

JUNE 21, 2011

A SPECIAL WORKSHOP OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON TUESDAY, JUNE 21, 2011, BUTCH'S RESTAURANT, 200 EAST YOAKUM AT 4:00 P.M.

CITY COMMISSION PRESENT:

Sam R Fugate, Mayor
Al Garcia, Commissioner
Charles Wilson, Commissioner
Stanley Laskowski, Commissioner
Arturo Pecos, Commissioner

CITY STAFF PRESENT:

Vincent J Capell, City Manager
Edna S Lopez, City Secretary
Courtney Alvarez, City Attorney
Yolanda Cadena, Health Director
Robert Rodriguez, Library Director
Willie Vera, Task Force Commander
Diana Gonzales, Human Resource Director
John Garcia, Risk Manager
Bill Donnell, Asst Public Works Director
Mary Ann Trejo, Litter Abatement Officer
Naim Khan, Public Works Director/City Engineer
Bob Trescott, Downtown Manager
Mark Rushing, Finance Director
Al Lopez, Fire Chief
Ricardo Torres, Police Chief
Dave Mason, Purchasing Director
Susan Ivy, Parks Director

**I. Preliminary Proceedings.
OPEN WORKSHOP**

Mayor Fugate opened the workshop at 4:00 P.M. and announced quorum as present.

II. Conduct workshop regarding Goal setting for the City of Kingsville.

Mayor Fugate called the workshop to order, waived all the formalities and stated this workshop is for goal settings. He stated the City Manager has been on the job for two (2) months and the City is fixing to go into the budget and he thought it would be a good idea to get everybody's thoughts and ideas, and vision on where they want the City to go and to look to incorporating some of the ideas into the budget.

City Manager Capell stated that last year on this very day, the Commission held its goal setting session. He stated he has reviewed the minutes and the goals that were established during that meeting. Copies of some documents that City Manager Capell wanted to address were provided. City Manager Capell stated he had revisited the goal setting session and some other goals and objections that have been established over the last year before getting into the goal setting session of today. One of the things that the City Commission wants to do is to make sure that the City Manager and City Staff are heading in the right direction to help them achieve their goals. The City Commission has been pretty good at establishing its goals. The documents were reviewed and City Manager Capell stated the Commissions' Vision Statement is on the City's website. Typically over time the goals have not changed, they are always in place but never achieved 100%. He commented this is a good document. City Manager Capell stated as City Manager and Directors of various departments it is our goal to communicate these visions among Staff. Another document he addressed had been published in the City Manager's recruitment brochure. He touched on the section entitled, Current High-Priority Issues. He stated this was a different way of saying some of the same things that the City Commission wanted these particular traits in a City Manager. Lastly, he mentioned he had reviewed a copy of the minutes from the last goal setting session. City Manager Capell stated what he wanted to distinguish was the difference between an outcome and something that is done to achieve them. When we are establishing our outcomes, we think of goals in terms of outcomes because we know

we can do a lot of things everyday and we can be really busy, but we are not really achieving what we want to achieve. Work activity is important and we all want to work harder and if that work isn't achieving our outcomes than we aren't getting where we need to be. For today's purposes, what you need to look at is, is it really an outcome or is it something that is beyond achieving. From the City Commissions' perspective, the City Commissions' job is to establish those high level priorities or policies. He provided an example: the City needs more housing. City Manager Capell continued to say, as the City Manager one of the things he is trying to do which is consistent with the City Commissions' wishes is to devote 50% of his time to issues inside City Hall and City Operations, and 50% of his time being a member or partner of the community. He stated he has heard and read anecdotally some of what this community wants to achieve, one is additional and better housing. Another is improved schools, a cleaner and more attractive City, and drawing and proving the City's tax base. He gave an example: The City wants additional and better housing which is an outcome, that outcome should be made measurable. Stating that in a way that is measurable makes it more meaningful. He gave an example of adding 5000 new residents by the 2020 census. City Manager Capell stated it helps to start to focus on what has to be done to get 5000 more residents in Kingsville. Making it measurable helps start focusing on what needs to be done. One reason for making tonight's statement is because he does not want to confuse the two, if the Commission can identify the outcomes they want the City to achieve, then the City can start drilling down to the ways to get there. Staff has a lot of expertise that can be brought to them in a way of recommending strategic plans and to how to achieve those outcomes, then the City Commission can have a hand on identifying those strategies to get there.

In reference to housing, Mayor Fugate stated that the City has previously offered incentives to developers. City Manager Capell stated the City needs to offer incentives if we want to get to 5000 new residents. Mayor Fugate stated the number of jobs in Kleberg County is 16,000; the major problem is leakage, people that work here but don't live here. He added that safety comes first, Fire and Police. But the major problem is getting people to want to live in Kingsville, to improve our schools, continue to try to beautify Kingsville, and to work on housing.

Mayor Fugate called for Staff participation at this workshop. City Manager Capell stated that within government the City wants for public safety to have the tools to do the best job that they can do and to partner with the community is very important. Mr. Robert Rodriguez, Library Director suggested a state-of-the-art library because libraries play a major part in the education of citizens. City Manager Capell stated when he thinks how he spends his time, a lot of his time is spent with Government and increasingly he would like to spend more time with the Community.

Commissioner Laskowski stated a key factor in reducing the leakage was not discussed the last year's goal setting workshop which is to increase the City's retail. We need more businesses to keep people from driving to Corpus. City Manager Capell stated that would be listed under Economic Vitality. Mayor Fugate stated when commercial development looks at Kingsville they will tell you the City doesn't have enough rooftops and rooftops come first. Commissioner Laskowski offered some information about Lowe's arrival to Kingsville. He stated housing and retail go hand-in-hand.

Mayor Fugate stated the City has some things going on but they just need to think of how to keep them in Kingsville. Commissioner Wilson stated the City needs a contractor that will come in and work with a builder to construct houses. Commissioner Laskowski stated there's property south of Carriage Park that's already platted for about sixty (60) houses. City Manager Capell stated this was not mentioned at the previous goal setting workshop. He stated this could be studied and brought back to the Commission. He would have to go to the Chiefs' for criteria on measuring Fire and Police protection. For example a third fire station by 2013. Fire Chief Lopez stated there's been a lot of talk about this and recently there was a grant that could have helped with building a third station, but the cost to man the station was steep. City Manager Capell stated now it's getting meaningful because once the Commission says okay, that's the goal let's go for it, then you've unleashed Staff and we can start working on apartments. Ms Alvarez suggested focusing on different types of housing not only single-family housing. She stated townhouses are needed for the elderly, graduate students, and professors, some apartments for Border Patrol Agents and others. City Manager Capell stated at tonight's meeting we are not going to accomplish that level of detail. Staff will go back, break it down, develop the strategies to get there, get Commission approval to go for it, and gather the resources. He stated regardless of the type of housing the bar needs to be raised. City Manager Capell suggested fixing up some of the older homes. Mayor

Fugate stated the City is in the process of redeveloping downtown, in order to have a successful downtown area you have to have people living there and you have to have foot traffic. He added this is another area to work on for housing. Mayor Fugate stated the City has a lot of vacant lots that could be filled because all the utilities are there and ready to go.

Regarding community appearance, City Manager Capell stated this is very important and really needs to be looked at. Commissioner Laskowski stated the City already has the incentives to do the redevelopment revitalization to do the infill. The programs are there, but the problem is that the City does not do a good job of promoting it. The County is on board to participate; this is a tax abatement program that is geared for 100% ad valorem tax incentive on the increase value of the property for up to two (2) years.

Commissioner Wilson stated what he is hearing from the City Manager is that he is saying, give me something that's measurable and let me take the ball and advance it, instead of, rehashing all the old stuff. He's going to test his staff to help him with this measurable achievement.

City Manager Capell stated the City owns eleven (11) acres of land behind Big House Burger, so why is the City not being the developer. Maybe twenty-five (25) homes can be put there. The City has the authority to initiate rezone. He stated what can happen is that someone else can purchase that property and put something there that doesn't go in the way that the Commission wants this community to go.

There was discussion on knocking down condemned houses. Mayor Fugate stated the City still needs to pursue the National Guard, they use to come twice a year but they are not coming because the former City Manager has them in Harlingen, Texas. City Manager Capell stated the City has big equipment at the Landfill that can be used to knock down some houses. Mr. Donnell stated historically that's the procedure used with the houses that City Staff has condemned.

City Manager Capell stated he is trying to reorganize the way the City approaches community appearance issues internally. There needs to be one phone number, one person to take control of receiving the complaint, coordinating a response, and giving feedback to the customer. This is very confusing to the customers; there should be one phone call. An example is: Police does abandoned/junked vehicles; Health Department does high grass on private property; Code Enforcement does alleys, high grass and public right-of-ways; and Public Works does tall grass obstructing a stop sign. The City has four (4) or five (5) different departments having a little piece of what he is calling community appearance because there are a lot of things that impact community appearance. If this is not coordinated well they are not going to be able to make the improvements. Commissioner Laskowski stated the Court needs to be a part of the solution. City Manager Capell stated the Police can do everything that's conceivable of doing and it might not be effective because maybe the Judge doesn't support Staff's position. Mayor Fugate stated he knows it's an issue. Chief Torres stated that if an abandoned vehicle is moved from one (1) site to another the time starts again and the process starts again. He stated they are chasing their tail. Commissioner Garcia suggested putting the ordinance on abandoned vehicles for revision back on the agenda. Ms Alvarez explained the state statutes. The City has to comply with the state statute. Mayor Fugate suggested looking at it anyway to see if there's anything to make it easier for enforcement.

City Manager Capell stated each of the outcome subjects might have twenty (20) or more subsets and strategies to get there. But making them measurable is really the key because otherwise how do we know if we succeed. Commissioner Laskowski suggested making the reorganization of the enforcement department by 2011.

Commissioner Laskowski suggested creating a measurable goal that with or without the National Guard the City tears down twenty (20), twenty-five (25), or fifty (50) structures per year. City Manager Capell stated that people look to Code Enforcement, and Code Enforcement is two (2) people. They are responsible for the alleys and they attend Keep Kingsville Beautiful, but if you look at this, this is one small piece of everything needed to address community appearance issues. This is one of those issues that if you don't get everyone around the table working on it, it will simply not work. Everybody involved in community appearance needs to be talking and well coordinated. He stated driving around he has noticed plastic bags along the fence lines across the street from Walmart, and mattresses and wood pallets behind another business. Commissioner Laskowski suggested putting a number to have a measurable

goal. City Manager Capell stated what he would like to do is for it to be stated, have a couple of measureable, and comeback with even more measure bases on the City's resources. Mayor Fugate agreed.

For recap, City Manager Capell stated listed so far is Economic Vitality, a couple of measures; Maximum Public Safety which needs a lot more measures; Increased Housing which also needs a lot more measures; and Community Appearance with a couple of measures, but more is needed. Commissioner Garcia recommended listing recreation. City Manager Capell called for suggestions for the measurable outcome. Ms Susan Ivy, Parks Director stated there are plenty of soccer and baseball fields, but it's the condition of these fields that need to be addressed. The soccer fields need some shade structures; a Soccer Foundation grant has been awarded. The soccer fields need additional lighting; and the baseball fields need some work. She stated it's not so much additional recreation things that are needed, but the condition of what the park already has. She stated the Brookshire pool is the only operating pool and it needs a lot of work. City Manager Capell asked if the measure would be to keep the pool opened and add another one. Ms Ivy stated the Brookshire pool does not support itself. City Manager Capell suggested a water park because it supports itself. Ms Ivy stated the County is working towards taking Certificate of Obligation to the voters in November, but she does not know the number mentioned for parks. City Manager Capell stated the City of St Joseph built a water park which was so popular that it paid for the other two pools. Commissioner Garcia reminded everyone about the other parks located in the City limits and asked what will be done at those locations. Mr. John Garcia, Risk Manager suggested installing fountains. City Manager Capell stated these are called profit parks; small parks with places to sit, that have swings and picnic tables. Mayor Fugate stated a lot of the recreation is tied with the County. Ms Ivy provided information on teen centers which would be good for the community but they don't have the Staff to man these centers.

City Manager Capell pointed out that all things listed in the Outcome section all work together and they don't stand alone.

A short recess was taken for dinner.

Shortly after the workshop continued, City Manager Capell asked for further suggestions. A suggestion was made to add Streets. Mayor Fugate suggested infrastructure. Streets, water, and wastewater were added to the list. City Manager Capell reminded everyone that its important once made measureable to have the resources to get it done. Mayor Fugate suggested listing that a certain percentage of streets should be paved per year. City Manager Capell suggested adding the number of lane miles for streets. Mayor Fugate stated monies were set aside for streets in the City's new bond. City Manager Capell stated that specific streets should be identified. Mayor Fugate stated the Ailsie Street project has never been completed.

City Manager Capell touched on electronic communication infrastructure, which is the City's ability to communicate with each other. He stated the City is working internally on that issue and he would like to set up a reserve where everybody that has a computer is fused to that reserve.

Mayor Fugate asked if there were still monies (\$300,000) allocated in the budget for the replacement of water lines. Commissioner Laskowski replied yes there was money still allocated. Mayor Fugate stated if monies are still allocated the City already has a measure there and he would love to see that money spent on new water lines. Mr. Rushing commented that monies were moved to Fund 054, now there's \$300,000 which is a cash basis of the water/wastewater model, debt service portion and the rest is the caption portion. Mayor Fugate suggested locating the amount so that money can be spent on water lines.

Commissioner Laskowski stated in the regular budget there were monies allocated for water line replacement and not a single dollar was spent, one (1) fiscal year. Mayor Fugate stated it was for three (3) fiscal years. City Manager Capell stated he thought if it was budgeted, it automatically happens. Commissioner Laskowski stated the reason money was not spent was because the City was working on water line replacement which was being paid for with a grant. City Manager Capell stated the City is now attempting to put in a new well. Commissioner Laskowski stated new water well should be on-line by September 30, 2012 and this should be a measurable goal.

Mayor Fugate asked about public safety. Fire Chief Lopez stated that staffing a third fire station would be a huge cost to the City, so that's why they did not apply for a grant that would have helped pay for a new fire station. To start off they would need to add twelve (12) personnel at \$1.2 million. Commissioner Laskowski stated they would need a pumper and another ambulance. Chief Lopez stated they could get by with the equipment they have, they would just move the equipment around. Police Chief stated there are no closed circuit TV cameras and no fencing at the current Police Department. He is trying to purchase these items with forfeiture monies before the next budget year. He stated that Project 25, a migration of all communication systems has to be mandated by 2013. The Fire and Police Departments are almost complete due to several different grants. If they are non-compliance 25, they can not apply for any grants. Task Force Commander Vera stated the Task Force needs radios because they have to rely on the Police Department. He would like to be able to apply for grants but has been unable. He stated the Task Force is self-sufficient. Commissioner Laskowski asked why the Task Force is not able to write grants. Chief Torres replied because they do not have their own ORI, which is a designation of a law enforcement entity. Commander Vela stated he has checked into this and is in the process of requesting resolutions and agreements, if Commission approves. Mayor Fugate stated that when the Task Force began they ran on some grants. Chief Torres stated that ONDCP was the originator of that which actually went through DPS. At that time their commissions were carried by multiple jurisdictions, if their commission is under the Police commission they are us (Police Department).

Commissioner Garcia suggested discussing education. City Manager Capell stated people hear bad comments about the schools in Kingsville and they believe it. Chief Torres stated there are 20% of kids that you are not going to do anything with them, there is 20% that need no affection and they are going to do great, so we need to focus on the 60% of kids that are on the fence. As a community we focus on the 20% that are at the bottom. Commissioner Wilson stated that Ms Ivy brought up a good point about teen centers, that 60% will participate because they are going to make the effort they are just looking for something. Ms Ivy suggested putting on the City's website positive things about the schools. Mayor Fugate stated the City has done its part in helping the school district by partnering with them on several projects. Mr. Trescott stated while working on the Main Street dedication, he discovered there's 5 different school districts within this City. City Manager Capell stated X-9 (Education) is one of the most important items to bring people to Kingsville. Mr. Rushing suggested bringing people together, the Superintendent and some City Staff to discuss how the City can help. Commissioner Laskowski suggested the City Manager and a couple of the Commission meet with area Superintendents to see how the City can help. Mayor Fugate provided information on his experiences on the School Board. City Manager Capell stated the physical condition of a school is a big issue, especially when viewed on a website.

City Manager Capell stated there's a lot of information on the board that has been discussed and there still has to be work added to this.

Mayor Fugate stated another issue that affects the City adversely is the wind farms; they are an encroachment on the base. The Navy thinks it is a problem, so if they think it's a problem then it's a problem for us. He stated what the City can do is very limited, but it is an issue for the City.

Commissioner Laskowski stated there needs to be an ongoing process to pull everyone together to address legislature issues all the time. He stated there should be an effort to pull everyone together to work on bills that will benefit the City, the County and the School district and be prepared to present those to our Legislator whenever they go back in session. This is an on-going process. Mayor Fugate stated there were people ready to address the issue of the wind farms. City Manager Capell provided information on how the City of St Joseph entities shared the cost for a Lobbyist. He stated it is better to have one voice for everyone, collective goals were formed, and they jointly paid for an executive director.

City Manager Capell stated that X-10 (Green Initiatives & Sustainability) and X-11 (Community Alliance on Legislation) needs more information. He stated the next step is to list this out, show the Commission what we got, come up with more ways to make these measurable, at least more suggestions for the Commission to consider. He stated shortly after the budget, after putting information together, Staff will come back and will let them take another look at this. He stated at the next meeting we can make it measurable which will make all the difference in world.

Mayor Fugate called for further comments.

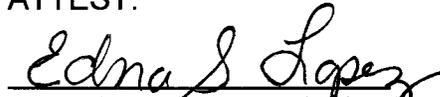
Government	Community	Outcomes
X-1	X	X - Economic Vitality
X-3	X-2	* 2 Regional Stores
X-4	X-4	* Rezoning review by 2012
X-5		* Wind Turbines Radar at NAS
X-6		
X-7		X-1 Maximum Public Safety
X-8		* 3rd Fire Station by 2013 - Staffing
	X-9	* Law Enforcement
X-10		* Project 25 by 2013
	X-11	
		X-2 Increased Housing
		*100 Roof Tops by 2013
		X-3 Community Appearance
		*Reorganization Internally by 2011
		*In-House Clearing of Demo's
		X-4 Recreation
		* Keep Pool Open
		*Water Park @ Kleberg Park by 201?
		X-5 Streets
		*Identify Specific Streets
		*# of Lane Miles
		* Ailsie Street
		X-6 Water
		* Funding Allocation
		* New Water Well by 2012
		X-7 Wastewater
		*Add Secondary Clarifier by 2012
		X-8 Electronic Communication Infrastructure
		* Set up Reserve
		X-9 Education - Schools
		*Web/Communication support on City site
		* Meeting with Superintendent
		X-10 Green Initiatives & Sustainability
		X-11 Community Alliance on Legislation

Adjournment.

There being no further comments, the workshop was adjourned at 6:40 P.M.


Sam R Fugate, Mayor

ATTEST:


Edna S Lopez, TRMC, CMC
City Secretary