COUNCIL OF TEXAS, INC.
MEMBERSHIP APPLICATION AND AGREEMENT FOR MEMBERSHIP YEAR 2019**

This Membership Application and Agreement for Membership Year 2019 (Agreement) is made and entered into by and between Electric Reliability Council of Texas, Inc. (ERCOT) and City of Kingsville, Texas (Applicant). In consideration of the mutual covenants contained herein Applicant hereby submits its application for ERCOT Membership (Membership) and agrees to be bound by the obligations of Membership as further described herein and the ERCOT Bylaws. ERCOT will review this application and will provide Member services and benefits described herein, subject to the terms and conditions of this Agreement and the ERCOT Bylaws, provided that Applicant meets the requirements to become an ERCOT Member (Member). This Agreement shall be effective as of the date that ERCOT provides written notice approving this application for Membership Year 2019 (Effective Date).

Capitalized terms that are not defined in this Agreement shall have the meaning as defined in the ERCOT Bylaws, as amended from time to time.

A. Membership Application Information.

1. Legal Name of Applicant.

Provide full corporate name and, if applicable, assumed "doing business as" name, of Applicant applying for Membership.

City of Kingsville, Texas

2. Type of Membership.

Select **ONE** of three available types of Membership below (that is, Corporate, Associate or Adjunct).

Members who are Affiliates (as defined in the ERCOT Bylaws) may hold only one Corporate Membership among such Members.

Other applicants applying for additional ERCOT Memberships, such as an Associate Membership, must use a separate Agreement for each Membership.

The applicable Annual Member Dues listed below for each Membership type provide Corporate Members with voting rights pursuant to the ERCOT Bylaws and entitle Members to services ERCOT provides such as hosting ERCOT meetings, providing Members with necessary information and such other Member services as ERCOT may from time to time offer.

☒ **Corporate.** Voting. \$2,000 per Membership Year (except Residential and Commercial Consumer Members' Annual Member Dues are \$100 per Membership Year). Corporate Membership includes the right to vote on matters submitted to the general Membership, such as election of Board Directors, election of Technical Advisory Committee (TAC) Representatives and TAC subcommittees, and amendments to the Certificate of Formation (formerly known as the Articles of Incorporation) and the ERCOT Bylaws.

Residential Consumer Members do not elect a Director to represent the Residential Consumer interests as the Public Counsel is mandated to represent these interests as an *ex officio* Director on the Board. The Office of Public Utility Counsel (OPUC) and the appointed Residential Consumer TAC Representative shall be eligible to be Corporate Members without the payment of Annual Member Dues.

☐ **Associate.** Non-voting. \$500 per Membership Year (except Residential and Commercial Consumer Members' Annual Member Dues are \$50 per year). Associate Membership does not provide any voting rights for matters submitted to the general Membership. However, an Associate Member may be elected by Corporate Members to serve as a voting member of the Board, TAC or a TAC subcommittee.

☐ **Adjunct.** Non-voting. \$500 per Membership Year. Applicants not meeting the Segment requirements for Membership may join as Adjunct Members upon Board approval. Adjunct Membership does not provide any voting rights for matters submitted to the general Membership nor any right to be elected or appointed to the Board, TAC or a TAC subcommittee. Adjunct Members shall be bound by the same obligations as other Members.

3. **Payment of Annual Member Dues.**

The applicable Annual Member Dues must be paid and delivered to ERCOT by the Record Date, as determined pursuant to the ERCOT Bylaws and defined in Section B.3. below, in order for the Member to participate in the elections for the Membership Year 2019. Checks shall be made payable to ERCOT and mailed to ERCOT, Attention: Treasury Department, 7620 Metro Center Drive, Austin, Texas 78744. Contact ERCOT at membership@ercot.com for wire instructions.

4. Segment Eligibility.

Check **ONE** Segment designation, as further described in the ERCOT Bylaws, for which Applicant believes in good faith that Applicant is eligible.

☒ **Consumer.** Any entity meeting the definition for Residential Consumers, Commercial Consumers or Industrial Consumers as set forth in the ERCOT Bylaws.

Check **ONE** Subsegment designation:

- ☐ **Residential Consumer.** The appointed Board Director representing residential consumer interests, an organization or agency representing the interests of residential consumers in the ERCOT Region, or the Residential Consumer TAC Representative.
- ☐ **Small Commercial Consumer.** A commercial consumer having a peak demand of 1000 KW or less (or an organization representing such consumers).
- ☒ **Large Commercial Consumer** A commercial consumer having a peak demand greater than 1000 KW.
- ☐ **Industrial Consumer.** An industrial consumer with at least one meter with average monthly demand greater than 1 megawatt consumed within the ERCOT Region engaged in an industrial process.

An entity applying for ERCOT membership as a Residential Consumer, Small Commercial Consumer or Large Commercial Consumer is ineligible if that entity has interests in the electric industry in any other capacity than as an end-use consumer or represents the interests of another entity that has interests in the electric industry in any other capacity than as an end-use consumer.

The three Consumer Directors of the Board have the right to determine Applicant eligibility in the Residential and Commercial Subsegments as provided in the ERCOT Bylaws.

- ☐ **Cooperative.** An Entity operating in the ERCOT Region that is:
- (i) A corporation organized under Chapter 161 of the Texas Utilities Code or a predecessor statute to Chapter 161 and operating under that chapter;
 - (ii) A corporation organized as an electric cooperative in a state other than Texas that has obtained a certificate of authority to conduct affairs in the State of Texas;

- (iii) A cooperative association organized under Chapter 251 of the Texas Business Organizations Code or a predecessor to that statute and operating under that statute; or
- (iv) A River Authority as defined in Tex. Water Code §30.003.

☐ **Independent Generator.** Any entity that is not a Transmission and Distribution Entity (T&D Entity) or an Affiliate of a T&D Entity and that (i) owns or controls generation of at least 10 MW in the ERCOT Region; or (ii) is preparing to operate and control generation of at least 10 MW in the ERCOT Region, and has approval of the appropriate governmental authority, has any necessary real property rights, has given the connecting transmission provider written authorization to proceed with construction and has provided security to the connecting transmission provider.

☐ **Independent Power Marketer.** Any entity that is not a T&D Entity or an Affiliate of a T&D Entity and is registered at the Public Utility Commission of Texas (PUCT) as a Power Marketer to serve in the ERCOT Region.

☐ **Independent Retail Electric Provider (REP).** Any entity that is certified by the PUCT to serve in the ERCOT Region as a Retail Electric Provider under PURA §39.352 and that is not an Affiliate of a T&D Entity.

☐ **Aggregator.** For purposes of Segment classification, an aggregator may register to participate in this Segment if unable to qualify in any other Segment.

☐ **Investor-Owned Utility.**

- (i) An investor-held, for-profit “electric utility” as defined in PURA §31.002(6) that:
 - (a) Operates within the ERCOT Region;
 - (b) Owns 345 kV interconnected transmission facilities in the ERCOT Region;
 - (c) Owns more than 500 pole miles of transmission facilities in the ERCOT Region; or
 - (d) Is an Affiliate of an entity described in (a), (b) or (c); or
- (ii) A public utility holding company of any such electric utility.

☐ **Municipal.** An entity operating in the ERCOT Region that owns or controls transmission or distribution facilities, owns or controls dispatchable generating facilities, or provides retail electric service and is either:

- (i) A municipally owned utility as defined in PURA §11.003 or
- (ii) A River Authority as defined in Tex. Water Code §30.003.

5. Identification of Applicant's Designated Representative and Designated Representative Alternate.

a. Designated Representative.

ERCOT requires Applicant to designate an official representative in order for ERCOT to conduct ERCOT's corporate business (that is, for ERCOT to provide notice to each of its Members and for Members to participate and/or vote at Membership meetings, as applicable). Applicant identifies its designated representative for required notices to ERCOT Members, participation in meetings of the Corporate Members and voting issues, as applicable, as follows:

Name: Courtney Alvarez
Title: City Attorney
Address: P.O. Box 1458
City, State, Zip: Kingsville, TX 78364
Phone: (361) 595-8016
Email: calvarez@cityofkingsville.com

b. Designated Representative Alternate.

In the event that ERCOT is unable to contact Applicant's designated representative for any reason after reasonable attempts, Applicant identifies a designated representative alternate to receive required notices to ERCOT Members and to participate in meetings of the Corporate Members and voting issues, as applicable, as follows:

Name: _____
Title: _____
Address: _____
City, State, Zip: _____
Phone: _____
Email: _____

6. Identification of Other Members who are Affiliates of Applicant.

Applicant identifies other ERCOT Memberships held by Applicant or Affiliates of Applicant, if any (attach extra pages if necessary) as:

(a) Member name: _____
Segment: _____

(b) Member name: _____
Segment: _____

(c) Member name: _____
Segment: _____

B. Membership Agreement.

1. **Membership.** Any entity that qualifies for any of the Segment definitions set forth in the ERCOT Bylaws is eligible for Membership. Members must be an organization that either operates in the ERCOT Region or represents consumers within the ERCOT Region as provided in the ERCOT Bylaws. Members may join as a Corporate, Associate or Adjunct Member subject to the criteria set forth in the ERCOT Bylaws. Applicants must apply for Membership through an authorized officer or agent.

2. **Term.** The Membership Year 2019 begins on January 1, 2019, and ends on December 31, 2019. The term of this Agreement begins on the Effective Date and ends on December 31, 2019.

3. **Record Date.** The record date for Membership Year 2019 is Friday, November 9, 2018 (Record Date). Only applicants who have been approved as Corporate Members for Membership Year 2019 as of the Record Date shall be eligible to cast votes at the Annual Membership Meeting on December 11, 2018, including votes to confirm the 2019 ERCOT Board of Directors who serve from January 1, 2019, through December 31, 2019.

4. **Membership Dues.** Annual Member Dues are provided in the ERCOT Bylaws. Any change in or waiver of Annual Member Dues must be approved pursuant to the procedures set forth in the ERCOT Bylaws. Any change in Member Dues for a particular category of Members shall automatically become effective as to all ERCOT Members without the necessity of amending this Agreement.

All Memberships must be renewed annually. Annual Member Dues renewals shall be due by the Record Date for the annual membership meeting. Annual Member Dues will not be prorated.

Any Applicant may request that the Member's Annual Member Dues be waived for good cause shown.

5. **Application for Membership.** Applicant must submit the following items in order to apply for Membership:

- (i) Payment of the applicable Annual Member Dues; and
- (ii) A copy of this Agreement, signed by an authorized representative of Applicant.

Upon receipt of payment and a signed copy of this Agreement, ERCOT will promptly notify Applicant of Membership status in writing, whether approved or not.

6. **Change of Designated Representative or Designated Representative Alternate.** All ERCOT Members shall maintain current contact information on file with ERCOT for their designated representative and designated representative alternate. An ERCOT Member may change its designated representative or designated representative alternate at any time by written request of a duly authorized representative of the ERCOT Member submitted to the ERCOT Legal Department at membership@ercot.com.

7. **Changes in Affiliates.** All ERCOT Members are required to notify ERCOT of any changes in their Affiliates in accordance with the ERCOT Bylaws.

8. **Suspension and Expulsion.** All ERCOT Members shall abide by the ERCOT Bylaws, as they may be amended from time to time, and any other rule or regulation duly adopted by the Board of Directors. Any ERCOT Member, who violates any provision of this Agreement, the ERCOT Bylaws, or any other rule or regulation duly adopted by the Board of Directors, may be reprimanded, suspended, and/or expelled in accordance with procedures adopted by the Board of Directors or set forth in the ERCOT Bylaws. Such action will affect all entities deriving Membership privileges through such ERCOT Member. Suspension and expulsion are cumulative and non-exclusive remedies that may be pursued against Applicant or any other ERCOT Member in addition to any other remedy available under the Standard Form Market Participant Agreement, any other agreement executed by the ERCOT Member, or any other applicable statutes, laws, rules, or regulations.

9. **Amendment.** This Agreement may be amended, modified, superseded, canceled, renewed, or extended and the terms and conditions hereof may be waived only by a written instrument executed by both parties hereto or, in the case of a waiver, by the party waiving compliance.

10. **Governing Law.** This Agreement shall be governed by and construed and interpreted in accordance with the laws of the State of Texas that apply to contracts executed in and performed entirely within the State of Texas, without reference to any rules of conflict of laws. Parties consent to the exclusive jurisdiction of Texas.

IN WITNESS WHEREOF, Applicant certifies that:

- (i) Applicant meets the requirements for ERCOT Membership in the Segment designated herein;
- (ii) All information provided herein is true and correct to the best of Applicant's knowledge; and
- (iii) The signatory for Applicant is a representative authorized by Applicant with authority to bind Applicant contractually;
- (iv) Through the signature of its authorized representative below, Applicant agrees to be bound by the terms of this Agreement, the ERCOT Bylaws, applicable ERCOT Protocols, and any other requirements duly adopted by the Board of Directors or required by the Public Utility Commission of Texas or applicable law.

APPLICANT

City of Kingsville, Texas

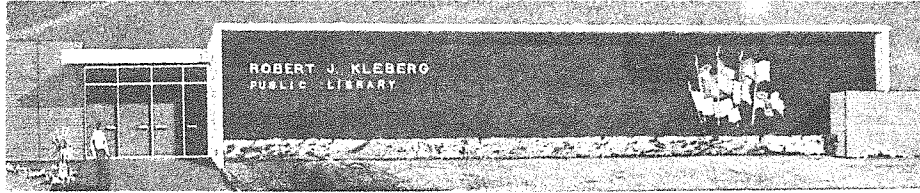
By: _____

Printed Name: Courtney Alvarez

Title: City Attorney

Date: 10/22/18

AGENDA ITEM #3



220 N. 4TH STREET • KINGSVILLE, TEXAS 78363 • (361) 592-6381

Memorandum

Date: October 2, 2018
To: Jesus Garza, City Manager
From: Robert Rodriguez, Library Director
RE: Library Board Reappointment

Please be advised that the library board term for Dr. Tadeo Reyna, Jr. will expire on October 12, 2018. I have spoken to Dr. Reyna, and he has agreed to remain on the board. It is my recommendation that he be re-appointed for another three-year term.

Please have the City Commission consider his re-appointment to the Library Board at the next Regular Commission meeting.

Thank you,

Robert Rodriguez
Library Director

AGENDA ITEM #4



Community Appearance Division

FROM: Jennifer Bernal, Community Appearance Supervisor

SUBJECT: KKB Donations/Fundraisers

DATE: October 17, 2018

Keep Kingsville Beautiful held the “Fill the Flower Pot” fundraiser on Oct. 6th and raised \$611.46 at this event. These funds will be used for various beautification projects and or cleanups. KKB will be discussing these projects in more detail at the next scheduled meeting (Nov. 15th).

Jennifer L Bernal
City of Kingsville
Community Appearance Supervisor

REGULAR AGENDA

AGENDA ITEM #5

**City of Kingsville
City Manager's Office**

TO: Mayor and City Commissioners

FROM: Jesus A. Garza, City Manager

DATE: October 17, 2018

SUBJECT: Honorary Designation for Los Kineños Trail

Summary:

This item authorizes the honorary designation for 6th Street within the City Limits from State Loop 428 on the southern end to its intersection with 14th street on the northern end. The honorary name for this stretch will be known as "Los Kineños Trail" in honor of the important legacy that they played in the development of both the King Ranch and the City.

Background:

This overall effort is part of an ongoing effort, spearhead by community leaders, to highlight the City's historical beginnings. Last year a similar effort for La Colonia Mexicana was sought that led to the honoring of the original street names. Both efforts will not change the name of the streets and even though the La Colonia Mexicana effort did see the changing of dozens of street signs, the Los Kineños Trail effort would not. Los Kineños Trail would simply see 4 signs placed at various points throughout this section of 6th Street.

Letters were sent to business and homeowners along this stretch of 6th Street two weeks notifying them of the City's intent to create this honorary designation. They were invited to a public meeting that was held on Wednesday October 17, 2018.

Financial Impact:

Estimated between \$5,000 to \$10,000.

Recommendation:

Staff recommends approval of the honorary designation along 6th Street as noted above.



AGENDA ITEM #6

City of Kingsville
Planning and Development Services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director of Planning and Development Services

DATE: October 15, 2018

SUBJECT: Special Use permit as submitted by Sultan Sheikh agent for the North Islamic Trust at Flato, Block11, (exempt) 2.0661 acres also known as 702 W. Avenue B

Summary:

The North American Islamic Trust, Inc. would like to add an additional structure to their property. There is a mosque currently on the property. Their intent is to add a combination storage/meeting building. The meeting component for this building brings into play the other residential accessory and incidental use. In our land use table in R3 this use requires a special use permit review by the Planning and Zoning Commission and the City Commission.

Background:

There is plenty of ground for the placement of this structure. This item will be on the Planning and Zoning Commission October 17th agenda for their review.

Financial Impact:

Minimal if any.

Recommendation:

The Planning and Zoning Commission met Wednesday, October 17, 2018 regarding this request. They voted 4 to 0 to approve the special use permit request with the following conditions, the building will not be utilized for a business or housing.



**City of Kingsville
Planning and Development Services**

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director of Planning and Development Services

DATE: October 15, 2018

SUBJECT: Special Use permit as submitted by Sultan Sheikh agent for the North Islamic Trust

Summary:

The North American Islamic Trust, Inc. would like to add an additional structure to their property. There is a mosque currently on the property . Their intent is to add a combination storage/meeting building. The meeting component for this building brings into play the other residential accessory and incidental use. In our land use table in R3 this use requires a special use permit review by the Planning and Zoning Commission and the City Commission.

Background:

There is plenty of ground for the placement of this structure. This item will be on the Planning and Zoning Commission October 17th agenda for their review.

Financial Impact:

Minimal if any.

Recommendation:

Once the Planning and Zoning Commission meets on this I will get to you their vote on a recommendation.



To: Planning and Zoning Commission Members

From: Tom Ginter, Director

Date: October 12, 2018

Subject: Agenda Item #1 & #2

The North American Islamic Trust, Inc., would like to add an additional structure to their property. Currently there is a mosque on the property. They're intent is to add a structure that would be a combination storage/meeting building. Because of the meeting component, it is my opinion that this falls under the use that requires a Special Use Permit.

The property is zoned R3, which requires a special use permit for the use.

Summary:

At this point, there is plenty of ground for them to locate this building within setback and other requirements. Staff review of the building will consider other aspects, such as parking and location. If this board recommends approval, I would add conditions that the structure not be used for a business or housing.

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 702 W Ave B Nearest Intersection _____

(Proposed) Subdivision Name _____ Lot _____ Block _____

Legal Description: _____

Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent SULTAN SHEIKH Phone 361-218-5196 FAX _____

Email Address (for project correspondence only): Sultan 2222@yahoo.com

Mailing Address 702 W Ave B City Kingsville State Tx Zip 78363

Property Owner NAIT 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.

<input type="checkbox"/> Annexation Request _____	No Fee	<input type="checkbox"/> Preliminary Plat _____	Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA) _____	\$250.00	<input type="checkbox"/> Final Plat _____	Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request _____	\$250.00	<input type="checkbox"/> Minor Plat _____	\$100.00
<input type="checkbox"/> Re-zoning Request _____	\$250.00	<input type="checkbox"/> Re-plat _____	\$250.00
<input checked="" type="checkbox"/> SUP Request/Renewal _____	\$250.00	<input type="checkbox"/> Vacating Plat _____	\$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA) _____	\$250.00	<input type="checkbox"/> Development Plat _____	\$100.00
<input type="checkbox"/> PUD Request _____	\$250.00	<input type="checkbox"/> Subdivision Variance Request _____	\$25.00 ea

Please provide a basic description of the proposed project:

Islamic Society of Kingsville is put a building on the
property it used to be as storage and meeting
to be held.

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 Sultan Sheikh Date: 9/18/18

Property Owner's Signature _____ Date: _____

Accepted by: _____ Date: _____

YOUNG H LEE
ETUX EUN Y IM
3042 NECHES DR
CORPUS CHRISTI, TX 78414-4413
#11810

DANIEL MENDIETTA
ETUX ANNA D EST
708 W C AVE
KINGSVILLE, TX 78363-3624
#18519

OSCAR MONTALVO
ETUX ISABEL
624 W C AVE
KINGSVILLE, TX 78363-3622
#11923

YOLANDA ZAPATA
1923 RETTYE DR
KINGSVILLE, TX 78363-6961
#12703

PATRICIA A MENDEZ
707 W C AVE
KINGSVILLE, TX 78363-3623
#18817

ANGEL RANGEL BELTRAN
ETUX ROSA
200 W COUNTY ROAD 2170
KINGSVILLE, TX 78363-8892
#14384

YOLANDA ZAPATA
1923 RETTYE DR
KINGSVILLE, TX 78363-6961
#11869

HOMER R HUFFMAN
721 W B AVE
KINGSVILLE, TX 78363-3615
#12838

CESAR SILVA
4005 S FRANKLIN ADAMS
KINGSVILLE, TX 78363
#11807

FRANK R MENDEZ
1402 KENEDY AVE
KINGSVILLE, TX 78363
#17739

DENNIS YAKLIN
618 W AVE C (OFFICE)
KINGSVILLE, TX 78363
#13403

ADAM REID STEHLE
702 W AVE C
KINGSVILLE, TX 78363-3624
#11561

DENNIS L YAKLIN
618 W AVE C (OFFICE)
KINGSVILLE, TX 78363
#25682

YOLANDA ZAPATA
1923 RETTYE DR
KINGSVILLE, TX 78363-6961
#20427

ANGEL BELTRAN
% ANGEL & ROSA BELTRAN
200 W COUNTY ROAD 2170
KINGSVILLE, TX 78363
#31735

YOLANDA ZAPATA
1923 RETTYE DR
KINGSVILLE, TX 78363-6961
#11924

JOSE G GARZA JR
ETUX LUCY M
4087 JAMLIE AVE
KINGSVILLE, TX 78363-7409
#24295

DAVID P FAREK
ETUX BRIDGETT S
719 W B AVE
KINGSVILLE, TX 78363-3615
#22074

FELIPE M GARZA EST
627 W B AVE
KINGSVILLE, TX 78363-3613
#13401

JOSEPH D MCCAULEY JR
603 W B AVE
KINGSVILLE, TX 78363-3613
#10780

MARLA ETAL SALINAS
JUAN A CANTU TRUSTEE
725 W HENRIETTA AVE
KINGSVILLE, TX 78363-4209
#15813

TADEO REYNA
ETUX MELINDA S
1325 MICHAEL ST
KINGSVILLE, TX 78363-6952
#12736

EDUARDO P SALDANA
264 E COUNY ROAD 2150
KINGSVILLE, TX 78363-8806
#24928

LISA M MORENO
4601 SCHANEN BLVD
CORPUS CHRISTI, TX 78413
#18037

ANGEL RANGEL BELTRAN
ETUX ROSA
200 W COUNTY ROAD 2170
KINGSVILLE, TX 78363-8892
#22770

YOLANDA ZAPATA
1923 RETTYE DR
KINGSVILLE, TX 78363-6961
#20468

RODOLFO E RAMOS
1418 E KING AVE
KINGSVILLE, TX 78363-5938
#12046

ZAHRA KAZERANI
4224 N MCCOLL RD APT 5104
MCALLEN, TX 78504-4487
#17973

NOEMI FARAGOZA GOMEZ
623 W B AVE
KINGSVILLE, TX 78363-3613
#24564

group to recognize the
cotte so students and staff
of the center in the future
know of her legacy and
students of Texas A&M
University-Kingsville who
earn the scholarship have

towards the childcare
tion to make everything a
little bit easier on them."

Loredo said they hope
to raise as much as \$25,000
in donations and contribu-
tions for the scholarship.

donating items for the auc-
tion, and the MCCYC will
be providing the food for
the event.

*Frank Cardenas can be
contacted at fcardenas@king-
ranch.com or (361) 221-0243.*

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, October 17, 2018, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Sultan Sheikh, applicant, requesting a Special Use Permit for a residential accessory and incidental use located at FLATO, BLOCK 11, (EXEMPT), ACRES 2.0661 also known as 702 W. AVE. B, Kingsville, Texas.

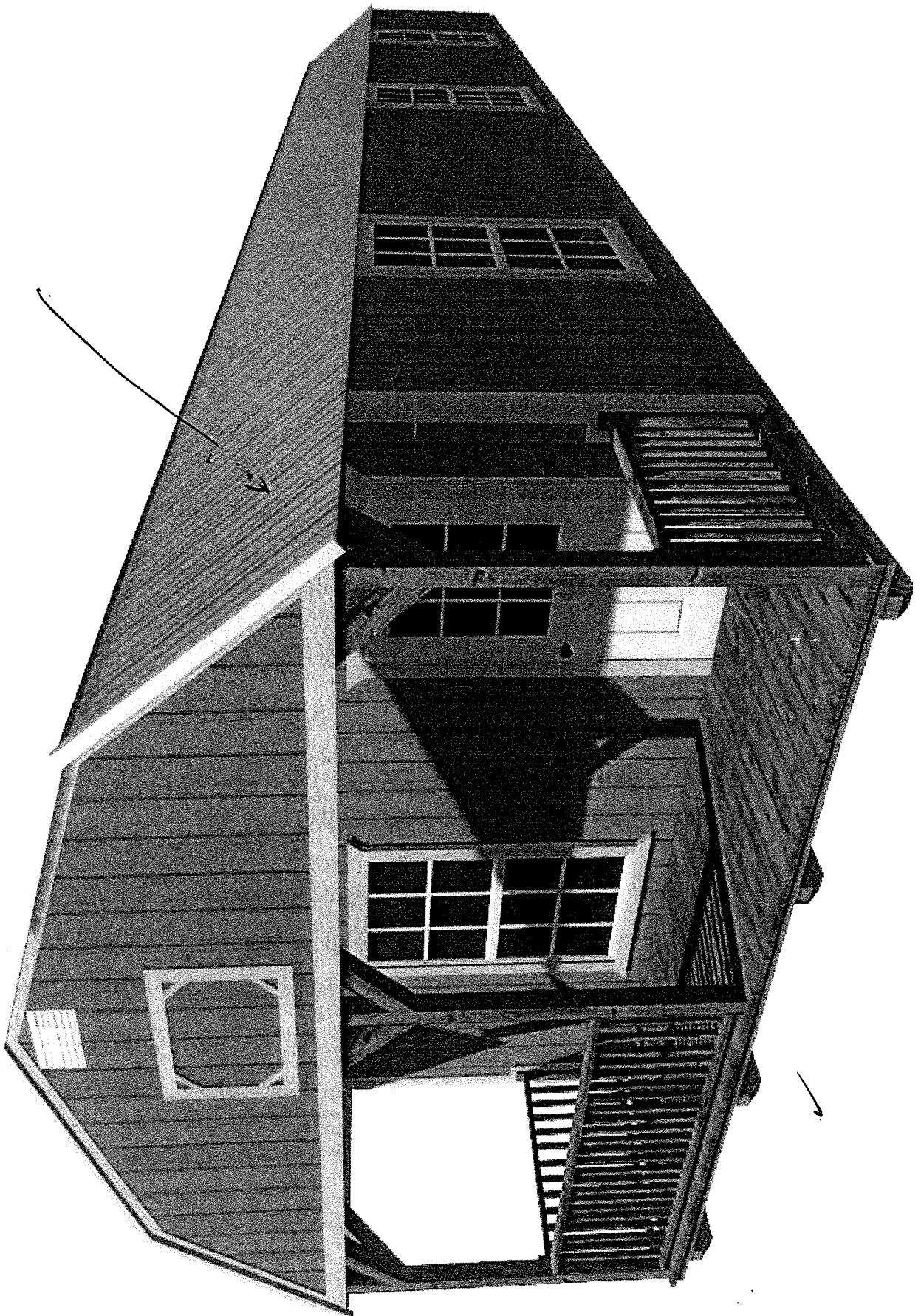
The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, October 22, 2018 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:

Sultan Sheikh, applicant, requesting a Special Use Permit for a residential accessory and incidental use located at FLATO, BLOCK 11, (EXEMPT), ACRES 2.0661 also known as 702 W. AVE. B, Kingsville, Texas.

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.



Neigh Pet Cent/A Com
R1 R2 R3 R4 MH C1 C2 C3 C4 I1 I2 A

Dwelling, one family det.	P	P	P	P	P	P	P	P				P
Dwelling, one family att.		P	P	P		S	P					P
Dwelling, two family		P	P	P		S	P					
Dwelling, multi-family			P	P		P	P	P				
Boarding or rooming house				P			S	P	P			
Hotel or motel				P			S	P	P			
Dormitory				P								
Fraternity, sorority				P								
Mobile home/manufactured home park or mobile home/manufactured home on lot	S ¹	S ¹	S ¹	S ¹	P					S	S	S
Recreational vehicle park					P		S		S			
Secondary res. structure				P	P		S	S		S	S	S
Other residential accessory and incidental uses	S	S	S ^X	S	S					S	S	
Accessory building	P	P	P	P	P	P	P	P	P	P	P	P
Community center (private)	S	S	S	S	S	P	P	P				
Accessory farm building				P	P	P	P	P	P	P	P	P

X

Kleberg CAD

Property Search Map Search

Property Search Results > 22353 NORTH AMERICAN ISLAMIC TRUST INC for Year 2018

Property

Account

Property ID: 22353 Legal Description: FLATO, BLOCK 11, (E X E M P T), ACRES 2.0661
 Geographic ID: 126701101000192 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 702 W AVE B TX *603 W. Ave B* Mapsco:
 Neighborhood: Map ID: A1
 Neighborhood CD:

Owner

Name: NORTH AMERICAN ISLAMIC TRUST INC Owner ID: 18681
 Mailing Address: 715 ENTERPRISE DR % Ownership: 100.000000000000%
 OAK BROOK, IL 60523

Exemptions: EX-XV

Zoning R3

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$77,750	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$33,480	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$111,230	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$111,230	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$111,230	

Taxing Jurisdiction

Owner: NORTH AMERICAN ISLAMIC TRUST INC
 % Ownership: 100.000000000000%
 Total Value: \$111,230

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$111,230	\$0	\$0.00
CKI	CITY OF KINGSVILLE	0.830000	\$111,230	\$0	\$0.00
GKL	KLEBERG COUNTY	0.781450	\$111,230	\$0	\$0.00
SKI	KINGSVILLE I.S.D.	1.518900	\$111,230	\$0	\$0.00
WST	SOUTH TEXAS WATER AUTHORITY	0.086664	\$111,230	\$0	\$0.00
Total Tax Rate:		3.217014			

Taxes w/Current Exemptions: \$0.00

Taxes w/o Exemptions: \$3,578.28

Improvement / Building

Improvement #1: COMMERCIAL **State Code:** F1 **Living Area:** 2086.0 sqft **Value:** \$77,750

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	CH2L		2000	2086.0
OP1	OPEN PORCH BASIC (20%)	*		2000	160.0
CON	CONCRETE SLAB COMMERCIAL	SP		2000	6880.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	2.0661	90000.00	300.00	300.00	\$33,480	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$77,750	\$33,480	0	111,230	\$0	\$111,230
2017	\$77,750	\$33,480	0	111,230	\$0	\$111,230
2016	\$77,750	\$33,480	0	111,230	\$0	\$111,230
2015	\$77,750	\$33,480	0	111,230	\$0	\$111,230
2014	\$77,750	\$33,480	0	111,230	\$0	\$111,230
2013	\$77,750	\$15,300	0	93,050	\$0	\$93,050
2012	\$77,750	\$15,300	0	93,050	\$0	\$93,050
2011	\$77,750	\$15,300	0	93,050	\$0	\$93,050
2010	\$77,750	\$15,300	0	93,050	\$0	\$93,050
2009	\$77,750	\$15,300	0	93,050	\$0	\$93,050
2008	\$77,750	\$15,300	0	93,050	\$0	\$93,050
2007	\$77,750	\$15,300	0	93,050	\$0	\$93,050
2006	\$77,750	\$15,300	0	93,050	\$0	\$93,050
2005	\$77,750	\$15,300	0	93,050	\$0	\$93,050

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		OT	Other	DAVENPORT J E	NORTH AMERICAN ISLAMIC TRUST INC	74	133	
2		OT	Other	UNKNOWN	DAVENPORT J E	250	101	

Questions Please Call (361) 595-5775



Date: 08/08/2018

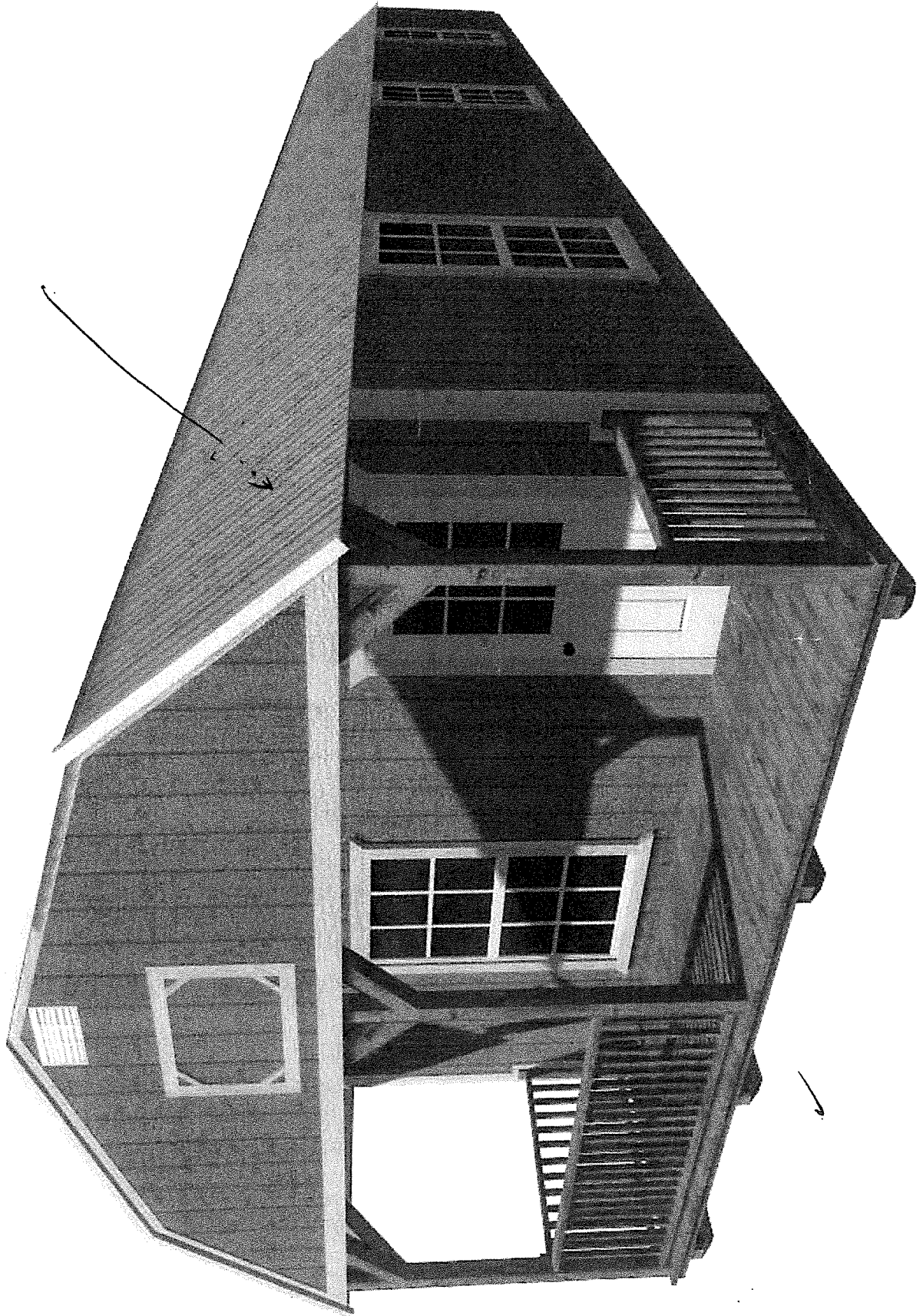
Al's Affordable Buildings - Corpus Christi
 866 S Padre Island Dr
 Corpus Christi TX 78416-2540
 (361) 290-5407
 Prepared by: Melissa

SOLD TO: Islamic society Of
 kingsville
 702 W. Ave B
 Kingsville TX 78363
 Home:
 zicoay@gmail.com

CUSTOMER RECEIPT #00250467

DELIVER TO:
 702 W. Ave B
 Kingsville TX 78363
 Mobile: (361) 960-5082

DERKSEN PORTABLE BUILDINGS			
PRODUCT & OPTIONS	UNIT PRICE	QTY	TOTAL PRICE
LOFTED BARN CABIN 16x50 Siding Color: Almond Paint Roofing Color: Alamo White Metal Trim Color: White Paint	\$17,220.00	1	\$17,220.00
9 Lite 36" Door (Pre Hung)	\$250.00	1	\$250.00
8' Walls On Lofted Style TX Only	\$500.00	1	\$500.00
3x5 TP Windows - 3x5 Thermopane Window	\$225.00	8	\$1,800.00
Anchors \$25.00 Each (Installed) - **Does not include Straps**	\$25.00	12	\$300.00
Strap - **Does not include Anchors**	\$10.00	12	\$120.00
Porch Rails Up To 3 Rails	\$150.00	1	\$150.00
Total Pretax			\$20,340.00
Total Tax			\$0.00
Total Price			\$20,340.00
Total Payments Received			\$0.00
Net Amount Due			\$20,340.00
PAYMENT SUMMARY			
Payment #	Payment Date	Payment Amount	Payment Method
1			
Total Payment Amount			\$0.00



ORDINANCE #2018-_____

AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT TO PLACE AN ADDITIONAL BUILDING FOR STORAGE/MEETINGS AT FLATO, BLOCK 11, (EXEMPT) 2.0661 ACRES, KNOWN AS 702 W. AVENUE B, KINGSVILLE, TEXAS; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; PROVIDING FOR PUBLICATION.

WHEREAS, the Planning and Zoning Commission has forwarded to the City Commission its reports and recommendations concerning the application of Sultan Sheikh, for amendment to the zoning map of the City of Kingsville with the request based on City Code sections 15-6-23 and 15-2-3 and Chapter XV-Land Usage, Article 6-Zoning, Appendix A-Land Usage Categories as this property is zoned R3 (Multi-Family District);

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, October 17, 2018, during a meeting of the Planning and Zoning Commission, and on Monday, October 22, 2018, during a meeting of the City Commission, in the Helen Kleberg Groves Community Room-Commission Chambers, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, a majority of the Planning Commission by a 4-0 voted to **APPROVE** the requested special use permit; and

WHEREAS, the property is currently zoned R3-Multi-Family District and to add an additional structure for storage/meeting space to the property is only allowed under the land use chart with a special use permit; and

WHEREAS, the City of Kingsville Code of Ordinances Chapter XV-Land Usage, Article 6-Zoning, Appendix A-Land Usage Categories states that for an area zoned R3 Multi-Family, a special use permit is required to have a residential and accessory use structure at this location; and

WHEREAS, the City of Kingsville Code of Ordinances section 15-6-142 regulates special use permits; 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 and a Special Use Permit is granted for an additional structure for storage/meetings on the premises known as 702 W. Avenue B as more specifically describe on site plan attached as Exhibit A.

SECTION 2. That the Special Use Permit granted in Section 1 of this Ordinance is subject the following conditions:

1. ALLOWED USE: The only uses authorized by this Special Permit other than the permitted "R3" Multi-Family uses is for an additional building for storage/meetings.

2. TIME LIMIT: This Special Permit is good for the duration of the additional building for storage/meetings 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.

3. SPECIAL CONDITION: (3.1) The applicant shall obtain all required licenses for operating the business (if any), and shall obtain all permits for building, fire and health thereby meeting all adopted codes to operate said business (if any), and shall cooperate with all annual fire safety, health, and sanitation inspections, in order to maintain compliance with state and city regulations for the additional building for storage/meetings regardless of use of structures. (3.2) All activity on site shall be in complete compliance of all City codes, especially the nuisance, fire, building and zoning codes.

SECTION 3. 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 4. 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 5. 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 6. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

SECTION 7. 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 22nd day of October, 2018.

PASSED AND APPROVED on this the 13th day of November, 2018.

EFFECTIVE DATE: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

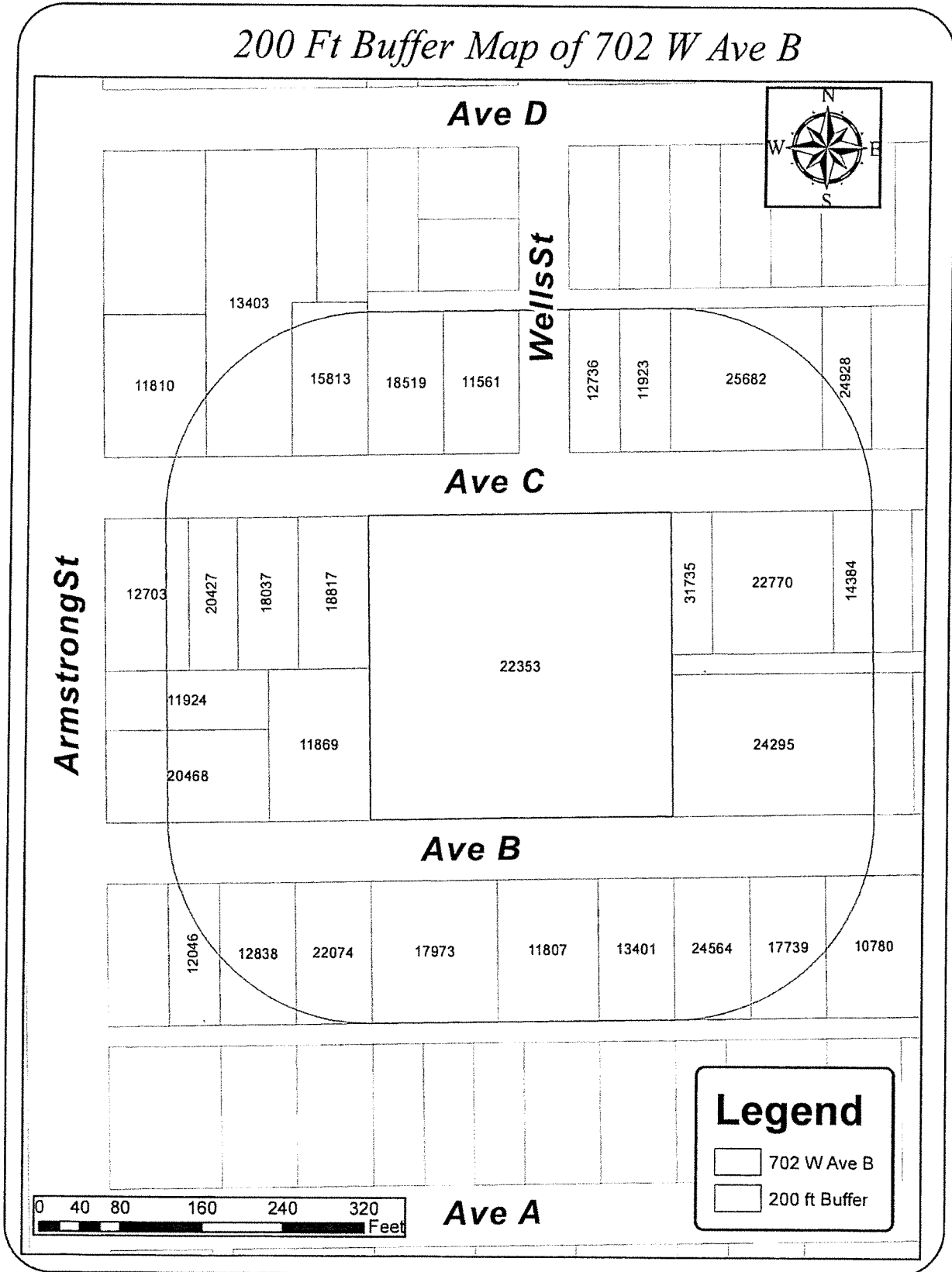
ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

By: _____
Courtney Alvarez, City Attorney

200 Ft Buffer Map of 702 W Ave B



AGENDA ITEM #7

City of Kingsville
Planning and Development Services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director of Planning and Development Services

DATE: October 12, 2018

SUBJECT: Amending Section 15-6-21 definitions to include a definition for Tiny Homes

Summary:

The Planning and Zoning Commission has been discussing this concept for inclusion into our code of ordinances for the last 2 meetings. They are supportive of the concept and believe that this will assist those property owners of these size lots to develop them for housing as an example. This ordinance strictly gives us a definition for tiny homes.

Background:

This idea grew out of property owner concerns as to what to do with their small lot (25x140) is the typical size and a commissioner expressing the idea in a workshop. After several meetings discussing this ordinance and the other ordinances to follow will put the concept into reality within our code of ordinances.

Financial Impact:

We believe over time that this will be a positive financial impact for the increase of property taxes and a reduction of expense in mowing these properties.

Recommendation:

The Planning and Zoning Commission has recommended the following as a definition: A dwelling that is a minimum of 200 square feet. They voted 6 to 0 in favor of approval of this ordinance.



ORDINANCE NO.2018-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES BY AMENDING SECTION 15-6-21-DEFINITIONS TO INCLUDE A DEFINITION FOR TINY HOMES; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, the City Planning and Zoning Commission has been discussing a recent nationwide trend of tiny homes, but there is no suitable definition for tiny homes or related zoning designations, which prompted the Planning and Zoning Commission and the City Commission to recommend such changes to the Code of Ordinances;

WHEREAS, while the City Planning and Zoning Commission considered that request they discussed the possible need for the definition and zoning category for tiny homes;

WHEREAS, the City Planning and Zoning Commission considered the definition and zoning category for tiny homes at a publicly posted meeting on October 3, 2018 and voted 6-0 for the changes stated herein;

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 OF KINGSVILLE BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

I.

THAT Sections 15-6-21 of Article 6: Zoning of Chapter XV, Land Usage, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

...

§ 15-6-21 DEFINITIONS.

...

TIA/EIA-222. Telecommunications Industry Association/Electronics Industries Association Standard 222, "Structural Standards for Steel Antenna Towers and Antenna Support Structures."

Tiny Homes. A dwelling that is a minimum of 200 square feet.

Tower, electric transmission. A self-supporting structure over 50 feet (15 meters) in height, designed to support high-voltage electric lines. This does not include local utility or distribution poles (with or without transformers) designed to provide electric service to individual customers.

...

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.

V.

THAT nothing in this ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

INTRODUCED on this day on the 22nd day of October, 2018.

PASSED AND APPROVED on this the 13th day of November, 2018.

EFFECTIVE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #8

City of Kingsville
Planning and Development Services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director of Planning and Development Services

DATE: October 12, 2018

SUBJECT: Amending code of ordinances Chapter XV, Article 6, Zoning, amending Appendix A-Land Use Categories

Summary:

This ordinance amendment will state in what districts where we will allow tiny homes to be built.

Background:

This amendment was clear for the commission. They are receptive for this to happen but understand that in a single-family housing development such as Wild Wood Trail it would not work. That is the logic why the building of tiny homes will only be allowed in R2, R2A (the new district) and MH (mobil home). It is not allowed in any other district nor will a special use permit process be used for any other district in the ordinance current form.

Financial Impact:

The financial impact is the same as I have written for the other two ordinances.

Recommendation:

The Planning and Zoning Commission voted 6 to 0 in favor of an approval recommendation for this ordinance.



ORDINANCE NO. 2018-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES BY AMENDING CHAPTER XV, ARTICLE 6, ZONING, AMENDING APPENDIX A-LAND USE CATEGORIES TO ADD TINY HOMES; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, the Planning & Zoning Commission has forwarded to the City Commission its reports and recommendations concerning the proposed zoning ordinance changes; and

WHEREAS, the item was approved with a 6-0 vote of the Planning Commission on the requested zoning chart change with no abstentions on October 3, 2018; 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 Article 6: Zoning of Chapter XV, Land Usage, of the Code of Ordinances of the City of Kingsville, Texas, Appendix A-Land Use Categories, Section 1-Land Use Chart shall be amended to read as follows:

Use Regulations and Districts

...

APPENDIX A. - LAND USE CATEGORIES

Sec. 1. - Land use chart.

The following chart shall set out the land uses within the city:

P = Permitted

S = Special use permit required

X = Special review required

= Not permitted (absence of any symbol)

[Land Use Chart on the following pages]

Land Use Chart													
Land Use Descriptions	R1	R2	R2A	R3	R4	MH	C1	C2	C3	C4	I1	I2	Ag
...													
Dwelling, multi-family				P	P		P	P	P				
<u>Tiny Homes</u>		P	P			P							
Dwelling, above business									P				
...													

...

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.

Effective Date: _____, 2018

INTRODUCED on this the 22nd day of October, 2018.

PASSED AND APPROVED on this the 13th day of November, 2018.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #9

City of Kingsville
Planning and Development Services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director of Planning and Development Services

DATE: October 12, 2018

SUBJECT: Amending the city code of ordinances Chapter XV, Article 6, Zoning, Amending Appendix B-Space Requirement

Summary:

This is one of three ordinances that will implement the concept of tiny homes. A key element is adapting the space requirements for homes of this size within lot dimensions. This also creates a new district called R2A which will allow those lots to be developed in Kingsville.

Background:

This ordinance did take some time because of the three it is the most crucial. There was the balancing act of setting the numbers for those property owners who would want to take advantage of this opportunity and also keeping an eye on not letting it get out of hand or in areas that it wouldn't be compatible.

Financial Impact:

The belief is that with this new zoning district and for those who own properties that meet the space requirement will develop and consequently increase the property tax base. I believe that other indirect financial positives could occur such as the purchase of materials for construction and an increase in home ownership.



City of Kingsville
Planning and Development Services

Recommendation:

The Planning and Zoning Commission made one change which was the 18 to a 15 in the R2A column and in the minimum lot width. With that change the Planning and Zoning Commission voted 6 to 0 in favor of recommending approval of the ordinance.



ORDINANCE NO. 2018-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES BY AMENDING CHAPTER XV, ARTICLE 6, ZONING, AMENDING APPENDIX B-SPACE REQUIREMENT, SECTION ONE SPACE REQUIREMENTS FOR RESIDENTIAL USE TO ADD REQUIREMENTS FOR TINY HOMES; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, the Planning & Zoning Commission has forwarded to the City Commission its reports and recommendations concerning the proposed zoning ordinance changes; and

WHEREAS, the item was approved with a 6-0 vote of the Planning Commission on the requested zoning chart change with no abstentions on October 3, 2018; 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 Article 6: Zoning of Chapter XV, Land Usage, of the Code of Ordinances of the City of Kingsville, Texas, Appendix B-Space Requirements, Section 1-Space Requirements for Residential Use Chart shall be amended to read as follows:

Use Regulations and Districts

...

APPENDIX B. – SPACE REQUIREMENTS

Sec. 1. – Space Requirements for Residential Use.

The following chart sets out the space requirements for residential uses within the city:

<i>Lot Size</i>	R1	R2	<u>R2A</u>	R3	R4	MH	Ag
Minimum lot area, sq.ft.	5,500	2,500	<u>2,000⁴</u>	6,000	6,000	5 acres	10 acres
Minimum lot area per unit, sq.ft.	5,500	2,500	<u>2,000</u>	1,000	1000	3,000	10 acres
Minimum open space per unit, sq.ft.	0	0		4,001	4,001	0	0
Minimum lot width, ft. (measured at the setback line)	50	25	<u>18</u>	50	50	25	300
<i>Setback; Lots</i>							
Principal Uses:							
Front yard, ft.	20	20	<u>20⁵</u>	20	20	20	
Side yard (interior), ft.	5	5	<u>5</u>	5	5	5	
Side yard (on street), ft.	10	10	<u>5</u>	10	10	10	10
Rear yard, ft.	10	10	<u>5⁵</u>	10	10	10	
Accessory Uses:							
...							

¹ The 400 square foot open space requirement may or may not be additional to the required lot size, depending on the size of the lot. Before the building permit can be issued all space requirements must be met in whole.
² See Section 15-6-86(B)(1) for area requirements for additional structures.
³ Fences within the required front yard are limited. No fence or wall may exist within the area formed by an arc of 20 feet from a street intersection. Fences not within a required yard area shall not exceed 10 feet.
⁴ <u>The minimum lot area for a tiny home will be 2, 000 square feet and the maximum lot size is 3,700 square feet.</u>
⁵ <u>The front 20 feet setback can be used for parking and the front porch and the rear yard setback can be used for a porch.</u>

...

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.

Effective Date: _____, 2018

INTRODUCED on this the 22nd day of October, 2018.

PASSED AND APPROVED on this the 13th day of November, 2018.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #10

**City of Kingsville
Planning Department**

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Cynthia Martin, Downtown Manager

DATE: October 12, 2018

SUBJECT: Resolution Authorizing Submission of an Application for a TxCDBG Program Grant

Summary: A resolution of the City Commission authorizing the submission of an application for grant funding in the amount of \$250,000 for ADA improvements and sidewalk repairs under the Texas Community Block Grant Program, Texas Capital Fund and authorizing the City Manager to act as the City's Executive Officer and authorized representative in all matters pertaining to the city's participation in the Texas Community Block Grant Program is requested. The resolution will also state the City's commitment to compliance with all federal, state, and program requirements including environmental review, labor standards, procurement, acquisition of property, civil rights and administrative requirements.

Background: This program provides eligible Texas Main Street communities with matching grants to expand or enhance public infrastructure in historic Main Street districts. The program aids in eliminating handicapped barriers and deteriorated conditions in the downtown. Grants range from \$50,000 to \$250,000 per community. The City intends to make application for \$250,000 of funding and set aside a twenty percent (20%) cash match. If awarded, the grant will be used to construct twelve new ADA compliant ramps downtown and replace deteriorated curb, gutter and sidewalk in the designated Main Street area. A project map is attached showing the location of the proposed improvements.

Financial Impact: The cash match of 20% or \$50,000 will come from the Downtown Certificate of Obligation. Additional match contributions of in-kind services may earn additional points in the scoring process. Proposed sources of these funds are engineering and administrative work done by City staff.

Recommendation: We respectfully request City Commission to pass such a resolution.

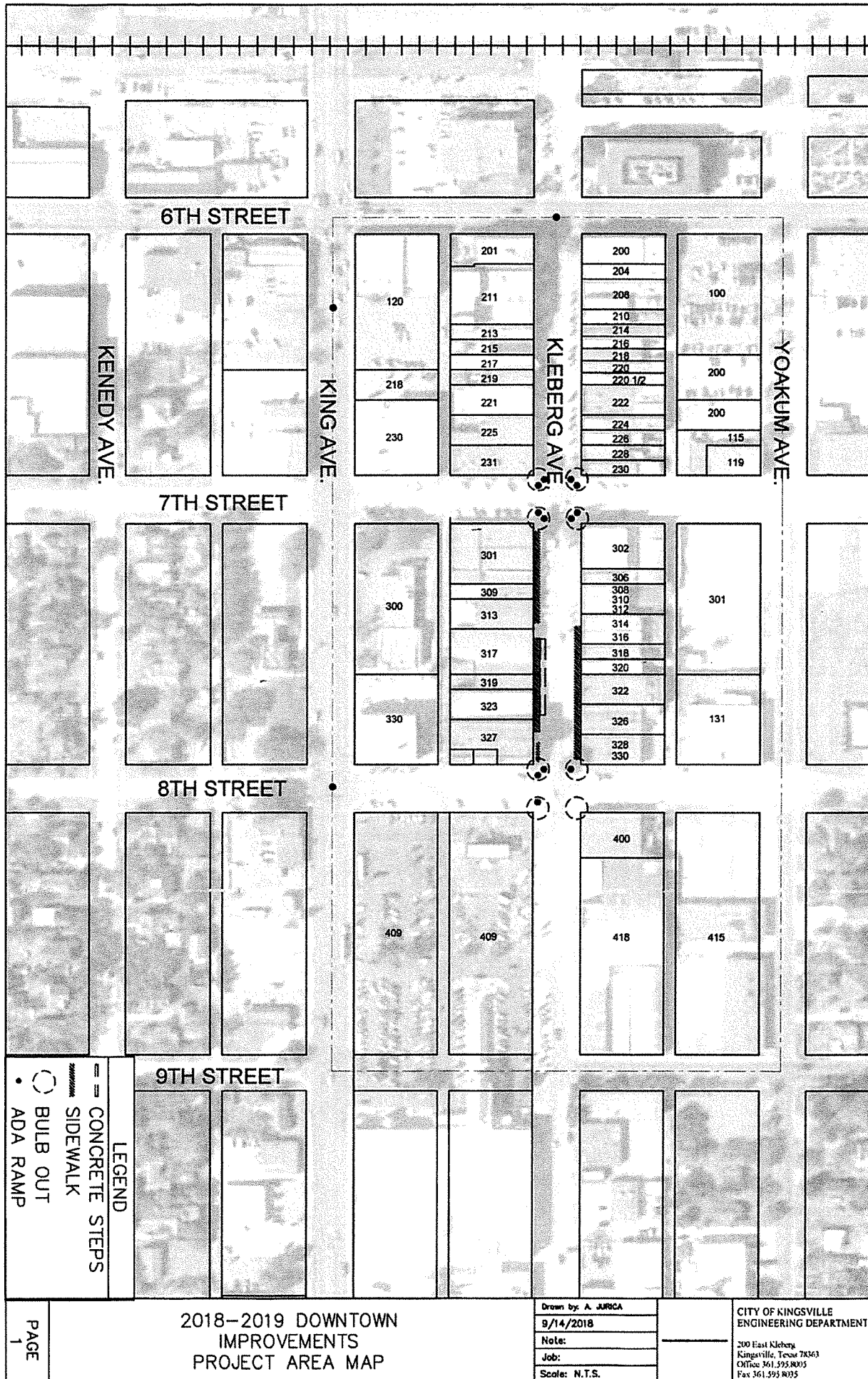


Resolutions

The application *must* be submitted with a resolution from the local City Council authorizing the submission of the application. The governing body must adopt/pass the resolution before the application submission and after the application public hearing. Failure to comply with these resolution requirements may result in disqualification of the application.

The language of the resolution must, at a minimum:

1. Authorize the submission of an application for funding under the Texas Community Development Block Grant Program.
2. Designate the Texas Capital Fund as the fund category under which the application is to be considered.
3. Designate the activities addressed in the application.
4. Designate the dollar amount being requested.
5. Designate persons who will be authorized to execute documents in conjunction with the application, and any resulting grant contract. It is recommended that more than one person be designated to execute official documents for the locality, in order to meet any impending deadlines in case of unavailability (e.g., the governing body's chief elected official and another local public official, such as Mayor and City Manager). Failure to have one of these designated officials execute these documents will result in disqualification of the application.
6. Commit to the provision of resources by source and use (if applicable) in support of the proposed project activities, including the specific source (e.g., General Fund, Water/Sewer Fund, General Obligation Bonds) and use of those resources.
7. Commit to compliance with all federal, state, and program requirements, including environmental review, labor standards, procurement, acquisition of property, civil rights, and administrative requirements.





Texas Community Development Block Grant Program

2018 Texas Capital Fund
Downtown Revitalization/Main Street Programs

Including Small and Microenterprise Revolving Loan Fund (SMRF)

Application Guide

Application Submittal and Deadline Requirements

The application procedures for the 2018 Texas Capital Fund (TCF) Downtown Revitalization (DRP) and Main Street (MS) Programs are included in this Application Guide along with the Small and Microenterprise Revolving Loan Fund (SMRF). The applications for the 2018 TCF Fund are available at www.TexasAgriculture.gov. The procedures in this application guide supersede those published in all previous TCF application guides.

The Texas Capital Fund Downtown Revitalization and Main Street Programs will be available on a competitive basis, to eligible applicants statewide. In addition, this year, an applicant may also apply for Small and Microenterprise Loan Fund program in conjunction with their DRP or MS application. SMRF provides capital for rural communities to invest in new and/or existing small businesses. Combined with DRP/MS funding, the goal of these funds is to revitalize rural downtown areas through infrastructure improvements and job creation. Applications for the 2018 program year are due by 5:00 p.m. C.T. on October 31 2018. Applications will not be accepted after 5:00 p.m. on the date due.

TDA will be accepting Downtown Revitalization, Main Street Program, and SMRF applications on the same date.

1. Each applicant must submit a complete application to TDA. No changes to the application will be allowed after the application deadline date, unless they are a result of TDA recommendations.
2. DRP/MS applications will be ranked by score for each fund, from high to low and tie-breakers may be used.
3. DRP/MS applications within the funding range for each fund are reviewed for eligibility and completeness in descending order based on their score.
4. Applications recommended for DRP/MS award will be considered for SMRF funding and reviewed for eligibility and completeness.

Contact Information

Mailing Address (for U.S. Postal Service): Texas Department of Agriculture Texas Community Development Block Grant Program Post Office Box 12847, Capitol Station Austin, Texas 78711	Physical Address (for Overnight Carriers): 1700 N. Congress Avenue, 11 th Floor Mailroom Austin, Texas 78701
Physical Address (for Hand Delivery): 1700 N. Congress Avenue, 2nd Floor Austin, Texas 78701	Telephone (for Technical Assistance): 512-936-7894

Any application that is incomplete, noncompliant with program requirements, or received late will be disqualified. Applications lacking information necessary to make a determination concerning the eligibility of the activity (e.g., slum and blight designation) or compliance with TxCDBG and Federal program requirements (e.g., citizen participation requirements) will be disqualified. A substantially complete TCF application must include all of the following information:

- A completed 424 Form with original signature;
- All application forms, fully completed;
- A passed/adopted Local Government Resolution authorizing submission of the application;
- Evidence of compliance with the TxCDBG Citizen Participation Plan including the Public Hearing Notice;
- Legible, quality maps;
- Applicant's Annual Audit (See Attachments Section) and;
- Documentation of an active SAM Registration (See Attachments Section).

Applications lacking any of the items listed above will be disqualified. An Application Review Checklist is located at the end of the Application Guide. Applicants must verify that the application is complete using the checklist.

RESOLUTION # 2018-_____

A RESOLUTION OF THE CITY COMMISSION OF KINGSVILLE, TEXAS, AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, TEXAS CAPITAL FUND; AND AUTHORIZING THE CITY MANAGER TO ACT AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR IMPROVEMENTS IN THE DOWNTOWN AREA.

WHEREAS, the City of Kingsville participates in the Texas Main Street program;

WHEREAS, the Texas Community Block Grant Program, through the Texas Capital Fund, provides eligible Texas Main Street communities with matching grants to expand or enhance public infrastructure in historic Main Street districts to aid in eliminating handicapped barriers and deteriorated conditions in the downtown;

WHEREAS, the City Commission of the City of Kingsville desires to develop a viable community and improve its historic downtown area by making ADA improvements and curb, gutter, and sidewalk repairs in the designated Main Street area; and

WHEREAS, if awarded, the grant will be used to construct twelve new ADA compliant ramps downtown and replace deteriorated curb, gutter, and sidewalks in Kingsville's designated Main Street area;

WHEREAS, it is necessary and in the best interests of the City of Kingsville to submit an application for funding under the Texas Community Development Block Grant Program, with the Texas Capital Fund as the fund category to make these improvements;

WHEREAS, the City intends to make an application for \$250,000 of funding and has set aside a twenty percent (20%) cash match in the FY18-19 budget for this item in the CO2016 downtown funds, should it be awarded, as the City does not have funding to cover more than that for the project it may be able to contribute some in-kind services as well, which also enhance scoring of the application;

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT a Texas Community Development Block Grant Program application for the Texas Capital Fund is hereby authorized to be filed on behalf of the City of Kingsville.

II.

THAT if awarded, the grant money will be used to construct twelve new ADA compliant ramps downtown and replace deteriorated curb, gutter, and sidewalks in Kingsville's designated Main Street area, which the City could not otherwise fund.

III.

THAT the application be for \$250,000.00 of grant funds to provide funding for ADA improvements and for curb, gutter, and sidewalk repairs in the designated Main Street area in downtown Kingsville.

IV.

THAT the City Commission directs and designates the City Manager as the City's Chief Executive Officer and Authorized Representative to act in all matters in connection with this application and the City's participation in the Texas Community Development Block Grant Program.

V.

THAT all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, acquisition of property, civil rights and administrative requirements.

VI.

THAT it further be stated that the City of Kingsville is committing \$50,000 from its CO2016 downtown funds as a cash match contribution toward the activities of this project.

VII.

THAT this Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED by a majority vote of the City Commission the 22nd day of October, 2018.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM

Courtney Alvarez, City Attorney

AGENDA ITEM #11

City of Kingsville Fire Department

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Adrian Garcia, Fire Chief / EMC

DATE: October 22, 2018

SUBJECT: Assistance to Firefighters Grant for SCBA & Extrication Tools Replacement

Summary:

The Kingsville Fire Department is requesting approval to apply for an Assistance to Firefighters Grant (AFG), which if awarded will assist in replacing the department's outdated (31) SCBA units and extrication tools. The total grant request is for \$315,361.00 with the City responsible for a Cost Share total of \$28,668.00 when the grant is awarded and fulfilled.

Background:

An assessment of our department's SCBA's identified the inventory was (2) NFPA editions out of compliance and nearing their end of life cycle. In addition, recent assessments of failing SCBA units are costing close to or as much as a new unit. The (31) SCBA units and required spare bottles will be replaced with up-to-date SCBA's, which will increase our personnel safety on the fire ground and other hazardous atmospheres.

Additionally, an assessment of our current extrication tools have identified a need to update our extrication equipment. Updated extrication tools are better suited to utilize on the advancements of new vehicle construction and modern technology such as boron and martensite. Also, newer tools are lighter and not tethered to a hydraulic plant, which can create the potential for fire fighter injury due the weight. By updating these two sets of equipment, we will continue insure the safety of our firefighters out on the fire ground and motor vehicle accidents.

Financial Impact:

If awarded the AFG Grant will cover \$286,693.00 with a cost share portion of \$28,668.00 covered by the City. Current funds are not available, and the cost sharing portion will have to be programmed into the FY2020 budget.

Recommendation:

The following grant request and potential purchase of (31) SCBA units and extrication tools supports the goals set by the Kingsville Fire Department to insure the safety and continued operational effectiveness



**City of Kingsville
Fire Department**

of our department. Our recommendation is that the Commission approve the request to apply for the Assistance to Firefighters Grant.



RESOLUTION # 2018-_____

A RESOLUTION AUTHORIZING THE CITY TO SUBMIT AN APPLICATION TO THE FEMA ASSISTANCE TO FIREFIGHTERS GRANT REQUESTING GRANT FUNDING FOR SCBA RESPIRATOR UNITS AND EXTRICATION TOOLS ON BEHALF OF THE KINGSVILLE FIRE DEPARTMENT WITH AN ANTICIPATED \$28,668 CASH MATCH.

WHEREAS, the City Commission of the City of Kingsville finds it in the best interest of the citizens of Kingsville, that the Kingsville Fire Department participate in an application for grant monies from the FEMA Assistance to Firefighters Grant for 31 new SBCA respirator units and for extrication tools; and

WHEREAS, the new extrication tools would replace the existing tools as the new tools are better suited to utilize on new vehicle advancements in construction and materials as well as being lighter which provides safer working conditions for firefighters; and

WHEREAS, the SCBA respirator units would replace the outdated existing units that are nearing their end of life cycle and enhance the Fire Department personnel safety; and

WHEREAS, the FEMA Assistance to Firefighters Grant has a cash match and the City's anticipated portion of the cash match for both categories of items is estimated to be \$28,668, which is proposed to come from the City's FY19-20 General Fund budget if approved; and

WHEREAS, the City Commission of the City of Kingsville through this resolution has authorized the Fire Chief to submit the grant and administer the grant and necessary paperwork if the grant is awarded to the City;

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City Commission approves the submission of a grant application to the FEMA Assistance to Firefighters Grant for SCBA respirator units and extrication tools on behalf of the City of Kingsville Fire Department, with a total anticipated cash match of \$28,668 from the City if both categories of items are awarded.

II.

THAT the City Commission authorizes the Fire Chief to submit the grant and administer the grant and necessary paperwork.

III.

THAT this Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED by a majority vote of the City Commission the 22nd
day of October, 2018.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM

Courtney Alvarez, City Attorney

AGENDA ITEM #12

**City of Kingsville
City Manager's Office**

TO: Mayor and City Commissioners

FROM: Jesus A. Garza, City Manager

DATE: October 22nd, 2018

SUBJECT: City Contribution to County Veteran Services Office

Summary:

The County is relocating the Veteran Service Office to the newly remodeled Pete de la Garza Building and has requested a financial contribution from the City to go towards the outfitting of the space to include computer and printing equipment for a new resource library for veterans. We are recommending a total of \$2,500 be available for this project and would only be sent to the County as a reimbursement once they submit proof of purchase of the equipment.

Background:

The County undertook a major renovation of the Pete de la Garza Building in 2017-2018 that is consolidating various State Agencies. There is room, however, for a new expanded Veteran Services Office. Various County departments are contributing to the effort to make it happen. The Sherriff's Department is contributing \$5,000, District Attorney's Office is contributing \$2,500 and the Task Force is contributing \$2,500.

Financial Impact:

\$2,500 from General Fund's Fund Balance

Recommendation:

Staff recommends approval to co join the County in this effort to enhance services provided to our Veterans.



ORDINANCE NO. 2018-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2018-2019 BUDGET TO PROVIDE FUNDS FOR THE COUNTY VETERANS SERVICES OFFICE.

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 2018-2019 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
<hr/>					
Fund 001 General Fund					
Expenses					
<hr/>					
5-1030		Donations	31444	\$2,500	

[To amend the City of Kingsville FY 18-19 Budget to include a \$2,500 contribution to the County Veterans Services Office requested by the County Judge for computer workstations to benefit veteran citizens.]

II.

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

III.

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

IV.

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

INTRODUCED on this the 22nd day of October, 2018.

PASSED AND APPROVED on this the ___ day of _____, 2018.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #13

City of Kingsville Fire Department

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Adrian Garcia, Fire Chief / EMC

DATE: October 22nd, 2018

SUBJECT: Budget Amendment Vehicle Replacement Account – New Ambulance (MICU)

Summary:

The Kingsville Fire Department is requesting a budget amendment to the Vehicle Replacement Account (097-5-220.0-71100) in the amount of \$200,000.00. The request comes due to the need to replace an aging ambulance fleet.

Background:

The new ambulance will replace one of the existing ambulances, which is showing the most wear, increased maintenance cost, and increased down time. By doing so, our department will continue to provide excellent EMS services to our Kingsville community.

Lastly, the KFD Fleet Management Team conducted an analysis of our current fleet and recommend replacing ambulances every six (6) years with a replacement occurring every two (2) years. The last ambulance replacement occurred in 2017 and this one would be scheduled to occur in 2019. Year 2021 would see a third new ambulance and Year 2023 would see the replacement of the one purchased in 2017 in accordance to the six (6) year replacement cycle.

Financial Impact:

In researching ambulance replacements, \$200,000.00 should be sufficient to cover the replacement cost of a new ambulance. This is also equal to the amount that was budgeted in 2016 when the City acquired a new ambulance in 2017.

Recommendation:

The following budget amendment request supports the goals set by the Kingsville Fire Department to continue to provide excellent EMS services to our Kingsville community. Our recommendation is that the Commission consider approving the budget request.



ORDINANCE NO. 2018-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2018-2019 BUDGET TO PROVIDE FUNDS FOR THE PURCHASE OF A NEW AMBULANCE.

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 2018-2019 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 097 Vehicle Replacement Fund					
Expenses					
5-2200	Vehicle		71100	<u>\$200,000</u>	

[To amend the City of Kingsville FY 18-19 Budget to include a \$200,000 purchase of a new ambulance.]

II.

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

III.

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

IV.

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

INTRODUCED on this the 22nd day of October, 2018.

PASSED AND APPROVED on this the __ day of _____, 2018.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #14

**City of Kingsville
Planning and Development Services**

TO: Mayor and City Commissioners

CC: Jesus Garza, City Manager

FROM: Tom Ginter, Director

DATE: October 17, 2018

SUBJECT: Budget Amendment for the purchase of the Old Hospital at 400 E. Caesar

Summary:

The City of Kingsville is putting a grant application together to submit for a Brownfields grant with the intent of using the grant funds for the abatement of the asbestos in the building. One of the stipulations of the grant is that the building be owned by the applicant, which in this case would be the City of Kingsville. The budget amendment is to cover the expense of that purchase.

Background:

Staff had been working for some time on having the necessary studies done that are a part of the grant application. A Phase 1 has been completed and also a Phase 2. The grant application itself is due approximately end of December/January. The current amount of back taxes owed and other fees is \$43,863.14. Staff has received feedback to move forward with the potential purchase of the building to obtain the grant though no range has been determined at this point. An offer has been made to the owner but no response has been received from the owner yet.

Financial Impact:

The cost of the purchase of the building is the main financial impact. If able to purchase and have the grant awarded to the City, this would give us \$200,000 toward the abatement of the asbestos in the building.

Recommendation:

Approve the budget amendment which would allow the city to make an attempt to purchase the building.



ORDINANCE NO. 2018-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2018-2019 BUDGET TO PROVIDE FUNDS FOR LAND ACQUISITION COSTS IN RELATION TO THE OLD COUNTY HOSPITAL.

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 2018-2019 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 098 Economic Development Fund					
Expenses					
5-1060		Professional Services	31400	<u>\$44,939</u>	

[To amend the City of Kingsville FY 18-19 Budget to include \$44,939 for land acquisition costs in relation to the old County hospital on East Caesar Avenue with funding to come from fund balance.]

II.

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

III.

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

IV.

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

INTRODUCED on this the 22nd day of October, 2018.

PASSED AND APPROVED on this the ___ day of _____, 2018.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #15

**City of Kingsville
Police Department**

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Ricardo Torres, Chief of Police

DATE: October 8, 2018

SUBJECT: Request for Budget Amendment, General Fund and Chapter 59

Summary:

The police department is requesting to rollover several projects that were not completed during the FY2017-2018 budget period into the FY2018-2019 budget. This process requires a budget amendment.

Background:

PO#182268 Sam Houston State University (Crimes Software) \$24,750.00

KPD is in the process of migrating over to eForce CAD/RMS software and we are in receipt of a grant in the amount of \$224,654.53 to pay for the new software. During the transition period from old to new software, we expect this to take six months, we need to maintain our old CAD/RMS. SHSU requires payment prior to service being rendered. We have paid for six months and would request to roll over \$24,750.00 in case this process takes longer.

PO#181704 Storm Siren (Upgrade to City's Storm Siren) \$10,940.00

A new name brand PC with:
I-5 Or Greater Core Processor
8 GB or Greater RAM
1 TB or Greater of Memory
The InfoStorm PC SD2300 Interface Box & Software
which replaces the Zetron unit. The InfoStorm SD2300
is a new faster independent interface between the
computer and radio transmitter.
New 30" Dish & Receiver with EMWIN Software: GOES
16 Compatible. Almost doubles the data transfer
speed from 19.2K to 30.0K.
We have received CPU but not the Satellite Dish. Only then will we make payment.



**City of Kingsville
Police Department**

PO#181814	VistaCom Voice recorder for incoming phone lines and radio system. Telephone project has continued into FY2018-2019 and should be completed soon.	\$6,105.00
PP#182038	Absolute Communications New phone system for PD, project to be completed soon	\$25,476.50
PO#182074	Silynx Communications Equipment ordered via grant in FY2017-2018 but won't be delivered until FY2018-2019.	\$5,256.80
PO#182190	ERAD Group PO was sent in but working on Agreement to insure protection of the City of Kingsville.	\$3,000.00

Financial Impact:

Impact to General Fund is \$70,271.50.

SHSP grant impact is \$5,256.80 of which it is all reimbursable to the City of Kingsville.

Recommendation:

We request that the budget amendment be approved to cover the costs of these items in FY2018-2019.
Thank you for your assistance.



ORDINANCE NO. 2018-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2018-2019 BUDGET TO PROVIDE FUNDS FOR POLICE DEPARTMENT ROLLOVER PROJECTS.

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

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2018-2019 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					
<u>Expenses</u>					
5-2103	Police	Professional Services	31400	\$24,750	
5-2101	Police	Computers & Associated Equip	22600	\$10,940	
5-2101	Police	Computers & Associated Equip	22600	\$6,105	
5-2101	Police	Computers & Associated Equip	72600	\$25,477	
		Total General Fund		\$67,272	
Fund 029 JAG Grant					
<u>Expenses</u>					
5-2100	Police	Minor Equipment	21700	\$5,257	
Fund 005 PD State Seizure Fund					
<u>Expenses</u>					
5-2100	Police	Professional Services	31400	\$3,000	

[To amend the City of Kingsville FY 18-19 General Fund Budget for \$67,272, JAG Grant Budget for \$5,257 and Police State Seizure Fund for \$3,000 for Police Department Rollover Projects. All of these items were included in the estimated annual budget allowing funding to come from the respective fund balances.]

II.

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

III.

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

IV.

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

INTRODUCED on this the 22nd day of October, 2018.

PASSED AND APPROVED on this the __ day of _____, 2018.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:


Courtney Alvarez, City Attorney

AGENDA ITEM #16

City of Kingsville
Human Resource Department

TO: Mayor and City Commissioners

CC: Jesús A. Garza, City Manager

FROM: Diana Gonzales, Human Resource Director 

DATE: October 16, 2018

SUBJECT: Ordinance – Amending City of Kingsville Classification & Compensation Plan FY 18-19

Summary: Amendment requested to reclassify a vacant position of Facilities & Events Specialist Class 17 to Special Events Coordinator Class 14. In addition, Class 8 Step 2 requires adjustment of 3 cents to change from \$13.86 to \$ 13.83. The adjustment will not affect any employee as there are no employees in the Class 8.

Background: City of Kingsville Classification and Compensation Plan Fiscal Year 2018-2019 was introduced on September 10, 2018 and approved by City Commission on September 24, 2018. A position has vacated and has been re-evaluated for duties and placement on the Classification and Compensation Plan.

Financial Impact: The annual savings to the position may range from \$3,845.47 to \$2,110.59 depending on rate placement.

Recommendation: To consider reclassifying and renaming the Facilities & Events Specialist Class 17 to Special Events Coordinator Class 14 and adjusting Class 8 Step 2 rate from \$13.86 to \$ 13.83.



ORDINANCE NO. 2018- _____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES BY AMENDING CHAPTER III, ARTICLE 7, PERSONNEL POLICIES; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, this Ordinance is necessary to protect the public safety, health, and welfare of the City of Kingsville.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

I.

THAT Section 3-7-1 of Article 7: Personnel Policies of Chapter III. Administration of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

§ 3-7-1 ADOPTION OF THE JOB CLASSIFICATION AND COMPENSATION PLAN.

The City of Kingsville Classification and Compensation Plan dated effective as of October 1, 2018 is hereby adopted by reference providing for certain classifications and positions as more particularly defined therein. Classified positions and incumbents thereof who have completed the designated probationary period and any extensions thereof shall be subject to the terms and conditions of all policies incorporated by reference and adopted by the City Commission by resolution. Except members of the Fire and Police collective bargaining units, all other employees (executive, exempt and non-exempt) serve at will, at the pleasure of the City Manager, or designee, or at the pleasure of the City Commission if appointed by the City Commission, and shall have and continue such at-will status, notwithstanding any other provision of this Classification Plan, any other City Ordinance, or any rule or regulation of the City.

All Non-Exempt Non-Civil Service employees of the City of Kingsville are placed in a step according to the City of Kingsville Fiscal Year 2018-2019 Non-Exempt Chart.

New hires shall be placed at the compensation Class for the designated positions. New hires may be placed in the Step within the designated Class corresponding to the years of experience the new employee brings to the City correlating to the designated duties of the position not to exceed Step 5 unless approved by City Commission.

Non-Exempt employees promoted, transferred or temporarily assigned to a position in a higher classification range shall commence at a step of the higher Class. Each promoted, transferred or temporarily assigned employee shall then proceed to the next step after one (1) year in their current position and shall proceed to each step thereafter on the 3rd, 6th, 10th, and 15th year or until the employee reaches the fifth step of the compensation schedule.

Employees demoted, transferred, temporarily assigned, or accepting a position in a lower Class shall commence at a step of pay in the lower Class. Employees shall proceed to the next step of the compensation plan, as scheduled, based on years of City service.

All Exempt Class employees of the City of Kingsville shall be placed in a step program to receive a scheduled salary increase on the anniversary date of their 1st, 3rd, 6th, 10th, 15th, 20th and 25th year of service in the Exempt Class position. Percentage increases shall correspond to the Exempt Class Step Program included in the Classification and Compensation Plan for Fiscal Year 2018-2019.

Executive Level 1 & 2 positions shall receive a cost of living adjustment when Non-Exempt Non-Civil Service employees receive a cost of living adjustment. The City Commission shall evaluate the

performance of and recommend salaries for Executive Level 1 & 2 positions each July to prepare for the up-coming fiscal year.

II.

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

III.

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

IV.

THAT this Ordinance shall be codified and become effective on and after adoption and publication as required by law.

INTRODUCED on this the 22nd day of October, 2018.

PASSED AND APPROVED on this the _____ day of November, 2018.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

**CITY OF KINGSVILLE
CLASSIFICATION AND COMPENSATION PLAN
FISCAL YEAR 2018-2019**

Original Introduction: September 10, 2018
Approved: September 24, 2018
Amendment Introduction: October 22, 2018

Class

Step 7 & 8 available to employees
in these steps as of October 1,
2016

1

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6		Step 7	
\$ 10.20	\$ 10.51	\$ 10.83	\$ 11.15	\$ 11.48	\$ 11.83		\$ 12.18	

Animal Care Attendant
Children's Services Librarian
Custodian
Equipment Operator I
Equipment Service Worker
Golf Pro Shop Attendant

Library Assistant
Maintenance Worker
Plant Helper
Recycling Technician
Utility Worker

Step 7 & 8 available to employees
in these steps as of October 1,
2016

2

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6		Step 7	Step 8
\$ 10.61	\$ 10.93	\$ 11.26	\$ 11.60	\$ 11.94	\$ 12.30		\$ 12.67	\$ 13.05

Circulation Librarian
Customer Service Representative

Reference/Information Librarian
Technical Services Assistant

3

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
\$ 11.04	\$ 11.37	\$ 11.71	\$ 12.06	\$ 12.42	\$ 12.79

Pump Operator

4

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
\$ 11.48	\$ 11.83	\$ 12.18	\$ 12.55	\$ 12.92	\$ 13.31

5

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
\$ 11.94	\$ 12.30	\$ 12.66	\$ 13.04	\$ 13.43	\$ 13.84

Animal Control Specialist
Inventory Clerk
Tourism Services Technician

Step 7 & 8 available to employees
in these steps as of October 1,
2016

6

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6			Step 8
\$ 12.41	\$ 12.79	\$ 13.17	\$ 13.57	\$ 13.97	\$ 14.39			\$ 15.26

Customer Billing Specialist
Deputy Clerk
Engineering Technician
Equipment Operator II

GIS Technician
Meter Reader Technician
Telecommunications Operator
Street Equipment Operator I

7

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
\$ 12.91	\$ 13.30	\$ 13.70	\$ 14.11	\$ 14.53	\$ 14.97

Administrative Assistant I

8

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
\$ 13.43	\$ 13.86	\$ 14.24	\$ 14.67	\$ 15.11	\$ 15.56

\$ 13.83

** calculation correction*

Step 7 & 8 available to employees
in these steps as of October 1,
2016

9

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6		Step 8
\$ 13.96	\$ 14.38	\$ 14.81	\$ 15.26	\$ 15.72	\$ 16.19		\$ 17.17
A/P Specialist			Help Desk Technician				
Accounting Assistant			Maintenance Technician				
Administrative Assistant II			Street Equipment Operator II				
Assistant Library Administrator			Water/Wastewater Operator				
Digital Services Librarian			Welder/Fabricator				
Equipment Operator III							

10

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
\$ 14.52	\$ 14.96	\$ 15.41	\$ 15.87	\$ 16.34	\$ 16.83
Human Resource Specialist					
Lab Technician					
Payroll Specialist					

11

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
\$ 15.10	\$ 15.56	\$ 16.02	\$ 16.50	\$ 17.00	\$ 17.51
Community Appearance Inspector			Paralegal		
Lead Maintenance Technician			Street Equipment Operator III		
Lead Telecommunications Operator					

12

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
\$ 15.71	\$ 16.18	\$ 16.66	\$ 17.16	\$ 17.68	\$ 18.21

13

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
\$ 16.34	\$ 16.82	\$ 17.33	\$ 17.85	\$ 18.38	\$ 18.94
Foreman					

14

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
\$ 16.99	\$ 17.50	\$ 18.02	\$ 18.56	\$ 19.12	\$ 19.69
Special Events Coordinator (moved from Class 17)			Street Foreman		

15

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
\$ 17.67	\$ 18.20	\$ 18.74	\$ 19.31	\$ 19.88	\$ 20.48
Building Inspector					
Crime Scene Specialist					
Health Inspector I					

16

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
\$ 18.37	\$ 18.93	\$ 19.49	\$ 20.08	\$ 20.68	\$ 21.30
Engineer's Assistant					

17

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
\$ 19.11	\$ 19.68	\$ 20.27	\$ 20.88	\$ 21.51	\$ 22.15
Facilities & Event Specialist			(renamed and moved to Class 14)		
Health Inspector II					

**OTHER
POSITIONS**

Min	
\$ 7.50	

Seasonal/Temporary Employees

Example of positions include: Pool Manager/Attendants/Instructors/Lifeguards, Recreational Assistants, etc.

Step increases are calculated from Step placement at time of hire. Employees progress to the next Step upon completion of 1 year, 3 year, 6th year, 10th year and 15th year or until reach Step 6. Steps 7 & Step 8 are limited to employees in those steps as of October 1, 2016.

The hourly chart shall be relevant to all non-exempt, non-civil service employees maintaining a position in the same CLASS, unless otherwise approved by the City Manager.

CERTIFICATION PAY - NON-EXEMPT EMPLOYEES (EXCLUDES CIVIL SERVICE PERSONNEL)

Class/Grade/	Monthly	Per Pay Period Basis *	Class/Grade/Unit	Monthly	Per Pay Period Basis *
TCEQ 1 or D	\$30.00	\$13.85	TCEQ II or B	\$55.00	\$25.39
TCEQ C	\$40.00	\$18.47	TCEQ III or A	\$85.00	\$39.24

* Rounding may be required for payroll purposes.

CITY OF KINGSVILLE
CLASSIFICATION COMPENSATION PLAN - EXEMPT
FISCAL YEAR 2018-2019

		Minimum	Midpoint	Maximum
EXECUTIVE OFFICER – 1		\$ 103,098	\$ 124,967	\$ 146,836
City Manager				
EXECUTIVE OFFICER - 2		\$ 93,513	\$ 113,349	\$ 133,185
City Attorney				
Municipal Court Judge				
EXEMPT CLASS - 1		\$ 76,933	\$ 93,252	\$ 109,571
City Engineer	Fire Chief			
Finance Director	Police Chief			
EXEMPT CLASS - 2		\$ 73,720	\$ 88,812	\$ 104,354
Assistant City Attorney	Planning & Development Services Director			
Economic Development Director	Public Works Director			
EXEMPT CLASS - 3		\$ 63,293	\$ 76,719	\$ 90,145
Human Resources Director	Tourism Services Director			
Parks and Recreation Director				
EXEMPT CLASS - 4		\$ 60,279	\$ 73,066	\$ 85,852
Health Director	Library Director			
EXEMPT CLASS - 5		\$ 54,675	\$ 66,273	\$ 77,870
Risk Manager				
EXEMPT CLASS - 6		\$ 47,230	\$ 57,249	\$ 67,267
Accounting Manager	Golf Course Manager			
Building Official	Information Technology Manager			
Capital Improvements Manager	Parks Manager			
City Secretary	Purchasing Manager			
EXEMPT CLASS - 7		\$ 42,839	\$ 51,926	\$ 61,013
Collection's Supervisor	Solid Waste Supervisor			
Communication's Supervisor	Staff Accountant			
Community Appearance Supervisor	Street Supervisor			
Downtown Manager	Systems Specialist			
Facilities Supervisor	Wastewater Supervisor			
Garage Supervisor	Water Production Supervisor			
Municipal Court Supervisor	Water Supervisor			

EXEMPT CLASS STEP PROGRAM - ANNIVERSARY INCREASES BASED ON CURRENT POSITION


1ST YEAR	3%	15TH YEAR	3%
3RD YEAR	3%	20TH YEAR	3%
6TH YEAR	3%	25TH YEAR	3%
10TH YEAR	3%		

AGENDA ITEM #17

City of Kingsville
Human Resource Department

TO: Mayor and City Commissioners

CC: Jesús A. Garza, City Manager

FROM: Diana Gonzales, Human Resource Director 

DATE: October 12, 2018

SUBJECT: Resolution Clarifying Policy 720.02 Compensation for Holidays

Summary: This revision is requested to clarify Policy 720.02 Compensation for Holidays reference to part-time employees' eligibility for holiday overtime only and not the other holiday benefits associated with full-time employees.

There was not enough clarification to distinguish full-time employee holiday benefits and part-time employee holiday benefits.

Background: Policy 720.02 Compensation for Holidays was updated on September 10, 2018 to allow for part-time employees to be eligible for overtime when working on City authorized holidays.

The original intention was for part-time employees required to work on a City authorized holiday to receive overtime for the hours worked on the holiday only.

Financial Impact: Absorbed within affected departments with part-time employees who happen to work on City authorized holidays.

Recommendation: To consider revision to Policy 720.02 Compensation for Holidays to distinguish holiday benefits for part-time and full-time employees.



RESOLUTION NO. 2018-_____

A RESOLUTION AMENDING THE CITY OF KINGSVILLE ADMINISTRATIVE POLICIES AND PROCEDURES MANUAL, POLICY NO. 720.02-COMPENSATION FOR HOLIDAYS FOR ADDITIONAL CLARIFICATION.

WHEREAS, the City Commission previously adopted an administrative policy handbook for employees on August 28, 2006;

WHEREAS, on September 10, 2018 via resolution Policy No. 720.02-Compensation for Holidays was amended to allow part-time employees to be eligible for overtime under the policy and now it is proposed to clarify that part-time employees be eligible for time and a half for hours actually worked on a city designated holiday but not eligible for any other benefit received by a full-time employee; and

WHEREAS, the requested change does not significantly impact the City financially; and

WHEREAS, the policy change provides additional incentives to attract and retain part-time employees;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

I.

THAT Policy No. 720.02-Compensation for Holidays, attached as Exhibit A, is hereby approved;

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 22nd day of October, 2018.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

POLICY NO. 720.02 COMPENSATION FOR HOLIDAYS

Full-time and Part-time non-civil service employees shall be entitled to be paid Holidays according to Policy 720.01 Designation of Holidays. Temporary and Seasonal employees are ineligible for Holiday compensation.

Part-time employees shall be eligible for pay at 1 ½ times the regular hourly rate only when work is performed on an official City Holiday. No other holiday benefits eligible to Full-time Employees are applicable to Part-time employees.

The number of hours in a Holiday is defined as the normal daily shift hours of a department. Work which begins during 12:00 a.m. and 11:59 p.m. on the official Holiday shall be compensated at 1½ times an employee's regular rate of pay.

If a Holiday falls on a Full-time an employee's regular day off, the employee shall be eligible for time off or receive straight pay for the day. The time off and hours of straight pay is equivalent to a normal shift for the department. Employees must notify their supervisor of their choice by the end of the pay period in which a Holiday occurs. If straight pay is requested, it will be paid during the pay period in which the Holiday occurs. If time off is requested, it must be scheduled and taken prior to the end of the existing fiscal year.

If a Holiday falls on a Full-time an employee's regularly scheduled work day, the employee shall receive 1½ times the employee's regular rate of pay for actual hours worked on the Holiday. The employee is also eligible for time off or straight pay for the Holiday. The time off and hours of straight pay is equivalent to a normal shift for the department. Employees must notify their supervisor of their choice by the end of the pay period in which a Holiday occurs. If straight pay is requested, it will be paid during the pay period in which the Holiday occurs. If time off is requested, it must be scheduled and taken prior to the end of the existing fiscal year.

Full-time Employees on a leave of absence without pay on the Holiday or on the scheduled work day immediately preceding or following the Holiday shall not receive pay for the Holiday.

Holidays falling within a Full-time Employee's vacation period or within a period of absence properly chargeable to sick leave shall not be counted against vacation or sick leave. *(The hours of Vacation and/or Sick leave scheduled on the Holiday shall remain on the books and the employee shall be paid for the Holiday at the employee's regular rate of pay.*

Approved: August 28, 2006

Approved: September 10, 2018

Draft 10.12.2018 --- Draft Effective Date: 10.12.2018

AGENDA ITEM #18

City of Kingsville
Planning and Development Services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: October 15, 2018

SUBJECT: Approval to purchase property from Jody Van Fleet , pertaining to Defense Economic Adjustment Assistance Grant

Summary: As you recall there were four pieces of property that were approved in the grant application, when submitted to the Texas Military Preparedness Commission. Jody Van Fleet is one of the owners that we have come to an agreement with. Attached are the closing documents which will allow us to close on the property. Also attached is an email that verifies that Jody Van Fleet accepted the offer, an outline of the property in question and the basic records related to the property from the Appraisal District.

Background: Three years ago when we first applied for the grant this property was appraised at \$29,560. Since then it has come down to \$16,590. The starting point for this negotiation was the appraised value. Since the current value was lower we started lower in the negotiation. We have agreed upon \$25,000 for 5.02 acres.

Financial Impact: This is a reimbursement grant with an 80/20 split. We have already done the budget amendment so from this point once they are paid we will then provide the necessary paperwork to the Texas Military Preparedness Commission. From that point then we will be reimbursed the appropriate amount per the grant rules.

Recommendation: Approve the real estate contract to allow the City of Kingsville to purchase the property.



RESOLUTION NO. 2018-_____

A RESOLUTION AUTHORIZING THE CITY TO PURCHASE 5.02 ACRES OF LAND NEAR NAS-KINGSVILLE FOR ENCROACHMENT PREVENTION NEAR THE BASE PURSUANT TO THE STATE DEFENSE ECONOMIC ADJUSTMENT ASSISTANCE GRANT PROGRAM AWARD AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS ON THE CITY'S BEHALF.

WHEREAS, the City Commission of the City of Kingsville found on October 9, 2017 via Resolution #2017-72 that it was in the best interest of the citizens of Kingsville, that the City apply for a Defense Economic Adjustment Assistance Grant (DEAAG) Program with the State of Texas to apply for grant monies for the acquisition of property to prevent encroachment around the local military base; and

WHEREAS, the State budgeted money for this grant program to assist military communities in Texas with infrastructure projects and other initiatives to increase military value and mitigate any potential negative effects to the military institutions in future BRAC rounds; and

WHEREAS, acquiring land around the military institutions to protect them from encroachment issues is a tool that many other defense communities around the country have used to ensure the long-term viability of their local military institutions; and

WHEREAS, the base is a large employer of local civilian personnel and the base has a significant economic impact on the City, County, and State, such that the proposed land acquisition could be deemed for a public purpose; and

WHEREAS, the City has worked with the local base to identify properties that would be viable for this program; and

WHEREAS, the City was recently notified that it was awarded the DEAAG grant and has authorized execution of a contract with the state for such grant; and

WHEREAS, on February 12, 2018 via Resolution #2018-10 the City Commission authorized city staff to negotiate with landowners, survey properties, and begin the acquisition process so that deeds of sale can be brought back to the Commission for approval using the DEAAG Grant; and

WHEREAS, the staff has negotiated with property owner Jody Van Fleet a price of \$25,000 for a 5.02 acre tract of land located at Pt of Lots 6 & 7, Block Section 12, Kleberg Town and Improvement Company Subdivision, Kleberg County, Texas, which is near NAS-Kingsville and is one of the properties originally identified for acquisition through the grant; and

WHEREAS, the transactional documents have been prepared and staff needs approval from the City Commission of the City of Kingsville through this resolution to finalize the purchase of the property.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City Commission authorizes City staff to finalize the purchase of a 5.02 acre tract of land located at Pt of Lots 6 & 7, Block Section 12, Kleberg Town and Improvement Company Subdivision, Kleberg County, Texas for a price of \$25,000 with property owner Jody Van Fleet in compliance with the agreement with the State of Texas for the Defense Economic Adjustment Assistance Grant Program for funding for land acquisition to prevent encroachment around the local military base.

II.

THAT the City Commission authorizes the City Manager to act on the City's behalf in executing any necessary documents for this action.

III.

THAT this Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED by a majority vote of the City Commission the 22nd day of October, 2018.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM

Courtney Alvarez, City Attorney

**UNIMPROVED PROPERTY CONTRACT**
NOTICE: Not For Use For Condominium Transactions

1. PARTIES: The parties to this contract are JODY M VAN FLEET (Seller) and CITY OF KINGSVILLE (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. PROPERTY: Lot Pt of lots 6 and 7, Block Section 12, Kleberg Town and Improvement Company's Subdivision Addition, City of Kingsville, County of Kleberg Texas, known as 5.02 Acre tract of land (address/zip code), or as described on attached exhibit together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships (the Property). RESERVATIONS: Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.

3. SALES PRICE:

- A. Cash portion of Sales Price payable by Buyer at closing\$ 25,000.00
B. Sum of all financing described in the attached: ☐ Third Party Financing Addendum,
☐ Loan Assumption Addendum, ☐ Seller Financing Addendum\$ _____
C. Sales Price (Sum of A and B)\$ 25,000.00

4. LICENSE HOLDER DISCLOSURE: Texas law requires a real estate license holder who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the license holder owns more than 10%, or a trust for which the license holder acts as trustee or of which the license holder or the license holder's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: _____

5. EARNEST MONEY: Within 3 days after the Effective Date, Buyer must deliver \$ 00 as earnest money to _____ as escrow agent, at _____ (address). Buyer shall deliver additional earnest money of \$ N/A to escrow agent within _____ days after the Effective Date of this contract. If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the earnest money. If the last day to deliver the earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday. **Time is of the essence for this paragraph.**

6. TITLE POLICY AND SURVEY:

- A. **TITLE POLICY:** Seller shall furnish to Buyer at ☐ Seller's ☒ Buyer's expense an owner's policy of title insurance (Title Policy) issued by S&S Abstract and Title Co. (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:
(1) Restrictive covenants common to the platted subdivision in which the Property is located.
(2) The standard printed exception for standby fees, taxes and assessments.
(3) Liens created as part of the financing described in Paragraph 3.
(4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located.
(5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing.
(6) The standard printed exception as to marital rights.
(7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters.
(8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements:
☐ (i) will not be amended or deleted from the title policy; or
☐ (ii) will be amended to read, "shortages in area" at the expense of ☐ Buyer ☐ Seller.
(9) The exception or exclusion regarding minerals approved by the Texas Department of Insurance.
B. **COMMITMENT:** Within 20 days after the Title Company receives a copy of this contract, Seller shall furnish to Buyer a commitment for title insurance (Commitment) and, at Buyer's expense, legible copies of restrictive covenants and documents evidencing exceptions in the Commitment (Exception Documents) other than the standard printed exceptions. Seller authorizes the Title Company to deliver the Commitment and Exception Documents to Buyer at Buyer's address

shown in Paragraph 21. If the Commitment and Exception Documents are not delivered to Buyer within the specified time, the time for delivery will be automatically extended up to 15 days or 3 days before the Closing Date, whichever is earlier. If the Commitment and Exception Documents are not delivered within the time required, Buyer may terminate this contract and the earnest money will be refunded to Buyer.

C. SURVEY: The survey must be made by a registered professional land surveyor acceptable to the Title Company and Buyer's lender(s). (Check one box only)

- ☒ (1) Within 20 days after the Effective Date of this contract, Seller shall furnish to Buyer and Title Company Seller's existing survey of the Property and a Residential Real Property Affidavit promulgated by the Texas Department of Insurance (T-47 Affidavit). **If Seller fails to furnish the existing survey or affidavit within the time prescribed, Buyer shall obtain a new survey at Seller's expense no later than 3 days prior to Closing Date.** If the existing survey or affidavit is not acceptable to Title Company or Buyer's lender(s), Buyer shall obtain a new survey at ☐ Seller's ☒ Buyer's expense no later than 3 days prior to Closing Date.
- ☐ (2) Within _____ days after the Effective Date of this contract, Buyer shall obtain a new survey at Buyer's expense. Buyer is deemed to receive the survey on the date of actual receipt or the date specified in this paragraph, whichever is earlier.
- ☐ (3) Within _____ days after the Effective Date of this contract, Seller, at Seller's expense shall furnish a new survey to Buyer.

D. OBJECTIONS: Buyer may object in writing to (i) defects, exceptions, or encumbrances to title; disclosed on the survey other than Items 6A(1) through (7) above; or disclosed in the Commitment other than Items 6A(1) through (9) above; (ii) any portion of the Property lying in a special flood hazard area (Zone V or A) as shown on the current Federal Emergency Management Agency map; or (iii) any exceptions which prohibit the following use or activity:

Buyer must object the earlier of (i) the Closing Date or (ii) _____ days after Buyer receives the Commitment, Exception Documents, and the survey. Buyer's failure to object within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived. Provided Seller is not obligated to incur any expense, Seller shall cure any timely objections of Buyer or any third party lender within 15 days after Seller receives the objections (Cure Period) and the Closing Date will be extended as necessary. If objections are not cured within the Cure Period, Buyer may, by delivering notice to Seller within 5 days after the end of the Cure Period: (i) terminate this contract and the earnest money will be refunded to Buyer; or (ii) waive the objections. If Buyer does not terminate within the time required, Buyer shall be deemed to have waived the objections. If the Commitment or Survey is revised or any new Exception Document(s) is delivered, Buyer may object to any new matter revealed in the revised Commitment or Survey or new Exception Document(s) within the same time stated in this paragraph to make objections beginning when the revised Commitment, Survey, or Exception Document(s) is delivered to Buyer.

E. TITLE NOTICES:

- (1) ABSTRACT OR TITLE POLICY: Broker advises Buyer to have an abstract of title covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer's choice due to the time limitations on Buyer's right to object.
- (2) MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S): The Property ☐ is ☒ is not subject to mandatory membership in a property owners association(s). If the Property is subject to mandatory membership in a property owners association(s), Seller notifies Buyer under §5.012, Texas Property Code, that, as a purchaser of property in the residential community identified in Paragraph 2 in which the Property is located, you are obligated to be a member of the property owners association(s). Restrictive covenants governing the use and occupancy of the Property and all dedicatory instruments governing the establishment, maintenance, and operation of this residential community have been or will be recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instruments may be obtained from the county clerk. **You are obligated to pay assessments to the property owners association(s). The amount of the assessments is subject to change. Your failure to pay the assessments could result in enforcement of the association's lien on and the foreclosure of the Property.**

Section 207.003, Property Code, entitles an owner to receive copies of any document that governs the establishment, maintenance, or operation of a subdivision, including, but not limited to, restrictions, bylaws, rules and regulations, and a resale certificate from a property owners' association. A resale certificate contains information including, but not limited to, statements specifying the amount and frequency of regular assessments and the style and cause number of lawsuits to which the property owners' association is a party, other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association. These documents must be made available to you by the property owners' association or the association's agent on your request.

If Buyer is concerned about these matters, the TREC promulgated Addendum for Property Subject to Mandatory Membership in a Property Owners Association should be used.

- (3) **STATUTORY TAX DISTRICTS:** If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this contract.
- (4) **TIDE WATERS:** If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract. An addendum containing the notice promulgated by TREC or required by the parties must be used.
- (5) **ANNEXATION:** If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.
- (6) **PROPERTY LOCATED IN A CERTIFICATED SERVICE AREA OF A UTILITY SERVICE PROVIDER:** Notice required by §13.257, Water Code: The real property, described in Paragraph 2, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned Buyer hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in Paragraph 2 or at closing of purchase of the real property.
- (7) **PUBLIC IMPROVEMENT DISTRICTS:** If the Property is in a public improvement district, §5.014, Property Code, requires Seller to notify Buyer as follows: As a purchaser of this parcel of real property you are obligated to pay an assessment to a municipality or county for an improvement project undertaken by a public improvement district under Chapter 372, Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the municipality or county levying the assessment. The amount of the assessments is subject to change. Your failure to pay the assessments could result in a lien on and the foreclosure of your property.
- (8) **TEXAS AGRICULTURAL DEVELOPMENT DISTRICT:** The Property ☐ Is ☒ Is not located in a Texas Agricultural Development District. For additional information, contact the Texas Department of Agriculture.
- (9) **TRANSFER FEES:** If the Property is subject to a private transfer fee obligation, §5.205, Property Code requires Seller to notify Buyer as follows: The private transfer fee obligation may be governed by Chapter 5, Subchapter G of the Texas Property Code.
- (10) **PROPANE GAS SYSTEM SERVICE AREA:** If the Property is located in a propane gas system service area owned by a distribution system retailer, Seller must give Buyer written notice as required by §141.010, Texas Utilities Code. An addendum containing the notice approved by TREC or required by the parties should be used.
- (11) **NOTICE OF WATER LEVEL FLUCTUATIONS:** If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."

7. PROPERTY CONDITION:

A. **ACCESS, INSPECTIONS AND UTILITIES:** Seller shall permit Buyer and Buyer's agents access to the Property at reasonable times. Buyer may have the Property inspected by inspectors selected by Buyer and licensed by TREC or otherwise permitted by law to make inspections. Seller at Seller's expense shall immediately cause existing utilities to be turned on and shall keep the utilities on during the time this contract is in effect.

NOTICE: Buyer should determine the availability of utilities to the Property suitable to satisfy Buyer's needs.

B. **ACCEPTANCE OF PROPERTY CONDITION:** "As Is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in this contract. Buyer's agreement to accept the Property As Is under Paragraph 7B (1) or (2) does not preclude Buyer from inspecting the Property under Paragraph 7A, from negotiating repairs or treatments in a subsequent amendment, or from terminating this contract during the Option Period, if any.

(Check one box only)

- ☒ (1) Buyer accepts the Property As Is.
☐ (2) Buyer accepts the Property As Is provided Seller, at Seller's expense, shall complete the following specific repairs and treatments: _____

(Do not insert general phrases, such as "subject to inspections" that do not identify specific repairs and treatments.)

C. **COMPLETION OF REPAIRS:** Unless otherwise agreed in writing: (i) Seller shall complete all agreed repairs and treatments prior to the Closing Date; and (ii) all required permits must be obtained, and repairs and treatments must be performed by persons who are licensed to provide such repairs or treatments or, if no license is required by law, are commercially engaged in the trade of providing such repairs or treatments. At Buyer's election, any transferable warranties received by Seller with respect to the repairs and treatments will be transferred to Buyer at Buyer's expense. If Seller fails to complete any agreed repairs and treatments prior to the Closing Date, Buyer may exercise remedies under Paragraph 15 or extend the Closing Date up to 5 days, if necessary, for Seller to complete repairs and treatments.

D. **ENVIRONMENTAL MATTERS:** Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer's intended use of the Property. If Buyer is concerned about these matters, an addendum promulgated by TREC or required by the parties should be used.

E. **SELLER'S DISCLOSURES:** Except as otherwise disclosed in this contract, Seller has no knowledge of the following:

- (1) any flooding of the Property which has had a material adverse effect on the use of the Property;
- (2) any pending or threatened litigation, condemnation, or special assessment affecting the Property;
- (3) any environmental hazards that materially and adversely affect the Property;
- (4) any dumpsite, landfill, or underground tanks or containers now or previously located on the Property;
- (5) any wetlands, as defined by federal or state law or regulation, affecting the Property; or
- (6) any threatened or endangered species or their habitat affecting the Property.

8. **BROKERS' FEES:** All obligations of the parties for payment of brokers' fees are contained in separate written agreements.

9. **CLOSING:**

A. The closing of the sale will be on or before 10/22/ 2018, or within 7 days after objections made under Paragraph 6D have been cured or waived, whichever date is later (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.

B. At closing:

- (1) Seller shall execute and deliver a general warranty deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property.
- (2) Buyer shall pay the Sales Price in good funds acceptable to the escrow agent.
- (3) Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents and other documents reasonably required for the closing of the sale and the issuance of the Title Policy.
- (4) There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing the payment of any loans assumed by Buyer and assumed loans will not be in default.

10. **POSSESSION:**

A. **Buyer's Possession:** Seller shall deliver to Buyer possession of the Property in its present or required condition upon closing and funding.

B. **Leases:**

- (1) After the Effective Date, Seller may not execute any lease (including but not limited to mineral leases) or convey any interest in the Property without Buyer's written consent.
- (2) If the Property is subject to any lease to which Seller is a party, Seller shall deliver to Buyer copies of the lease(s) and any move-in condition form signed by the tenant within 7 days after the Effective Date of the contract.

11. **SPECIAL PROVISIONS:** (Insert only factual statements and business details applicable to the sale. TREC rules prohibit license holders from adding factual statements or business details for which a contract addendum or other form has been promulgated by TREC for mandatory use.)

12. SETTLEMENT AND OTHER EXPENSES:

A. The following expenses must be paid at or prior to closing:

(1) Expenses payable by Seller (Seller's Expenses):

(a) Releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; and other expenses payable by Seller under this contract.

(b) Seller shall also pay an amount not to exceed \$ n/a to be applied in the following order: Buyer's Expenses which Buyer is prohibited from paying by FHA, VA, Texas Veterans Land Board or other governmental loan programs, and then to other Buyer's Expenses as allowed by the lender.

(2) Expenses payable by Buyer (Buyer's Expenses): Appraisal fees; loan application fees; origination charges; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; loan title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incident to any loan; Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender; and other expenses payable by Buyer under this contract.

B. If any expense exceeds an amount expressly stated in this contract for such expense to be paid by a party, that party may terminate this contract unless the other party agrees to pay such excess. Buyer may not pay charges and fees expressly prohibited by FHA, VA, Texas Veterans Land Board or other governmental loan program regulations.

13. PRORATIONS AND ROLLBACK TAXES:

A. PRORATIONS: Taxes for the current year, interest, maintenance fees, assessments, dues and rents will be prorated through the Closing Date. The tax proration may be calculated taking into consideration any change in exemptions that will affect the current year's taxes. If taxes for the current year vary from the amount prorated at closing, the parties shall adjust the prorations when tax statements for the current year are available. If taxes are not paid at or prior to closing, Buyer shall pay taxes for the current year.

B. ROLLBACK TAXES: If this sale or Buyer's use of the Property after closing results in the assessment of additional taxes, penalties or interest (Assessments) for periods prior to closing, the Assessments will be the obligation of Buyer. If Assessments are imposed because of Seller's use or change in use of the Property prior to closing, the Assessments will be the obligation of Seller. Obligations imposed by this paragraph will survive closing.

14. CASUALTY LOSS: If any part of the Property is damaged or destroyed by fire or other casualty after the Effective Date of this contract, Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to do so due to factors beyond Seller's control, Buyer may (a) terminate this contract and the earnest money will be refunded to Buyer (b) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (c) accept the Property in its damaged condition with an assignment of insurance proceeds, if permitted by Seller's insurance carrier, and receive credit from Seller at closing in the amount of the deductible under the insurance policy. Seller's obligations under this paragraph are independent of any other obligations of Seller under this contract.

15. DEFAULT: If Buyer fails to comply with this contract, Buyer will be in default, and Seller may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If Seller fails to comply with this contract, Seller will be in default and Buyer may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money, thereby releasing both parties from this contract.

16. MEDIATION: It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Seller and Buyer related to this contract which is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

17. ATTORNEY'S FEES: A Buyer, Seller, Listing Broker, Other Broker, or escrow agent who prevails in any legal proceeding related to this contract is entitled to recover reasonable attorney's fees and all costs of such proceeding.

18. ESCROW:

A. ESCROW: The escrow agent is not (i) a party to this contract and does not have liability for the performance or nonperformance of any party to this contract, (ii) liable for interest on the earnest money and (iii) liable for the loss of any earnest money caused by the failure of any financial institution in which the earnest money has been deposited unless the financial institution is acting as escrow agent.

B. EXPENSES: At closing, the earnest money must be applied first to any cash down payment, then to Buyer's Expenses and any excess refunded to Buyer. If no closing occurs, escrow

agent may: (i) require a written release of liability of the escrow agent from all parties, (ii) require payment of unpaid expenses incurred on behalf of a party, and (iii) only deduct from the earnest money the amount of unpaid expenses incurred on behalf of the party receiving the earnest money.

- C. **DEMAND:** Upon termination of this contract, either party or the escrow agent may send a release of earnest money to each party and the parties shall execute counterparts of the release and deliver same to the escrow agent. If either party fails to execute the release, either party may make a written demand to the escrow agent for the earnest money. If only one party makes written demand for the earnest money, escrow agent shall promptly provide a copy of the demand to the other party. If escrow agent does not receive written objection to the demand from the other party within 15 days, escrow agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and escrow agent may pay the same to the creditors. If escrow agent complies with the provisions of this paragraph, each party hereby releases escrow agent from all adverse claims related to the disbursement of the earnest money.
- D. **DAMAGES:** Any party who wrongfully fails or refuses to sign a release acceptable to the escrow agent within 7 days of receipt of the request will be liable to the other party for (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.
- E. **NOTICES:** Escrow agent's notices will be effective when sent in compliance with Paragraph 21. Notice of objection to the demand will be deemed effective upon receipt by escrow agent.

19. REPRESENTATIONS: All covenants, representations and warranties in this contract survive closing. If any representation of Seller in this contract is untrue on the Closing Date, Seller will be in default. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate and accept back up offers.

20. FEDERAL TAX REQUIREMENTS: If Seller is a "foreign person," as defined by Internal Revenue Code and its regulations, or if Seller fails to deliver an affidavit or a certificate of non-foreign status to Buyer that Seller is not a "foreign person," then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the Internal Revenue Service together with appropriate tax forms. Internal Revenue Service regulations require filing written reports if currency in excess of specified amounts is received in the transaction.

21. NOTICES: All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by fax or electronic transmission as follows:

To Buyerat: City Of KingsvillePhone: (361) 595-8053, cell 361-219-8830Fax: ()

E-mail: _____

To Sellerat: Jody M. VanfleetPhone: (979) 693-9679 (Diane)Fax: ()

E-mail: _____

22. AGREEMENT OF PARTIES: This contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda which are a part of this contract are (check all applicable boxes):

- | | |
|---|---|
| <input type="checkbox"/> Third Party Financing Addendum | <input type="checkbox"/> Addendum for Coastal Area Property |
| <input type="checkbox"/> Seller Financing Addendum | <input type="checkbox"/> Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum |
| <input type="checkbox"/> Addendum for Property Subject to Mandatory Membership in a Property Owners Association | <input type="checkbox"/> Addendum for Property Located Seaward of the Gulf Intracoastal Waterway |
| <input type="checkbox"/> Buyer's Temporary Residential Lease | <input type="checkbox"/> Addendum for Sale of Other Property by Buyer |
| <input type="checkbox"/> Seller's Temporary Residential Lease | <input type="checkbox"/> Addendum for Property in a Propane Gas System Service Area |
| <input type="checkbox"/> Addendum for Reservation of Oil, Gas and Other Minerals | <input type="checkbox"/> Other (list): _____ |
| <input type="checkbox"/> Addendum for "Back-Up" Contract | _____ |
| <input type="checkbox"/> Addendum Concerning Right to Terminate Due to Lender's Appraisal | _____ |
| | _____ |
| | _____ |

23. TERMINATION OPTION: For nominal consideration, the receipt of which is hereby acknowledged by Seller, and Buyer's agreement to pay Seller \$_____ (Option Fee) within 3 days after the Effective Date of this contract, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within _____ days after the Effective Date of this contract (Option Period). Notices under this paragraph must be given by 5:00 p.m. (local time where the Property is located) by the date specified. If no dollar amount is stated as the Option Fee or if Buyer fails to pay the Option Fee to Seller within the time prescribed, this paragraph will not be a part of this contract and Buyer shall not have the unrestricted right to terminate this contract. If Buyer gives notice of termination within the time prescribed, the Option Fee will not be refunded; however, any earnest money will be refunded to Buyer. The Option Fee ☐ will ☐ will not be credited to the Sales Price at closing. **Time is of the essence for this paragraph and strict compliance with the time for performance is required.**

24. CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate license holders from giving legal advice. READ THIS CONTRACT CAREFULLY.

Buyer's
Attorney is: _____

Seller's
Attorney is: _____

Phone: () _____

Phone: () _____

Fax: () _____

Fax: () _____

E-mail: _____

E-mail: _____

EXECUTED the _____ day of _____, 20____ (Effective Date).
(BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

Buyer _____

Seller _____

Buyer _____

Seller _____



The form of this contract has been approved by the Texas Real Estate Commission. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC NO. 9-13. This form replaces TREC NO. 9-12.

BROKER INFORMATION
(Print name(s) only. Do not sign)

Other Broker Firm _____ License No. _____

represents ☐ Buyer only as Buyer's agent
☐ Seller as Listing Broker's subagent

Listing Broker Firm _____ License No. _____

represents ☐ Seller and Buyer as an intermediary
☐ Seller only as Seller's agent

Associate's Name _____ License No. _____

Associate's Email Address _____ Phone _____

Licensed Supervisor of Associate _____ License No. _____

Other Broker's Address _____ Phone _____

City _____ State _____ Zip _____

Listing Associate's Name _____ License No. _____

Listing Associate's Email Address _____ Phone _____

Licensed Supervisor of Listing Associate _____ License No. _____

Listing Broker's Office Address _____ Phone _____

City _____ State _____ Zip _____

Selling Associate's Name _____ License No. _____

Selling Associate's Email Address _____ Phone _____

Licensed Supervisor of Selling Associate _____ License No. _____

Selling Associate's Office Address _____

City _____ State _____ Zip _____

Listing Broker has agreed to pay Other Broker _____ of the total sales price when the Listing Broker's fee is received. Escrow agent is authorized and directed to pay Other Broker from Listing Broker's fee at closing.

OPTION FEE RECEIPT

Receipt of \$ _____ (Option Fee) in the form of _____
is acknowledged.

Seller or Listing Broker _____ Date _____

EARNEST MONEY RECEIPT

Receipt of \$ _____ Earnest Money in the form of _____
is acknowledged.

Escrow Agent _____ Received by _____ Email Address _____ Date/Time _____

Address _____ Phone _____

City _____ State _____ Zip _____ Fax _____

CONTRACT RECEIPT

Receipt of the Contract is acknowledged.

Escrow Agent _____ Received by _____ Email Address _____ Date _____

Address _____ Phone _____

City _____ State _____ Zip _____ Fax _____

ADDITIONAL EARNEST MONEY RECEIPT

Receipt of \$ _____ additional Earnest Money in the form of _____
is acknowledged.

Escrow Agent _____ Received by _____ Email Address _____ Date/Time _____

Address _____ Phone _____

City _____ State _____ Zip _____ Fax _____

Exhibit A

A 5.02 acre tract, more or less, out of Farm Lots 6 & 7, Section 12 of the Kleberg Town and Improvement Company's Subdivision in Kleberg County, Texas, as recorded in Volume 18, of the Kleberg County Map Records, said tract being more particularly described as follows:

Starting at an existing 5/8" iron pin found at the northwest corner of said Farm Lot 6;

Thence West along the north line of said Farm Lots 6 and 7, at 1262.5' pass the northeast corner of Farm Lot 7 for an overall distance of 1,451.0' to a point;

Thence South along a line parallel to and 188.5' west of the common line between said Farm Lots 6 and 7, for a distance of 722.0' to a fence corner, said point being herein termed "POINT OF BEGINNING";

Thence S. 75 deg. 06 min. 43 sec. E. and along a fenceline and its extension, out of Farm Lot 7 and into Farm Lot 6, for a distance of 673.7' to a 5/8" iron pin set this survey;

Thence S. 14 deg. 24 min. 58 sec. W. for a distance of 144.8' to a point;

Thence S. 80 deg. 15 min. 32 sec. W. for a distance of 839.1' to a 5/8" iron pin set in a fenceline;

Thence N. 22 deg. 13 min. 16 sec. E. and along a fenceline for a distance of 61.7' to a fence corner;

Thence N. 35 deg. 45 min. 21 sec. E. and along a fenceline for a distance of 172.9' to a fence corner;

Thence N. 14 deg. 24 min. 58 sec. E. and along a fenceline for a distance of 271.8' to return to and close at the said "POINT OF BEGINNING".

TOGETHER WITH THE FOLLOWING EASEMENTS:

A 20' access and egress easement described as the West 20' of the North 726.8' of Farm Lot 2, Section 13, of the Kleberg Town and Improvement Company's Subdivision, Kleberg County, Texas; and

A 0.61 acre easement, more or less, out of Farm Lot 6, Section 12, and Farm Lot 2, Section 13, of the Kleberg Town and Improvement Company's Subdivision, Kleberg County, Texas, as recorded in Envelope 18, Kleberg County Map Records, said easement's center line being more particularly described as follows:

Beginning at a point which bears East 10.0' and South 726.8' of the northwest corner of Farm Lot 2, Section 13 of the said Kleberg Town and Improvement Company's Subdivision, Kleberg County,

Thence S. 34 deg. 54 min. 07 sec. W. and into a 60' unopened but dedicated county road for a distance of 57.5' to a point;

Thence S. 15 deg. 48 min. 00 sec. W., and across the said unopened 60' roadway and into Farm Lot 6 of said Section 12, for a distance of 393.4' to a point;

Thence S. 55 deg. 08 min. 00 sec. W. for a distance of 355.7' to a point;

Thence N. 75 deg. 26 min. 45 sec. W. for a distance of 487.0' to a point;

Thence S. 20 deg. 00 min. 03 sec. E. for a distance of 83.6' to the "POINT OF TERMINATION".

#18-09-27

GENERAL WARRANTY DEED

Notice of confidential rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

DATE: OCTOBER__, 2018

GRANTOR: JODY M. VAN FLEET, a single person

GRANTOR'S ADDRESS: 134 Oak Crest, College Station, TX 77845

GRANTEE: THE CITY OF KINGSVILLE HOME RULE MUNICIPAL CORPORATION

GRANTEE'S ADDRESS: 400 West King Ave., Kingsville, TX 78363

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration (cash).

PROPERTY:

See EXHIBIT "A" attached hereto and incorporated herein for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and encroachments or overlapping of improvements; taxes for the current year, the payment of which Grantee assumes, zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the

property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

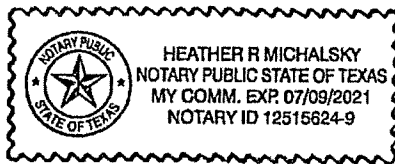
When the context requires, singular nouns and pronouns include the plural.

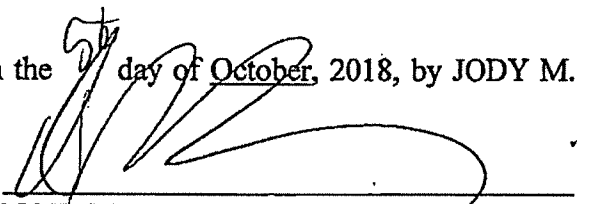

JODY M. VAN FLEET

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Parurus

This instrument was acknowledged before me on the 7th day of October, 2018, by JODY M. VAN FLEET.




NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE LAW OFFICE OF:
Michael J. Shelly, P.C.
Attorney at Law
5102 Holly Rd., Suite A
Corpus Christi, Texas 78411

AFTER RECORDING RETURN TO:
S & S Abstract & Title Co.
801 E. Kleberg
Kingsville, Texas 78363

TAX STATEMENT

ACCT # 2-900-012-07205-192
 DATE 10/02/2018
 IRA

YEAR 2018 22625



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

Property Description

K T & I CO, BLOCK 12, LOT 5.02 AC OUT OF 6 & 7, AC RES 5.02	PROP TYPE-E0 PCT OWNER-
LOCATION-	ACRS- 5.020 TOWN-

Values

LAND-	16,590	IMP-	AG-	NON AG-	16,590	TAXBL-	16,590
-------	--------	------	-----	---------	--------	--------	--------

Monies

TAXING ENTITY	D/V	OTHER	TAXABLE	RATE	TAX LEVY
KLEBERG COUNTY	0	0	16,590	.781450	129.64
KINGSVILLE ISD	0	0	16,590	1.518900	251.99
SOUTH TX WATER AUTH	0	0	16,590	.086664	14.38
TOTAL BASE LEVY					396.01
TOTAL DUE					\$396.01

\$ 1.08 per day

October 22, 2018 = ^{Buyer} 70 days = \$ 75.60

VAN FLEET DAVID INC
 134 OAK CREST
 COLLEGE STATION, TX 77845

ACCT# 2-900-012-07205-192
 YEAR 2018 22625

If Paid In	Amount
NOV	396.01
DEC	396.01
JAN	396.01

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonline records.com
 A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS



A.

Settlement Statement (HUD-1)**B. Type of Loan**

1 <input type="checkbox"/> FHA	2 <input type="checkbox"/> RHS	3 <input type="checkbox"/> Conv. Unins.	6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
4 <input type="checkbox"/> VA	5 <input type="checkbox"/> Conv. Ins.		18-09-27		

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: City Of Kingsville Home Rule Municipal Corporation 400 West King Ave. Kingsville, Texas 78363	E. Name & Address of Seller: Jody M. Van Fleet 134 Oak Crest College Station, Texas 77845	F. Name & Address of Lender:
G. Property Location: A 5.02 Acre Tract, more or less out of Farm Lots 6 & 7, Section 12 of the Kleberg Town and Improvements Company's Subdivision in Kleberg County Texas.	H. Settlement Agent: S & S Abstract & Title Company Place of Settlement: 801 East Kleberg Ave, Kingsville, TX 78363 361-595-5323	I. Settlement Date: 10/22/2018

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	\$25,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$583.00
104	
105	
Adjustment for items paid by seller in advance	
106	
107	
108 10/22/18 to 12/31/18 70 Days @ 1.08 per Day	\$75.60
109	
110	
111	
112	
120. Gross Amount Due from Borrower	\$25,658.60
200. Amount Paid by or in Behalf of Borrower	
201. Deposit with seller	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204	
205	
206	
207	
208 Note Retained by Seller	
209	
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes to	
212 to	
213	
214	
215	
216	
217	
218	
219	
220. Total Paid by/for Borrower	
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	\$25,658.60
302. Less amounts paid by/for borrower (line 220)	
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$25,658.60

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	\$25,000.00
402. Personal property	
403	
404	
405	
Adjustment for items paid by seller in advance	
406. City/town taxes to	
407. County taxes to	
408. Assessments 10/22/2018 to 12/31/2018	
409 70 Days @ 1.08 per day	\$75.60
410	
411	
412	
420. Gross Amount Due to Seller	\$25,075.60
500. Reductions in Amount Due to seller	
501. Deposit with seller	
502. Settlement charges to seller (line 1400)	\$359.50
503. Existing loan	
504. Payoff of loan	
505. Payoff of second mortgage loan	
506	
507	
508 Note Retained by Seller	
509 2018 Taxes	\$396.01
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes to	
512	
513	
514	
515	
516	
517	
518	
519	
520. Total Reduction Amount Due Seller	\$755.51
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	\$25,075.60
602. Less reductions in amounts due seller (line 520)	\$755.51
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$24,320.09

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

I. Settlement Charges

700 Total Real Estate Broker Fees			
Division of commission (line 700) as follows :			
700	to		Paid From
701	to		Borrower's
702	to		Funds at
703	to		Settlement
704	Commission paid at settlement		Paid From
			Seller's
			Funds at
			Settlement

800 Items Payable in Connection With Loan			
801. Our origination charge			
802. Your credit or charge (points) for the specific interest rate chosen			
803. Your adjusted origination charges	To		
804		To	
805. Credit report to			
806. Flood Determination Fee			
807		To	
808	Attorneys Fee	To	
809		To	
810	WD	To	Michael J. Shelly
811			\$100.00

900 Items Required by Lender to be Paid in Advance			
901. Daily interest charges from			
902	to	@ \$	/day
903	Hazard	To	
904		To	

1000 Reserves Deposited with Lender			
1001. Initial deposit for your escrow account			
1002. Homeowner's insurance	months @ \$	per month \$	
1003. Mortgage insurance	months @ \$	per month \$	
1004. Property Taxes	months @ \$	per month \$	
1005	months @ \$	per month \$	
1006	months @ \$	per month \$	
1007. Aggregate Adjustment		\$	

1100 Title Charges			
1101. Title services and lender's title insurance			
1102. Settlement or closing fee	To	S&S Abstract & Title Co.	
1103. Owner's title insurance	To		\$200.00
1104. Lender's title insurance	To	S&S Abstract and Title Co.	\$345.00
1105. Lender's title policy limit \$	To		
1106. Owner's title policy limit \$	25,000.00		
1107. Agent's portion of the total title insurance premium to		\$	\$293.25
1108. Underwriter's portion of the total title insurance premium to WFG		\$51.75	
1109 FedEx Courier Fee			
1110 Guaranty Fee	To	State Of Texas	\$45.00
1111 Kleberg County Tax certificate	To	Kleberg County Tax Dept.	\$4.50
1112		\$	\$10.00

1200 Government Recording and Transfer Charges			
1201. Government recording charges			
1202	Deed \$ 38.00	Mortgage \$	
1203. Transfer taxes		Notice	\$38.00
1204. City/County tax/stamps	Deed \$	Mortgage \$	
1205. State tax/stamps	Deed \$	Mortgage \$	
1206			

1300 Additional Settlement Charges			
1301. Required services that you can shop for			
1302	To		
1303	To		
1304	To		
1305			
1306			
1307			
1308			

1400 Total Settlement Charges (enter on lines 103, Section A, and 102, Section K)		\$583.00	\$359.50
---	--	----------	----------

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

SELLER'S AND/OR PURCHASER'S/BORROWER'S STATEMENT

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

The Seller's and Purchaser's/Borrower's signatures hereon acknowledge their approval and signify they understand that tax and insurance prorations and reserves are based on figures for the preceding year or supplied by others or estimated from the current year, and in the event of any change for the current year, all necessary adjustments will be made between Purchaser/Borrower and Seller directly. Any deficit in delinquent taxes or mortgage payoffs will be promptly reimbursed to the Settlement Agent by the Seller.

I hereby authorize the Settlement Agent to make expenditures and disbursements as shown above and approved same for payment.

Borrowers/Purchasers

City Of Kingsville Jesus A. Garza City Manager Date

Date

Date

Date

Date

Sellers

Jody M. Van Fleet 10/5/2018
Jody M. Van Fleet Date

Date

Date

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent:

Victor S. Saenz

Date:

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY OTHER SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE OR IMPRISONMENT. FOR DETAILS SEE: TITLE 18 U.S. CODE SECTION 1001 AND SECTION 1010.

SELLER'S TAX INFORMATION

Seller's Certification of Taxpayer Identification Number (Substitute W-9)

You are required by law to provide the Settlement Agent (See Block H) with your correct taxpayer identification number. If you do not provide your Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: _____

Signed: _____

TIN: _____

Signed: _____

TIN: _____

Signed: _____

TIN: _____

Signed: _____

PROCEEDS FROM REAL ESTATE TRANSACTIONS (SUBSTITUTE IRS FORM 1099-S)

The information contained below and in Blocks E, G, H and I is important and is being supplied to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the item is required to be reported and the IRS determines that it has not been reported. If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6562 and/or Schedule E (Form 1040).

GROSS PROCEEDS: \$- - - - - BOX 5 Buyer's part of real estate tax \$- - - - -

☐ Check here if the Seller received or will receive property or services as part of the consideration.

PROCEEDS ALLOCATION FOR MULTIPLE SELLERS

When more than one seller is involved in the transfer of property, they may elect to allocate the Gross Proceeds between the named parties for the purpose of reporting such amounts to the Internal Revenue Service. This DOES NOT apply to a husband-wife relationship.



TEXAS
COMMITMENT FOR TITLE INSURANCE (T-7)
ISSUED BY
WFG NATIONAL TITLE INSURANCE COMPANY

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We, WFG NATIONAL TITLE INSURANCE COMPANY, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

WFG NATIONAL TITLE INSURANCE COMPANY

By: _____
President

ATTEST: _____
Secretary



S & S ABSTRACT AND TITLE COMPANY

By: Kita I Saenz
Authorized Signature

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.



WFG NATIONAL TITLE INSURANCE COMPANY

TEXAS TITLE INSURANCE INFORMATION

<p>Title Insurance insures you against loss resulting from certain risks to your title. The Commitment for Title Insurance is the Title Insurance Company's promise to issue the Title Insurance Policy. The Commitment is a legal document. You should review it carefully to completely understand it before your closing date.</p>	<p>El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad. El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.</p>
---	--

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a Policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

---MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exception, Exclusions and Conditions, defined below.

---EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

---EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

---CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.



You can get a copy of the policy form approved by the Texas Department of Insurance by calling WFG National Title Insurance Company at 1-877-366-8781 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the Policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the Policy. Some of the changes to consider are:

---Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

---Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.



DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner Policy)

ARBITRATION' is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

SIGNATURE

DATE

SIGNATURE

DATE



IMPORTANT INFORMATION

FOR INFORMATION, OR TO MAKE A COMPLAINT CALL OUR TOLL-FREE TELEPHONE NUMBER 1-800-257-2842. ALSO YOU MAY CONTACT THE TEXAS DEPARTMENT OF INSURANCE AT 1-800-252-3439 to obtain information on:

1. Filing a complaint against an insurance company or agent,
2. Whether an insurance company or agent is licensed,
3. Complaints received against an insurance company or agent,
4. Policyholder rights, and
5. A list of consumer publications and services available through the Department.

YOU MAY ALSO WRITE TO THE TEXAS DEPARTMENT OF INSURANCE, P.O. BOX 149104, AUSTIN, TEXAS 78714-9104. FAX NO. (512) 475-1771.

AVISO IMPORTANTE

PARA INFORMACION, O PARA SOMETER UNA QUEJA LLAME AL NUMERO GRATIS 1-800-257-2842. TAMBIEN PUEDE COMUNICARSE CON EL DEPARTAMENTO DE SEGUROS DE TEXAS AL 1-800-252-3439 para obtener informacion sobre:

1. Como someter una queja en contra de una compania de seguros o agente de seguros,
2. Si una compania de seguros o agente de seguros tiene licencia,
3. Quejas recibidas en contra de una compania de seguros o agente de seguros,
4. Los derechos del asegurado, y
5. Una lista de publicaciones y servicios para consumidores disponibles a traves del Departamento.

TAMBIEN PUEDE ESCRIBIR AL DEPARTAMENTO DE SEGUROS DE TEXAS, P.O. BOX 149104, AUSTIN, TEXAS 78714-9104. FAX NO. (512) 475-1771.



SCHEDULE A

Effective Date: **September 26, 2018** GF No. **18-09-27**

Commitment No. **18-09-27**, issued **October 2, 2018**, 8am.

1. The policy or policies to be issued are:

(a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)

(Not applicable for improved one-to-four family residential real estate)

Policy Amount: \$ **25,000.00**

PROPOSED INSURED: **City of Kingsville**

(b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE

– ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)

Policy Amount: \$

PROPOSED INSURED:

(c) LOAN POLICY OF TITLE INSURANCE (Form T-2)

Policy Amount: \$

PROPOSED INSURED:

Proposed Borrower:

(d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)

Policy Amount: \$

PROPOSED INSURED:

Proposed Borrower:

(e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)

Binder Amount: \$

PROPOSED INSURED:

Proposed Borrower:

(f) OTHER

Policy Amount: \$

PROPOSED INSURED:

2. The interest in the land covered by this Commitment is: **Fee Simple**

3. Record title to the land on the Effective Date appears to be vested in: **Jody Van Fleet**

4. Legal description of land: **See Exhibit A**

SCHEDULE B
EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below:

Delete this Exception

Omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless any only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year ____ and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Mortgagee Title Policy binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Mortgagee Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R).



10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

- a) Rights to parties in possession.
- b) Any Visible and apparent roadway or easement, on, over, under, or across the subject property, or any part thereof the existence of which does not appear of record in the office of the County Clerk of Kleberg County, Texas.
- c) Zoning and planning ordinances of the City of Kingsville, Texas.
- d) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- e) Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private road
- f) Any and all matters that would be shown on a current, correct survey of the property
- g) Easements and building lines as shown on map or plat of record in: Map Records of Kleberg County, Texas



SCHEDULE C

Your Policy will not cover loss, costs, attorneys fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - a) no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b) all standby fees, taxes, assessments and charges against the property have been paid,
 - c) all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - d) there is legal right of access to and from the land,
 - e) (on a Mortgagee Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

A) Taxes are due for the following year(s): 2018 – See attached statement

5. Company requires marital history of record owner on Schedule A hereof. Company requires joinder of spouse as facts indicate
6. **ARBITRATION:** The Owner Policy of Title Insurance (Form T1) and the Loan Policy of Title Insurance (Form T2) contain an arbitration provision. It allows the Insured or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If the insured wants to retain the right to sue the Company in case of a dispute over a claim, the Insured must request deletion of the arbitration provision before the Policy is issued. The Insured may do this by signing the Deletion of Arbitration Provision form and returning it to the Company at or before the closing of the real estate transaction or by writing to the Company



7. Procedure Rule P-27, as provided for the Article 9.39 of the Texas Insurance Code, requires that "Good Funds" be received and deposited before a Title Agent may disburse from its trust fund account
 - a) Cash or wire transfers
 - b) Cashier's checks
 - c) Certified checks
 - d) Teller's check
 - e) Uncertified funds in amounts less than \$1,500, including checks, traveler's checks, money orders, and negotiable orders of withdrawal; provided multiple items shall not be used to avoid the \$1,500 limitation;
 - f) Uncertified funds in amount of \$1,500 or more, drafts, and any other items when collected by the financial institution;
 - g) State of Texas Warrants
 - h) United States Treasury Checks
 - i) Checks by city and county governments located in the State of Texas
8. The Company shall require a fully completed Affidavit as to Debts, Liens and Possession to be executed under oath at closing by the Seller(s) and/or Borrower(s) to the current transaction. The closing agent/escrow officer shall insure that the Seller(s) and/or Borrower(s) fill in all required information on the Affidavit, and that no blank remain in the document after completion. The Seller(s) and/or Borrower(s) shall initial all changes and all hand-written information that is filled in on the document at closing
9. Item 2, Schedule B may be amended to read "Any shortages in area" in the Owner's Title Policy if we are furnished a current survey plat prepared by an approved licensed surveyor who certifies that there are no discrepancies, conflicts in boundary lines, or any encroachment(s), or any overlapping of improvements, and the payment of the additional required premium (15% of the basic rate in an Owner's Title Policy (Non-Residential) or 5% of the basic rate in a Residential Owner's Policy, with a minimum of \$20.00) for this amendment
10. "Rights to parties in possession" shown in Schedule B of this commitment will be deleted from the Owner's Title Policy ONLY if an inspection is made and paid for which shows no parties in possession other than the owner or purchaser(s). If such an inspection is not required, the purchaser(s) must sign a Waiver of Inspection and acknowledge that they understand that the Owner's Title Policy will be issued subject to the rights of parties in possession
11. Upon receipt of evidence satisfactory to the Company that all standby fees, taxes, and assessments for the year 2018 are not yet due and payable, and upon receipt of the premium specified in Rate Rule R-24, Schedule B will be amended to include the following: "Company insures that standby fees, taxes, and assessments by any taxing authority for the year 2018 are not yet due and payable." (Loan Title Policy Only)



SCHEDULE D

The information contained in this Schedule D does not affect title to or the lien upon the land described in Schedule A hereof, to be insured in any policy(ies) of title insurance to be issued in accordance with this Commitment.

Pursuant to the requirement of Rule P-21, Basic Manual of Rules, Rates and Forms for the Writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The following individuals are directors and/or officers, as indicated, of WFG National Title Insurance Company:

DIRECTORS:	OFFICERS:
Patrick F. Stone	Patrick F. Stone, Chief Executive Officer and Chairman
A Steven Ozonian	A Steven Ozonian, Chief Operating Officer and President
Michael T. Gallaher	Michael T. Gallaher, Executive Vice President, Chief Financial Officer and Treasurer
Joseph V. McCabe	Joseph V. McCabe, Executive Vice President, General Counsel and Secretary
Cynthia L. Tucker	John R. Wooldrige, Senior Vice President and Controller
	Cynthia Lee Tucker, Executive Vice President

Williston Financial Group LLC owns 100% of the stock of WFG National Title Insurance Company. Williston Holdings LLC owns 100% of the LLC interests in Williston Financial Group LLC.

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment: S & S Abstract and Title Company
- The names of each shareholder, owner, partner or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium are as follows: Margarita S. Saenz, Pedro M. Saenz
 - Each shareholder, owner, partner or other person having, owning or controlling ten percent (10%) or more of an entity that has, owns, or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium are as follows: n/a
 - The following persons are officers and directors of the Title Insurance Agent:

DIRECTORS	OFFICERS
Margarita S. Saenz	Margarita S. Saenz, President
	Pedro M. Saenz, VP, Sec/Treas

- The names of any person who is not a full time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive: NA
 - For purposes of this paragraph 2, "having, owning or controlling: includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b): NA
3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this Commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	\$
Loan Policy	\$
Endorsement Charges	\$
Other	\$
Total	\$

Of this total amount \$_____ (or ___15___ %) will be paid to the policy issuing Title Insurance Company; \$_____ (or ___85___ %) will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

AMOUNT	TO WHOM	FOR SERVICE
\$_____ (or %)	_____	_____
\$_____ (or %)	_____	_____

*The estimate premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance. This Commitment is invalid unless the insuring provisions and Schedules A, B and C are attached.



PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of WFG.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

If you have any questions about this Privacy Policy Notice, please contact us by writing to:

WFG National Title Insurance Company
12909 SW 68th Parkway, Suite 350
Portland, Oregon 97223

#18-09-27

GENERAL WARRANTY DEED

Notice of confidential rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

DATE: OCTOBER __, 2018

GRANTOR: JODY M. VAN FLEET, a single person

GRANTOR'S ADDRESS: 134 Oak Crest, College Station, TX 77845

GRANTEE: THE CITY OF KINGSVILLE HOME RULE MUNICIPAL CORPORATION

GRANTEE'S ADDRESS: 400 West King Ave., Kingsville, TX 78363

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration (cash).

PROPERTY:

See EXHIBIT "A" attached hereto and incorporated herein for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and encroachments or overlapping of improvements; taxes for the current year, the payment of which Grantee assumes, zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the

property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

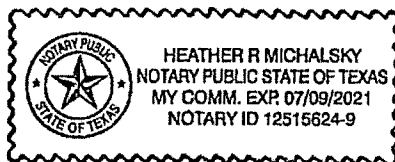
When the context requires, singular nouns and pronouns include the plural.

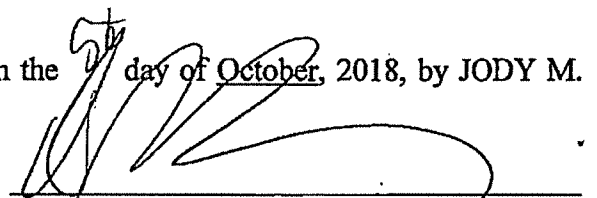

JODY M. VAN FLEET

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Padua

This instrument was acknowledged before me on the 27th day of October, 2018, by JODY M. VAN FLEET.




NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE LAW OFFICE OF:
Michael J. Shelly, P.C.
Attorney at Law
5102 Holly Rd., Suite A
Corpus Christi, Texas 78411

AFTER RECORDING RETURN TO:
S & S Abstract & Title Co.
801 E. Kleberg
Kingsville, Texas 78363

Exhibit A

A 5.02 acre tract, more or less, out of Farm Lots 6 & 7, Section 12 of the Kleberg Town and Improvement Company's Subdivision in Kleberg County, Texas, as recorded in Volume 18, of the Kleberg County Map Records, said tract being more particularly described as follows:

Starting at an existing 5/8" iron pin found at the northwest corner of said Farm Lot 6;

Thence West along the north line of said Farm Lots 6 and 7, at 1262.5' pass the northeast corner of Farm Lot 7 for an overall distance of 1,451.0' to a point;

Thence South along a line parallel to and 188.5' west of the common line between said Farm Lots 6 and 7, for a distance of 722.0' to a fence corner, said point being herein termed "POINT OF BEGINNING";

Thence S. 73 deg. 06 min. 43 sec. E. and along a fenceline and its extension, out of Farm Lot 7 and into Farm Lot 6, for a distance of 673.7' to a 5/8" iron pin set this survey;

Thence S. 14 deg. 24 min. 58 sec. W. for a distance of 144.8' to a point;

Thence S. 80 deg. 15 min. 32 sec. W. for a distance of 839.1' to a 5/8" iron pin set in a fenceline;

Thence N. 22 deg. 13 min. 16 sec. E. and along a fenceline for a distance of 61.7' to a fence corner;

Thence N. 35 deg. 45 min. 21 sec. E. and along a fenceline for a distance of 172.9' to a fence corner;

Thence N. 14 deg. 24 min. 58 sec. E. and along a fenceline for a distance of 271.8' to return to and close at the said "POINT OF BEGINNING".

TOGETHER WITH THE FOLLOWING EASEMENTS:

A 20' access and egress easement described as the West 20' of the North 726.8' of Farm Lot 2, Section 13, of the Kleberg Town and Improvement Company's Subdivision, Kleberg County, Texas; and

A 0.61 acre easement, more or less, out of Farm Lot 6, Section 12, and Farm Lot 2, Section 13, of the Kleberg Town and Improvement Company's Subdivision, Kleberg County, Texas, as recorded in Envelope 18, Kleberg County Map Records, said easement's center line being more particularly described as follows:

Beginning at a point which bears East 10.0' and South 726.8' of the northwest corner of Farm Lot 2, Section 13 of the said Kleberg Town and Improvement Company's Subdivision, Kleberg County,

Thence S. 34 deg. 54 min. 07 sec. W. and into a 60' unopened but dedicated county road for a distance of 57.5' to a point;

Thence S. 15 deg. 48 min. 00 sec. W., and across the said unopened 60' roadway and into Farm Lot 6 of said Section 12, for a distance of 393.4' to a point;

Thence S. 55 deg. 08 min. 00 sec. W. for a distance of 355.7' to a point;

Thence N. 75 deg. 26 min. 45 sec. W. for a distance of 487.0' to a point;

Thence S. 20 deg. 00 min. 03 sec. E. for a distance of 83.6' to the "POINT OF TERMINATION".

Tom Ginter

From: Tom Ginter
Sent: Thursday, August 30, 2018 8:37 AM
To: Jesús Garza
Subject: FW: memo jody van fleet (property)

Jesus:

Please read email below from Jody Van Fleet. As you can see he has accepted our offer of \$25,000 for his 5 acre tract. Will start working on the administrative documents to complete this transaction.

Tom

From: Tom Ginter
Sent: Wednesday, August 29, 2018 9:43 PM
To: kdmoag79@aol.com
Subject: Re: memo jody van fleet (property)

Ok

Sent from my Sprint Samsung Galaxy S7.

----- Original message -----

From: kdmoag79@aol.com
Date: 8/29/18 9:41 PM (GMT-06:00)
To: Tom Ginter <tginter@kingsville.onmicrosoft.com>
Subject: Re: memo jody van fleet (property)

I will accept the offer of \$25,000. Please process and mail the documents for purchase of the property. Thank you.

Jody Van Fleet

Sent from my iPhone

On Aug 29, 2018, at 3:04 PM, Tom Ginter <tginter@kingsville.onmicrosoft.com> wrote:

Dear Jody/Diane:
The city would like to counter with \$25,000.00
Tom Ginter

From: kdmoag79@aol.com [<mailto:kdmoag79@aol.com>]
Sent: Wednesday, August 29, 2018 8:57 AM
To: Tom Ginter
Subject: Re: memo jody van fleet (property)

Has any progress been made on the offer?

Kleberg CAD

Property Search Map Search

Property Search Results > 28227 VAN FLEET DAVID INC for Year 2018

Property

Account

Property ID: 28227 Legal Description: K T & I CO, BLOCK 12, LOT 5.02 AC OUT OF 6 & 7, ACRES 5.02
 Geographic ID: 290001207205192 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: Mapsco:
 Neighborhood: Map ID: B1
 Neighborhood CD:

Owner

Name: VAN FLEET DAVID INC Owner ID: 28584
 Mailing Address: 312 E KLEBERG AVE % Ownership: 100.000000000000%
 KINGSVILLE, TX 78363-4576
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$16,590	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$16,590	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$16,590	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$16,590	

Taxing Jurisdiction

Owner: VAN FLEET DAVID INC
 % Ownership: 100.000000000000%
 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
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	E0	E0	5.0200	217800.00	0.00	0.00	\$16,590	\$0

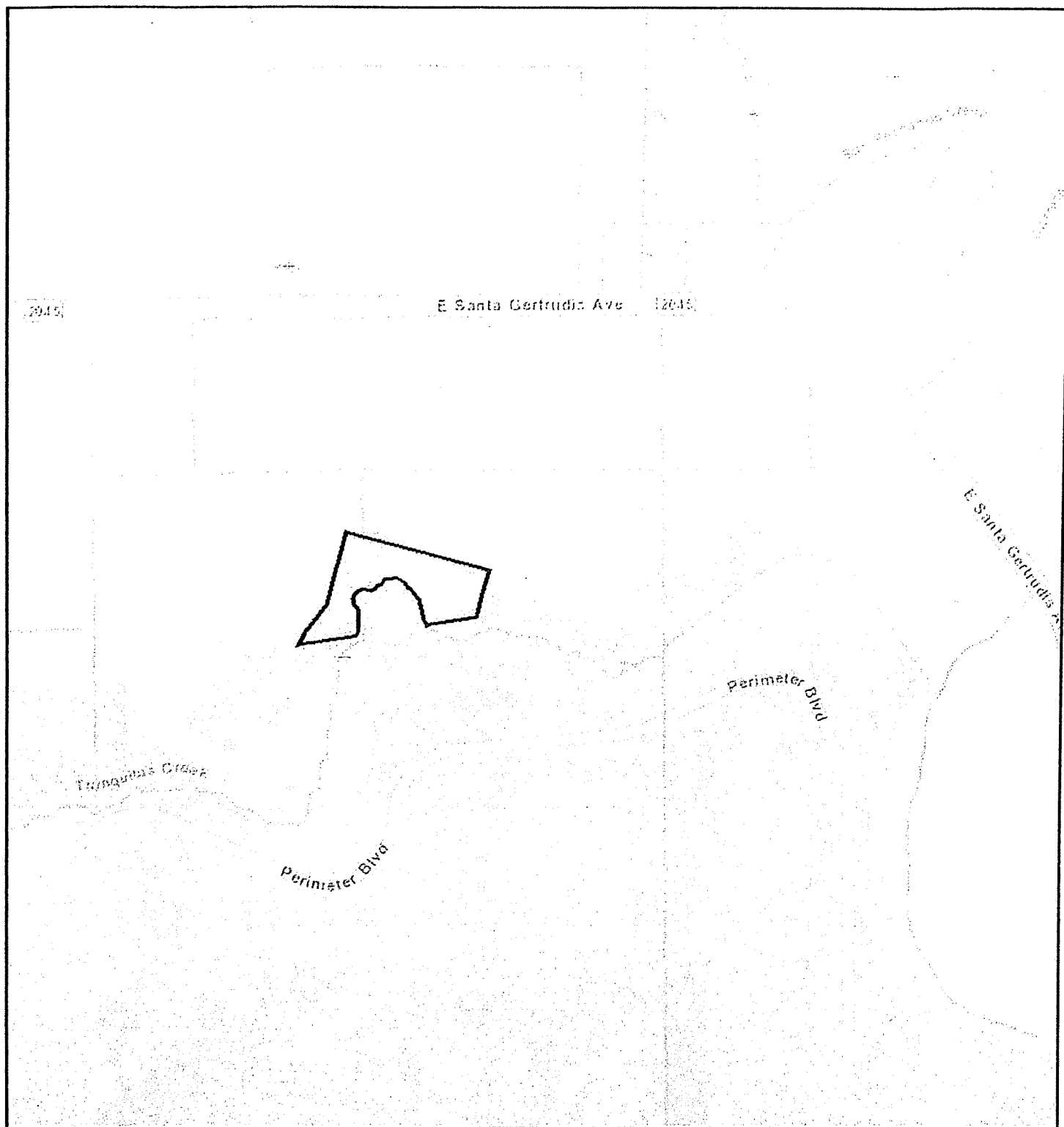
Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	N/A	N/A	N/A	N/A	N/A	N/A
2017	\$0	\$18,160	0	18,160	\$0	\$18,160
2016	\$0	\$15,550	0	15,550	\$0	\$15,550
2015	\$0	\$29,560	0	29,560	\$0	\$29,560
2014	\$0	\$19,980	0	19,980	\$0	\$19,980
2013	\$0	\$19,920	0	19,920	\$0	\$19,920
2012	\$0	\$20,050	0	20,050	\$0	\$20,050
2011	\$0	\$20,840	0	20,840	\$0	\$20,840
2010	\$0	\$21,610	0	21,610	\$0	\$21,610
2009	\$0	\$22,720	0	22,720	\$0	\$22,720
2008	\$0	\$23,990	0	23,990	\$0	\$23,990
2007	\$0	\$22,740	0	22,740	\$0	\$22,740
2006	\$0	\$25,680	0	25,680	\$0	\$25,680
2005	\$0	\$19,580	0	19,580	\$0	\$19,580
2004	\$0	\$17,720	0	17,720	\$0	\$17,720

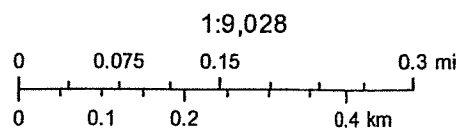
Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/28/1995	WD	WARRANTY DEED	SANFORD THOMAS N	VAN FLEET DAVID INC	115	459	

Questions Please Call (361) 595-5775



May 30, 2018



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community