

APRIL 10, 2017

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, APRIL 10, 2017 IN THE HELEN KLEBERG GROVES COMMUNITY ROOM 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 6:00 P.M.

CITY COMMISSION PRESENT:

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

CITY COMMISSION ABSENT:

Edna Lopez, Commissioner

CITY STAFF PRESENT:

Jesús Garza, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Tom Ginter, Director of Planning & Development Services
Diana Gonzales, Human Resources Director
Charlie Cardenas, Public Works Director/Engineer
Kyle Benson, IT Manager
Susan Ivy, Parks Manager
Sharam Santillan, Capital Projects Manager
Cynthia Martin, Downtown Manager
Ricardo Torres, Chief of Police
Pete Pina, Landfill Supervisor
Israel Vasquez, Facility Maintenance Manager
Emilio Garcia, Health Director
Jason Alfaro, Parks & Rec Director
Leo Alarcon, Tourism Director
Bill Donnell, Assistant Public Works Director
Richard Flores, Golf Course Manager
Derek Williams, Systems Specialist
David Solis, Risk Manager
Adrian Garcia Fire Chief

I. Preliminary Proceedings.

OPEN MEETING

Mayor Fugate opened the meeting at 6:00 P.M. with all four Commission members present. Commissioner Lopez absent.

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 – March 20, 2017

Motion made by Commissioner Pena to approve the minutes of March 20, 2017 as presented, seconded by Commissioner Pecos. The motion was passed and approved by the following vote: Pena, Pecos, Garcia, Fugate voting “FOR”.

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

1. None.

III. Reports from Commission & Staff.²

*“At this time, the City Commission and Staff will report/update on all committee assignments which may include, but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development, Code Enforcement, Proposed Development Report; Accounting & Finance – Financial & Investment Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports, Utilities Billing Update; Police & Fire Department – Grant Update, Police & Fire Reports; Streets Update; Public Works- Building Maintenance, Construction Updates; Park Services - **Parks & Recreation update**, grant(s) update, miscellaneous park projects, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Water And*

Wastewater Rate Study Presentation. No formal action can be taken on these items at this time."

Mayor Fugate presented a proclamation for National Telecommunicators Week to Celina Cavazos, Lead Telecommunicator for the Kingsville Police Department.

Mr. Jesús Garza, City Manager thanked staff for their hard work during the Trash-Off event held on Saturday, April 8th. Approximately 40 tons of garbage was collected during this event. He further thanked Fire Chief Adrian Garcia for taking the lead at this event.

Mrs. Courtney Alvarez, City Attorney announced that the next Commission meeting is scheduled for Monday, April 24th. Deadline for agenda items is Thursday, April 13th. Alvarez further reported that City offices will be closed on Friday, April 14th for the Good Friday Holiday. Alvarez mentioned that KISD will have no school on Friday, April 14th and Monday, April 17th.

Mr. Charlie Cardenas, City Engineer/Public Works Director, made a presentation to the City Commission regarding the Landfill Sector 4. Cardenas stated that in anticipation of the permit amendment, Sector 4 is an expansion of cel A&B, 8.7 acres of Type 1 waste. Sector 4 will have approximately 13 years of air space for waste. The current air space in Sector 3 is rapidly demising, however the landfill can still operate given limitations. Sector 4 preliminary construction started November 2016. The construction consisted of excavation, dewater/pumping system, liner system, leachate control, gas monitoring, electrical system for the sump pumps, and 20' tall containment fence. Cardenas displayed before and after photos of some of the landfill construction.

Mayor Fugate asked how much time was left in the old landfill. Mr. Cardenas responded that we should be ok until mid-July, 2017.

Commissioner Garcia asked how much leachate juice was pumped on a yearly basis. Mr. Cardenas responded that about 100,000 to 200,000 gallons is pumped per year. Cardenas further commented that once permit amendment is complete, the Landfill should have a life of 100 years.

Mr. Jason Alfaro, Parks & Recreation Director gave a departmental update on Parks and Recreation. Topics that were discussed were Parks personnel, employee forms and tracking of hours/labor, current improvements to parks facilities, parks policies, and parks and recreation capital projects completed and ongoing. Alfaro stated that with regards to park personnel the schedule prior to his arrival had five staff members working normal hours throughout the week from 7:30 a.m. to 4:00 p.m. This schedule also had two employees working at night and throughout the weekends at random hours. It included a part-time worker during the evening hours from Wednesday through Saturday. Alfaro also introduced hourly forms and spreadsheets for parks supervisors to complete. This will allow them to track maintenance hours and see where time is spent and where more time needs to be spent on parks grounds and projects. There is also a restroom inspection and cleaning form as well as a playground inspection form. Mr. Alfaro mentioned some of the improvements to parks facilities: salting the infield areas of the ball fields; gazebo at Dick Kleberg Park was renovated with surplus materials; ball field dugouts and fencing repair; electric timers placed on field lighting; bollards in Dick Kleberg Park are being replaced and wire is being tightened. Alfaro further stated that staff is reviewing all parks policies currently in place such as recreation hall rental agreement, facility use policy, park pavilion use vs. electric use rental, field rental policy, policies pertaining to inflatables and vendors utilizing the park for business purposes and all fees associated with these policies and agreements. Mr. Alfaro mentioned some parks and recreation capital projects that have been completed. These projects being Parks Master Plan, parks office renovation, new roofing at the soccer building, point of sales system at the golf course, and Dick Kleberg Park softball fence which will be completed at the end of the month. Ongoing projects that are occurring at Brookshire Pool are new coping around the entire pool, installation of a new liner, installation of three new shade structures, new black iron fencing, and new diving board. The projected opening date for Brookshire Pool is April 22, 2017. Other ongoing projects are the Skate Park at Brookshire Park 2, and at the Golf Course is the split rail fencing along Golf Course Road, new bridge from pro shop to course, irrigation request for proposal, and drainage plan to address drainage issues in the golf course.

Mr. Garza stated that the RFP for the irrigation, staff would like to complete the process by the end of May, 2017, as the installation of the irrigation system would need to be RFP'd out which will be brought back to the City Commission for their approval. The drainage plan, if it is on track, will come to the City Commission for approval on April 24th to finalize the contract with Kimley Horn which will include a component to the Golf Course which will take about 2 months to complete. A lot of these projects are to be done within the next 2 to 3 months.

Commissioner Pena asked regarding the ball fields at Dick Kleberg Park, there are some individuals that would like to volunteer their time in repairs to the ball fields. Mr. Alfaro stated that his department welcomes any volunteer help they can receive.

Commissioner Garcia asked a question regarding the mobile vendors that come in to the Park, are they being considered.

Mr. Alfaro stated that he is working with the City Attorney and the City/County Health Department regarding the mobile vendors and the inflatable vendors.

IV. Public Comment on Agenda Items.³

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

No 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 Pena to approve the consent agenda as presented, seconded by Commissioner Garcia. The motion was passed and approved by the following vote: Pecos, Garcia, Pena, Fugate voting: "FOR",

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

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

2. **Consider a resolution authorizing the City Manager to enter into a Memorandum of Understanding between the Texas Community Federal Credit Union and the City of Kingsville. (City Manager).**

Mr. Armando Martinez, President/CEO of Texas Community Federal Credit Union, stated that the Texas Community Federal Credit Union is dedicated to their mission, to provide products and services for all our members and to promote community development for the improvement of the social and economic conditions of low-income and underserved communities. Texas Community Federal Credit Union is applying for a CDFI Financial Assistance Grant to build on its well-established and nationally replicated best practice: the Joint Opportunities for Business and Job Creation (JOB) program. JOB is the only micro and small business lending program in rural Kleberg County and will be expanded into Brooks, Jim Wells and Kenedy Counties. Martinez further stated that the objective of this MOU are to create over 100 jobs through the JOB Program by increasing the volume of the Credit Union's microenterprise loans by \$2 million. It will also prepare 500 individuals for future self-employment by providing \$25. Million in unsecured Business Readiness Loans to develop the credit and reduce the cost of debt for entrepreneurs and small businesses owners whose personal finances are intractably connected to the business. Refinance auto loans for over 200 JOB participants by providing an additional \$3.5 million in auto loans to entrepreneurs and small business owners. It will attain 75% business survival rate among JOB Program participants during the five years as a result of coordinating the Development Services offered by the Credit Union and its partners.

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

3. Consider a resolution approving an application and agreement for the Historic District Façade Grant Program from Luis Fuentes, Jr. for properties located at 108-116 S. 7th Street, Kingsville, Texas. (Downtown Manager).

Mrs. Cynthia Martin, Downtown Manager, stated that Mr. Luis Fuentes, Jr. has submitted a façade grant application for 108-116 S. 7th Street requesting a grant amount of \$20,000 to renovate the façade of the building, install a new canopy and replace the roof and HVAC System. Façade grants are meant to be a 50-50 reimbursement match on a dollar for dollar basis generally not to exceed \$20,000 subject to availability of budgeted funds, unless otherwise approved by City Commission.

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

4. Consider request from the Texas General Land Office to allow the disposal of several boats at the City Landfill and waiver of the tipping fees (estimated at \$262.00). (City Engineer/Public Works Director).

Motion made by Commissioner Garcia to approve the request request from the Texas General Land Office to allow the disposal of several boats at the City Landfill and waiver of the tipping fees (estimated at \$262.00), seconded by Commissioner Pecos. The motion was passed and approved by the following vote: Pecos, Garcia, Pena, Fugate voting "FOR".

5. Consider accepting final supplemental insurance proceeds from May 31, 2016 storm event. (Finance Director).

Mr. Garza stated that this is to accept funds in the amount of \$226,000.00 from insurance proceeds from the May 31, 2016 storm event. This money will be distributed to Golf Course Improvements, \$75,000; JK Northway Minor Equipment, \$64,000; and Ground & Permanent Fixtures, \$87,3193.30.

Motion made by Commissioner Pena to accept final supplemental insurance proceeds from May 31, 2016 storm event, seconded by Commissioner Pecos. The motion was passed and approved by the following vote: Garcia, Pena, Pecos, Fugate voting "FOR".

6. Consider introduction of an ordinance amending the Fiscal Year 2016-2017 Budget to include proceeds from the final supplemental insurance claim for the May 31, 2016 storm event. (Finance Director).

Introduction item.

7. Consider introduction of an ordinance amending the Fiscal Year 2016-2017 Budget to purchase additional water meters. (Finance Director).

Introduction item.

8. Consider authorizing the acquisition of EMS defibrillators and other critical equipment and the lease purchase agreement for said equipment, as per staff recommendation. (Fire Chief).

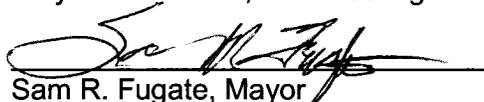
Motion made by Commissioner Garcia to approve the authorization the acquisition of EMS defibrillators and other critical equipment and the lease purchase agreement for said equipment, as per staff recommendation, seconded by Commissioner Pecos. The motion was passed and approved by the following vote: Pena, Pecos, Garcia, Fugate voting "FOR".

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

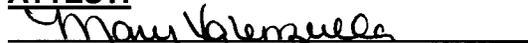
Executive Session not needed.

VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 7:03 P.M.


Sam R. Fugate, Mayor

ATTEST:


Mary Valenzuela, TRMC, City Secretary