

MARCH 4, 2013

A SPECIAL MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, MARCH 4, 2013 IN THE HONORABLE ROBERT H. ALCORN COMMISSION CHAMBERS 200 EAST KLEBERG AVENUE AT 5:00 P.M.

CITY COMMISSION PRESENT:

Sam Fugate, Mayor
Dianne Leubert, Commissioner
Noel Pena, Commissioner
Arturo Pecos, Commissioner
Al Garcia, Commissioner

CITY STAFF PRESENT:

Vincent J. Capell, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Mark Rushing, Finance Director
Mike Kellam, Director of Planning & Development Services
David Mason, Purchasing/IT Director
Emilio Garcia, Health Director
Naim Kahn, Public Works Director/City Engineer
Tony Verdin, Information Technician
Avelino Valdez, Streets Superintendent
Lisa McLaughlin, GIS Technician
Bill Donnell, Asst. Public Works Director
Valerie Valero, Graduate Engineer
Bob Trescott, Tourism Director
J.R. Cavazos, GIS Technician
Ricardo Torres, Chief of Police

I. Preliminary Proceedings.

OPEN MEETING

Mayor Fugate called the meeting to order in the City Commission Chamber at 5:00 P.M. and announced quorum as present.

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

Mayor Fugate asked if there were no objections from anyone, he would like to forego the preliminary proceedings and go straight into agenda items. No objections were made. Mayor Fugate proceeded to Public Comments.

MINUTES OF PREVIOUS MEETING(S) – Required by Law

NONE

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

1. None.

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

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

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

IV. Public Comment on Agenda Items³

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)

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

1. Workshop to discuss City's streets, curb, gutter and stormwater inventory, conditions, maintenance, construction and financing of those items. (City Manager).

Mr. Capell stated that this workshop is to update the City Commission on city streets. Some of the information presented tonight is preliminary and will be updated and presented to Commission at a later meeting. A Streets Team was put into place which consists of city staff to look into problems with city streets. A streets inventory was done to allow staff to proceed and improve street conditions. It would also allow staff to study as to what is contributing to the conditions of our city streets. He further stated that his goals are to present information and receive feedback from the Commission and would like for the Commission to authorize the change in paving material from seal coat to hot mix. He stated that seal coat is ineffective and costly in the long term. This change will cost the City more money but will improve the condition of city streets. He stated that of 101.13 miles of streets, 16.23 miles are in good condition, 60.71 are fair, and 24.19 are in poor condition. City staff assigned these condition ratings after physically driving and observing streets condition for every street in Kingsville. Separate condition ratings are being compiled for the City's concrete streets, curbs and gutters, and sidewalks. He further reported that the concrete street ratings by condition for 9.2 miles are as follows, 0.49 miles are in good condition, 4.00 are fair and 4.71 are in poor condition. He further addressed the curb and gutters as well as stormwater drainage system.

Commissioner Garcia asked what the total mileage for city streets were. Mr. Capell answered 110 miles. Of those 110 miles, 9 miles are made of concrete and 20 are TXDOT streets.

Commissioner Pecos stated that after looking at the presentation, TXDOT streets are classified as fair.

Mr. Capell stated that TXDOT streets were not rated and only those that the City is responsible for were rated. He further reported about the different types of curbs and gutters. He stated that there being 183 miles of curb and gutters on both sides of the street, there are still a lot of areas in the city that have no curb and gutter.

Commissioner Garcia asked if the city is actively looking into placing curbs and gutters in the locations that don't have curb and gutters at this time.

Mr. Capell stated that the city's priority is to look at the curbs and gutters as streets are being replaced. He further stated that all new streets will require curbs and gutters. Mr. Capell further reported on the difference on hot mix street to seal coat streets. Streets built with hot mix have a longer life expectancy than those built with seal coat. The cost of seal coating a street is less expensive but the life expectancy is shorter than those streets with hot mix.

Mr. Naim Kahn, City Engineer/Public Works Director stated that the main thing is the design of the street. He stated that the slope of the street is 1 inch in 100ft. which is at very minimum. If the contractor cannot make the slope it becomes a low point which will collect water and destroy the pavement. He further stated that standard curb is used now, rather than rollover curb. Standard curb has more capacity than the rollover curb. He further spoke about curbs in certain subdivision which have no drainage system and water flows from street to street and does not drain properly.

Mr. Capell stated city should have a 20 year paving and maintenance plan in place. He further stated that the value of having a plan in place is that with the change of Commission and staff the plan that is implemented remains in place but can be looked at and changed within time. He further stated that bonds should not be used for street reconstruction or pavement expenses.

Mayor Fugate stated that in the 2003-2004 budgets, the city only had \$35,000 for street repairs. He stated that surplus money is what was being used for street repairs and not use bond money for these repairs.

Mr. Capell stated that it's not a good solution to rely on bond money for the repairs of city streets.

Mayor Fugate stated that with 16 miles of good road in Kingsville, almost all of them have been hot mixed in the last 8 years. The only issue the city has is where to get the funds to continue hot mixing streets.

Mr. Capell stated that hot mix streets, if maintained properly, should last 15 years or more. Mr. Capell further stated that he would like for Commission to approve a 20 year paving and maintenance plan and avoid designing a street without considering storm water drainage. Pave and reconstruct 3 miles of street each and every year to improve the overall condition of our city streets. He further stated that staff would need to track results to see if we are achieving our objective.

Mr. Kahn explained to the Commission the proposed method of street construction using seal-coat and hot mix.

Mr. Capell presented a chart and table showing asphalt street conditions. By using hot mix, it improves the good condition of streets from 16 miles to 40 miles while decreasing the number of fair streets from 61 miles to 40 miles. He further spoke about cost comparisons over estimated pavement life. Mr. Capell explained what would be more cost effective, having the work done by an independent contractor or city staff. Contractors cost includes all labor, material, and other paving costs needed to complete the paving project. In-house costs include purchased material only. Accordingly, cost for employee labor, supplies and other costs necessary to complete the paving project are not quantified and are excluded.

Commissioner Garcia asked what the PSI rating was on concrete.

Mr. Kahn stated that the PSI rating is 3,600 to 4,000.

Mr. Capell reported that the city needs to look at its concrete street and have a plan as to what we want to do with them. Replace them with asphalt or continue with concrete. He further reported on a list of the streets to be repaired or reconstructed in 2013 with the probable cost estimate to repair asphalt streets as well as drainage associated with these streets.

Mayor Fugate asked if city crews could work on 60 blocks in one year.

Mr. Capell stated that this would be a challenge for city crews.

Mr. Kahn stated that for County Road 1030, County Commissioner Cantu has offered to assist with the repairs.

Mr. Capell presented to Commission a chart showing what the cost of street construction, preservation and maintenance over a 15 year period. Mr. Capell explained to the Commission a 10 year plan drainage project plan and total amount of funding needed per fiscal years from 2013-2014 to 2020-2021 fiscal year. He further stated that bond money can be used as a onetime large reconstructed project but not to be used annually. Mr. Capell stated that he would like direction or recommendations the Commission may have.

2. Discuss and consider direction on streets and stormwater drainage projects for Fiscal Year 2013. (City Manager).

Mayor Fugate stated that what was reported to the Commission, hot mix is the best way to go with regards to streets. Drainage would also need to be looked into and a plan must be put into place to get things done.

Mr. Capell stated that by implementing a program to improve the quality of streets, fewer complaints will be made regarding potholes.

Mayor Fugate asked Mrs. Alvarez if it is necessary to vote on agenda item 2.

Mrs. Alvarez responded that no vote is required but Commission has the option if they wish to give formal direction to the City Manager.

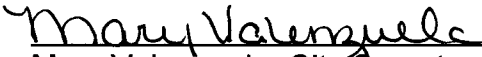
VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 6:45 P.M.



Sam R. Fugate, Mayor

ATTEST:



Mary Valenzuela, City Secretary