

**AUGUST 22, 2017**

**A SPECIAL MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON TUESDAY, AUGUST 22, 2017 IN THE HELEN KLEBERG GROVES COMMUNITY ROOM 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 4:00 P.M.**

**CITY COMMISSION PRESENT:**

Sam Fugate, Mayor  
Edna Lopez, Commissioner  
Al Garcia, Commissioner  
Noel Pena, Commissioner  
Arturo Pecos, 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  
Sharam Santillan, Capital Projects Manager  
Kyle Benson, IT Manager  
Israel Vasquez, Facility Maintenance Manager  
Emilio Garcia, Health Director  
Jason Alfaro, Parks & Rec Director  
Derek Williams, Systems Specialist  
David Solis, Risk Manager  
Bill Donnell, Asst. Public Works Director  
Adrian Garcia, Fire Chief  
Charlie Sosa, Purchasing Manager  
Leo Alarcon, Tourism Director  
Deborah Balli, Finance Director  
Cynthia Martin, Downtown Manager  
Susan Ivy, Parks Manager  
David Bodiford, Finance Supervisor  
Jennifer Bernal, Community Appearance Supervisor  
Charlie Sosa, Purchasing Manager  
Manny Salazar, Economic Development Director  
Richard Flores, Golf Course Manager

**I. Preliminary Proceedings.**

**OPEN MEETING**

Mayor Fugate opened the meeting at 4:00 P.M. with all five Commission members present.

**INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)**

Mayor Fugate waived these proceedings.

**MINUTES OF PREVIOUS MEETING(S)**

None.

**II. Public Hearing - (Required by Law).<sup>1</sup>**

None.

**III. Reports from Commission & Staff.<sup>2</sup>**

*“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; 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, Water And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time.”*

Mrs. Courtney Alvarez, City Attorney, announced that the City Commission will have another budget workshop on Monday, August 28<sup>th</sup> at 4:00 P.M. with the regular meeting to follow at 6:00 P.M.

Commissioner Lopez commented that with the upcoming bad weather that Kingsville may receive, she asked that staff make sure that creeks and drains are being cleaned to prevent flooding.

#### **IV. Public Comment on Agenda Items.<sup>3</sup>**

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)*

None.

##### **REGULAR AGENDA**

##### **CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:**

#### **VI. Items for consideration by Commissioners.<sup>4</sup>**

##### **1. Review and discuss proposed fiscal year 2017-2018 budget for departments of the City of Kingsville. (City Manager).**

Mr. Jesús Garza, City Manager that the budget being presented is balanced at keeping the tax rate of \$.84220. In previous conversations there had been questions about what the budget impact would be if the tax rate was changed. Garza further commented that the budget does not purpose lowering the property tax rate. If a reduction of \$.01 was to be taken, it would equate to \$83,000. Any cent reduction that the Commission may want to consider would result in \$83,000 less in revenue. Garza further stated that the third part-time position that was not mentioned during yesterday's budget workshop is an existing position within the Library Department. This position was taken from full-time and converted to part-time, which was the Digital Librarian position. Garza discussed the fund balance options and how the proposed budget has it dropping from 25% to 20%. Compare to the City of Corpus Christi, their fund balance is 60 days. Garza further stated that there are three options that the City Commission can consider. One option being to keep fund balance at 20% as proposed in the budget. Garza further commented that one thing he forgot to mention during yesterday's budget workshop was that over the last several years the City's proposed and adopted budget have had a \$300,000 cushion above minimum requirement to give the city some money to make budget amendments. This year's proposed budget is starting off with \$400,000 in fund balance above minimum requirement, which in the budget is 20%. Staff's goal is to adopt a budget with \$350,000 above minimum. Garza reported that the Utility Fund is \$460,000 above minimum fund balance, with no changes. Garza further stated that if the Commission decides to not adopt the 20% fund balance, it would have minimal impact in the general fund. As for the Utility Fund, by dropping the Utility Fund to 20% to 25%, it will free up about \$425,000 to transfer from fund balance to one-time expenditures, which is allocated to different various projects. These projects range from ground storage tank, backhoe loader, skid loader, sewer storm line camera, lift station pump which are items that are needed. He further stated that the Utility Fund is running out of CO Funds and there isn't enough money there for a lot of these things that can come up.

Mayor Fugate commented to Mrs. Alvarez, City Attorney, that he can't recall the City ever having to go into the reserves to cover expenses for day to day operations.

Mrs. Alvarez responded that the Mayor was correct with his comment. She further stated that there were a few one-time projects that she believes City Manager Capell had done

with money that was washed over from one year's budget to the next year's budget that went to fund balance. Alvarez further stated that when those were pulled out, they kept the fund balance reserve well above the 25% mark. She stated that the city has only gotten close to the 25% recently.

Mayor Fugate stated that he recalls the Commission bringing it down to 25% while Capell was City Manager. Fugate further made other comments that were not picked up on the audio, due to Fugate sitting to far from the microphone.

Mayor Fugate commented that citizens are more interested in fixing the streets as oppose to having 5% of the money in the bank.

Mr. Garza commented that if this is the policy direction that the Commission wants to go, then staff will go with that. Garza further mentioned that the third option is mixing and matching it. This option would be keeping General Fund at 25% and dropping the Utility Fund to 20%. If the Commission decides to drop one fund or both funds to 20%, staff would proposal to gradually increasing it back up over the next five years.

Mayor Fugate commented that this is the only drawback to it is that next time the city has to go out for bonding purposes, it could affect the city's rating.

Mr. Garza commented that according to the information staff received from the Financial Advisor, she feels that it wouldn't change drastically. Even by dropping it to 20%, it is still above what is typically expected of municipalities. After discussing that GFOA recommends 60 days, and even in the information that staff received from the city's financial advisor earlier this week, suggested that the rating agency that is utilized to rate the city considers the fund balance at 15% or higher. So, anything above 15% gives the city the same score that the city has now. Garza further stated that there is an impact, but how you measure that impact is up to interpretation from individuals and how they are looking at it.

Mayor Fugate commented that there won't be any decision made tonight, this is pure discussion.

#### **Planning Department**

Mr. Tom Ginter, Director of Planning & Development Services, commented that for the past year for his department is the transition to the cottage building. The move has brought the department closer in the case that they are able to communicate better with each other, due to all his staff being in one location. Ginter further commented that with the Downtown Manager and the EDC Director being housed in the same building, they can answer more of the citizens questions than before. As for the workload of the department, their numbers are based on calendar year. For the year 2016, they had a total of 85 permits consisting of residential and commercial. In 2015, the department only had 50 permits, combined between residential and commercial. In this upcoming fiscal year, the acquisition of Accela software will be a good advantage for his staff to have. This software will assist his staff in keeping track of all inspections. This will allow staff to put plans into Accela where they will have the option to make corrections to the plans. Ginter further commented that one other project that he will be involved with is the 2020 Census.

Mr. Garza commented that within the Planning Budget, there are a few increases such as the anniversary and health care cost increases, which are increases that are within every budget. The budget will also show the one-time budget reduction, which is a reduction from various line items. Garza further commented that he foresees there being a slight decrease in the amount of permits for next fiscal year, so therefore the budget takes that into account in the reduction of revenues coming from the Planning Department. Once all the reductions are calculated, the estimated amount totaled to \$10,000 to \$15,000, total reduction coming from the Planning Department. Mr. Garza asked Mr. Ginter if there were any proposed fee changes within his department.

Mr. Ginter commented that there are no proposed fee changes within his department.

Commissioner Pena asked if staff was proposing a reduction. Mr. Garza's response was that this was correct, in revenues coming from the Planning Department in its totality. Garza further responded that due to them having electrical permits, plumbing permits, building permits and they each have their own line item, so a lot of them are being reduced by \$1,000 to \$2,000. Once all the reductions are added up, it ends with totaling up to \$10,000 to \$15,000 in revenues from this department.

Commissioner Pena further stated that the 2017 numbers such as the expected annual shows an increase of about \$20,000 from 2017 to 2018. Mr. Garza responded that some of that is having to do with permits, in slight reduction in some of the permits. Garza further stated that the demolishing recovery was also slashed as the food licenses was increased slightly, contractor licenses was increased and several other items that were increased.

Commissioner Pena asked what would be a more accurate record and could it be the 2017 total budget?

Mr. Garza's response was that the numbers that should be compared are the 2017 total budget number is what is currently in this fiscal year's budget.

Commissioner Lopez asked if anything was being proposed for private ambulance permits? Mr. Garza responded that this will under the Fire Department budget. Commissioner Lopez further asked if money was being collected at the Fire Department or where do they pay the ambulance permit fees. Mr. Garza responded that this can be discussed when the Fire Chief presents his budget, but staff is working towards collecting those fees at the Fire Department.

Commissioner Garcia asked that the year-to-date for 2017 shows \$254,810.47 and the City Manager's projection for 2018 \$338,000.00, is this of year-to-date as of July? Mr. Garza responded that this is through June.

Commissioner Garcia further asked how many inspectors were within the Planning Department. Mr. Ginter responded that there are two inspectors in this department, one Building Official and one inspector. Garcia further commented that the department has had 85 building permits and only with two on staff.

Mr. Garza stated that this number of permits was for 2016, 2017 has been a slower year.

### **Downtown**

Mrs. Cynthia Martin, Downtown Manager reported that her job consist of managing the Main Street Program from economic development, event planning & facilitation, and staff to the Kingsville Main Street Advisory Board. She also manages the Certified Local Government Program which is reviewing permits in the Historic District and staff to the Historical Development Board. Her department goals and objectives are the implementation of the Downtown Vision Plan, establish a tax increment reinvestment zone in Main Street district as well as establish downtown as a National Register District. The department accomplishments are the Main Street program earned National Accreditation for its second year in a row, established a strong Main Street Advisory Board, expanded Main Street District from 6<sup>th</sup> Street west to City Hall, downtown sidewalk project that included ADA ramps & sidewalk replacement, old Ford Dealership cleanup and painted/improved appearance, and secured grant funding for nomination of Downtown National Registry District. Some downtown initiatives are window graphics program, fire safety, Christmas lights along Kleberg, post office project, municipal building renovation, spring event, small business Saturday, monthly newsletter, food trucks, farmers market, and community events & parades. Historic district initiatives are encourage infill construction, good stewardship awards, provide training for Historical Development Board, and promote local history.

Mayor Fugate commented that the most important thing that will be done in the downtown district this year is the tax increment zone. This has been talked about for many years and its something that really needs to happen. Fugate further commented that the Kingsville Independent School District cannot be a member of this, not that they don't want too, they can't do or they will get doubled penalized. School districts do not join tax increments but there is no reason why the county or the city wouldn't be able to join in.

### **Economic Development**

Mr. Manny Salazar, Economic Development Director reported on some of the businesses that opened this year which total to \$16.3 million dollars in development projects. This includes some businesses that have not been announced yet, but he is very confident that they will be open before the end of the year. The creation of 215 jobs and will project sales of \$19.5 and \$25.6 million dollars moving forward. On the community development side, he has partnered up with the Kingsville Chamber of Commerce on a Junior Leadership Kleberg County Program. This program has 19 students from all three school districts and have already held a couple of meetings. As for workforce development, job training programs have been held as well as other training that may be available. It is important to engage in young students as it will assist them once they are ready to go out in the workforce. Salazar further commented on other committees that he is involved with.

Mayor Fugate commented that this is one of the departments that receives community involvement in helping fund the department. The budget shows \$41,944 is from different individuals and businesses that assist in this funding.

Mr. Salazar commented that the department receives \$22,000 from the County which is passed through the city to pay the salary. He stated that they have raised close \$100,000 each year for general operations. The majority of this budget is funded through active fundraising through the EDC.

Commissioner Garcia asked how long Mr. Salazar been with the EDC. Mr. Salazar commented that he started in June 2015.

### **Tourism Department**

Mr. Leo Alarcon, Tourism Director reported that the fund balance is \$330,000 with revenues at \$550,000. It is predicted that expenditures will be at \$784,000 giving the fund balance \$99,000 left over after next year.

Mr. Garza commented that there is a deficit in Tourism of \$233,000. Reason is due to the JK Northway. Of the \$233,000, \$166,000 is the budgeted deficit for the JK Northway as the expenses to the JK Northway far outweigh the revenues for the JK Northway. This is the reason why it was pulled from the general fund and placed in the Tourism because if it would have stayed in the general fund, the Parks Department would have had two operations running in deficit which would be the golf course and the JK Northway. This would have made things difficult to have money for items related to the Parks. Garza further stated that the revenues of \$550,000, is not all coming from hotel occupancy tax dollars. Some of that money is hotel occupancy tax dollars, JK Northway revenue, and \$25,000 that was transferred from general fund to Tourism.

Mr. Alarcon continued his PowerPoint presentation of the Tourism Department.

### **Connor Museum**

Mr. Jonathan Plant, Museum Director presented the Connor Museum budget. He reported that the carryover from last year's deposit was \$79,643.59 which gave them total revenues of \$84,693.22. Total operating expenses was \$74,104.21. Next year the estimated revenue from hotel tax is \$69,000, per the city budget and there current balance is \$15,400.26 makes the total estimated revenues of \$84,400.26. Total projected operating expenses is \$74,000.00. Plant commented that there has been some restructuring regarding salaries. They have eliminated the part-time positions due to the restructuring of the University System. There was less advertising last year than they would have liked to but hoping to do more advertising this upcoming year.

Commissioner Lopez asked what percentage is sent over to the Museum.

Mr. Garza stated that he didn't have the actual percentage now. The way the Connor Museum gets its contributions is that when every month when the receipts come in, the percentage of those receipts is taken which is the amount that is sent to the Museum on a monthly basis.

Mr. Plant commented that it is typically every month and sometimes it's every other month.

Commissioner Lopez asked if the Connor Museum was receiving an itemized statement of showing the amount they are receiving.

Ms. Stacie Pena, Finance Director spoke on what the Museum receives, this information was not picked up on audio.

Mrs. Alvarez stated that what Stacie has commented was that from whatever hotel occupancy tax dollars are received, one-seventh is what is sent over.

Commissioner Lopez further asked if there was any information attached to the check that is sent to the Museum.

Mr. Alarcon continued with his PowerPoint presentation. This presentation shows the hotels around Kingsville, the performance measures for the for the last six months with the last month being June as July information has not been received. He stated that it has increased from 47% to 50% of occupancy for all hotels in Kingsville.

Mr. Garza commented that just because occupancy rates have gone up does not mean the revenues will go up as some of the customers staying there are not paying taxes for long term stays after 30 days.

Mr. Alarcon continued with his presentation for the Tourism and the improvements and responsibilities within his department. He stated that 24 wayfinding signs were placed during this fiscal year. He further mentioned some of the local events that his department has assisted with.

Mayor Fugate thanked Mr. Alarcon and his staff for all the excellent work that has been done within this department.

City Commission called for a 15-minute break at 5:23 P.M.

Mayor Fugate reconvened the meeting after the break at 5:32 P.M.

### **Parks & Recreation**

Mr. Jason Alfaro, Parks & Recreation Director stated that some of the successes for this fiscal year as far as major projects go were the completion of the Parks Master Plan, re-decking of pier at Dick Kleberg Park, renovated Parks Office, re-fenced softball field, installed new coping, pool liner, shade structures, security cameras, water fountain and diving at Brookshire Pool. Another considerable success is the creation of a Parks and Recreation Advisory Board. Some of the maintenance items were placing a new perimeter fencing around Corral Park; new resurfacing material for playscapes at Dick Kleberg Park; play structures/amenities at Dick Kleberg Park and Gillette park were repainted and

received new swings and components; refurbished picnic tables and grills at BBQ Building; and new schedule was implemented for parks staff that increased productivity and efficiency. Mr. Alfaro stated that revenues for Parks & Recreation are over their projected numbers, except for the recreation hall (-\$3,961) and adult softball league fees (-\$8,405). Currently Brookshire Pool revenues are \$10,018 over expected revenue. Parks donations were up \$925 than projected. Mr. Alfaro further stated that as soon as the pool is completed for the season, he is looking on moving forward with the splashpad project, which he hopes is completed for the opening next year.

Mayor Fugate asked if the splashpad will be within the pool area or will it be separate and independent.

Mr. Alfaro responded that the splashpad will be attached to the pool. Citizens will have to go through the pool admission to get into the splashpad.

Mr. Garza commented that a better way to describe this is that it's a mixture of splashpad component with a kiddie pool. The current pool that the city has, has a shallow end of three feet which doesn't allow the ability for small children to enjoy the pool. Staff is looking at having a kiddie pool that will go from zero to eighteen inches with some splashpad structure's.

Mr. Alfaro stated that the biggest changes in the budget are more detailed line items. Budget is broken into two divisions which are the parks division and recreation division. Some increased line items are within the communications which consist of upgrades, WIFI for the pool area and recreation programming. The Parks & Recreation Department goals and objectives for the next fiscal year are as followed: continued park maintenance improvements; expand our nature based educational activities and increase our attendance for all programs by 25%; continue to expand recreation programs and activities, focusing on the Kingsville area; implementation of turf management and playground inspection programs; continue parks and recreation projects and updates; and apply for grant opportunities, focusing on connectivity, infrastructure, and land acquisition. Alfaro further commented on the fee schedule. He stated that there will be a request to change this schedule, as it is taking more of staff's time to maintain the park rentals and due to some of the improvements that have been made to the Parks rental spaces.

Commissioner Garcia asked that when a rental is made, is there a set of rules that the renter needs to follow. Mr. Alfaro responded that there are rules that they must follow.

Mr. Alfaro stated that staff is looking at updating the tournaments field rental fees from \$25.00 to \$150.00. Reason for this increase is that the number of hours it takes staff to prep the fields to get them tournament ready. In the past, the Leagues have not been charged for the use of fields. What is being asked is that Leagues charge a certain price per player per season so that we can benefit from those leagues that are coming in which will then be put back into for parks improvements. The city has never had anything for entire ball field complex, which is pretty much what is being charged now which is \$1,200 per day.

Mayor Fugate asked that with some of the tournaments that rent all the ball fields pay \$1,200 per day. Mr. Alfaro responded that they pay \$1,200 per day which includes ballfield rental and electricity.

Commissioner Lopez commented that she feels that Kingsville will need another pool in the future as citizens are using the pools a lot more over the summer.

Mayor Fugate commented that the pool area with the splashpad that will be in place in the future, will make this pool a great facility.

Commissioner Pena commented that Corpus Christi has three pools in operation out of thirteen pools they have.

### **Golf Course**

Mr. Richard Flores, Golf Course Manager reported on some of the accomplishment the Golf Course has had for this year. A new fence was install along Country Club Drive. The fence blends in to the Wild Horse Desert theme that has been selected for the golf course. The old bridge was faulty and became a priority to replace. The new bridge adds esthetics and a pleasant view to and from the clubhouse. Lake bank work to stabilize cart path for new bridge installation. Club house has been furnished with comfort in mind. The Pro Shop has started to sale snacks, beer, and golf course merchandise. Flores further reported that irrigation components to install have been purchased. Installation will be complete by the beginning of November which will be a 30 to 45-day project. Drainage ditches around the perimeter of the golf course will be cut to drain away from the golf course. Ditches in original blueprint will be cut to drain into the lakes. Storm drains will be repaired to divert water away from the golf course. Fairways will be rototilled, soil will be refloated to reflect original design, soil amendments added and a 419 variety of grass seed will be planted.

Mr. Garza commented that another key point is that Kimley Horn has been hired to do the drainage master plan for the city, but part of their job intel's looking at drainage at the golf

course. As they have completed the study and staff has found the original plans of the golf course, they have been able to look at the original plans and the plans developed by Kimley Horn for drainage and the irrigation plans and put everything together for a final product.

Mr. Flores continued to comment that unknown to staff, there is an irrigation system out there. It is believed that the system became old and dilapidated.

Commissioner Garcia asked for the cost of the bridge. Mr. Flores stated that the cost of the bridge was \$21,000.

Mr. Flores reported on the cost of improvements to the golf course. The club house furniture, point of sale, security, and rewiring totaled to \$38,000. As for the golf course, the fence, bridge, drainage, and irrigation/installation totaled to \$295,035. FEMA will pay \$168,000 due to the May 31, 2016 storm. Once this money is received, the city has the option to request another federal ag insurance that is available to the City. Flores reported that beer sales are expected to reach \$17,500 by the end of year. Total sales for fiscal year 2016-2017 are expected to reach \$287,500. A driving range membership was created which was for military serviceman, which was a fee of \$20.00 per month. Flores stated that looking at the future, staff is looking at renovating greens, t-boxes and sand traps. They are considering going with a sustainable probiotic lake remediation and water level control on all the lakes. Revitalization or rerouting of cart path overlay. Staff is also considering the possibility for a bar & grill servicing daily play, tournaments and or unique events. Other items for modernizing for the future are native area and wildlife habitat; strategic marketing and promoting for junior and senior golfers; grow tournaments and participation rates; and other unique events. The golf course has a program called the Starting New at Golf Course Program. This program will teach the fundamentals of golf in a fun and practical manner to beginners of all ages. Flores stated that there are no proposed changes to the fee schedule as he would like to make some improvements to the golf course before proposing changes to the fee schedule. Flores stated that one of the main things that he would like to do is drop the month to month and go to a standard six-month to twelve-month membership.

Commissioner Garcia asked when this would be implemented.

Mr. Flores responded that staff is still looking into it, but it would definitely assist staff with accounting.

Mayor Fugate commented that it is fair to get the golf course in better shape before implementing changes to fees.

Mr. Flores stated that what he is trying to do is keep it below the market. He would like to have golfers from the surrounding areas to come to this golf course and keep out golfers here in Kingsville.

Commissioner Garcia commented that golfers who pay annually are probably the ones that rent out lockers at the golf course. Mr. Flores responded that this was correct.

Mr. Garza commented that some members do rent lockers but there are some that are not members that may want to rent a locker.

Commissioner Garcia stated that for the individual locker fee, there is a three month, six months, and one-year fee, would that just coincide with just saying an annual fee?

Mr. Flores responded that it could be worked in this way.

Commissioner Lopez commented that she agrees that fees shouldn't be increased until some improvements are made.

Mr. Sharam Santillan, Capital Improvements Manager spoke regarding maps of the golf course that were given to the City Commission. These maps show data that was submitted to staff from Kimley-Horn from their submittal of the drainage master plan for the golf course as well as the plans that were discovered by the Parks Department from the 1973 of the LE Ramey Golf Course. These maps also show the existing conditions of the course as it is now. There were several items on these maps that will assist in developing a strategy in how staff wants to tackle these items. Santillan further discussed the map outlines.

Mr. Garza commented that the plan is to put these images on poster boards and displaying them in the clubhouse so all can see what the improvements will look like at the golf course.

Commissioner Garcia commented that golfers have been complaining the city is moving slow in making improvements to the course and money not being spent correctly.

Mr. Santillan commented that it's important that we put this plan together so that we don't do one portion of the project and find out later that it effected another component.

Mayor Fugate commented that this golf course has been abused for thirty years. The County has neglected this course for thirty years and did not do anything to improve it, other than drilling a well. The City has had it for a couple of years and it didn't get in the shape it's in right now overnight and it will not get fixed overnight. Fugate further commented that he appreciates staff taking the time to make sure that we do it right. He understands that there has been some criticism from golfers that the city is spending money

in the wrong places, but the money that is being spent is being spent in place that we can improve the course until we can get where we need to be on the actual course, which is in the clubhouse and other areas. Fugate commented that he is convinced that if the County had this course, it would be closed. Everyone out there that complains about the golf course needs to shut up and tee up and play golf; if they don't want to do that, they can go play in Alice or Falfurrias.

Commissioner Pena commented that he agrees with Mayor Fugate's comments.

Commissioner Lopez commented that golfers are already doing this, going other places to play.

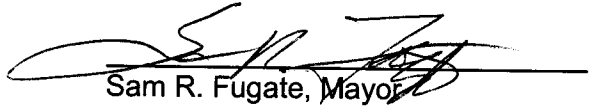
Mayor Fugate further commented that the city is going to get it right, the city is going to get it fixed, but they need to be patience with the city. He further commented to Mr. Flores that he is doing an excellent job in running the course.

Mr. Garza commented that the Commission has the option on continuing or calling it a night.

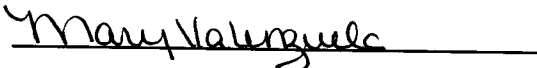
Mayor Fugate commented that he would like to close this meeting and wait on other department presentations for the next meeting.

**VII. Adjournment.**

There being no further business to come before the City Commission, the meeting was adjourned at 6:40 P.M.

  
Sam R. Fugate, Mayor

**ATTEST:**

  
Mary Valenzuela, TRMC, City Secretary