

# *City of Kingsville, Texas*

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## **AGENDA CITY COMMISSION**

**MONDAY, NOVEMBER 24, 2014  
REGULAR MEETING**

**HONORABLE ROBERT H. ALCORN COMMISSION CHAMBERS  
CITY HALL/200 EAST KLEBERG AVENUE  
6:00 P.M**

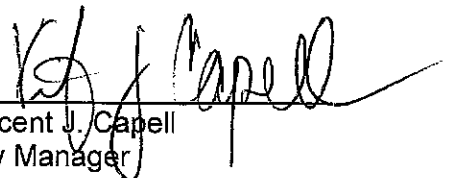
### **I. Preliminary Proceedings.**

#### **OPEN MEETING**

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

#### **MINUTES OF PREVIOUS MEETING(S) – Required by Law** Regular Meeting – November 10, 2014

APPROVED BY:

  
\_\_\_\_\_  
Vincent J. Capell  
City Manager

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

1. Public hearing regarding condemnation proceeding for structures located at 521 W. Lott, Kingsville, Texas. (Director of Planning & Development Services).
2. Public hearing regarding condemnation proceeding for structures located at 1801-1803 N. 20<sup>th</sup>, Kingsville, Texas. (Director of Planning & Development Services).
3. Public hearing regarding condemnation proceeding for structures located at 303 W. General Cavazos, Kingsville, Texas. (Director of Planning & Development Services).
4. Public hearing regarding condemnation proceeding for structures located at 915 E. Yoakum, Kingsville, Texas. (Director of Planning & Development Services).

### **II. Reports from Commission & Staff.<sup>2</sup> (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."*

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

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

### **IV.**

#### **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 amending the Fiscal Year 2014-2015 Utility Fund budget to provide additional funding for the new city hall at the historic H.M. King High School. (Director of Finance).
2. Motion to approve final passage of an ordinance amending the Fiscal Year 2014-2015 Police Department State Seizure Fund budget for the purchase of automatic license plate readers. (Director of Finance).
3. Motion to approve a resolution of the City of Kingsville authorizing the release of Chapter 59 funds of the South Texas Specialized Crimes and Narcotics Task Force for donation to the Kingsville Amateur Boxing Club, Inc. (Task Force Commander).
4. Motion to approve a resolution of the City of Kingsville authorizing the release of Chapter 59 funds of the South Texas Specialized Crimes and Narcotics Task Force for donation to the Boys & Girls Club of Kingsville. (Task Force Commander).

#### **REGULAR AGENDA**

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

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

5. Consider accepting donation from La Posada de Kingsville in the amount of \$4,000.00 for downtown recycling bins and benches. (Parks and Recreation Manager).
6. Consider authorizing participation with the La Posada de Kingsville Children's Day event at the J.K. Northway on Saturday, December 6, 2014. (Parks and Recreation Manager).
7. Consider resolution authorizing the City Manager to enter into a contract for the collection of delinquent special assessments between the City of Kingsville and Linebarger Goggan Blair & Sampson, LLP. (City Attorney).

8. Consider condemnation of structures located at 521 W. Lott, Kingsville, Texas. (Director of Planning & Development Services).
9. Consider condemnation of structures located at 1801-1803 N. 20<sup>th</sup>, Kingsville, Texas. (Director of Planning & Development Services).
10. Consider condemnation of structures located at 303 W. General Cavazos, Kingsville, Texas. (Director of Planning & Development Services).
11. Consider condemnation of structures located at 915 E. Yoakum, Kingsville, Texas. (Director of Planning & Development Services).
12. Consider introduction of an ordinance amending the Fiscal Year 2014-2015 CO Series 2011-Utility Fund 006 Budget for the completion of constructing water well #25 pump house and ground storage tank. (Director of Finance).

## 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 citizens comments to the Mayor and Commission, no comment at this point without 5 affirmative votes of the Commission.

### NOTICE

This City of Kingsville and Commission Chambers 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](mailto: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 in the City Hall, 200 East Kleberg, 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:

November 20, 2014 at 11:00 A.M. and remained so posted continuously for at least 72 hours proceeding the schedule time of said meeting.

  
Mary Valenzuela, 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)**

NOVEMBER 10, 2014

**A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, NOVEMBER 10, 2014 IN THE HONORABLE ROBERT H. ALCORN COMMISSION CHAMBERS 200 EAST KLEBERG AVENUE AT 6:00 P.M.**

**CITY COMMISSION PRESENT:**

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

**CITY STAFF PRESENT:**

Vince Capell, City Manager  
Mary Valenzuela, City Secretary  
Courtney Alvarez, City Attorney  
David Mason, Purchasing/IT Director  
Deborah Balli, Finance Director  
Tom Ginter, Director of Planning & Development Services  
Leo Alarcon, Tourism Director  
Emilio Garcia, Health Director  
Willie Vera, Task Force Commander  
Cynthia Martin, Downtown Manager  
Tony Verdin, Information Systems Technician  
Susan Ivy, Parks & Recreation Manager  
Charlie Cardenas, Public Works Director/City Engineer  
Ricardo Torres, Chief of Police  
Robert Rodriguez, Library Director  
Bill Donnell, Assistant Public Works Director  
Joe Casillas, Water Production Supervisor

**I. Preliminary Proceedings.**

**OPEN MEETING**

Mayor Fugate called the meeting to order in the Robert H. Alcorn Commission Chamber at 6:00 p.m. and announced quorum with all five Commission members present.

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

The invocation was delivered by Courtney Alvarez, City Attorney, followed by the Pledge of Allegiance and the Texas Pledge.

**MINUTES OF PREVIOUS MEETING(S) – Required by Law**

Regular Meeting –October 27, 2014

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

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

1. NONE.

**II. Reports from Commission & Staff.<sup>2</sup> (City Manager’s Staff Report Attached).**

Mrs. Courtney Alvarez reported that the next City Commission meeting is scheduled for Monday, November 24, 2014 with a deadline to submit agenda items on Friday, November 14, 2014.

Mayor Fugate announced events that will be taking place throughout the city on Tuesday, November 11, 2014 in observance for Veteran's Day.

*"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."*

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

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

Mr. Richard Everett of 1271 E. Co. Rd. 2360 Riviera, TX, commented that he would like to thank the City Commission and its citizens on their sponsorship for the Farmer's Market. Mr. Everett further stated that a Facebook page has been created for the Farmer's Market and reported that as of today, the Facebook page has received over 760 Likes which shows that citizens are interested in the Farmer's Market.

### **IV.**

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

1. **Motion to approve final passage of an ordinance amending the zoning ordinance by changing the zoning map in reference to Lot 1, Brentwood**

**Subdivision, known as 1106 North Armstrong from R3 Multi-family Residential District to C2 Retail District, amending the comprehensive plan to account for any deviation from the existing comprehensive plan. (Director of Planning and Development Services).**

**2. Motion to consider confirming appointment of Amanda E. Cavazos and Monica Salinas to the Police Reserve Force. (Chief of Police).**

## **REGULAR AGENDA**

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

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

Mayor Fugate stated that unless someone has any objections, he would like to move agenda item #11 before agenda item #3. No objections were made by the City Commission.

**11. Consider participation with the Kingsville Farmer's Market for a farmer's market at the City's pavilion at the xeriscape area. (Commissioner Leubert).**

Commissioner Leubert stated that she has met with the City Attorney, Finance Director, and the Risk Manager for the City of Kingsville just to be sure that everything is done correctly before proceeding with the farmer's market. She further stated that the Farmer's Market is not asking for funds from the city but only support.

Mayor Fugate commented that the pavilion was placed at this location for these types of events. Mayor Fugate further stated that he would like for city staff to look into placing a fence on the 6<sup>th</sup> street side of the pavilion for safety precaution. He further commented that he would like to see the old pump house turned into bathrooms to be used by those who visit the Farmer's Market or the xeriscape.

Mr. Capell stated that he has spoken with Commissioner Leubert with regards to fencing and feels that it is a good idea for safety reasons.

Mayor Fugate asked when farmer's market is proposed to open. Commissioner Leubert responded that the first day for the Farmer's Market is scheduled for February 28, 2015.

Mr. Capell further commented that as far as the old pump house is concerned, it may take a few months to complete from the proposed date to open the farmer's market.

Commissioner Pena asked that when H.E.B Grocers transferred the pavilion over onto city property, was there some detail in reference to the name Farmer's Market not being allowed at the Pavilion.

Mr. Capell responded that he has heard the same thing, but has not seen anything in writing to that affect.

Commissioner Leubert stated that every city that has a farmer's market also has H.E.B's in their cities and all it does is gives them more business.

Commissioner Pena commented that since H.E.B transferred the property to the City, it may become an issue with H.E.B. that the property be used for a Farmer's Market.

Commissioner Leubert responded by stating that they can contact H.E.B. and let them know what is being proposed and see what their response may be.

Commissioner Pecos commented that there were no strings attached when H.E.B. transferred that property to the City of Kingsville.

Mrs. Alvarez stated that when the city accepted the gift, this was not a condition listed at the time by the previous Tourism Director when he presented the item.

Commissioner Leubert stated that she would still like to notify H.E.B. about the Farmer's Market.

Commissioner Pena stated that he would hate to see this up and running and then it becoming a problem later.

Commissioner Garcia asked about the waiver of permit fees and further asked that this does not mean that the health requirements will be waived.

Commissioner Leubert stated that they have gone through this thoroughly and has received approval from the City Attorney regarding health requirements. She further reported that all vendors must follow all City, State, and Federal guidelines that are required for Farmer's Market. The only waive that is being asked of from the City Commissioner is to waive the fee that is stated on the city ordinance.

Commissioner Garcia further asked about the produce or products that will be available to the public for exchange or sale, are there going to be any live animals for sale at the Farmer's Market. Commissioner Leubert responded by stating that there will be no sale of drugs, alcohol, or live animals at the Farmer's Market. Leubert further stated that as time goes, they will encourage the Animal Rescue Kingsville (ARK) to come in hold animal adoptions, but no live farm animals will be allowed.

**Motion made by Commissioner Garcia and Commissioner Pecos to authorize participation with the Kingsville Farmer's Market for a farmer's market at the City pavilion located at the xeriscape area, seconded by Commissioner Pena. The motion was passed and approved by the following vote: Garcia, Pecos, Pena, Fugate voting "FOR". Leubert "ABSTAINED".**

**3. Consider a resolution authorizing the City Manager to enter into a Ground Lease Agreement by and between Kingsville High Historical Foundation and the City of Kingsville. (City Attorney).**

Mrs. Alvarez commented that staff has been working with the Foundations Attorney Ms. Jane Macon from Bracewell Guiliani of San Antonio. The contract does call for a 25 year initial term and have two automatic 10 year renewals. The only time it would not be automatic is if the City as a tenant was to decide that they did not want to go into a 10 year extension, notice would need to be provide in writing within 180 days prior to that current period expires. Mrs. Alvarez further stated that the effective date would be when both parties sign and the actual delivery date would be when the city takes possession upon completion of the renovations and the issuance of a Certificate of Occupancy (CO) is given. At that time, the City would need to provide copies of the insurance policy covering the building.

Mayor Fugate stated that it was his understanding that the Foundation has already approved this agreement and once approved by the City, improvements will begin at the proposed new city hall.

**Motion made by Commissioner Leubert to authorize the City Manager to enter into a Ground Lease Agreement by and between Kingsville High Historical Foundation and the City of Kingsville, seconded by Commissioner Garcia and Commissioner Pecos. The motion was passed and approved by the following vote: Pecos, Pena, Garcia, Leubert voting "FOR". Fugate "ABSTAINED".**

**4. Consider awarding bid for the drilling of water well #25 to Alsay, Inc., as per contract engineer and staff recommendation. (Director of Purchasing and Technology).**

Mr. Mason reported that bids were advertised in the Kingsville Record on July 27, 2014 and August 3, 2014. A pre-bid meeting was held on August 6, 2014 at 10:30 a.m. in the City of Kingsville Commission Chambers with site visitations. Bid opening was August 23, 2014 at 1:30 p.m. with three responsive bids for drilling and one for tank construction. It is recommended the contract for the drilling of the water well be awarded to Alsay Inc., of San Antonio. This will expend \$723,000.00 from 066-5-600.2-720.25 CO Series 2011-Utility of which there is currently a balance of \$798,853.00.

Commissioner Pecos asked what the price for this will be. Mr. Mason responded that the price for the water well only is \$723,000.00 and the bid for the pump house and ground storage tank, which will be brought to the Commission at a later meeting, is for \$572,730.00 which did not get budget for FY 2015.

Mayor Fugate asked if this company has done any work for the City in the past. Mr. Mason responded that Alsay, Inc. has done some previous work for the City.

Mr. Joe Casillas, Water Production Supervisor commented that this company has done some previous work for the city and recommends approval for this bid.

**Motion made by Commissioner Leubert to approve this bid, seconded by Commissioner Pecos.**

Commissioner Garcia asked how many wells this will place the city owning with this approval. Mr. Casillas responded with eight water wells. Commissioner Garcia asked if this was the most we have had at any given time. Mr. Casillas responded that we are up to water well #25, which is the number of water wells the city has had since the beginning of time. Casillas further commented that at one we have had 12 water wells. Mr. Casillas further commented that the life expectancy of water well is about 25 years with little maintenance.

**The motion was passed and approved by the following vote; Leubert, Pecos, Pena, Garcia, Fugate voting "FOR".**

**5. Consider authorizing the purchase of one 14-cu.yd. dump truck for use at the Landfill from BuyBoard vendor, as per staff recommendation. (Director of Purchasing and Technology).**

Mr. Mason reported that staff usually likes to receive three quotes on a dump truck but had two non-responsive quotes but happy with those quotes that were received. The two quotes received were from Rush Truck and Grande Truck Center. It is staff's recommendation to go with the Peterbilt from Rush Truck. Rush Truck has parts and service available in Calallen, Alice, Pharr and across the State of Texas. The purchase will expend from 001-5-107.3-7111.00. The white cab with black dump body is

\$116,405.00 and to have it painted brown on brown to match other City of Kingsville dump trucks will add \$4,950.00 to the cost for a total expenditure of \$121,355.00

Mayor Fugate asked when departments become color coded vehicles.

Mr. Mason stated that every department has a particular of vehicles but this vehicle will be used at the landfill.

**Motion made by Commissioner Leubert to authorize the purchase of one 14 cu.yd. dump truck white and black without the paint job for the use at the Landfill, seconded by Commissioner Garcia. The motion was passed and approved by the following vote: Garcia, Leubert, Pena, Fugate voting "FOR". Pecos voting "AGAINST".**

**6. Consider authorizing the purchase of ten vehicles for various departments via BuyBoard, as per staff recommendation. (Director of Purchasing and Technology).**

Mr. Mason reported that this item is for the purchase of ten vehicles for various departments. Two quotes were received with Silsbee Ford of Silsbee, TX having the better price for all these vehicles as opposed to Caldwell Ford. This includes four Ford Fusions for CID, one Ford Explorer for Task Force, one Ford 250 for Community Appearance, one Ford F250 for Health Department, one Ford F150 and one Ford F350 for the Fire Department, and one Ford F150 for Water Production. It is staff's recommendation to authorize the purchase of ten vehicles from Silsbee Ford of Silsbee, TX.

**Motion made by Commissioner Pena to authorize the purchase as presented, seconded by Commissioner Leubert.**

Commissioner Garcia stated that the vehicles that are listed only express the model of the vehicle and listing the year. Mr. Mason responded that these will be 2015 vehicles.

**The motion was passed and approved by the following vote: Leubert, Pecos, Pena, Garcia, Fugate voting "FOR".**

**7. Consider authorizing a change in contract terms for curb, gutter, and driveway repair work, as per staff recommendation. (Director of Purchasing and Technology).**

Mr. Mason mentioned a correction to his memo by stating that the memo should read \$7.50 of square foot of driveway and \$32.00 per linear foot of curb & gutter. This will not change the calculations quoted on through the memo. Mason further stated that there is a 25% percent increase in the price of concrete and in rebar, as well as some in labor. The contractor is no longer able to perform the work at the quoted prices. He is asking for a 25% increase to cover these additional and unforeseen price increases. The primary reason for the increases is the increase demand for concrete and steel due to the rapid increase in oil exploration and production in the Eagle Ford and other shale plays. A 25% increase would result in the following change in prices from \$7.88 to \$9.85 and from \$33.60 to \$42.00. The City currently has approximately 4,000 linear feet of curb and gutter planned along with asphaltic potential to raise our costs from \$128,000 to \$172,000 for curb and gutter and from \$60,000 to \$78,750.00 on driveways. The \$58,500 could change our costs from \$192,000 to \$250,500 which is within the budgeted amount for FY15. Mr. Mason further commented that it is staff's recommendation to approve these

changes as opposed to a rebid as with the market volatility still in place with the new bid prices could be significantly higher than the proposed price increase.

Commissioner Pecos commented that City staff is doing a good job.

**Motion made by Commissioner Pecos to approve the change in contract terms for curb and gutter and driveway repair work, seconded by Commissioner Leubert. The motion was passed and approved by the following vote: Pecos, Pena, Garcia, Leubert, Fugate voting "FOR".**

Mr. Mason commented that as there are other concrete projects such as the driveway at the Recycling Center, it may require a budget amendment to which will be brought to the City Commission for approval at a later meeting.

**8. Consider authorizing out-of-state travel for two employees to attend the Laserfiche Empower Conference in Anaheim, CA on January 13-16, 2015. (Director of Purchasing and Technology).**

Mr. Mason reported that MCCi Laserfiche is the city's document software that is currently being used. Laserfiche is hosting its annual Empower Conference on January 13-16, 2015, in Anaheim, CA. The courses are broken down into technical, business and end-user tracks. Additionally, there will be hands on labs to provide on-site training as well as software and business developers. City staff recommends sending two employees to the Empower Conference each attending different course tracks to gain the most out of the event. The city currently already has one registration pre-paid as per the contract and one registration with MCCi and any other registration offered at a discount.

**Motion made by Commissioner Pena to approve out-of-state travel for two employees to attend the Laserfiche Empower Conference in Anaheim, CA, seconded by Commissioner Pecos. The motion was passed and approved by the following vote: Pena, Garcia, Leubert, Pecos, Fugate voting "FOR".**

**9. Consider introduction of an ordinance amending the Fiscal Year 2014-2015 Utility Fund budget to provide additional funding for the new city hall at the historic H.M. King High School. (Director of Finance).**

Mrs. Deborah Balli, Finance Director, reported that the old H.M. King High School met on October 13, 2014 to discuss the bid that was received by the Foundation with the Foundation's project supervisor, AG/CM. The bid received for the project is \$4,740,000.00; construction budget is \$3,858,481.00 which leaves a difference of \$881,519.00. Mrs. Balli further reported that the difference to makeup the \$881,519.00 will be from reductions of the following items; site parking/sidewalks \$155,000; doors \$50,000; landscaping \$100,000; unforeseen conditions \$50,000; and value engineering \$59,000 which leaves a balance to be funded of \$467,519.00. Staff recommends that the Utility Fund be utilized to close the gap of \$467,519.00. It will be necessary to do a budget amendment so the utility funds can be used for this project.

Mayor Fugate commented that the Foundation is continuing to do their fundraising for the project. It is being requested that they come up with half of this money.

**Introduction item.**



**10. Consider introduction of an ordinance amending the Fiscal Year 2014-2015 Police Department State Seizure Fund budget for the purchase of automatic license plate readers. (Director of Finance).**

Mrs. Balli stated that this item was budgeted but budgeted in a different fund. This is an amendment to transfer the funds from one fund to another.

**Introduction item.**

Mayor Fugate thanked Mr. Capell and his staff for all their hard work and commented that the Commission took care of a lot of business during tonight's meeting.

**VII. Adjournment.**

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

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Sam R. Fugate, Mayor

**ATTEST:**

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Mary Valenzuela, City Secretary

# **PUBLIC HEARING(S)**

# **PUBLIC HEARING #1**



# CITY OF KINGSVILLE

P.O. BOX 1458  
KINGSVILLE, TX 78364

REPORT ADDRESS 521 W. LOTT		INSPECTOR DANIEL RAMIREZ	
LEGAL DESCRIPTION ORIG. TOWN	BLOCK 80	LOT 5,6 OV65 TAX DEFERRAL	
OWNER NAME AUGUSTUS MCGEE	OWNER'S ADDRESS 521 W. LOTT	CITY/STATE/ZIP KINGSVILLE, TEXAS 78363	

## PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
<b>Building</b>						
	Condition		X		AB,H,C,D,L,OU	1,2,3
<b>Yard</b>						
	Condition		X		H,OV	
<b>Utilities</b>						
	Electric		X	X	MI	
	Gas		X	X	MI	
	Water		X	X	MI	
<b>Roof</b>						
	Covering		X		H,C,D,L,B,OU	
<b>Walls</b>						
	Exterior		X		H,C,D,L,B,OU	
	Interior		X		H,C,D,L,B,OU	
	Ceilings		X		H,C,D,L,B,OU	
<b>Windows/Doors</b>						
	Secured		X		H,C,D,B,L,OU	
	Condition		X		H,C,D,B,L,OU	
<b>Foundation</b>						
	Exterior		X		H,B,D,OU	
	Interior		X		H,B,D,OU	
<b>Plumbing</b>						
			X		MI	
<b>Electrical</b>						
			X		MI	

### REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown

### COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

### BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS BEEN WITHOUT WATER SINCE 5/10/2005

SIGNATURE:

*Daniel H. Ramirez*  
DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

DATE: 6/20/2014



# CITY OF KINGSVILLE

P.O. BOX 1458  
KINGSVILLE, TX 78364

REPORT ADDRESS 521 W. LOTT		INSPECTOR DANIEL RAMIREZ	
LEGAL DESCRIPTION ORIG. TOWN	BLOCK 80	LOT 5,6 OV65 TAX DEFERRAL	
OWNER NAME AUGUSTUS MCGEE	OWNER'S ADDRESS 521 W. LOTT	CITY/STATE/ZIP KINGSVILLE, TEXAS 78363	

## PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
	Y	YES	NO	N/A		
Building						
Condition			X		AB,H,C,D,L,OU	1,2,3
Yard						
Condition			X		H,OV	
Utilities						
Electric			X	X	MI	
Gas			X	X	MI	
Water			X	X	MI	
Roof						
Covering			X		H,C,D,L,B,OU	
Walls						
Exterior			X		H,C,D,L,B,OU	
Interior			X		H,C,D,L,B,OU	
Ceilings			X		H,C,D,L,B,OU	
Windows/Doors						
Secured			X		H,C,D,B,L,OU	
Condition			X		H,C,D,B,L,OU	
Foundation						
Exterior			X		H,B,D,OU	
Interior			X		H,B,D,OU	
Plumbing			X		MI	
Electrical			X		MI	

### REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown

### COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

### BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS HAS BEEN WITHOUT WATER SINCE 05/10/2005

SIGNATURE:

*Daniel H. Ramirez*  
DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

DATE: 10/20/2014

# CONDEMNATION CHECKLIST

Property Address: 521 W. Lott  
 Property Owner: Augustus and Eleanor  
 Owner's Address: McGee, 521 W. Lott  
Kingsville, TX 78363

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> <u>6-20-14</u>	<u>6-20-14</u>	1. Identify structure unfit for human habitation.
<input type="checkbox"/> <u>6-20-14</u>	<u>6-20-14</u>	2. Inspect Property. (Building Official)
		<input type="checkbox"/> a. Prepare inspection report and date.
<input type="checkbox"/> <u>6-20-14</u>	<u>6-20-14</u>	<input type="checkbox"/> b. Photograph property with date stamp.
<input type="checkbox"/> <u>6-20-14</u>	<u>6-20-14</u>	3. Determine ownership from county assessment & tax collection record.
<input type="checkbox"/> <u>6-20-14</u>	<u>6-20-14</u>	4. Obtain legal description.
<input type="checkbox"/> <u>6-20-14</u>	<u>6-20-14</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input type="checkbox"/> <u>6-20-14</u>	<u>6-20-14</u>	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
<input type="checkbox"/> <u>7-21-14</u>	<u>7-21-14</u>	7. 2 <sup>nd</sup> Notice Sent. (10 day response) (Optional)
<input type="checkbox"/> <u>9-25-14</u>	<u>9-25-14</u>	8. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/> <u>10-21-14</u>	<u>10-21-14</u>	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
<input type="checkbox"/> <u>10-21-14</u>	<u>10-21-14</u>	<input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
<input type="checkbox"/> <u>10-22-14</u>	<u>10-22-14</u>	1) Post affidavit in newspaper twice a week for one week
<input type="checkbox"/> <u>10-22-14</u>	<u>10-22-14</u>	10. Post sign on property advising date the City

<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	<u>10-22-14</u>	<u>10-22-14</u>
<input type="checkbox"/>	<u>10-21-14</u>	<u>10-21-14</u>
<input type="checkbox"/>	<u>10-21-14</u>	<u>10-21-14</u>
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____

Council will consider condemnation of structure.

11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
12. Photograph posted sign with date stamp.
13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
  - ☐ a. Location Map
  - ☐ b. Photographs of the structure with date stamp
  - ☐ c. Inspection report
  - ☐ d. Pre-condemnation notice
  - ☐ e. Condemnation resolution
14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
15. City Council adopts condemnation resolution.
16. File Notice of Condemnation with the County Clerk.
17. Send owner(s) & other vested interests the following:
  - ☐ a. Copy of the City Council resolution.
  - ☐ b. 45-day order to demolish
18. Post 45-day Order to Demolish on structure.
  - ☐ a. Take photo with date stamp
19. Evaluate status of owner's action on 46<sup>th</sup> day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
20. Photograph posted notice with date stamp.
21. Notify utility companies to disconnect & remove services from structure for safe demolition.
22. Issue Notice to Proceed to Public Works Director and Demolition Crew.
23. Prepare demolition cost statement consisting of:
  - ☐ a. Mailing fees
  - ☐ b. Publication fees

- ☐ c. Demolition costs
- ☐ d. Landfill tipping fees
- ☐ e. Filing fees
- ☐ f. Administrative fees
- ☐ g. Any documentation miscellaneous costs



\_\_\_\_\_

24. Send a letter & cost statement to the

Collections Department so they can send out bill.

Make copy of documents and send to the City

Attorney requesting a lien to be place on the  
property.



# 2013 PRELIMINARY ROLL

## CKI - CITY OF KINGSVILLE

Geo ID Order

05/22/2013 11:45AM

Prop ID	Owner	% Legal	Description	Values					
23496	19358	100.00	R Geo: 100108005000192 MCGEE AUGUSTUS ETUX FRANCES 521 W LOTT KINGSVILLE, TX 78363	Effective Acres: 0.000000 ORIG TOWN, BLOCK 80, LOT 5, 6, "OV65 TAX DEFERRAL 2005"	Imp HS: 3,000 Imp NHS: 0 Land HS: 2,000 Land NHS: 0 PLAT Prod Use: 0 Prod Mkt: 0	Market: 5,000 Prod Loss: 0 Appraised: 5,000 Cap: 0 Assessed: 5,000 Exemptions: HS.OV65			
			State Codes: A Situs: 521 W LOTT TX	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				5,000	5,000	0	0.842200	0.00
24264	44445	100.00	R Geo: 100108007000192 PARR RYAN 302 W HENRIETTA AVE KINGSVILLE, TX 78363-4426	Effective Acres: 0.000000 ORIG TOWN, BLOCK 80, LOT 7, 8	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 2,000 PLAT Prod Use: 0 Prod Mkt: 0	Market: 2,000 Prod Loss: 0 Appraised: 2,000 Cap: 0 Assessed: 2,000 Exemptions:			
			State Codes: C1 Situs: 517 W LOTT	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				2,000	0	2,000	0.842200	16.84
25027	20275	100.00	R Geo: 100108009000192 WILLIAMS HARRY 4510 HAVERHILL LN CORPUS CHRISTI, TX 78411-49	Effective Acres: 0.000000 ORIG TOWN, BLOCK 80, LOT 9, 10	Imp HS: 0 Imp NHS: 21,610 Land HS: 0 Land NHS: 2,000 PLAT Prod Use: 0 Prod Mkt: 0	Market: 23,610 Prod Loss: 0 Appraised: 23,610 Cap: 0 Assessed: 23,610 Exemptions:			
			State Codes: A Situs: 513 W LOTT	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				23,610	0	23,610	0.842200	198.84
25779	20711	100.00	R Geo: 100108011000192 RUTH NORMA J 1839 SEASPRAY CT HOUSTON, TX 77008-1235	Effective Acres: 0.000000 ORIG TOWN, BLOCK 80, LOT 11-16	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 6,000 PLAT Prod Use: 0 Prod Mkt: 0	Market: 6,000 Prod Loss: 0 Appraised: 6,000 Cap: 0 Assessed: 6,000 Exemptions:			
			State Codes: C1 Situs: 500 W LOTT BLK	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				6,000	0	6,000	0.842200	50.53
12038	55996	100.00	R Geo: 100108017000192 SANCHEZ APOLINAR 11120 COUNTY ROAD 492 TYLER, TX 75706-5804	Effective Acres: 0.000000 ORIG TOWN, BLOCK 80, LOT 17, 18	Imp HS: 0 Imp NHS: 40,210 Land HS: 0 Land NHS: 1,000 PLAT Prod Use: 0 Prod Mkt: 0	Market: 41,210 Prod Loss: 0 Appraised: 41,210 Cap: 0 Assessed: 41,210 Exemptions:			
			State Codes: A Situs: 504 W HUISACHE	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				41,210	0	41,210	0.842200	347.07
12831	12345	100.00	R Geo: 100108019000192 MOORE WALTER PO BOX 174 MOUNT OLIVE, MS 39119-0174	Effective Acres: 0.000000 ORIG TOWN, BLOCK 80, LOT 19, 20	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 1,000 PLAT Prod Use: 0 Prod Mkt: 0	Market: 1,000 Prod Loss: 0 Appraised: 1,000 Cap: 0 Assessed: 1,000 Exemptions:			
			State Codes: C1 Situs: 500 W HUISACHE BLK	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				1,000	0	1,000	0.842200	8.42
13659	12773	100.00	R Geo: 100108021000192 BROOKS GENE 11604 CROSSTIMBER DR AUSTIN, TX 78750-2026	Effective Acres: 0.000000 ORIG TOWN, BLOCK 80, LOT 21, 22	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 1,000 PLAT Prod Use: 0 Prod Mkt: 0	Market: 1,000 Prod Loss: 0 Appraised: 1,000 Cap: 0 Assessed: 1,000 Exemptions:			
			State Codes: C1 Situs: 508 W HUISACHE TX	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				1,000	0	1,000	0.842200	8.42

## STATEMENT OF ALL TAXES DUE

ACCT # 1-001-080-05000-192

DATE 06/20/2014

SD



MELISSA T DELAGARZA, PCC  
P O BOX 1457  
KINGSVILLE, TX 78364-1457  
(361) 595-8542

## Property Description

ORIG TOWN, BLOCK 80, LOT 5, 6, "OV65 TAX DEFERRAL  
2005"

TOWN -  
ACRES - .160

LOCATION- 521 W LOTT

## Values

LAND MKT VALUE  
LAND AGR VALUE

IMPR/PERS MKT VAL 3,000  
MKT. BEFORE EXEMP 5,000  
LIMITED TXBL VAL 5,000

EXEMPTIONS GRANTED: H.S.

SUIT NO. 5692C

(REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)

MC GEE AUGUSTUS  
ETUX FRANCES  
521 W LOTT

KINGSVILLE

TX 78363

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 1990	14.88	43.58	8.77	67.23
TAXES 1991	295.67	830.84	168.97	1,295.48
TAXES 1992	307.76	827.87	170.35	1,305.98
TAXES 1993	374.40	962.21	200.50	1,537.11
TAXES 1994	391.39	958.90	202.54	1,552.83
TAXES 1995	386.46	900.45	193.03	1,479.94
TAXES 1996	316.34	699.12	152.32	1,167.78
TAXES 1997	254.79	532.52	118.10	905.41
TAXES 1998	233.37	459.75	103.98	797.10
TAXES 1999	232.26	429.68	99.30	761.24
TAXES 2000	215.79	373.32	88.37	677.48
TAXES 2004	55.53	69.41	24.99	149.93
TAXES 2005	56.00	37.70	.00	93.70
TAXES 2006	53.70	31.87	.00	85.57
TAXES 2007	7.60	3.90	.00	11.50
TAXES 2008	7.94	3.44	.00	11.38
TAXES 2009	7.94	2.81	.00	10.75
TAXES 2013	.00	.00	.00	.00

3,211.82

7,167.37

1,531.22

11,910.41

ACCT # 1-001-080-05000-192

TOTAL DUE 06/2014

11,910.41

TOTAL DUE 07/2014

11,946.75

TOTAL DUE 08/2014

11,983.00

TOTAL DUE 09/2014

12,019.37

## STATEMENT OF ALL TAXES DUE

ACCT # 1-001-080-05000-192

DATE 06/20/2014

SD



MELISSA T DELAGARZA, PCC  
 P O BOX 1457  
 KINGSVILLE, TX 78364-1457  
 (361) 595-8542

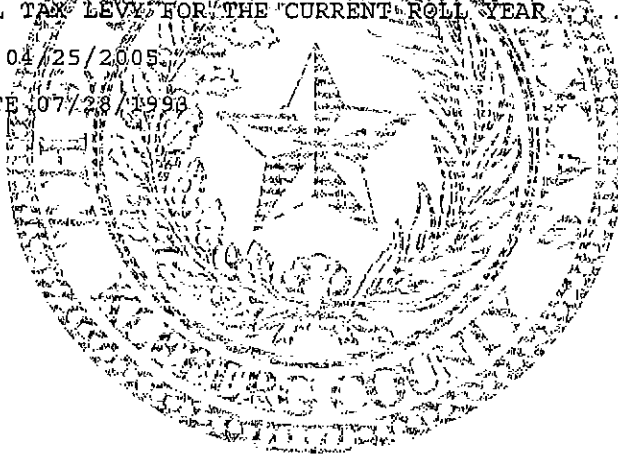
## BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	1,028.33	2,255.62	487.50	3,771.45
CITY OF KINGSVILLE	1,236.87	2,601.61	555.19	4,393.67
SOUTH TX WATER AUTH	143.85	327.82	70.76	542.43
KINGSVILLE ISD	698.89	1,696.88	359.37	2,755.14
KLEBERG CED1	103.88	285.44	58.40	447.72

TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR .00

DEFERRAL DATE 04/25/2005

JUDGEMENT DATE 07/28/1990





# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



JUNE 20, 2014

AUGUSTUS AND FRANCES MCGEE  
521 W LOTT  
KINGSVILLE, TX 78363

**Re: ORIG TOWN, BLOCK 80 LOT 5, 6 "OV65 TAX DEFERRAL 2005"**  
**521 W LOTT**

Dear Sir or Madam:

It has been determined that the structure at **521 W LOTT** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

**§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.**

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

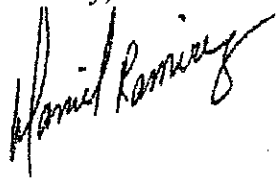
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Ramirez", written in a cursive style.

---

Daniel Ramirez  
Building Official

Enclosure

# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



JULY 23, 2014

AUGUSTUS MCGEE AND FRANCES MCGEE  
521 W LOTT  
KINGSVILLE, TX 78363

**Re: ORIG TOWN, BLOCK 80, LOT 5, 6 OV65 TAX DEFERRAL 521 W LOTT**

Dear Sir or Madam:

It has been determined that the structure at **521 W LOTT** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

**§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.**

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(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

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(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,



and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

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('62 Code, § 4-6-1)

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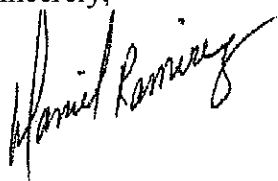
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Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Ramirez", written in a cursive style.

---

Daniel Ramirez  
Building Official

Enclosure

# CITY OF KINGSVILLE



P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

SEPTEMBER 25, 2014

AUGUSTUS AND FRANCES MCGEE  
521 W LOTT  
KINGSVILLE, TX 78363

**Re: ORG TOWN, BLOCK 80 LOT 5, 6 "OV65 TAX DEFERRAL 2005"**  
**521 W LOTT**

Dear Sir or Madam:

It has been determined that the structure at **521 W LOTT** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

**§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.**

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

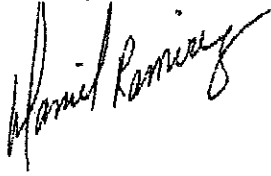
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

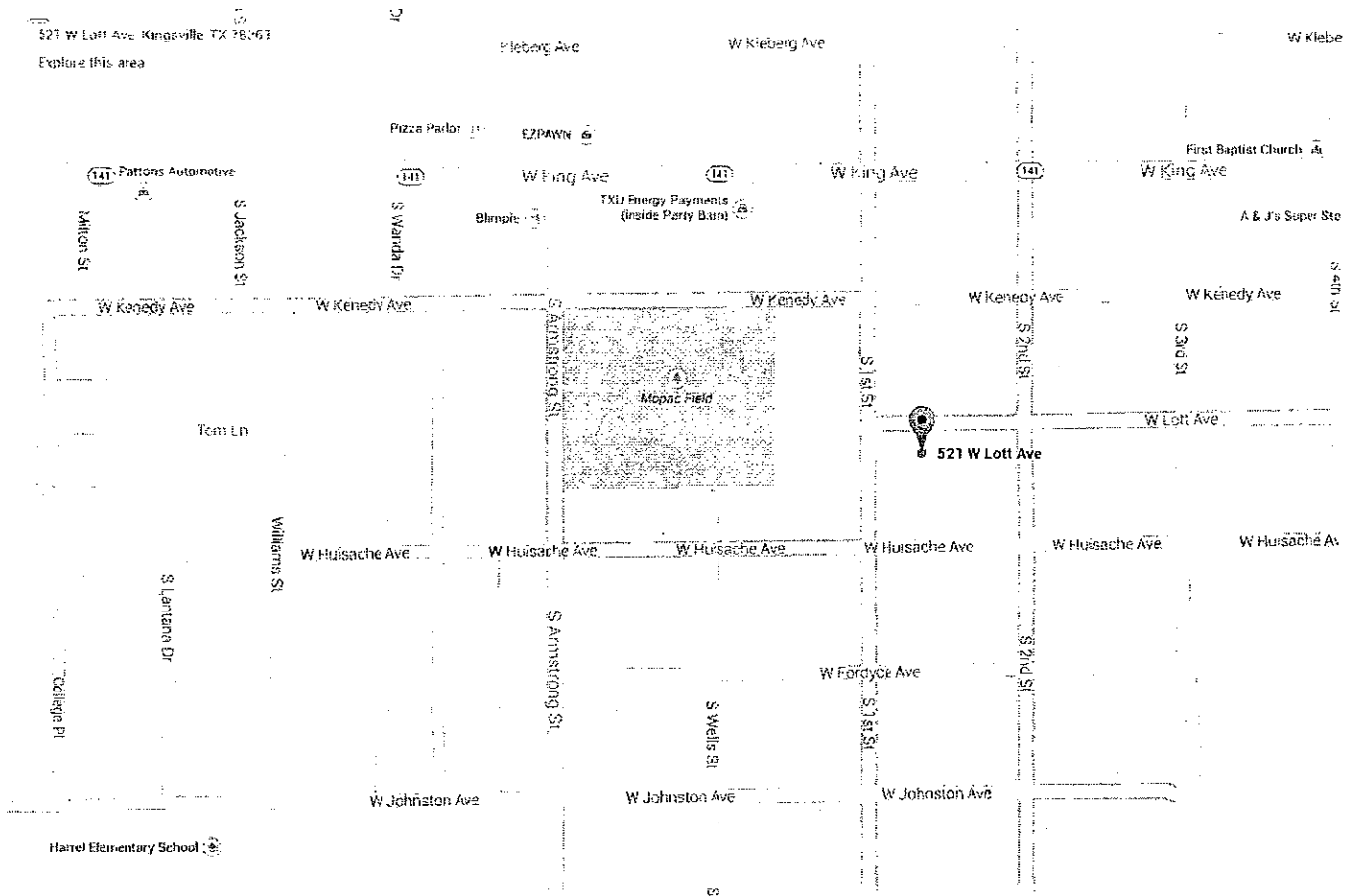
Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Ramirez". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

---

Daniel Ramirez  
Building Official

Enclosure





## BUILDING DEPARTMENT

City of Kingsville  
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7014 0150 0002 0853 6062

OCTOBER 21, 2014

AUGUSTUS AND FRANCES MCGEE  
521 W LOTT  
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 521 W LOTT**

Dear Sir or Madam:

On JUNE 20, 2014, a letter was sent from the City of Kingsville stating that your property located at **521 W LOTT** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, NOVEMBER 24, 2014 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for NOVEMBER 24, 2014.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez  
Building Official

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Augustus Mc Gee  
 Frances Mc Gee  
 521 W. 1st  
 Kingsville, Tx 78363

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Frances McGee* ☐ Agent ☒ Addressee

B. Received by (Printed Name)

FRANCES MCGEE

C. Date of Delivery

06/25/14

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☒ No

3. Service Type

☐ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

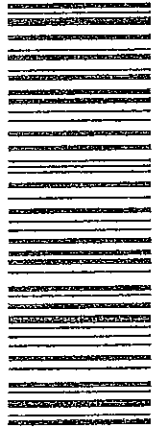
☐ Yes

2. Article No.

(Transfer)

7011 0110 0000 4433 3127

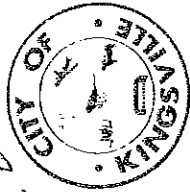




64

7011 1570 0003 3833 1131

101514



*Augustus and Frances Mc Gee*  
*521 W 2nd*  
*King*

NIXIE 782 CC 1 0110/07/14

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

\*2093-02524-05-00

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364



*Augustus and Frances Mc Gee*  
*521 W 2nd*  
*King*

NIXIE 782 DE 1009 0010/05/14

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 78364145858 \*1310-05084-29-42

783641458



CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

CORFUS CHRISTI

25 JUL 2014 PM 2:14

Augustus Mc Kee  
Frances Mc Kee

NIXIE 782 SE 1009 0007/29/14

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 78364145858 \*0588-05884-25-40

78363855401458



7011 0110 0000 4433 3448

080614

YAU

Augustus Mc Kee  
Frances Mc Kee

NIXIE 782 SE 1009 0107/31/14

RETURN TO SENDER  
IN DISPUTE  
UNABLE TO FORWARD

\*1310-00492-25-41

78363855401458

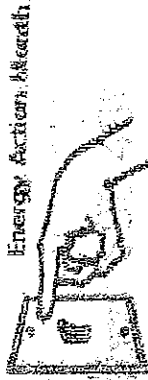
162



CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

CORPUS CHRISTI TX 784  
RIO GRANDE DISTRICT  
23 OCT 2014 PM 12:47



\* 782 SE 1000N 00110/28/14  
UNABLE TO FORWARD FOR REVIEW  
#2193-08553-29-44

BC: 78363565021 DU \*0588-05657-23-40  
UNABLE TO FORWARD FOR REVIEW  
#2193-08553-29-44

*Augustus and Lances Mc Lee*  
*521 W Cott*  
*18363*

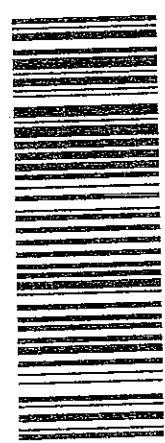
*GP*

NIXIE 782 SE 1000N 00110/28/14  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

78363565021

BC: 78364145858 \*0588-05657-23-40  
UNABLE TO FORWARD FOR REVIEW  
#2193-08553-29-44

78363565021



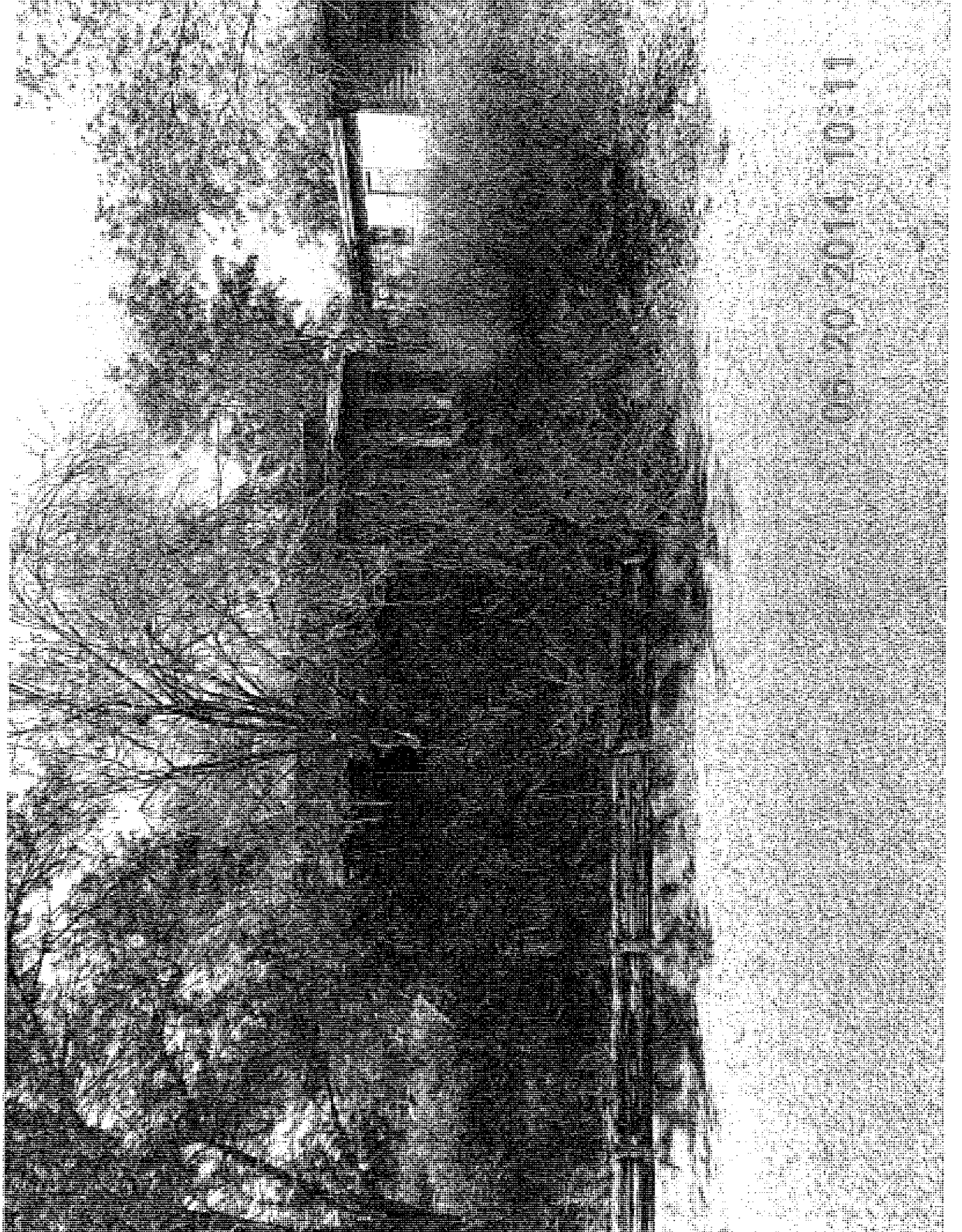
7014 0150 0002 0853 6062

109114

*Augustus and Lances Mc Lee*  
*521 W Cott*  
*18363*

NIXIE 782 CC 1 0110/28/14  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

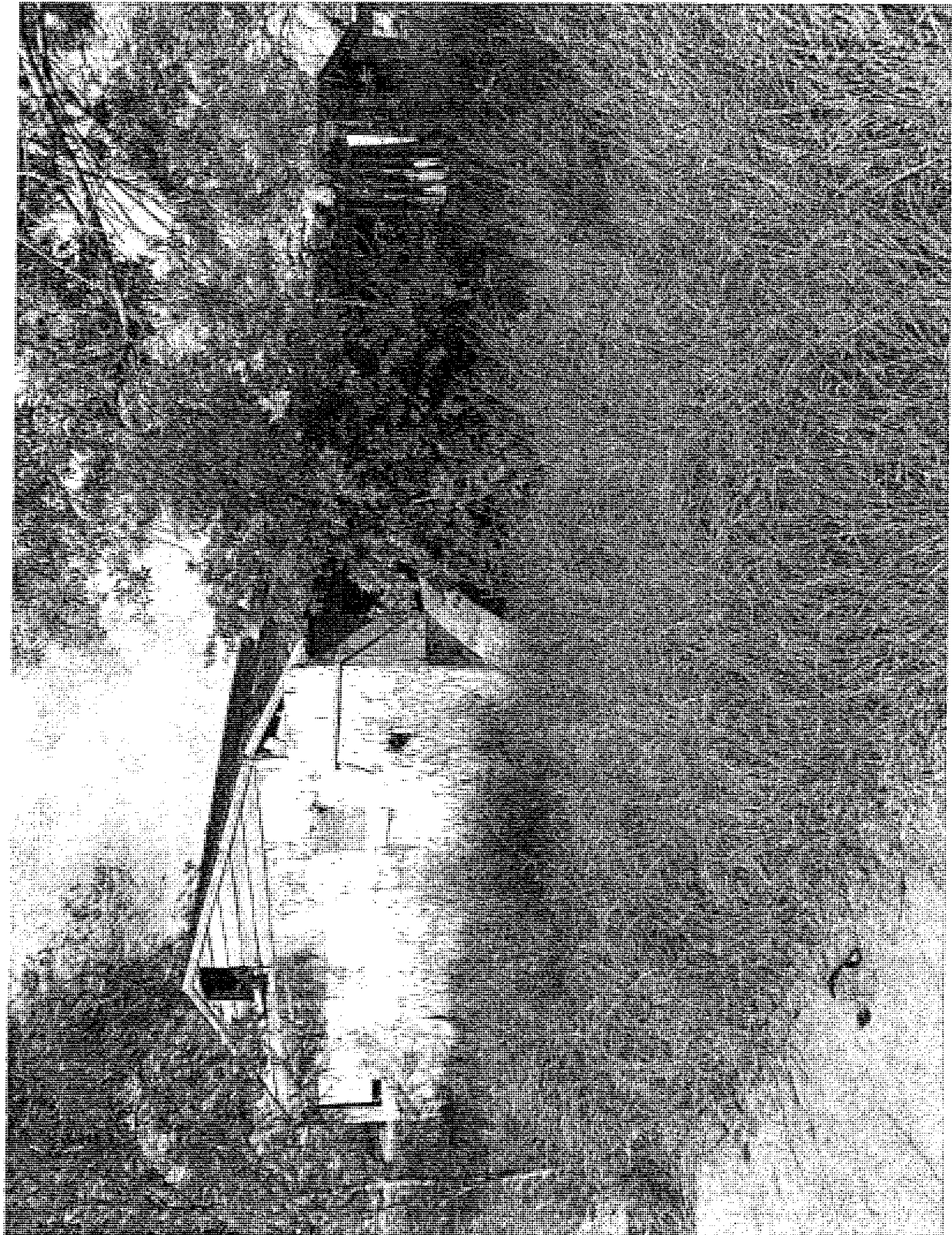
\*2193-08553-29-44



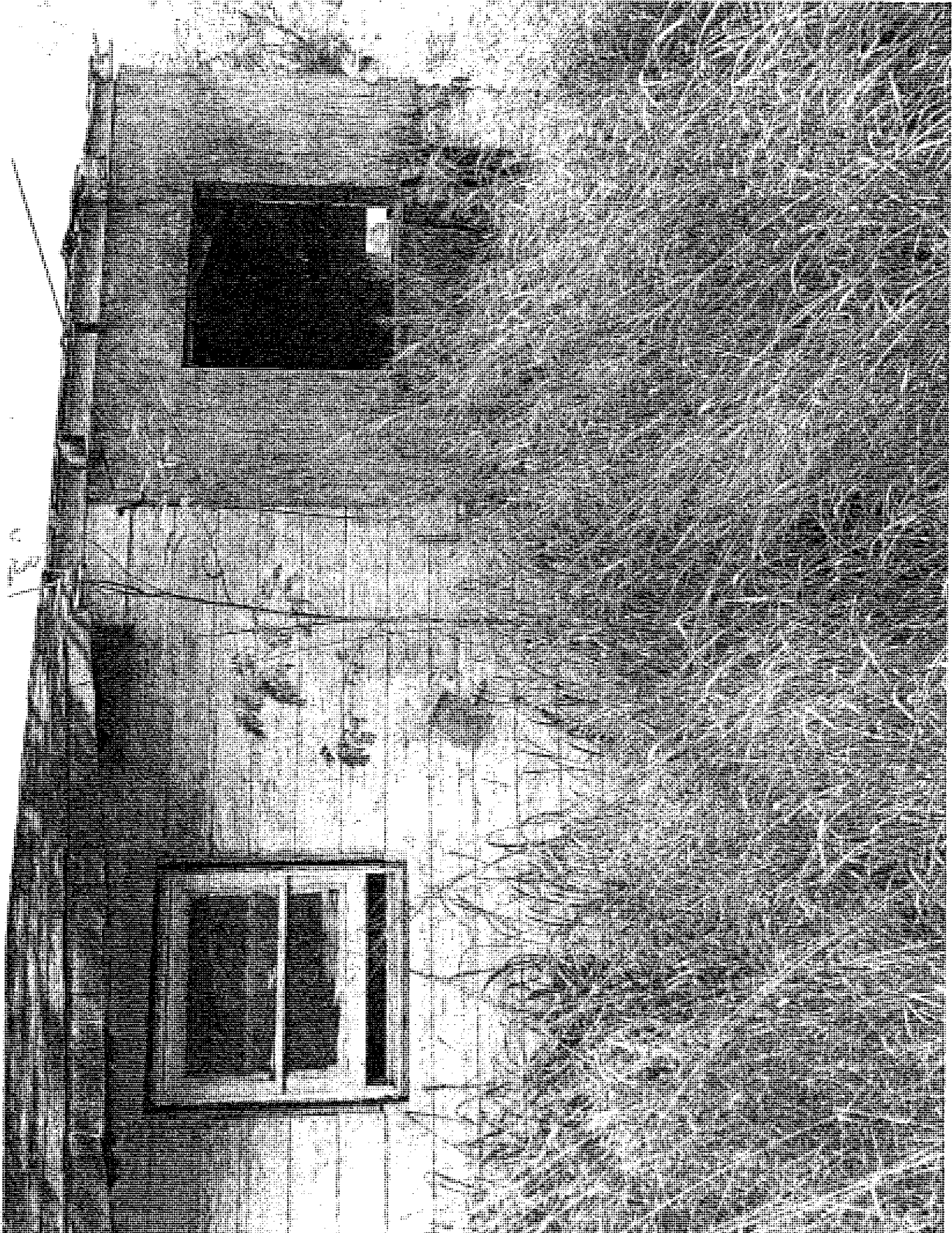
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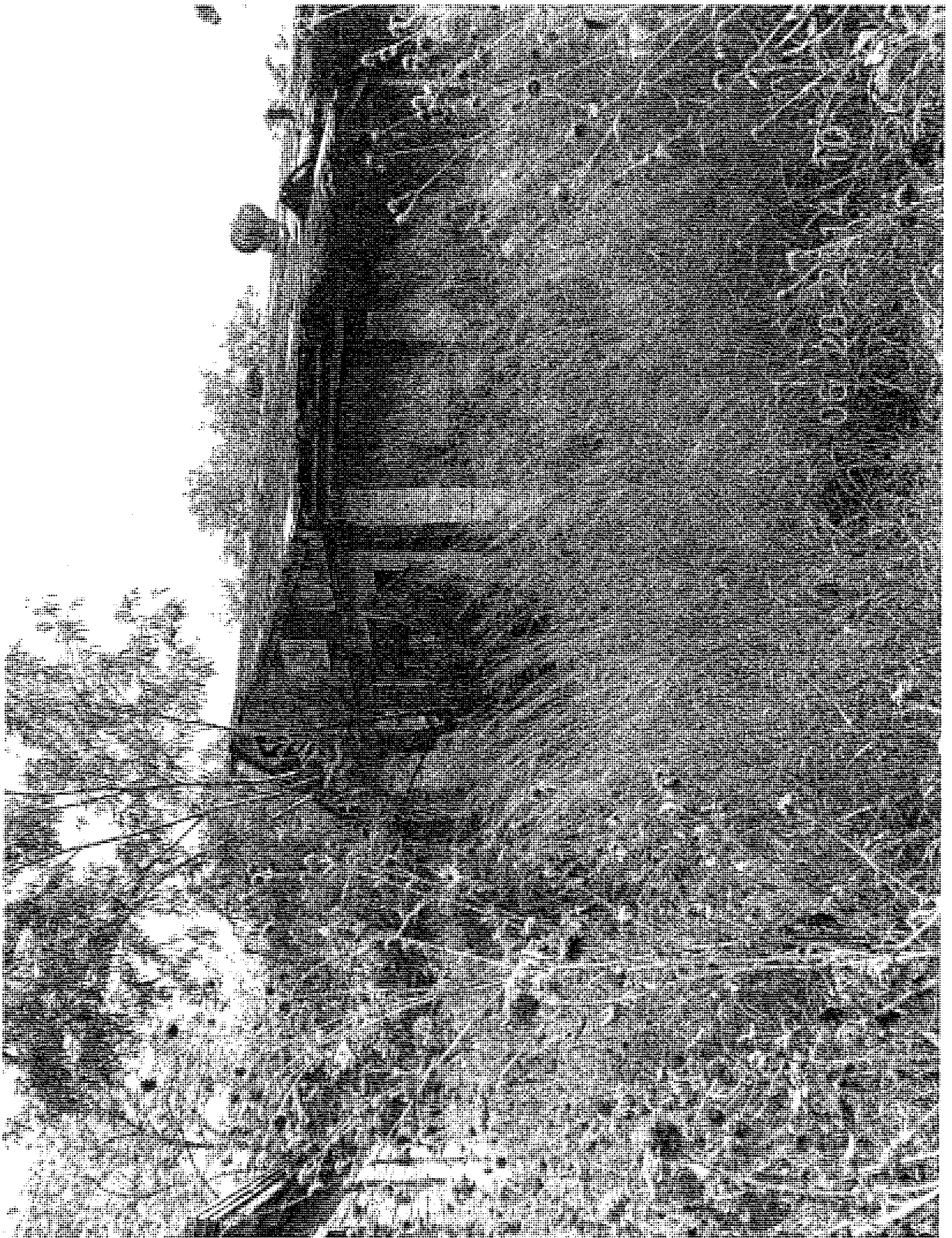






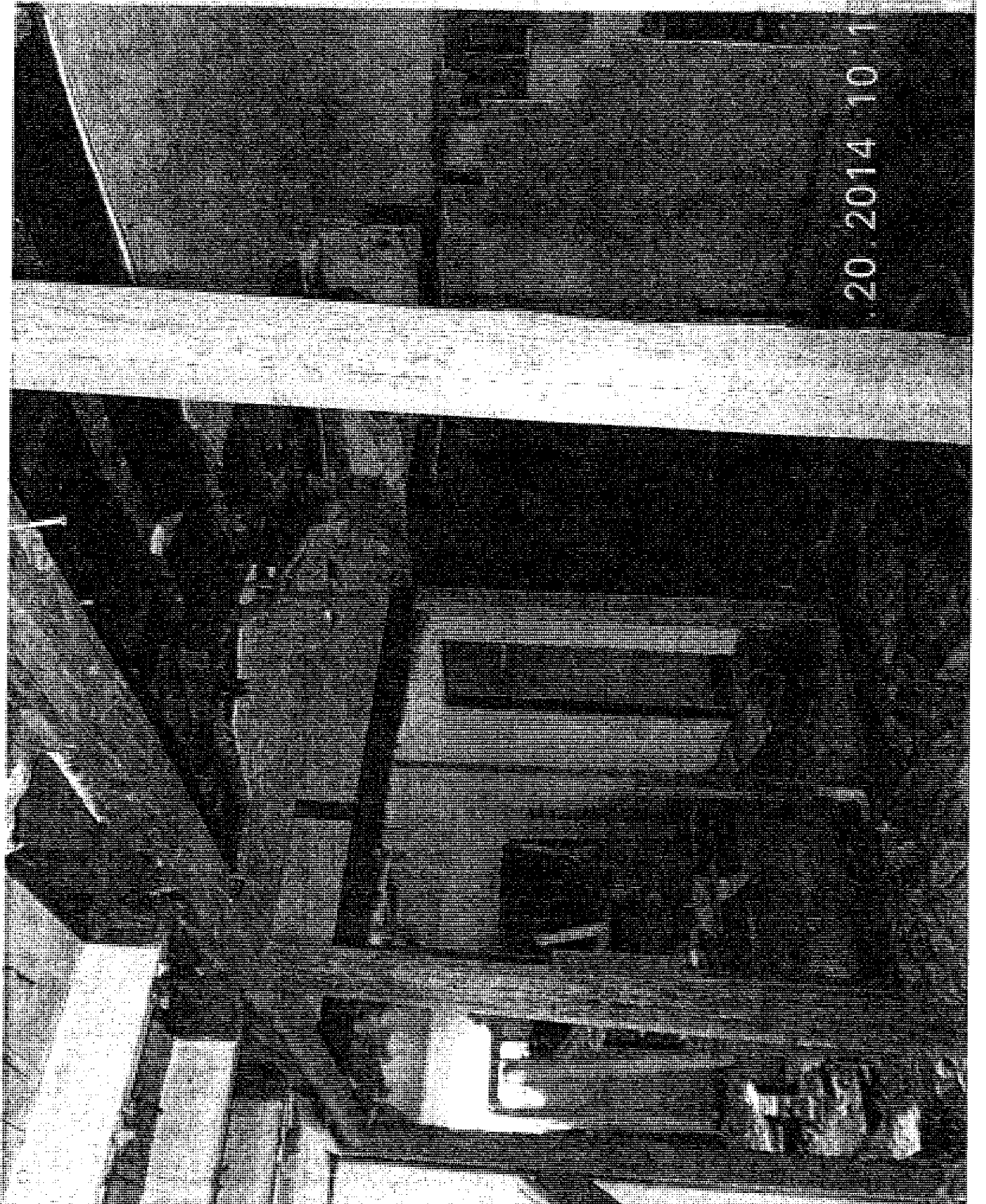


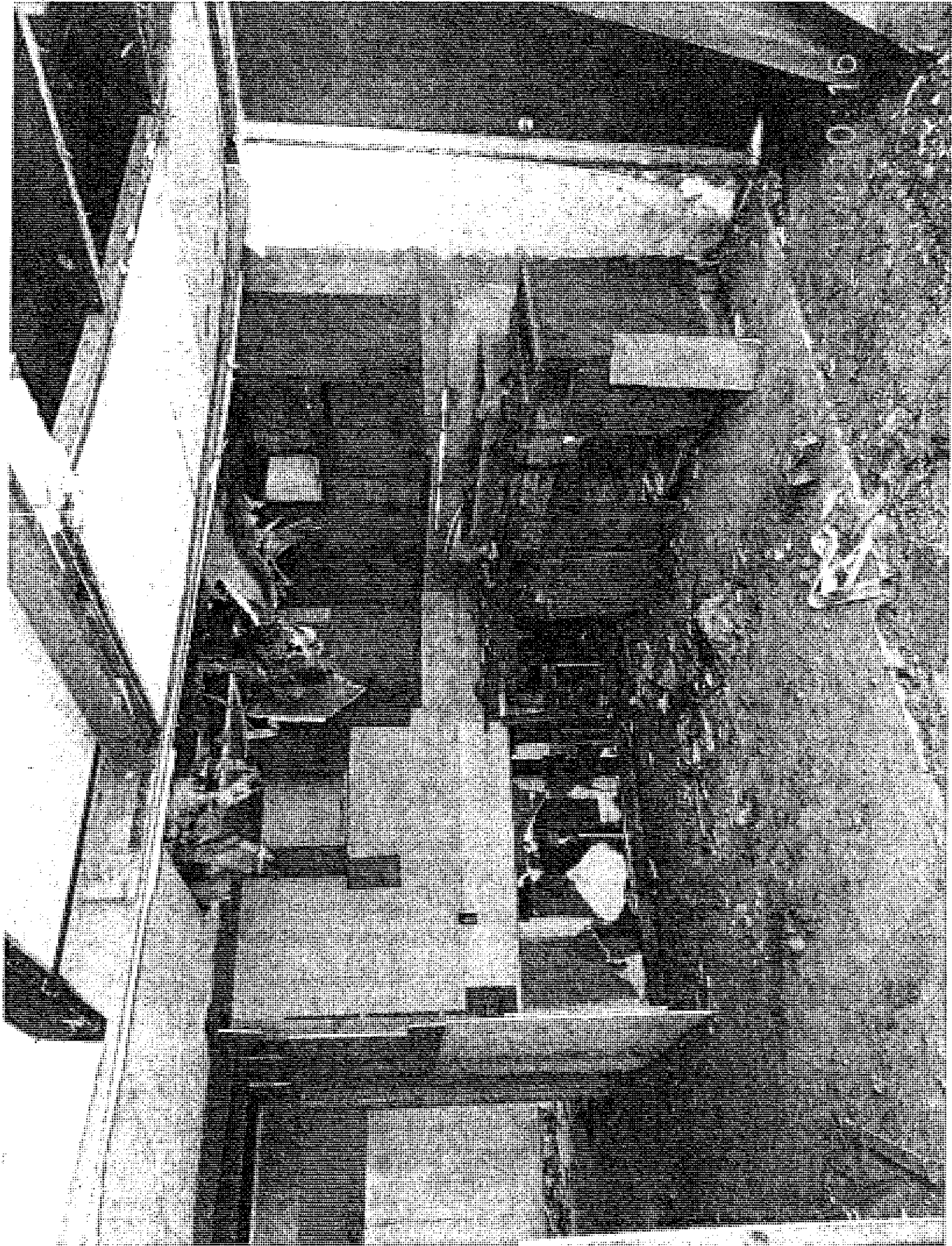






20.2014 10 1

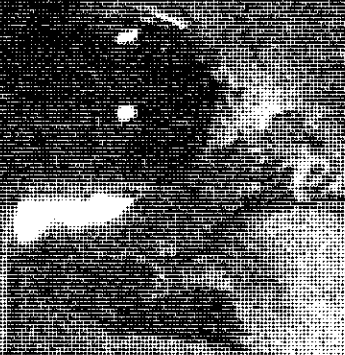




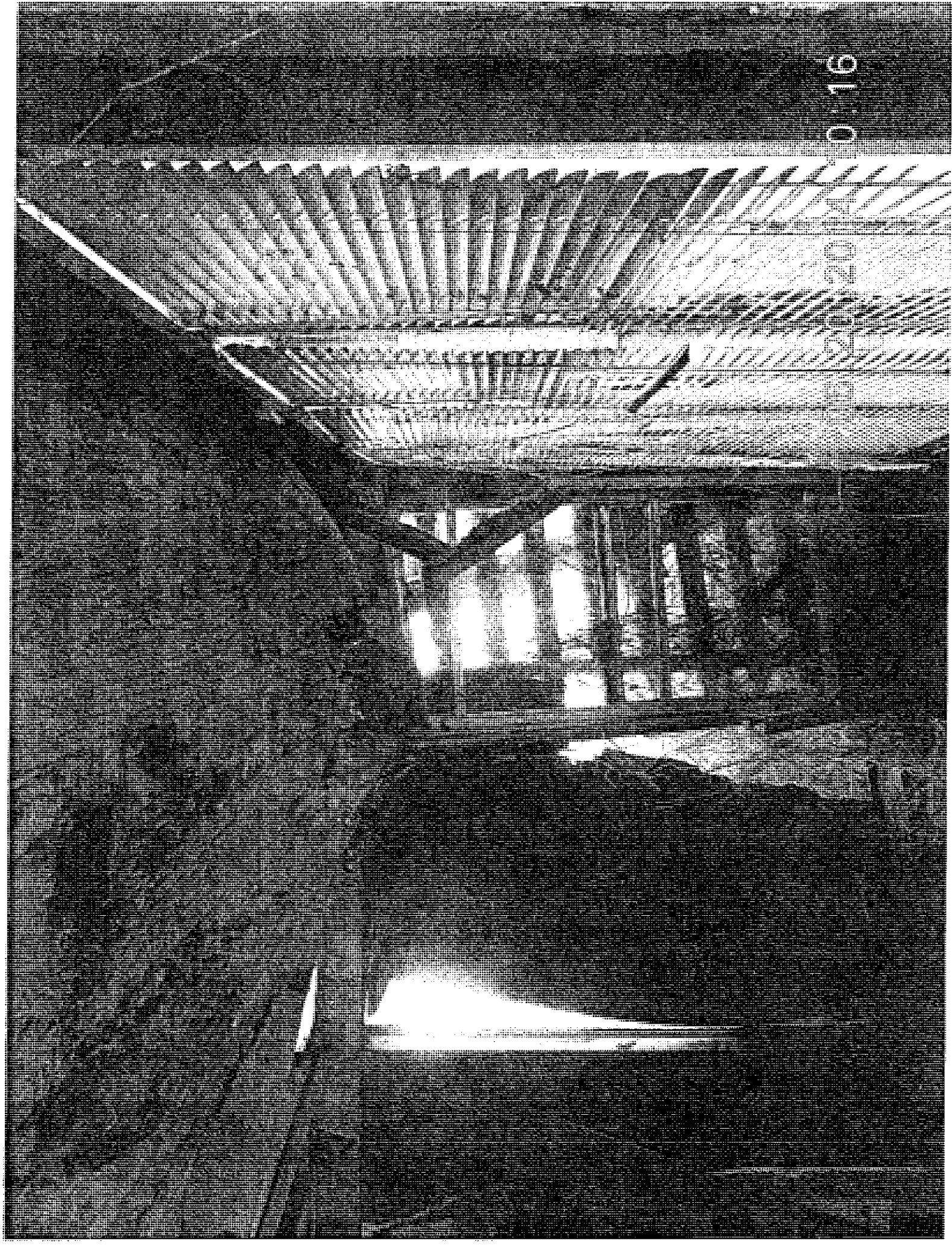
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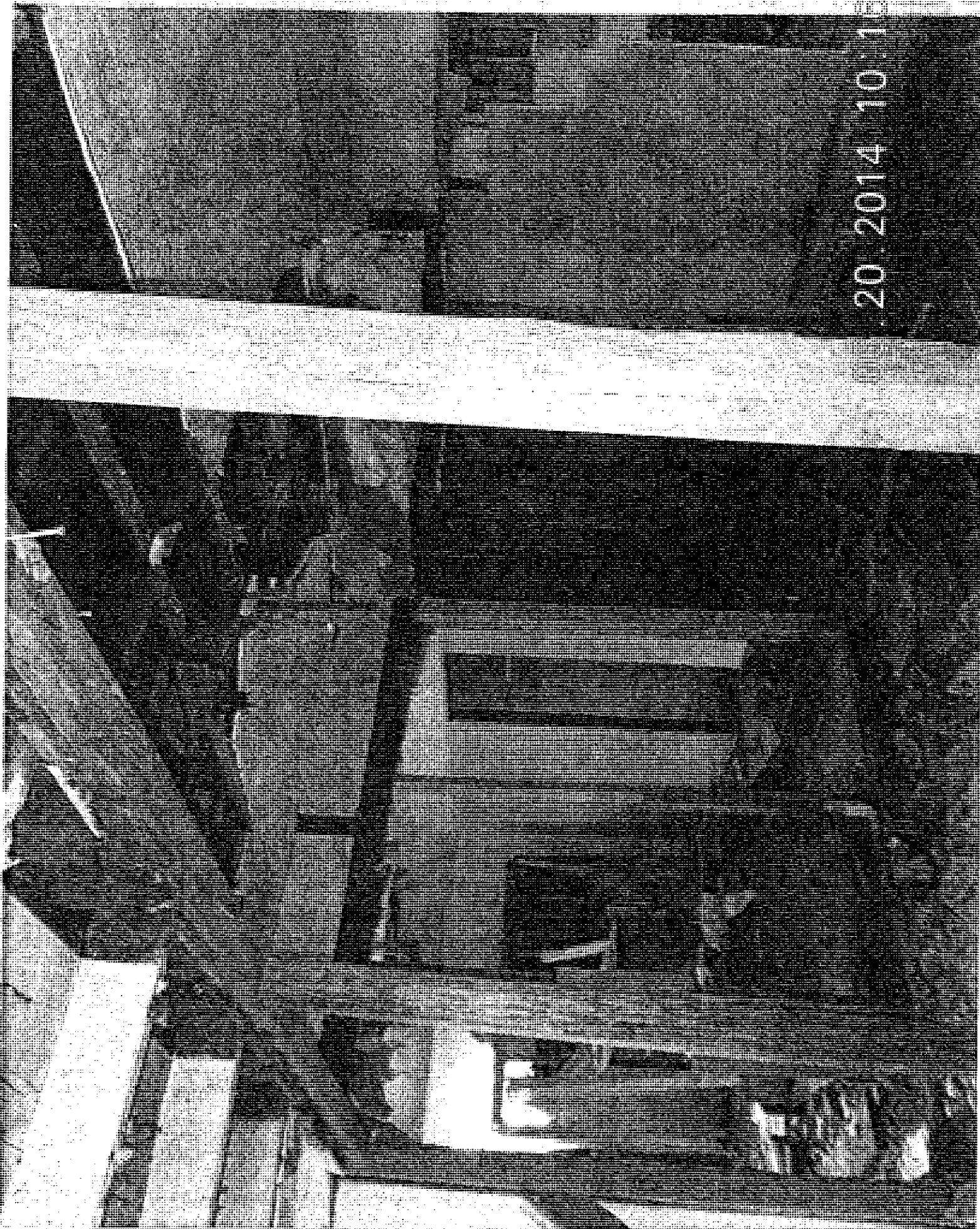


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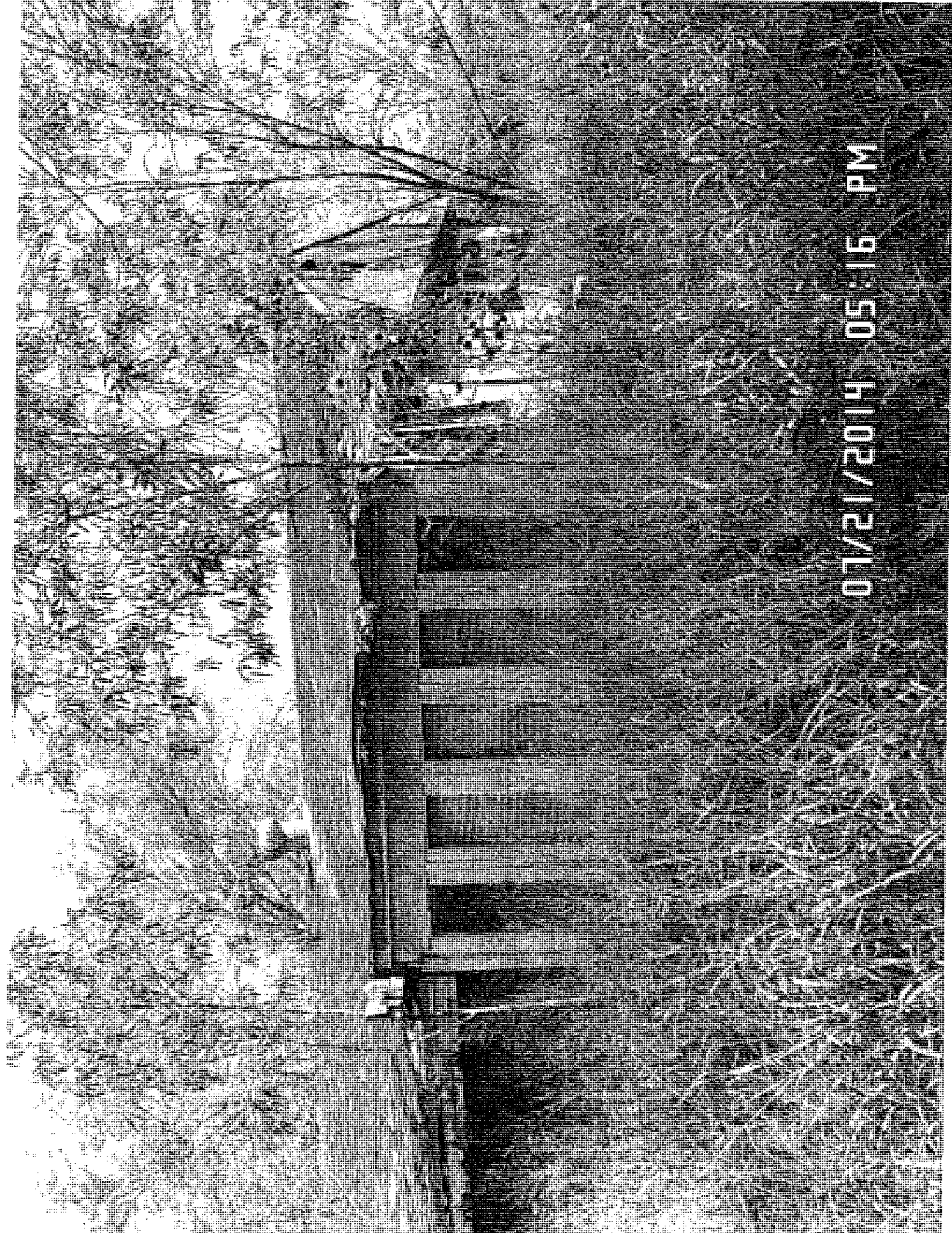




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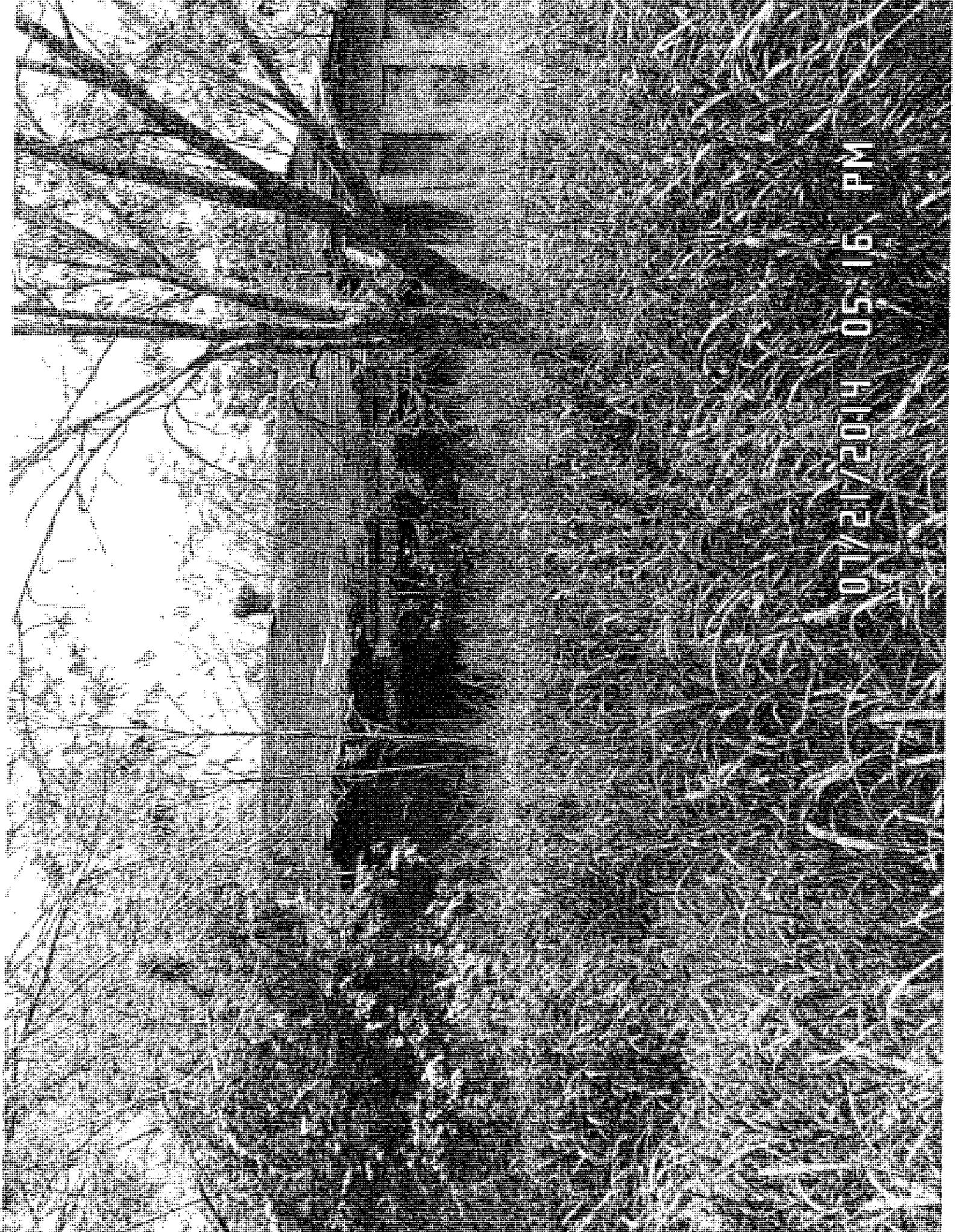


07/21/2014 05:16 PM

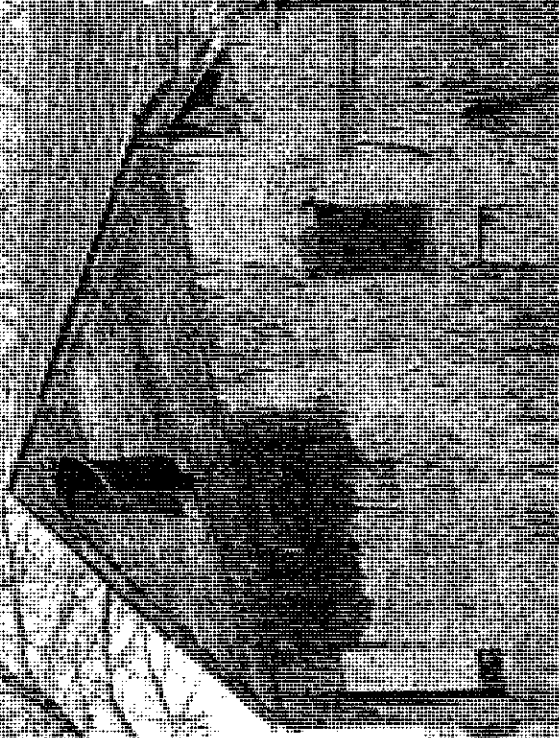




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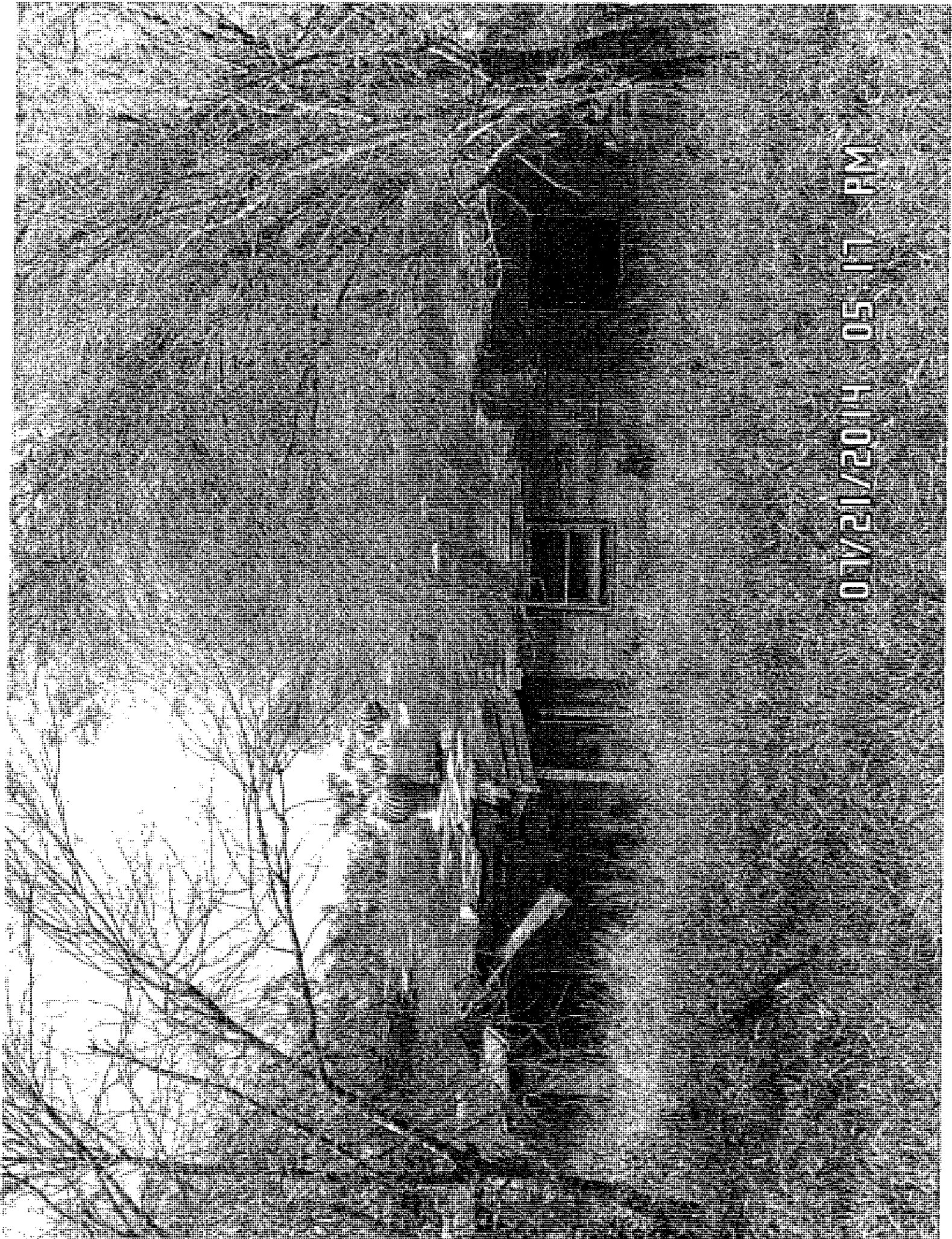


07/21/2014 05:16 PM





07/21/2014 05:17 PM



CITY OF KINGSVILLE

# NOTICE

THIS NOTICE IS TO ADVISE PROPER OWNERS THAT  
THE CITY COUNCIL WILL CONSIDER TERMINATION

OF 521 W Lott  
November 24, 2014

BY ORDER OF BUILDING OFFICIAL

DEFACEMENT OR REMOVAL of this Notice, or any repairs  
and/or alterations of this structure without express permission  
of the BUILDING DEPARTMENT, CITY OF KINGSVILLE  
constitutes a misdemeanor and is punishable by a fine of Two  
Hundred (\$200.00) Dollars.

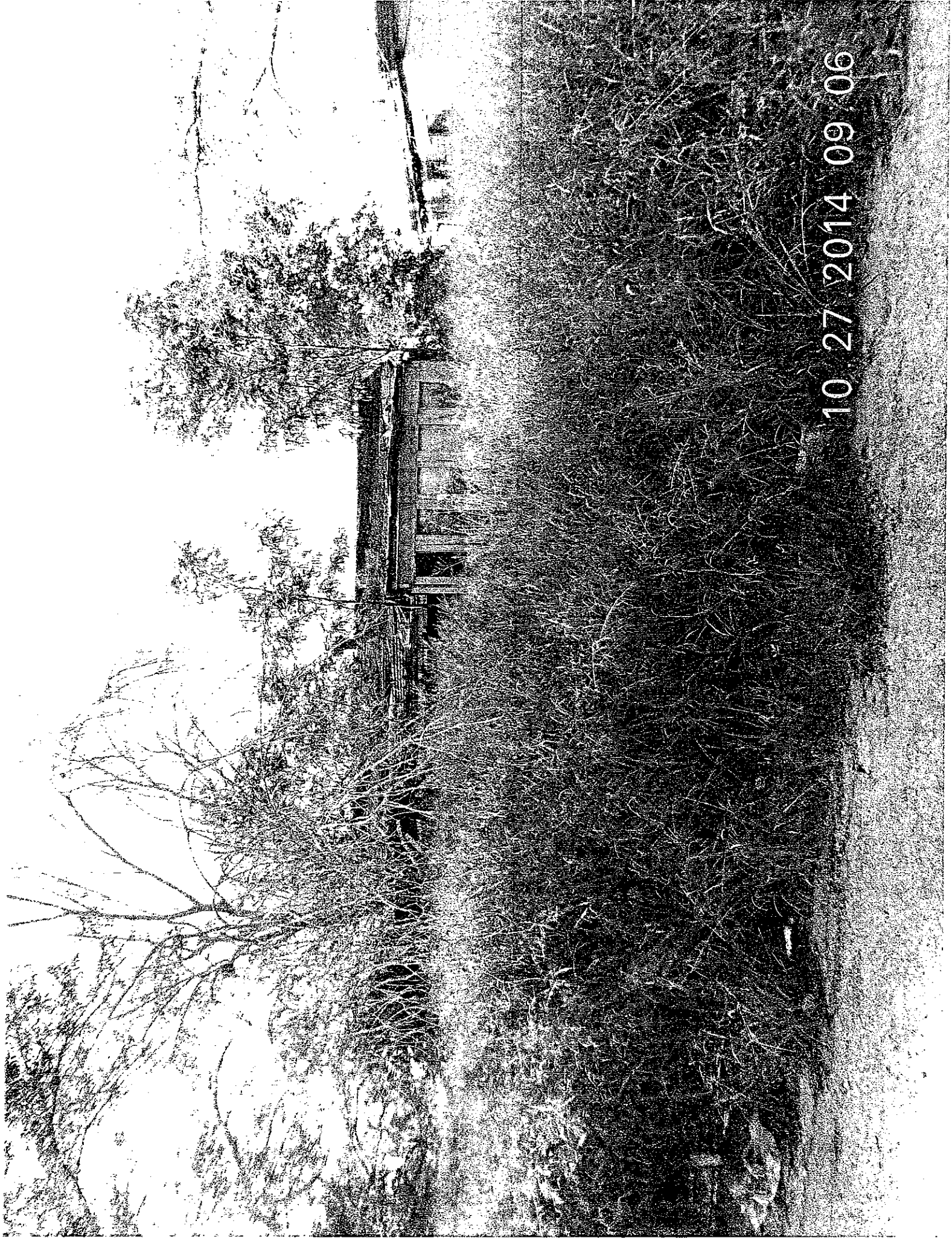
CONTRACT THE Building Department at  
200 EAST KLEEBERG  
Telephone: (361) 595-8019

DATE: 10/22/14 BY: [Signature]

170 22 2014 15 06





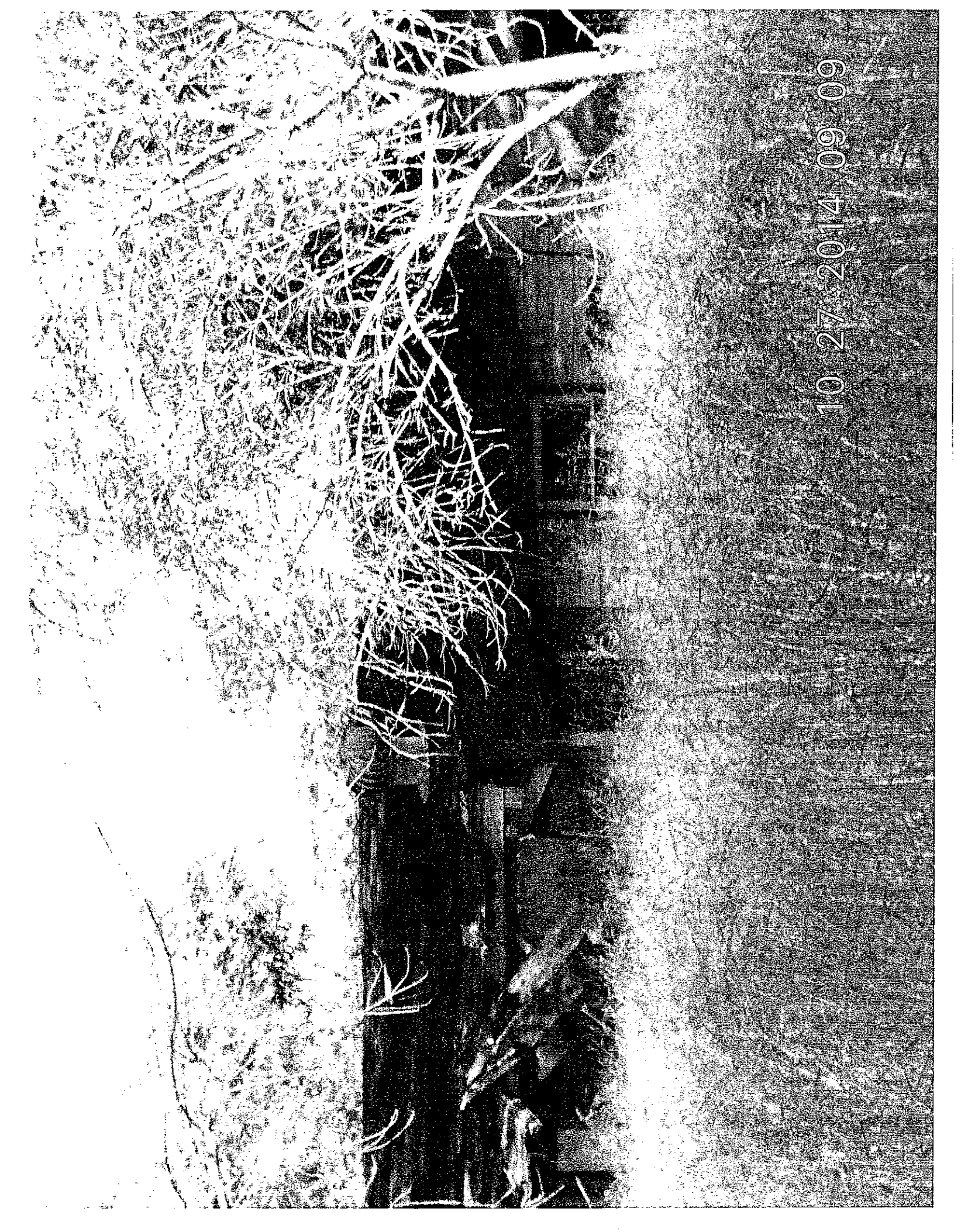


10 27 2014 09 06





10 27 2014 09 09



# **PUBLIC HEARING #2**



# CITY OF KINGSVILLE

P.O. BOX 1458  
KINGSVILLE, TX 78364

REPORT ADDRESS 1801-1803 N. 20TH.		INSPECTOR DANIEL RAMIREZ	
LEGAL DESCRIPTION GARCIA ACRES 2	BLOCK	LOT 44PT-X3,ACRES 2.8546	
OWNER NAME DORA BARRERA	OWNER'S ADDRESS 1801 N. 20TH. ST.	CITY/STATE/ZIP KINGSVILLE, TEXAS 78363-3307	

## PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
<b>Building</b>						
Condition			X		H,AB,B,D,OU	1,2,3
<b>Yard</b>						
Condition			X		H,OV	
<b>Utilities</b>						
Electric			X		MI,	
Gas			X		MI,	
Water			X		MI,	
<b>Roof</b>						
Covering			X		H,D,OU	
<b>Walls</b>						
Exterior			X		H,D,B,OU	
Interior			X		H,B,D,C,OU	
Ceilings			X		H,B,D,C,OU	
<b>Windows/Doors</b>						
Secured			X			
Condition			X		H,B,D,C,OU	
<b>Foundation</b>						
Exterior			X		H,B,D,OU	
Interior			X		H,B,D,OU	
<b>Plumbing</b>			X		MI	
<b>Electrical</b>			X		MI	

### REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown

### COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

### BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS BEEN WITHOUT WATER SINCE 9/26/2006  
HAS BEEN WITHOUT ELECTRICITY SINCE

SIGNATURE:

*Daniel H. Ramirez*  
DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

DATE: 3/10/2014





# CITY OF KINGSVILLE

P.O. BOX 1458  
KINGSVILLE, TX 78364

REPORT ADDRESS 1801-1803 N. 20TH.		INSPECTOR DANIEL RAMIREZ
LEGAL DESCRIPTION GARCIA ACRES 2	BLOCK	LOT 44PT-X3, ACRES 2.8546
OWNER NAME DORA BARRERA	OWNER'S ADDRESS 1801 N. 20TH. ST.	CITY/STATE/ZIP KINGSVILLE, TEXAS 78363-3307

## PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
Building						
Condition			X		H,AB,B,D,OU	1,2,3
Yard						
Condition			X		H,OV	
Utilities						
Electric			X		MI,	
Gas			X		MI,	
Water			X		MI,	
Roof						
Covering			X		H,D,OU	
Walls						
Exterior			X		H,D,B,OU	
Interior			X		H,B,D,C,OU	
Ceilings			X		H,B,D,C,OU	
Windows/Doors						
Secured			X			
Condition			X		H,B,D,C,OU	
Foundation						
Exterior			X		H,B,D,OU	
Interior			X		H,B,D,OU	
Plumbing			X		MI	
Electrical			X		MI	

### REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated
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HAS BEEN WITHOUT ELECTRICITY SINCE

SIGNATURE:

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

DATE:

7-17-14

# CONDEMNATION CHECKLIST

Property Address: 1801-1803 N 20th Phone: \_\_\_\_\_  
 Property Owner: Dora C Barrera Phone: \_\_\_\_\_  
 Owner's Address: 1801 N 20th Fax: \_\_\_\_\_  
Kingsville, Tx 78363

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> <u>3-14-14</u>	<u>3-14-14</u>	1. Identify structure unfit for human habitation.
<input type="checkbox"/> <u>3-14-14</u>	<u>3-14-14</u>	2. Inspect Property. (Building Official)
		<input type="checkbox"/> a. Prepare inspection report and date.
<input type="checkbox"/> <u>3-14-14</u>	<u>3-14-14</u>	<input type="checkbox"/> b. Photograph property with date stamp.
<input type="checkbox"/> <u>3-14-14</u>	<u>3-14-14</u>	3. Determine ownership from county assessment & tax collection record.
<input type="checkbox"/> <u>3-14-</u>	<u>3-14-14</u>	4. Obtain legal description.
<input type="checkbox"/> <u>3-21-14</u>	<u>3-21-14</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
		6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
<input type="checkbox"/> <u>4-25-14</u>	<u>4-25-14</u>	7. 2 <sup>nd</sup> Notice Sent. (10 day response) (Optional)
<input type="checkbox"/> <u>7-16-14</u>	<u>7-16-14</u>	8. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/> <u>7-16-14</u>	<u>7-16-14</u>	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
<input type="checkbox"/> <u>7-18-14</u>	<u>7-18-14</u>	<input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
<input type="checkbox"/> <u>7-18-14</u>	<u>7-18-14</u>	1) Post affidavit in newspaper twice a week for one week
		10. Post sign on property advising date the City
<u>Noted 10-21-14</u>	<u>10-21-14</u>	

☐ \_\_\_\_\_

☐ 7-18-14

☐ 7-16-14

7-18-14

7-16-14

resend.  
10-21-14

10-21-14

☐ 7-16-14

7-16-14

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

Council will consider condemnation of structure.

11. Within the Historical District. Meeting date to be heard by the Historical Development Board.

12. Photograph posted sign with date stamp.

13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of

☐ a. Location Map

☐ b. Photographs of the structure with date stamp

☐ c. Inspection report

☐ d. Pre-condemnation notice

☐ e. Condemnation resolution

14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

15. City Council adopts condemnation resolution.

16. File Notice of Condemnation with the County Clerk.

17. Send owner(s) & other vested interests the following:

☐ a. Copy of the City Council resolution.

☐ b. 45-day order to demolish

18. Post 45-day Order to Demolish on structure.

☐ a. Take photo with date stamp

19. Evaluate status of owner's action on 46<sup>th</sup> day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

20. Photograph posted notice with date stamp.

21. Notify utility companies to disconnect & remove services from structure for safe demolition.

22. Issue Notice to Proceed to Public Works Director and Demolition Crew.

23. Prepare demolition cost statement consisting of:

☐ a. Mailing fees

☐ b. Publication fees

- ☐ c. Demolition costs
- ☐ d. Landfill tipping fees
- ☐ e. Filing fees
- ☐ f. Administrative fees
- ☐ g. Any documentation miscellaneous costs

☐ \_\_\_\_\_

24. Send a letter & cost statement to the

Collections Department so they can send out bill.

Make copy of documents and send to the City

Attorney requesting a lien to be place on the  
property.

KLEBERG COUNTY APPRAISAL DISTRICT  
PROPERTY 21476  
Legal Description  
GARCIA AC 2, LOT 44 PT -X3, ACRES 2.8546  
OWNER ID  
49819  
OWNERSHIP  
100.00%

Ref ID2: R21476  
132404400000192  
ACRES: 2.8546  
EFF. ACRES:

SITUS 1801 N 20TH ST  
APPR VAL METHOD: Cost

GENERAL  
LAST APPR. LR  
LAST APPR. YR 2012  
LAST INSP. DATE 04/27/2012  
NEXT INSP. DATE  
NEXT REASON

UTILITIES  
TOPOGRAPHY  
ROAD ACCESS  
ZONING  
NEXT REASON

REMARKS  
FOR 2012 ADD 25.19A PROP CODE PER LAND  
SCHEDULE CHG 5/31/12 JO -- FOR 2012 NO VAL  
CHG TO ACCT PER APPR LR 4/27/12 4/30/12  
MMG -- 2010 LAND SCHEDULE RATE CHG PER

BUILDING PERMITS  
PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO  
11/19/2005 \*\*\*\*\* BARRERA DORA C DEATH / /  
01/26/2001 \*\*\*\*\* BARRERA ROBERTO AFF / 209 / 348  
\*\*\*\*\* BARRERA ROBERTO TOOT / /

SUBD: S324 100.00% NBHD:  
# TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE  
MA MAIN AREA R FF2/ 696.0 23.42 1 1970 1970 G 16,300 50% 100% 100% 100% 0.25 4,080  
MAD3 ADDN (80%) R FF2/ 210.0 18.74 1 1970 1970 G 3,940 50% 100% 100% 100% 0.25 980  
OP1 OPEN PORCH B R FF2/ 50.0 4.68 1 1988 1988 G 230 50% 100% 100% 100% 0.25 60  
2. RESIDENTIAL STCD: A1 Homesite: N 20,470 5,120

IMPROVEMENT FEATURES  
Foundation 1 FD6 0  
Exterior Wall 1 EW1 0  
Interior Finish 1 IN1 0  
Roof Style RT2,RM3 0  
Flooring 1 FL2 0  
Plumbing 1 1 0

VALUES  
IMPROVEMENTS 13,720  
LAND MARKET + 16,490  
MARKET VALUE = 30,210  
PRODUCTIVITY LOSS - 0  
APPRAISED VALUE = 30,210  
HS CAP LOSS - 0  
ASSESSED VALUE = 30,210

EXEMPTIONS

VALUES  
IMPROVEMENTS 13,720  
LAND MARKET + 16,490  
MARKET VALUE = 30,210  
PRODUCTIVITY LOSS - 0  
APPRAISED VALUE = 30,210  
HS CAP LOSS - 0  
ASSESSED VALUE = 30,210

VALUES  
IMPROVEMENTS 13,720  
LAND MARKET + 16,490  
MARKET VALUE = 30,210  
PRODUCTIVITY LOSS - 0  
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IMPROVEMENTS 13,720  
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IMPROVEMENTS 13,720  
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VALUES  
IMPROVEMENTS 13,720  
LAND MARKET + 16,490  
MARKET VALUE = 30,210  
PRODUCTIVITY LOSS - 0  
APPRAISED VALUE = 30,210  
HS CAP LOSS - 0  
ASSESSED VALUE = 30,210

# 2013 PRELIMINARY ROLL

## CKI - CITY OF KINGSVILLE

Geo ID Order

05/22/2013 11:52AM

Prop ID	Owner	% Legal	Description	Values					
14889	13843	100.00	R Geo: 132404300000192 BARRERA RAUL 1817 N 20TH ST KINGSVILLE, TX 78363-3307	Effective Acres: 0.000000 GARCIA AC 2, LOT E156.50' OF E275.25 OF 43, (ORIG PT-X3)	Imp HS: 42,580 Imp NHS: 0 Land HS: 3,250 Land NHS: 0 Prod Use: 0 Prod Mkt: 0	Market: 45,830 Prod Loss: 0 Appraised: 45,830 Cap: 0 Assessed: 45,830 Exemptions: HS,OV65			
			State Codes: A Situs: 1817 N 20TH ST	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				45,830	8,400	37,430	0.842200	315.24
15505	14276	100.00	R Geo: 1324043000001192 NUNEZ CARLOS ETUX NORA B 1817 N 20TH ST KINGSVILLE, TX 78363-3307	Effective Acres: 0.000000 GARCIA AC 2, LOT W118.5' OF E275.25' OF 43, (ORIG PT-X3)	Imp HS: 81,390 Imp NHS: 0 Land HS: 2,650 Land NHS: 0 Prod Use: 0 Prod Mkt: 0	Market: 84,040 Prod Loss: 0 Appraised: 84,040 Cap: 0 Assessed: 84,040 Exemptions: HS			
			State Codes: A Situs: 1817 N 20TH ST 1/2	Acres: 0.0000 Map ID: Mtg Cd: DBA:		PLAT			
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				84,040	0	84,040	0.842200	707.78
29026	18081	100.00	R Geo: 1324043000002192 NUNEZ CARLOS 1817 N 20TH ST KINGSVILLE, TX 78363-3307	Effective Acres: 0.000000 GARCIA AC 2, LOT W118.5 OF E275.25 OF 43, (IMP ONLY)	Imp HS: 0 Imp NHS: 9,300 Land HS: 0 Land NHS: 0 Prod Use: 0 Prod Mkt: 0	Market: 9,300 Prod Loss: 0 Appraised: 9,300 Cap: 0 Assessed: 9,300 Exemptions:			
			State Codes: F1 Situs: 1817 N 20TH ST 1/2	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				9,300	0	9,300	0.842200	78.32
21189	13843	100.00	R Geo: 1324043000010192 BARRERA RAUL 1817 N 20TH ST KINGSVILLE, TX 78363-3307	Effective Acres: 0.000000 GARCIA AC 2, LOT W324.75' OF 43, (ORIG PT-X3) AC: 1.125)	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 2,490 Prod Use: 0 Prod Mkt: 0	Market: 2,490 Prod Loss: 0 Appraised: 2,490 Cap: 0 Assessed: 2,490 Exemptions:			
			State Codes: C1 Situs: N 20TH ST	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				2,490	0	2,490	0.842200	20.97
21476	49819	100.00	R Geo: 1324044000000192 BARRERA DORA C EST 1801 N 20TH ST KINGSVILLE TX 78363-3307	Effective Acres: 0.000000 GARCIA AC 2, LOT 44 PT -X3, ACRES 2.8546	Imp HS: 0 Imp NHS: 13,720 Land HS: 0 Land NHS: 16,490 Prod Use: 0 Prod Mkt: 0	Market: 30,210 Prod Loss: 0 Appraised: 30,210 Cap: 0 Assessed: 30,210 Exemptions:			
			State Codes: A,C1 Situs: 1801 N 20TH ST	Acres: 2.8546 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				30,210	0	30,210	0.842200	254.43
11965	11682	100.00	R Geo: 1324045000000192 SALDANA JOSE H EST % FRANCISCO SALDANA 1219 E CORRAL AVE KINGSVILLE, TX 78363-4058	Effective Acres: 0.000000 GARCIA AC 2, LOT 45 U3	Imp HS: 0 Imp NHS: 2,580 Land HS: 0 Land NHS: 25,890 Prod Use: 0 Prod Mkt: 0	Market: 28,470 Prod Loss: 0 Appraised: 28,470 Cap: 0 Assessed: 28,470 Exemptions:			
			State Codes: A,C1 Situs: 1725 N 20TH ST	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				28,470	0	28,470	0.842200	239.77
18688	18081	100.00	R Geo: 1324046000000192 NUNEZ CARLOS 1817 N 20TH ST KINGSVILLE, TX 78363-3307	Effective Acres: 0.000000 GARCIA AC 2, LOT 46 T3, ACRES 4.7576	Imp HS: 0 Imp NHS: 36,920 Land HS: 0 Land NHS: 47,580 Prod Use: 0 Prod Mkt: 0	Market: 84,500 Prod Loss: 0 Appraised: 84,500 Cap: 0 Assessed: 84,500 Exemptions:			
			State Codes: A,F1 Situs: 1601 N 20TH ST TX	Acres: 4.7576 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				84,500	0	84,500	0.842200	711.66

## CKI - CITY OF KINGSVILLE

Geo ID Order

05/22/2013 11:52AM

Prop ID	Owner	% Legal	Description	Values					
14889	13843	100.00 R	Geo: 132404300000192 BARRERA RAUL 1817 N 20TH ST KINGSVILLE, TX 78363-3307	Effective Acres: 0.000000 GARCIA AC 2, LOT E156.50' OF E275.25 OF 43, (ORIG PT-X3)	Imp HS: 42,580 Imp NHS: 0 Land HS: 3,250 Land NHS: 0 Prod Use: 0 Prod Mkt: 0	Market: 45,830 Prod Loss: 0 Appraised: 45,830 Cap: 0 Assessed: 45,830 Exemptions: HS,OV65	45,830		
			State Codes: A Situs: 1817 N 20TH ST	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				45,830	8,400	37,430	0.842200	315.24
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			State Codes: A Situs: 1817 N 20TH ST 1/2	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				84,040	0	84,040	0.842200	707.78
29026	18081	100.00 R	Geo: 1324043000002192 NUNEZ CARLOS 1817 N 20TH ST KINGSVILLE, TX 78363-3307	Effective Acres: 0.000000 GARCIA AC 2, LOT W118.5 OF E275.25 OF 43, (IMP ONLY)	Imp HS: 0 Imp NHS: 9,300 Land HS: 0 Land NHS: 0 Prod Use: 0 Prod Mkt: 0	Market: 9,300 Prod Loss: 0 Appraised: 9,300 Cap: 0 Assessed: 9,300 Exemptions:	9,300		
			State Codes: F1 Situs: 1817 N 20TH ST 1/2	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				9,300	0	9,300	0.842200	78.32
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			State Codes: C1 Situs: N 20TH ST	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				2,490	0	2,490	0.842200	20.97
21476	49819	100.00 R	Geo: 1324044000000192 BARRERA DORA C EST 1801 N 20TH ST KINGSVILLE, TX 78363-3307	Effective Acres: 0.000000 GARCIA AC 2, LOT 44 PT -X3, ACRES 2.8546	Imp HS: 0 Imp NHS: 13,720 Land HS: 0 Land NHS: 16,490 Prod Use: 0 Prod Mkt: 0	Market: 30,210 Prod Loss: 0 Appraised: 30,210 Cap: 0 Assessed: 30,210 Exemptions:	30,210		
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Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				30,210	0	30,210	0.842200	254.43
11965	11682	100.00 R	Geo: 1324045000000192 SALDANA JOSE H EST % FRANCISCO SALDANA 1219 E CORRAL AVE KINGSVILLE, TX 78363-4058	Effective Acres: 0.000000 GARCIA AC 2, LOT 45 U3	Imp HS: 0 Imp NHS: 2,580 Land HS: 0 Land NHS: 25,890 Prod Use: 0 Prod Mkt: 0	Market: 28,470 Prod Loss: 0 Appraised: 28,470 Cap: 0 Assessed: 28,470 Exemptions:	28,470		
			State Codes: A,C1 Situs: 1725 N 20TH ST	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				28,470	0	28,470	0.842200	239.77
18688	18081	100.00 R	Geo: 1324046000000192 NUNEZ CARLOS 1817 N 20TH ST KINGSVILLE, TX 78363-3307	Effective Acres: 0.000000 GARCIA AC 2, LOT 46 T3, ACRES 4.7576	Imp HS: 0 Imp NHS: 36,920 Land HS: 0 Land NHS: 47,580 Prod Use: 0 Prod Mkt: 0	Market: 84,500 Prod Loss: 0 Appraised: 84,500 Cap: 0 Assessed: 84,500 Exemptions:	84,500		
			State Codes: A,F1 Situs: 1601 N 20TH ST TX	Acres: 4.7576 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				84,500	0	84,500	0.842200	711.66

DATE 03/21/2014

## STATEMENT OF ALL TAXES DUE

SD

MELISSA T DELAGARZA, PCC  
P O BOX 1457  
KINGSVILLE, TX 78364-1457  
(361) 595-8542

\*\*\*\*\*  
\* PROPERTY DESCRIPTION ACCT # 1-324-044-00000-192 \*  
\* \*  
\* GARCIA AC 2, LOT 44 PT -X3, ACRES 2.8546 \*  
\* \*  
\* \*  
\* TOWN - LOCATION- 1801 N 20TH ST \*  
\* ACRES - 2.854 \*  
\* \*  
\* LAND MKT VALUE 16490 IMPR/PERS MKT VALUE 13720 \*  
\* LAND AGR VALUE MKT. BEFORE EXEMPTS 30210 \*  
\* \*  
\* EXEMPTIONS GRANTED: NONE LIMITED TXBL. VALUE \*  
\* \*  
\*\*\*\*\*

BARRERA DORA C EST

1801 N 20TH ST

KINGSVILLE TX 78363-3307

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2011	190.73	72.46	52.64	315.83
TAXES 2012	1,008.59	262.23	254.16	1,524.98
TAXES 2013	964.01	86.76	.00	1,050.77
	2,163.33	421.45	306.80	2,891.58
				=====
ACCT # 1-324-044-00000-192			TOTAL DUE 03/2014	2,891.58
			TOTAL DUE 04/2014	2,925.27
			TOTAL DUE 05/2014	2,958.93
			TOTAL DUE 06/2014	2,992.62

\*\*\*\*\*  
\* BREAKDOWN OF TAX DUE BY JURISDICTION \*  
\* \*  
\* JURISDICTION TAXES PEN & INT ATTY FEES TOTAL \*  
\* KLEBERG COUNTY 509.95 99.84 72.91 682.70 \*  
\* CITY OF KINGSVILLE 576.20 112.74 82.33 771.27 \*  
\* KINGSVILLE ISD 1,027.83 199.97 145.52 1,373.32 \*  
\* SOUTH TX WATER AUTH 49.35 8.90 6.04 64.29 \*  
\* \*  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: 137 225.01  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: CITY 254.43  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: KISD 458.86  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: STWA 25.71  
\* TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... 964.01



# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



MARCH 21, 2014

DORA BARRERA  
1801 N 20TH ST  
KINGSVILLE, TX 78363

**Re: GARCIA AC 2, LOT 44 PT-X3, ACRES 2.8546      1801 N 20TH**

Dear Sir or Madam:

It has been determined that the structure at **1801 N 20TH** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

**§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.**

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

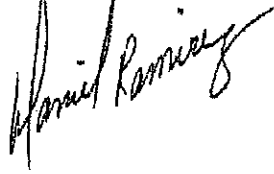
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Ramirez", written in a cursive style.

---

Daniel Ramirez  
Building Official

Enclosure

# CITY OF KINGSVILLE



P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

APRIL 25, 2014

DORA BARRERA  
1801 N 20TH  
KINGSVILLE, TX 78363

**Re: GARCIA AC 2, LOT 44 PT-X3, ACRES 2.8546 1801-1803 N 20TH**

Dear Sir or Madam:

It has been determined that the structure at **1801-1803 N 20TH** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

## **§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.**

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

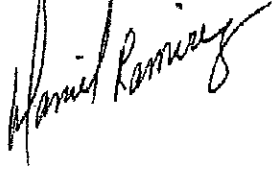
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If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Ramirez". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

---

Daniel Ramirez  
Building Official

Enclosure





## BUILDING DEPARTMENT

City of Kingsville  
Phone: 361-595-8019 Fax: 361-595-8035

---

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 3356

---

JULY 16, 2014

DORA BARRERA  
1801 N 20<sup>TH</sup> ST  
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 1801-1803 N 20TH**

Dear Sir or Madam:

On March 21, 2014, a letter was sent from the City of Kingsville stating that your property located at **1801 – 1803 N 20TH** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday 11, 2014 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **AUGUST 11, 2014**.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

  
Daniel Ramirez  
Building Official



## BUILDING DEPARTMENT

City of Kingsville  
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7014 0150 0002 0853 6000

OCTOBER 21, 2014

DORA BARRERA  
1801 N 20TH  
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 1801 – 1803 N 20TH**

Dear Sir or Madam:

On March 21, 2014, a letter was sent from the City of Kingsville stating that your property located at **1801 – 1803 N 20TH** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

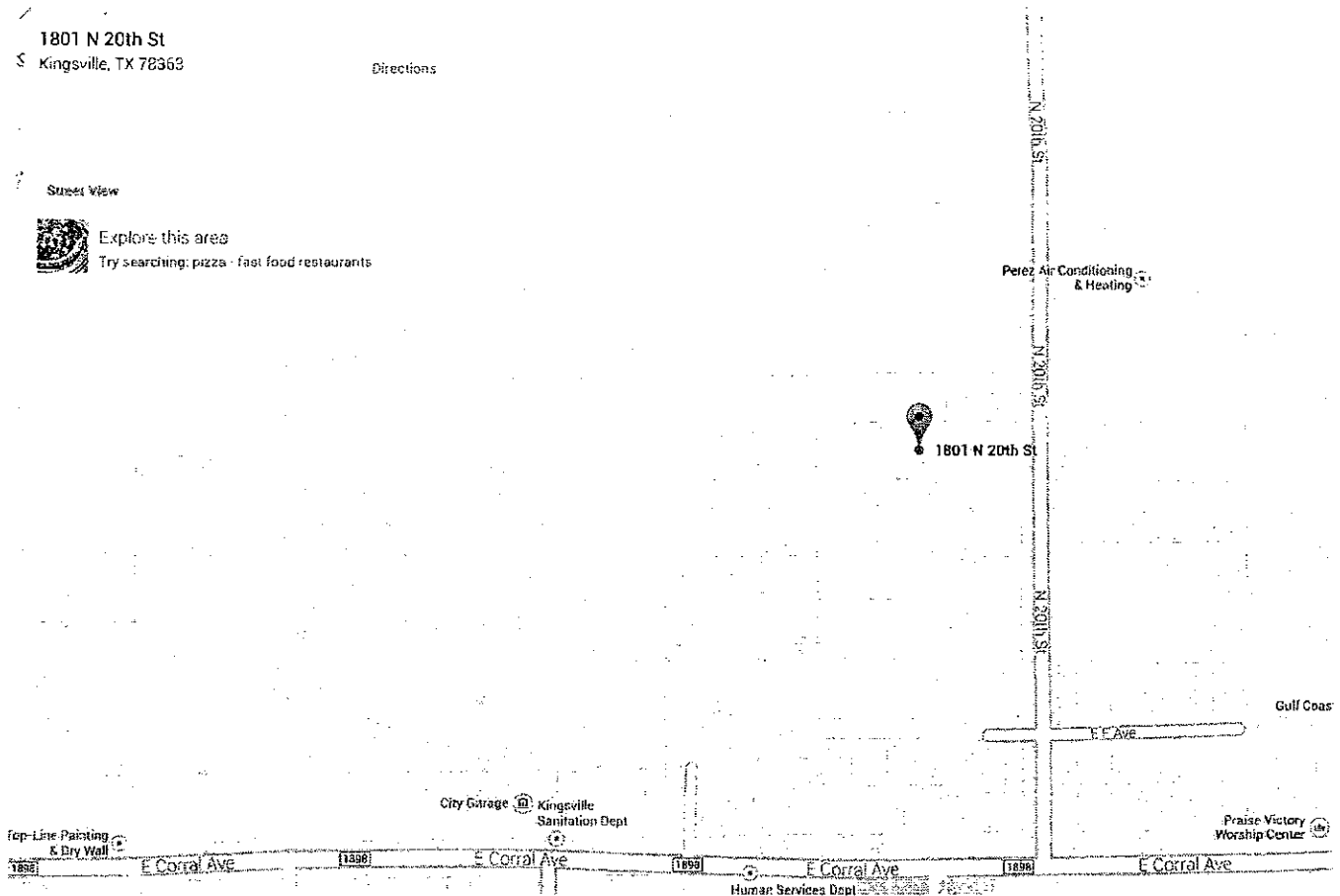
You are hereby cited to appear before the City Commission at a public hearing on **Monday, NOVEMBER 24, 2014 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for NOVEMBER 24, 2014.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez  
Building Official





## BUILDING DEPARTMENT

City of Kingsville  
Phone: 361-595-8019 Fax: 361-595-8035

---

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 1162

---

OCTOBER 28, 2014

DORA BARRERA EST.  
1801 N 20TH  
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 1801 – 1803 N 20TH**

Dear Sir or Madam:

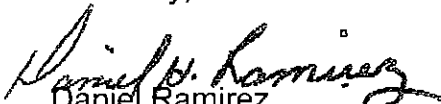
On March 21, 2014, a letter was sent from the City of Kingsville stating that your property located at **1801 – 1803 N 20TH** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, NOVEMBER 24, 2014 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for NOVEMBER 24, 2014.

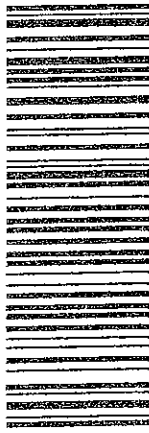
The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

  
Daniel Ramirez  
Building Official

VERIFIED MAIL



7011 0110 0000 4433 3356

78364

*\*89514*  
*Dora Barreira*  
*1801 N 20th*  
*Winnville, TX 78363*

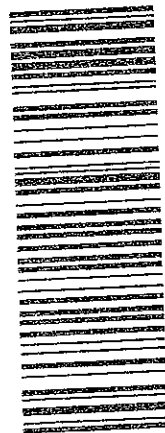
*7/18/11*  
*7/24/11*  
*8-2-11*

745

NIXIE 782 CC 1 0108/11/14  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

\*2093-04842-08-06

S 78364



7011 0110 0000 4433 3574

\$06.43

\$06.43

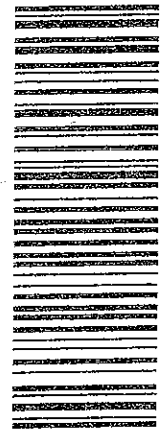


*\*8900*  
*Dora Barreira*  
*1801 N 20th*  
*Winnville, TX 78363*

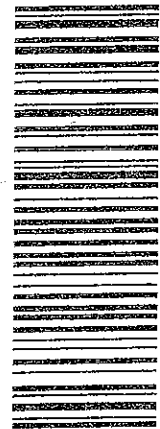
*8/1/14*  
*8/24/14*  
*8/25/14*

NIXIE 782 CE 1009 0108/31/14  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

\*1310-15662-31-43



7011 0110 0000 4433 4308



7011 0110 0000 4433 4308

1542619  
5-2-11  
55

Dora Barnera  
1801 N 20th

NIXIE

782 4E 1009 0105/16/14

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

\*0588-05330-25-39

78263/3307

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

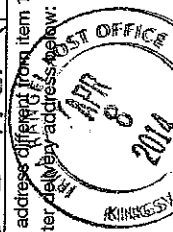
1. Article Addressed to:

Dora Barnera  
1801 N 20th  
Kingsville, TX 78303

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  
☒ Recd Barnera ☐ Agent ☐ Addressee
- B. Received by (Printed Name)  
Kene Barnera ☐ Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:



- 3. Service Type  
☐ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.
- 4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article (Transf)

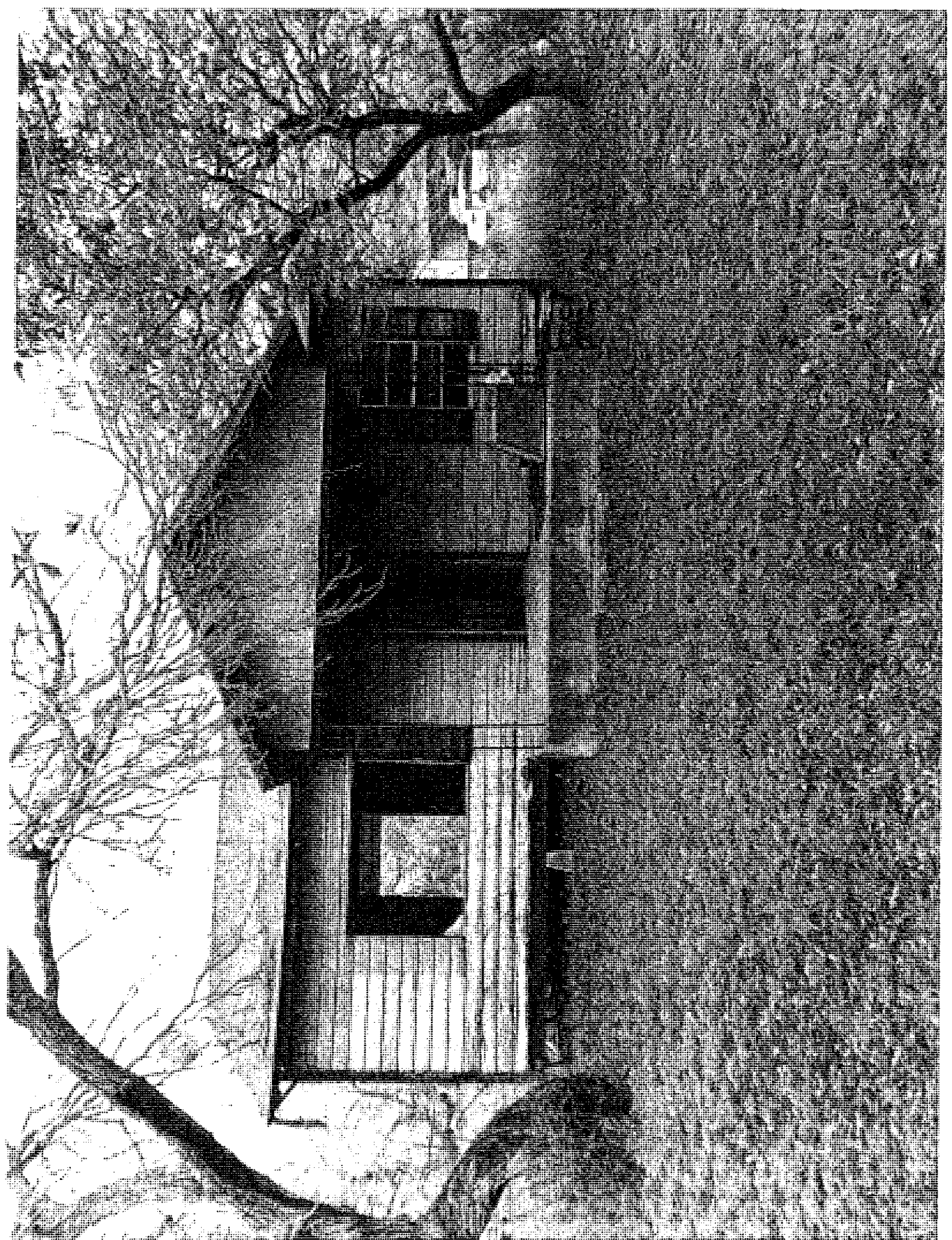
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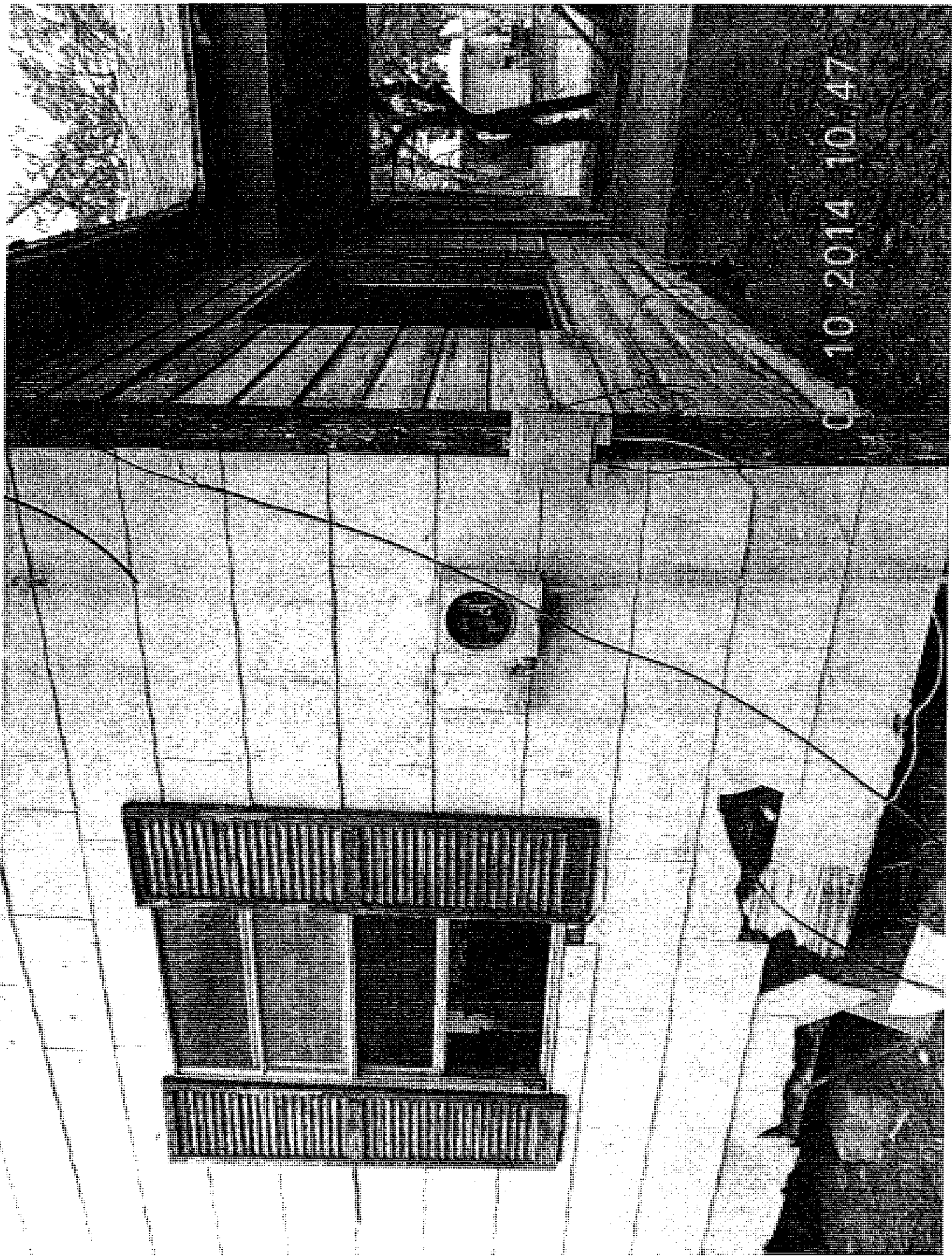
PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

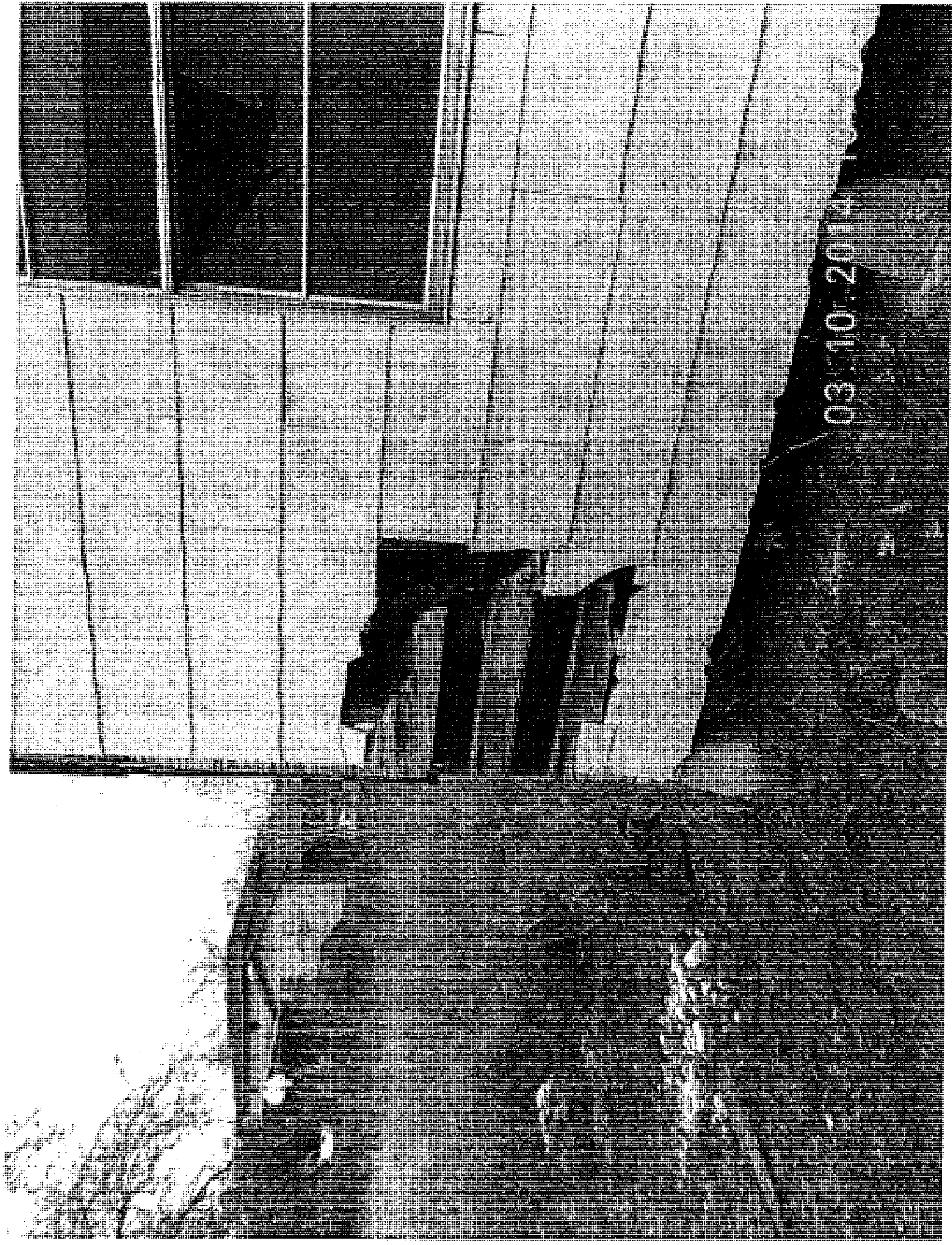


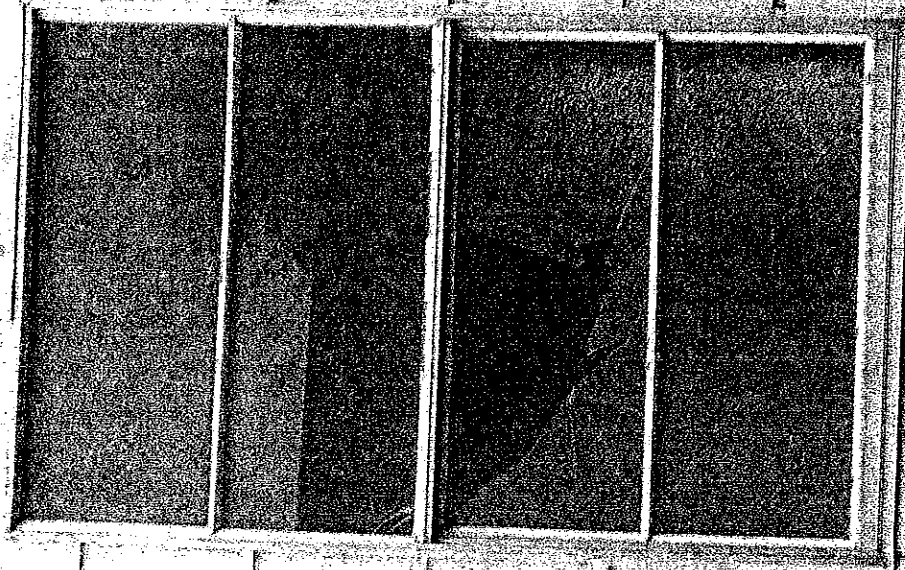




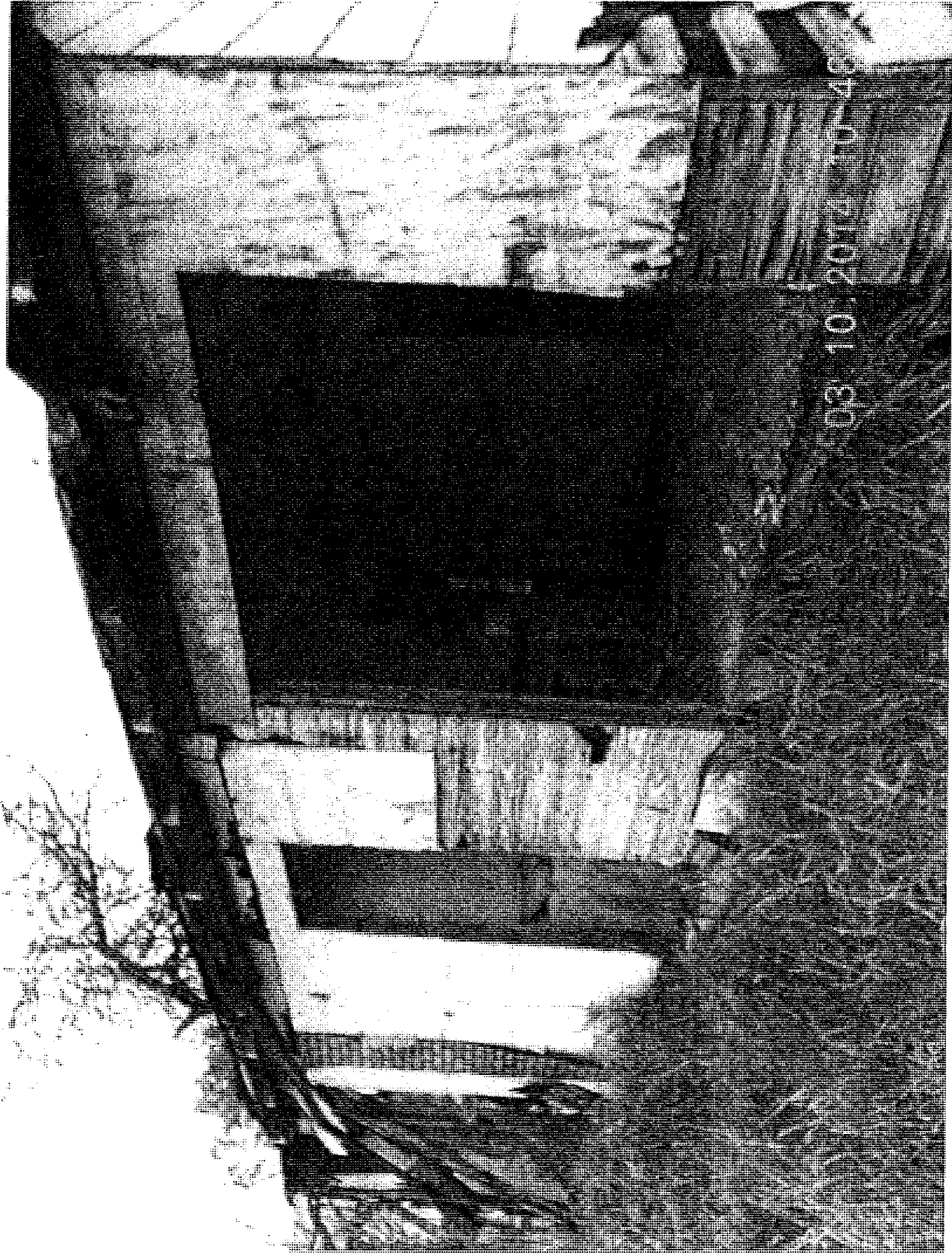
03 10 2014 10:47







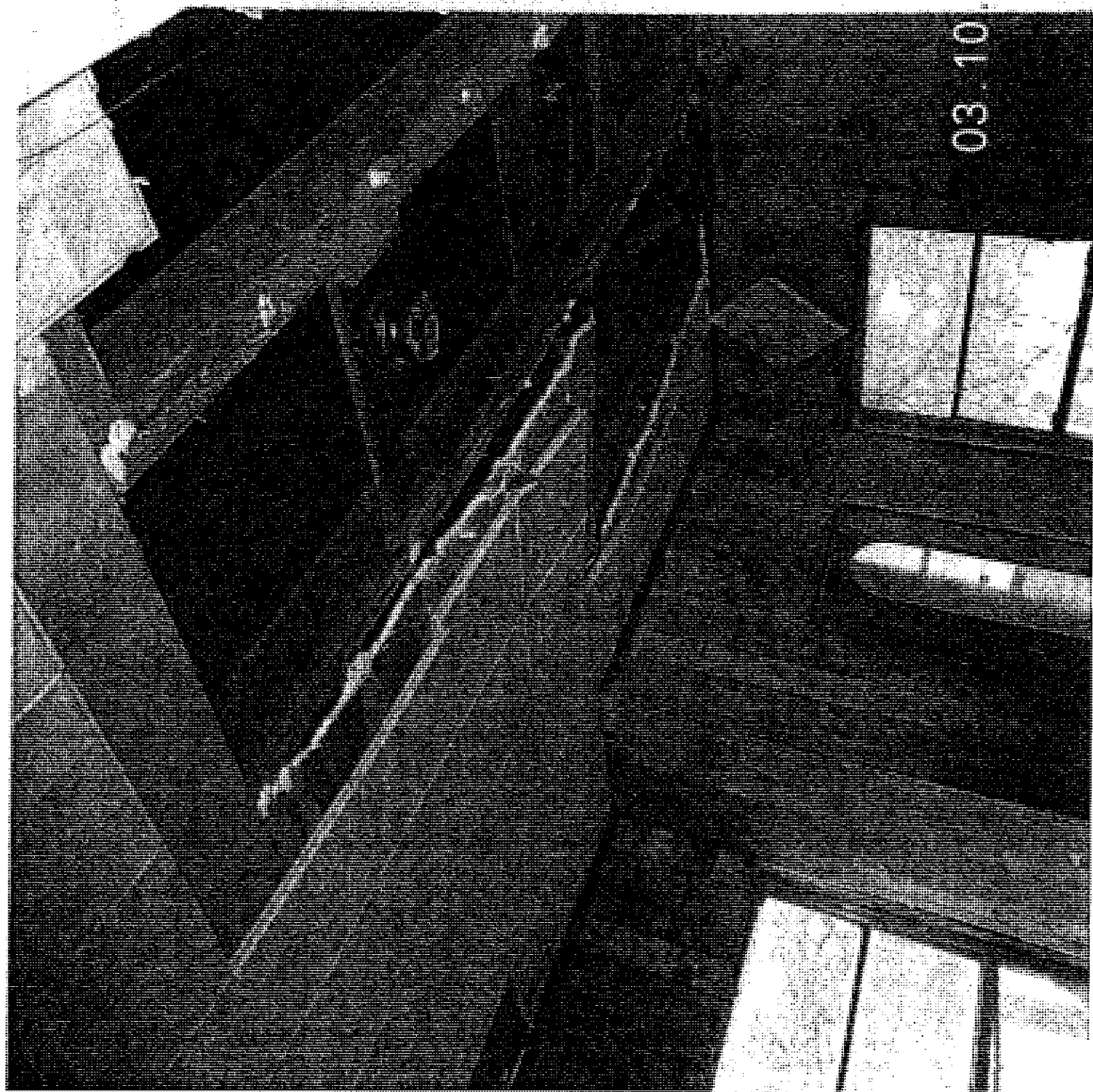
03.10.2014 10:47



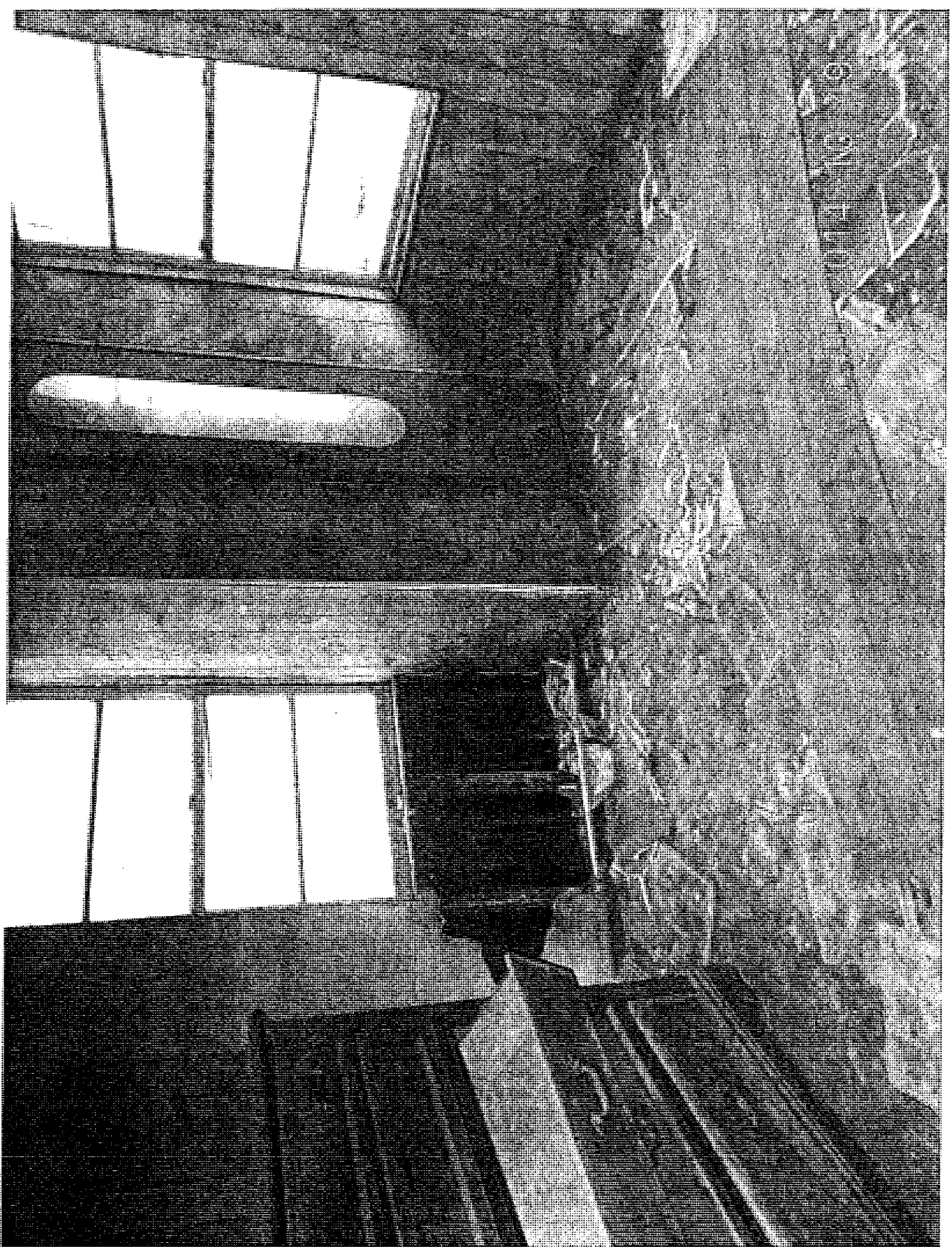
03:10:2014 10:46



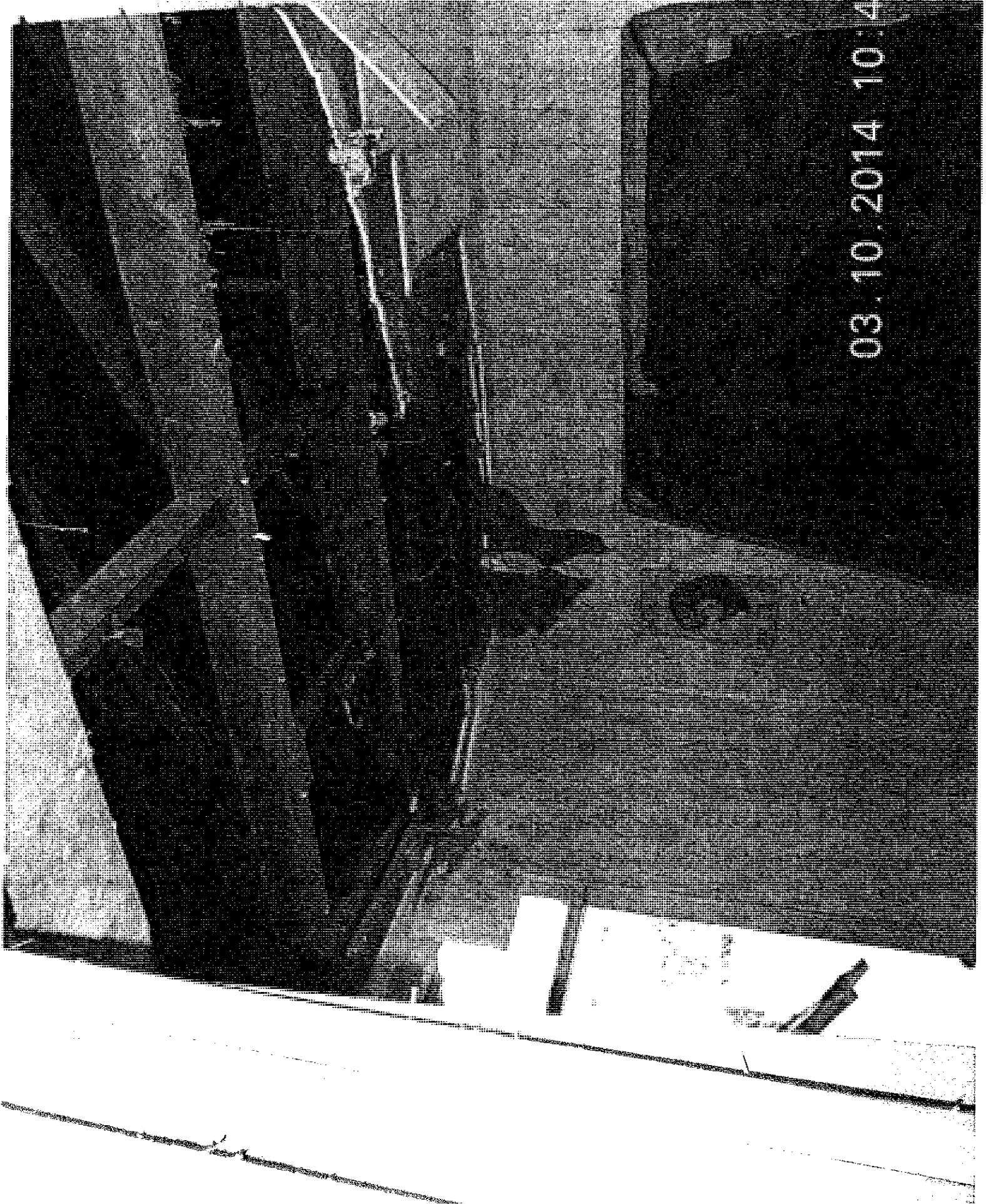
03.10.2014 10:49



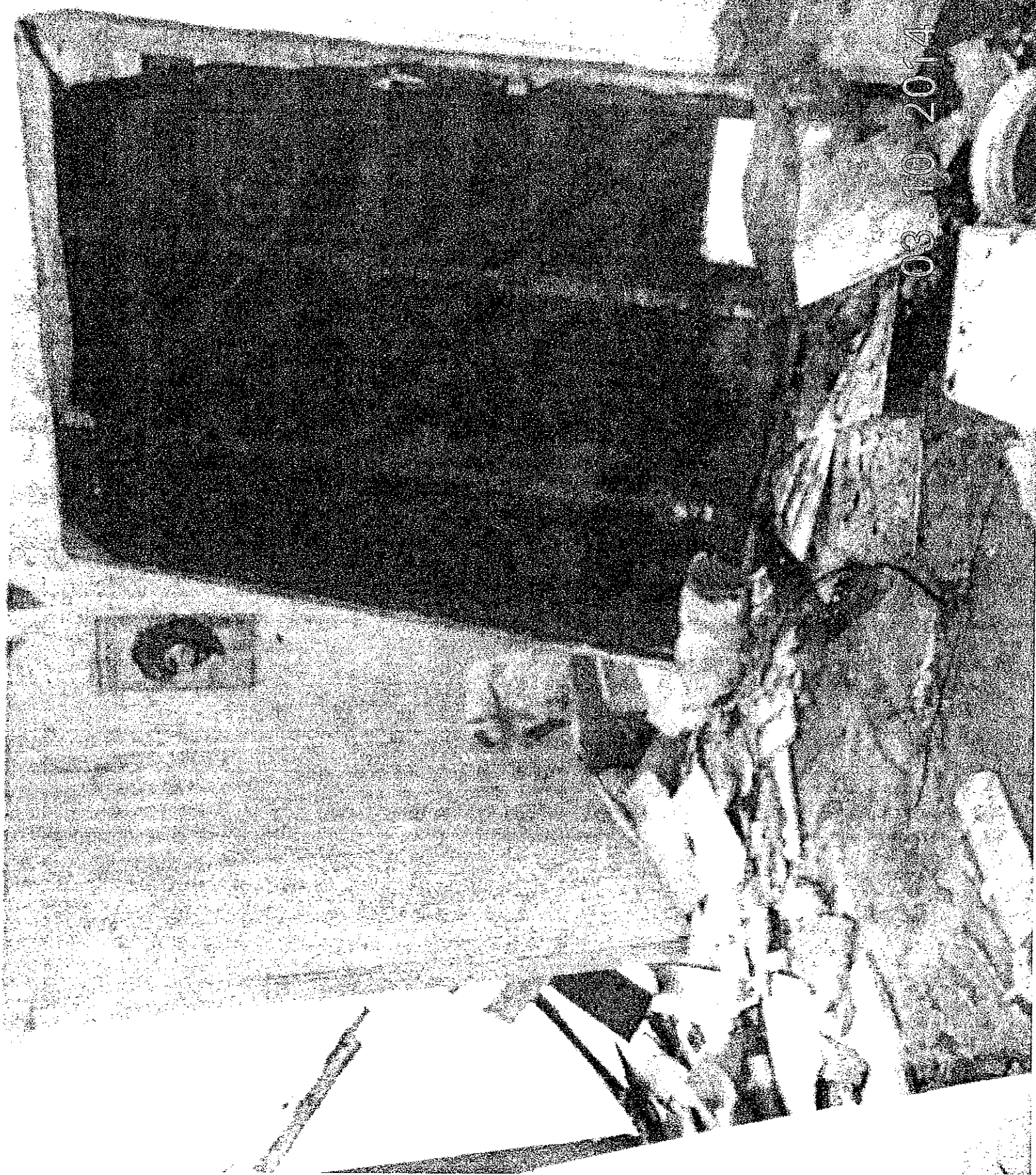




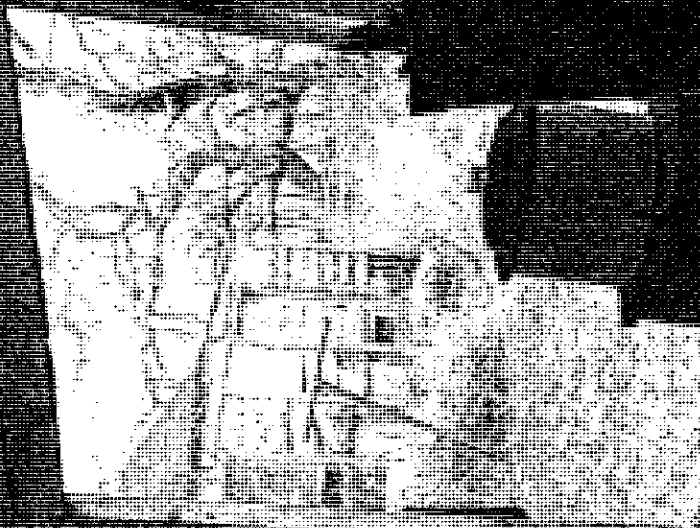
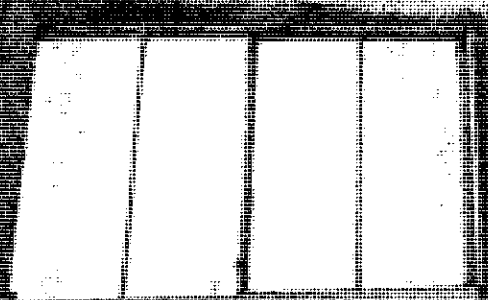
03.10.2014 10:49





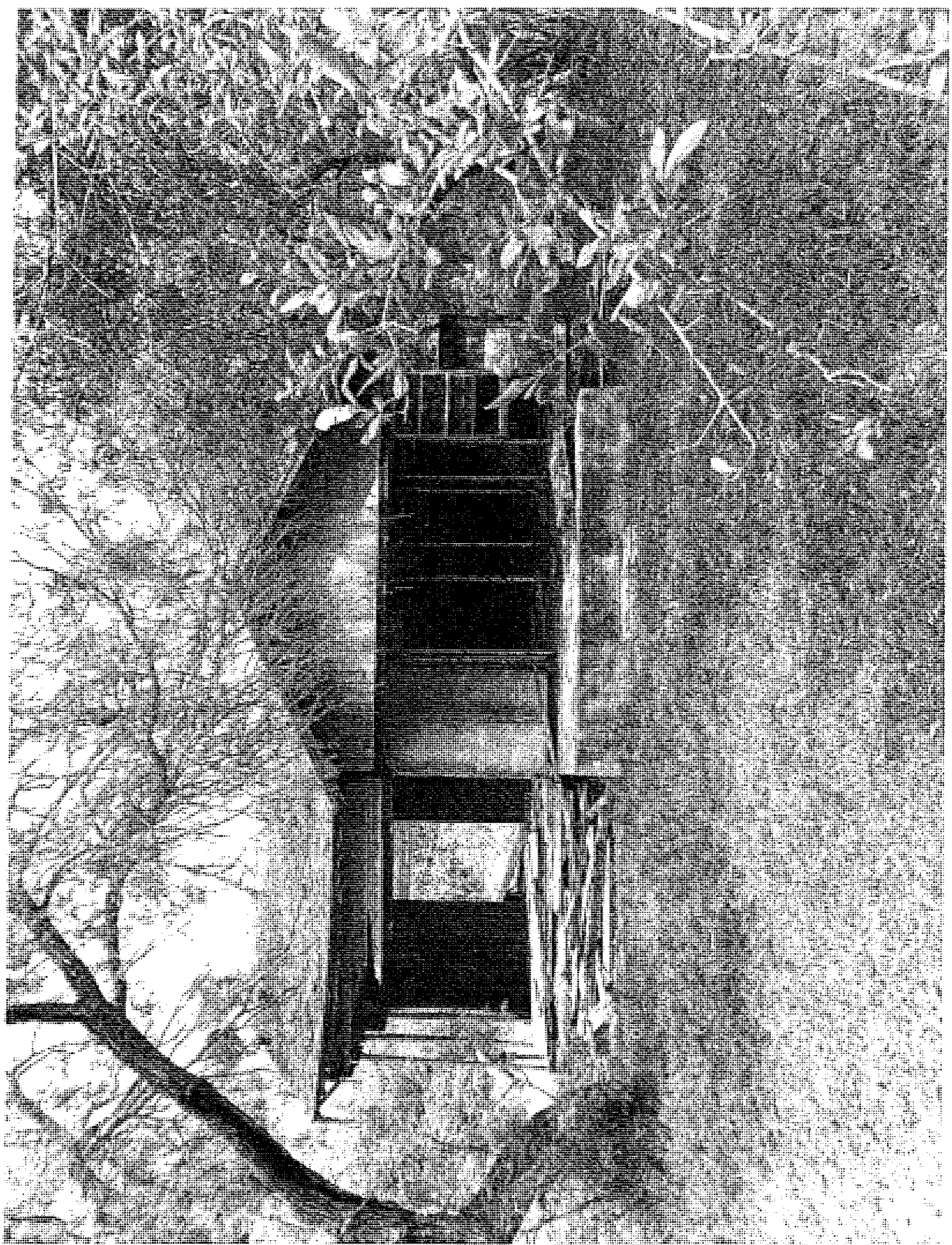


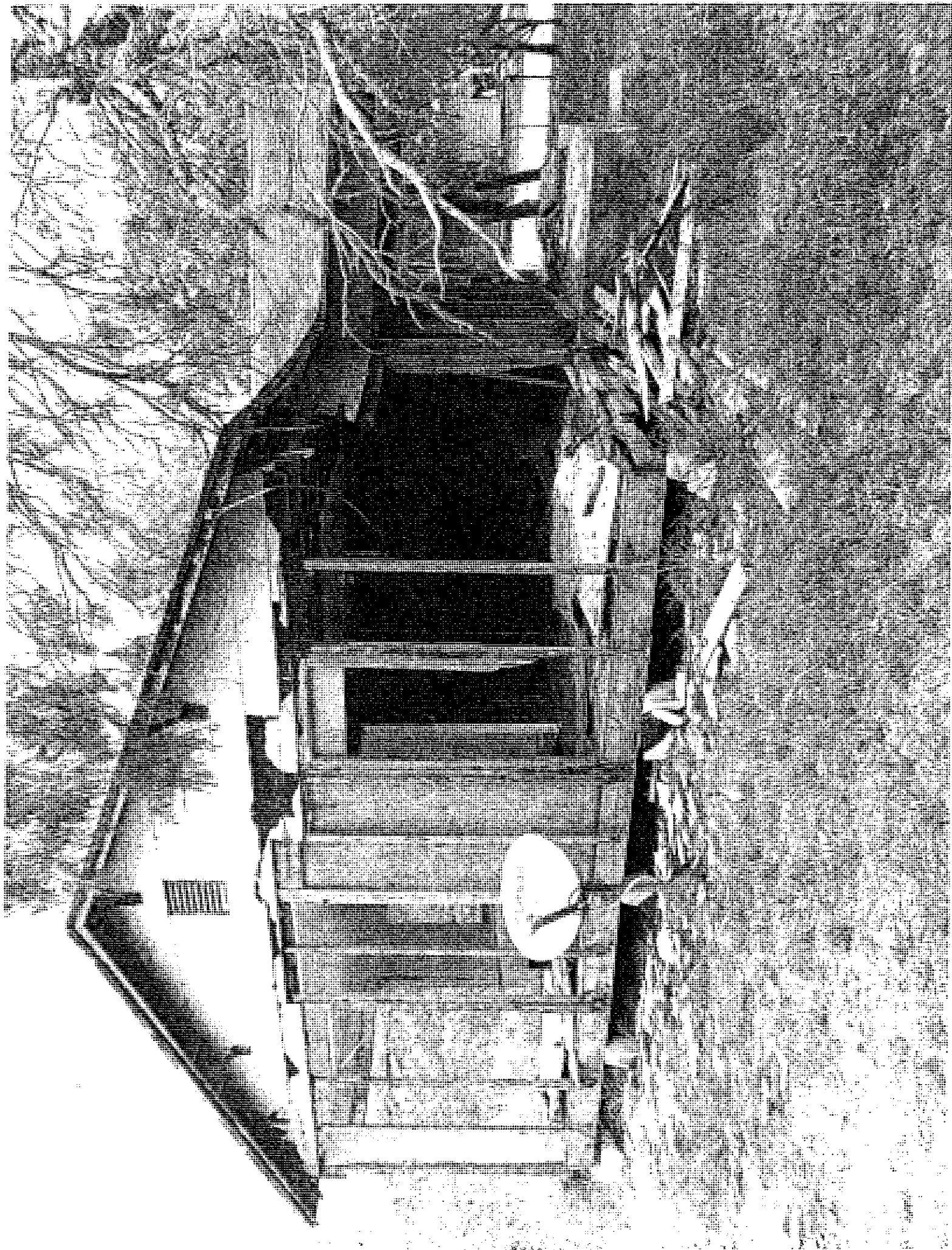
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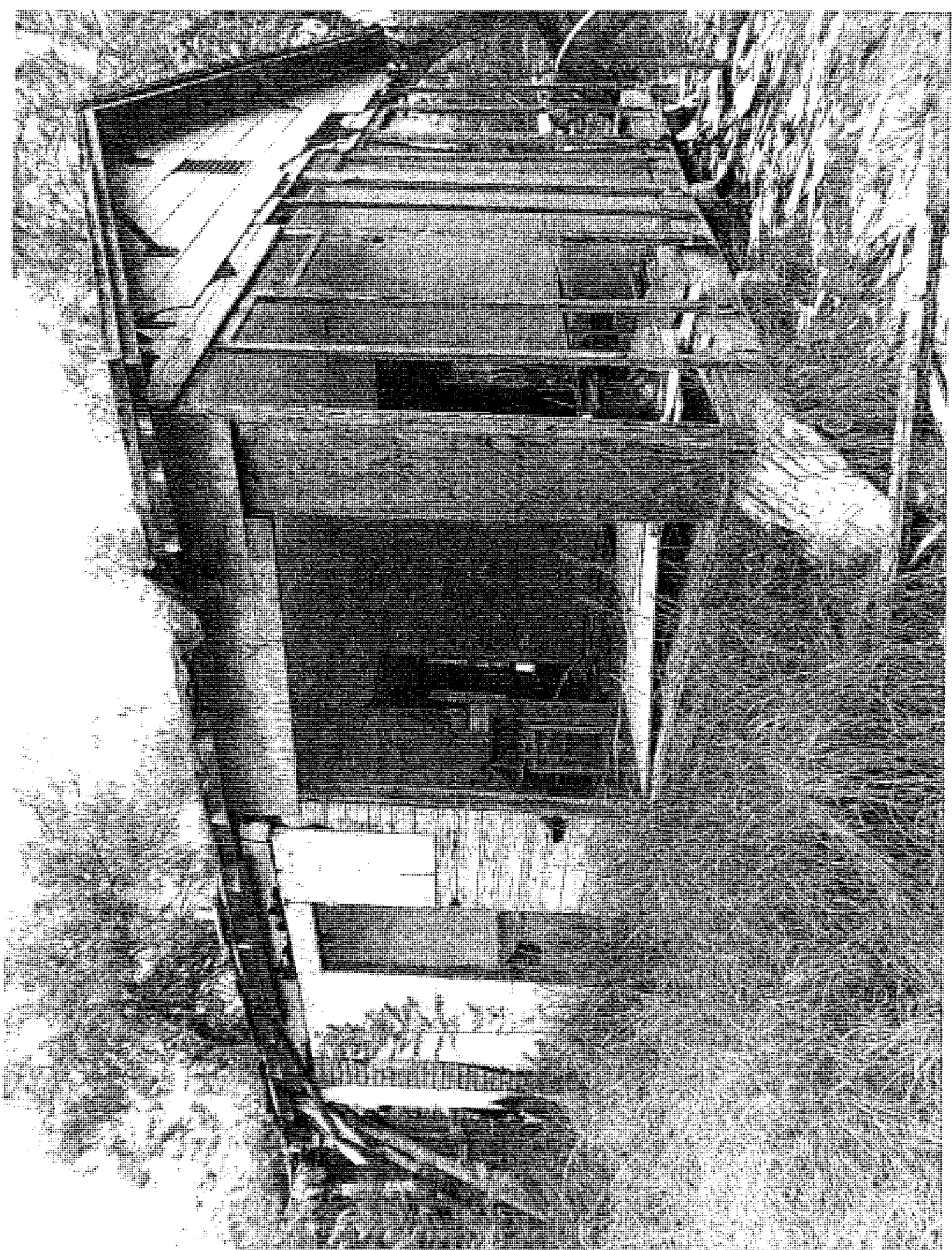
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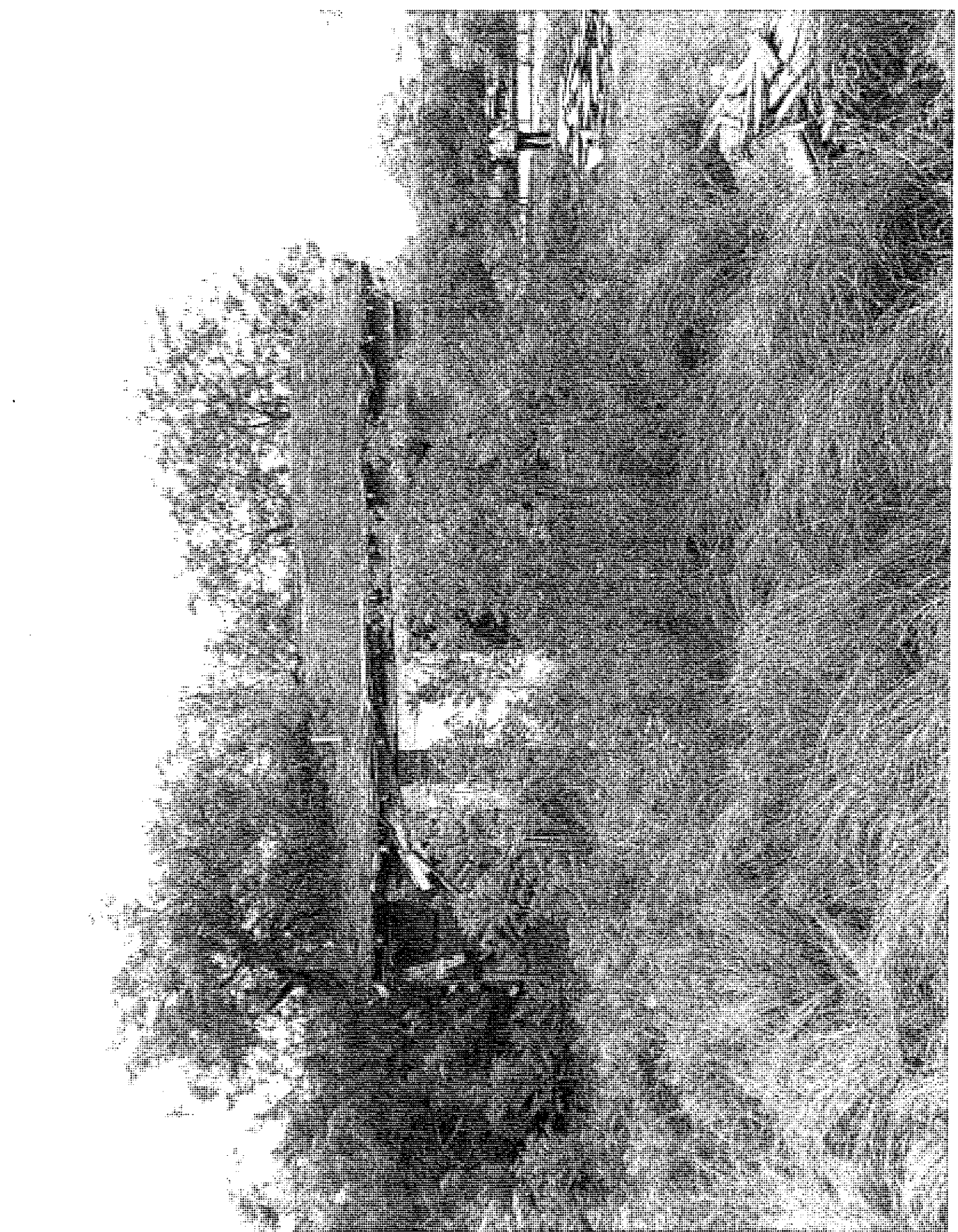




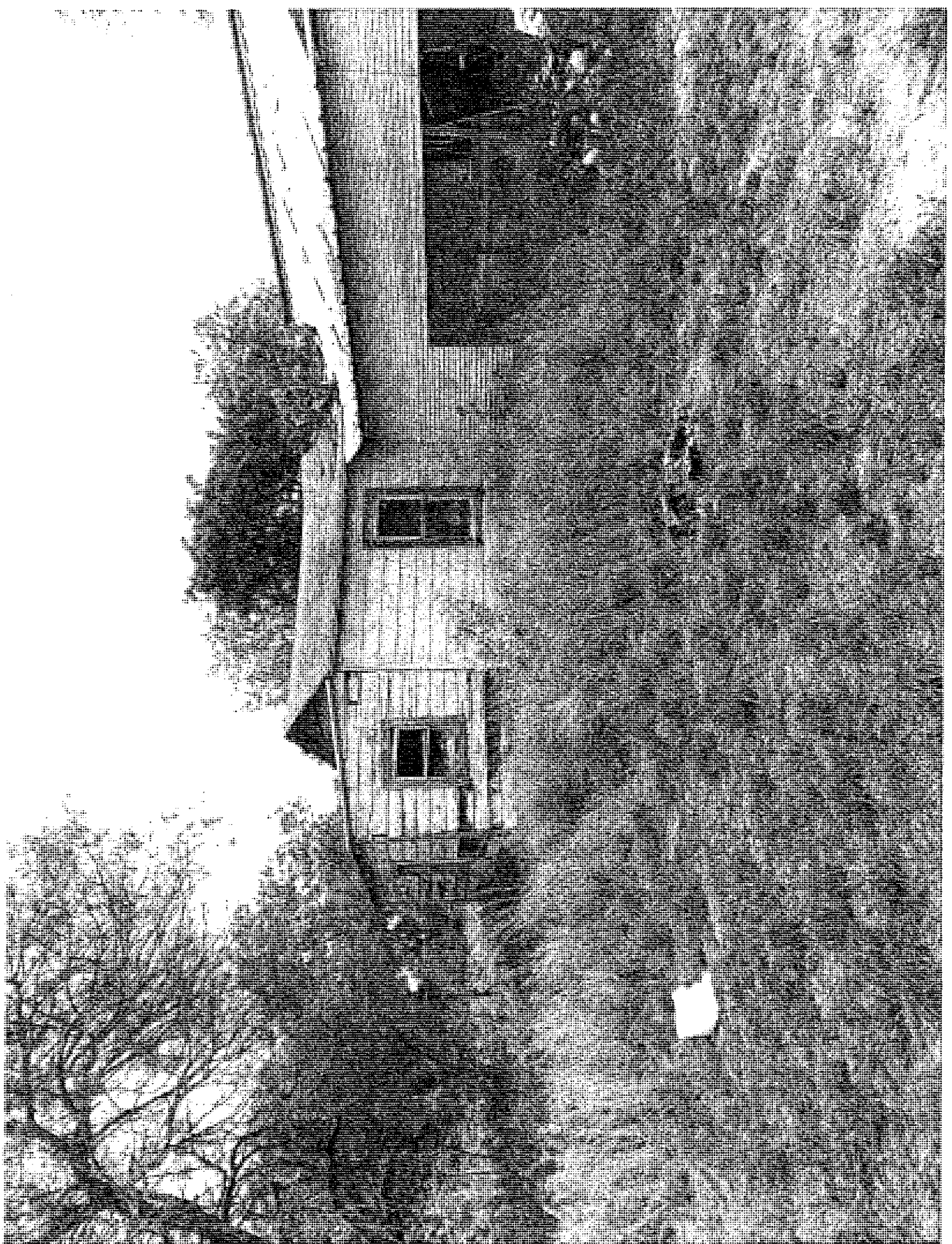


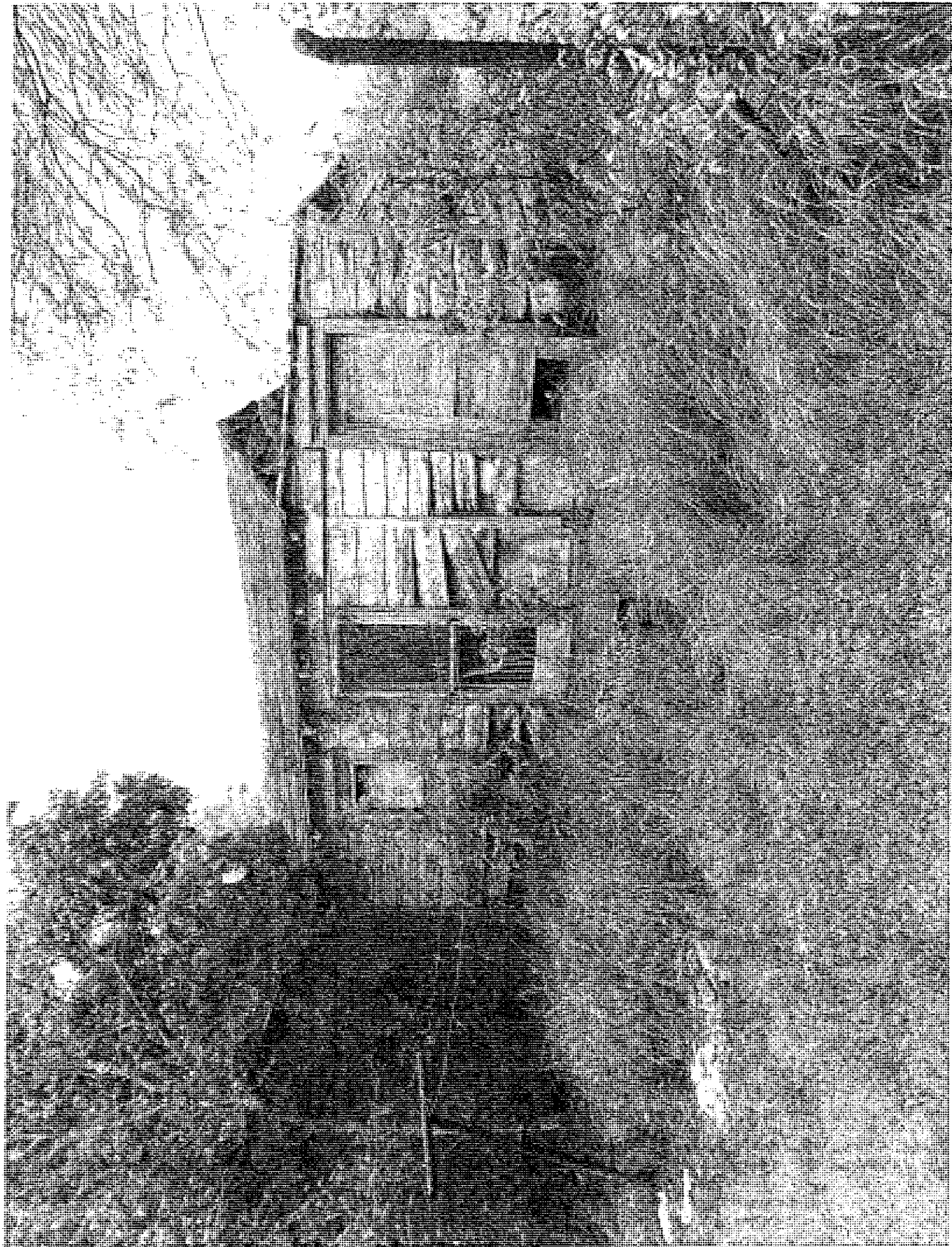




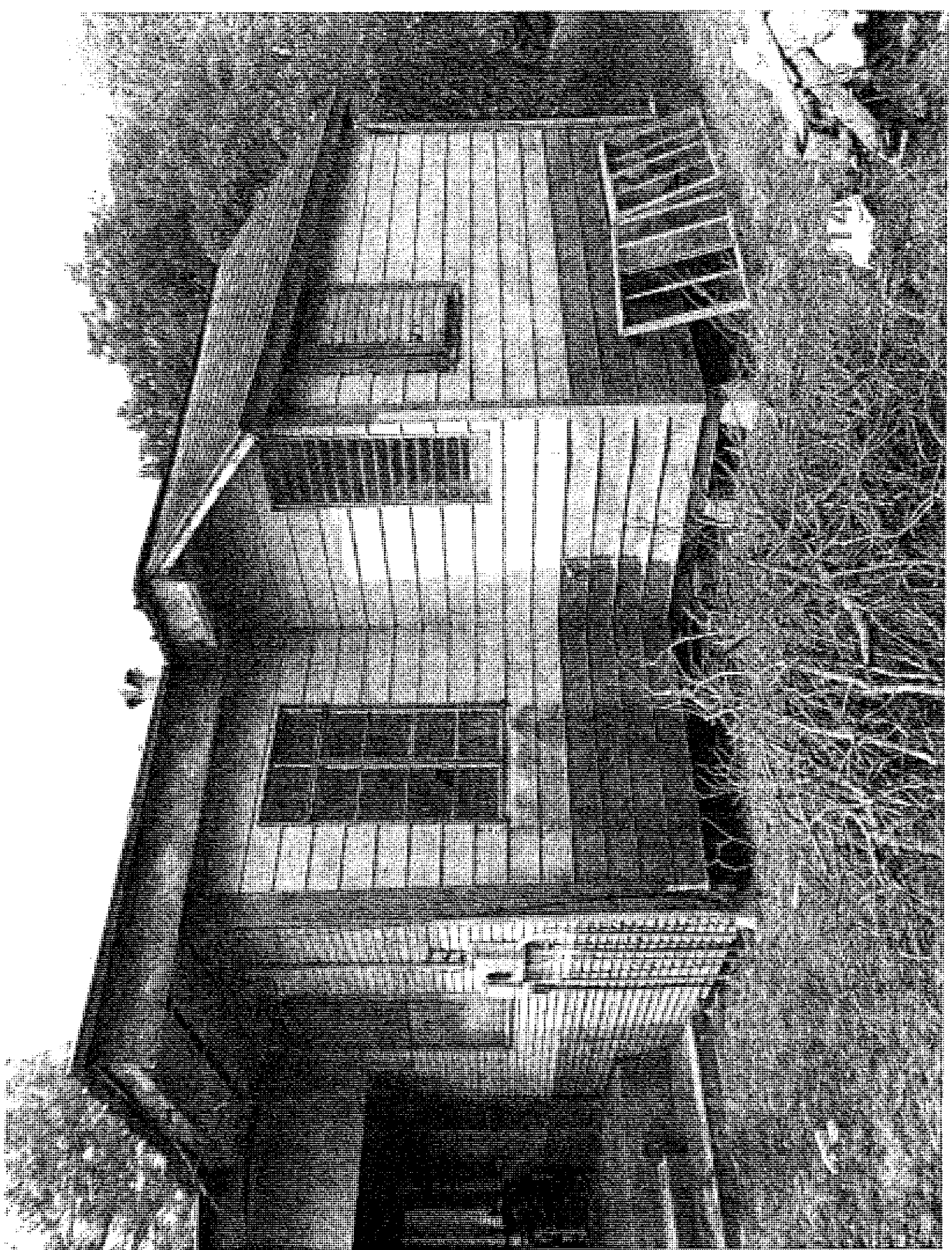


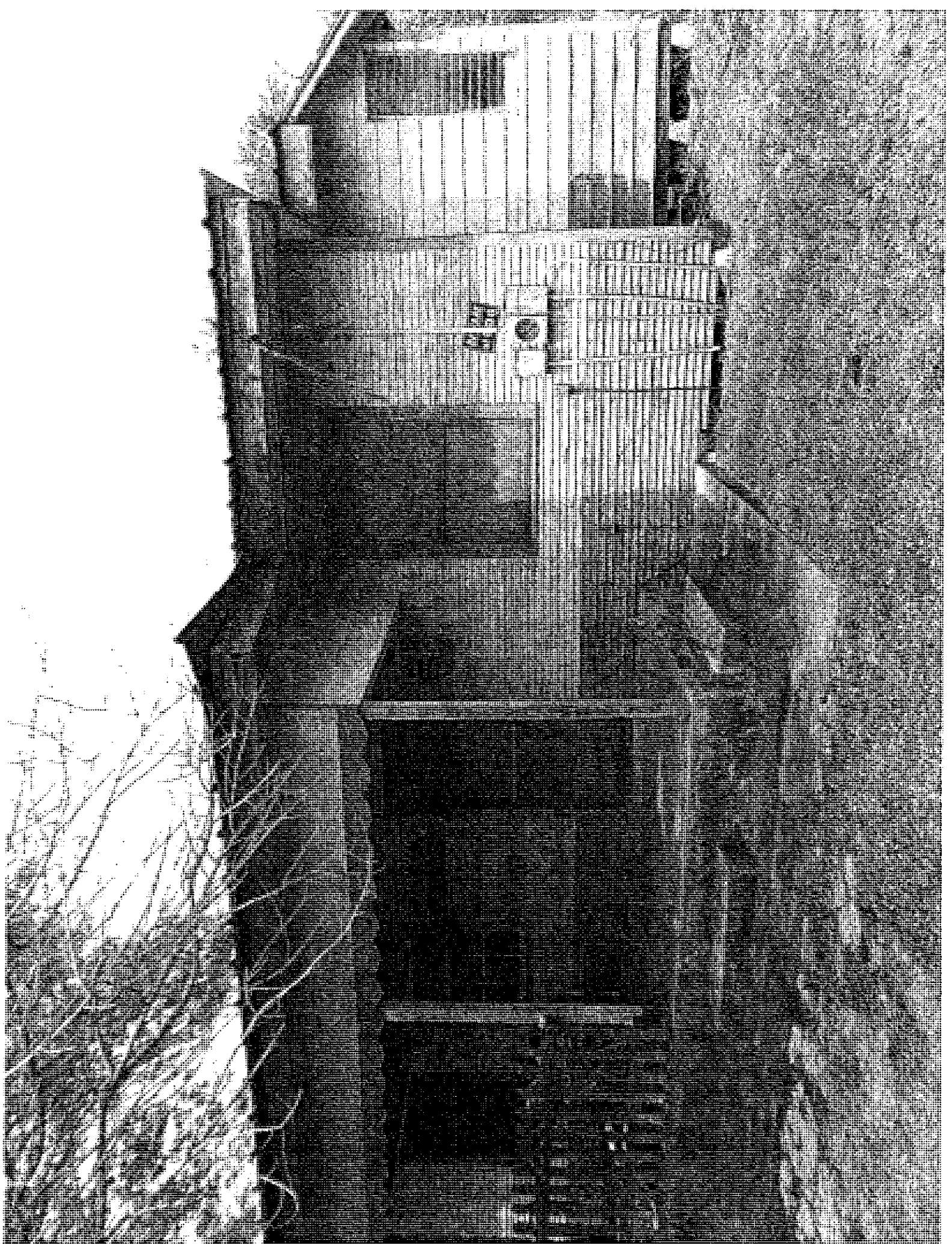




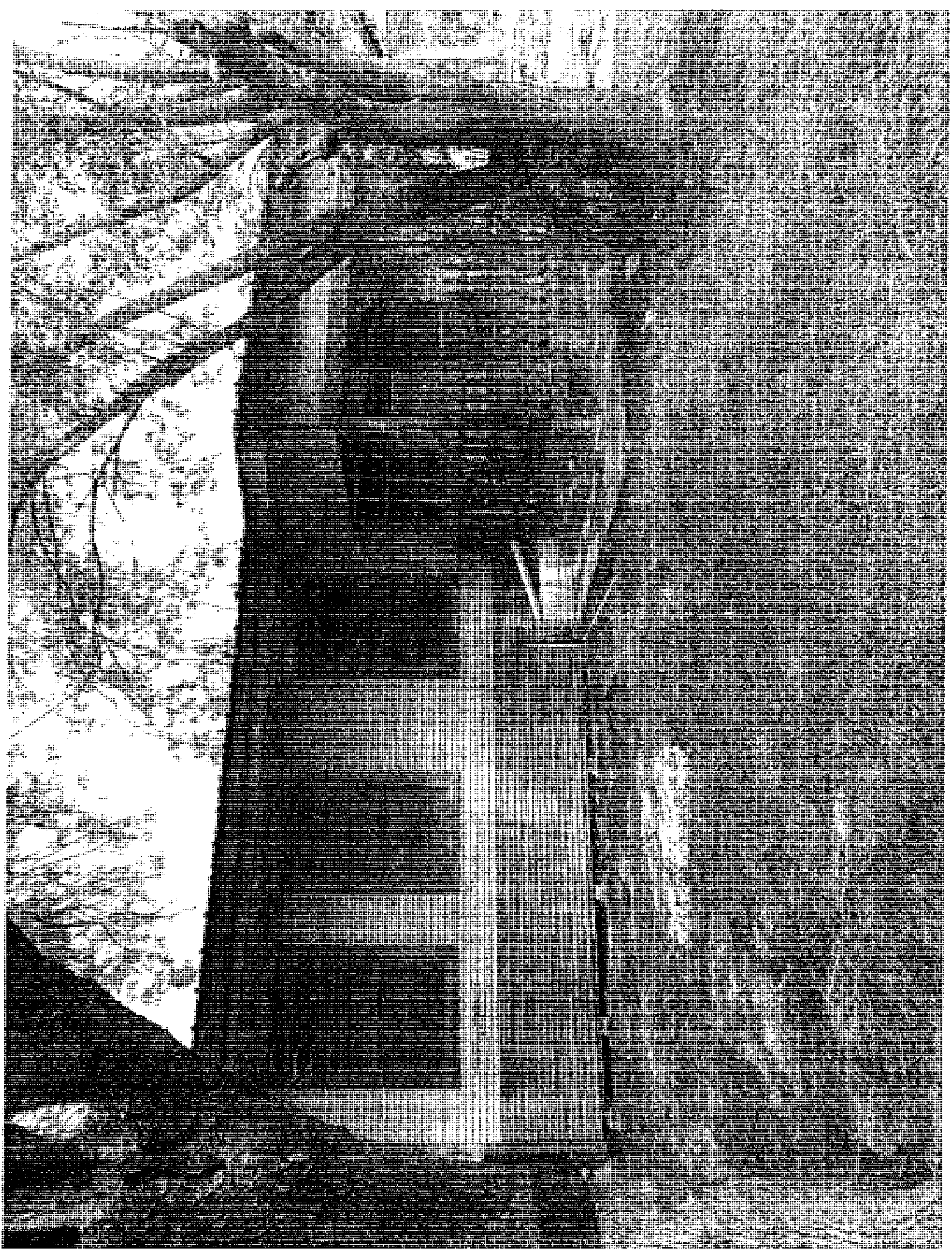




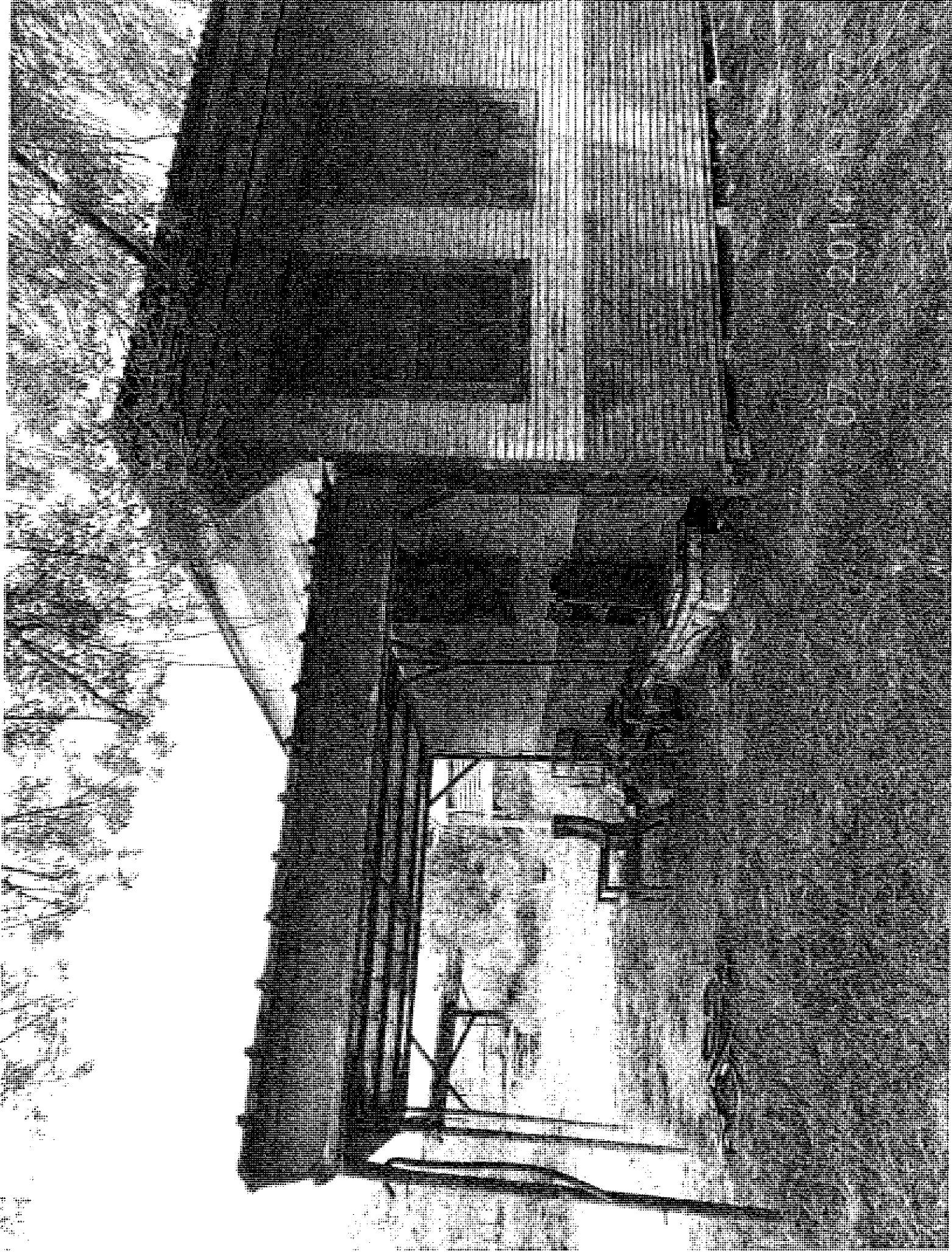




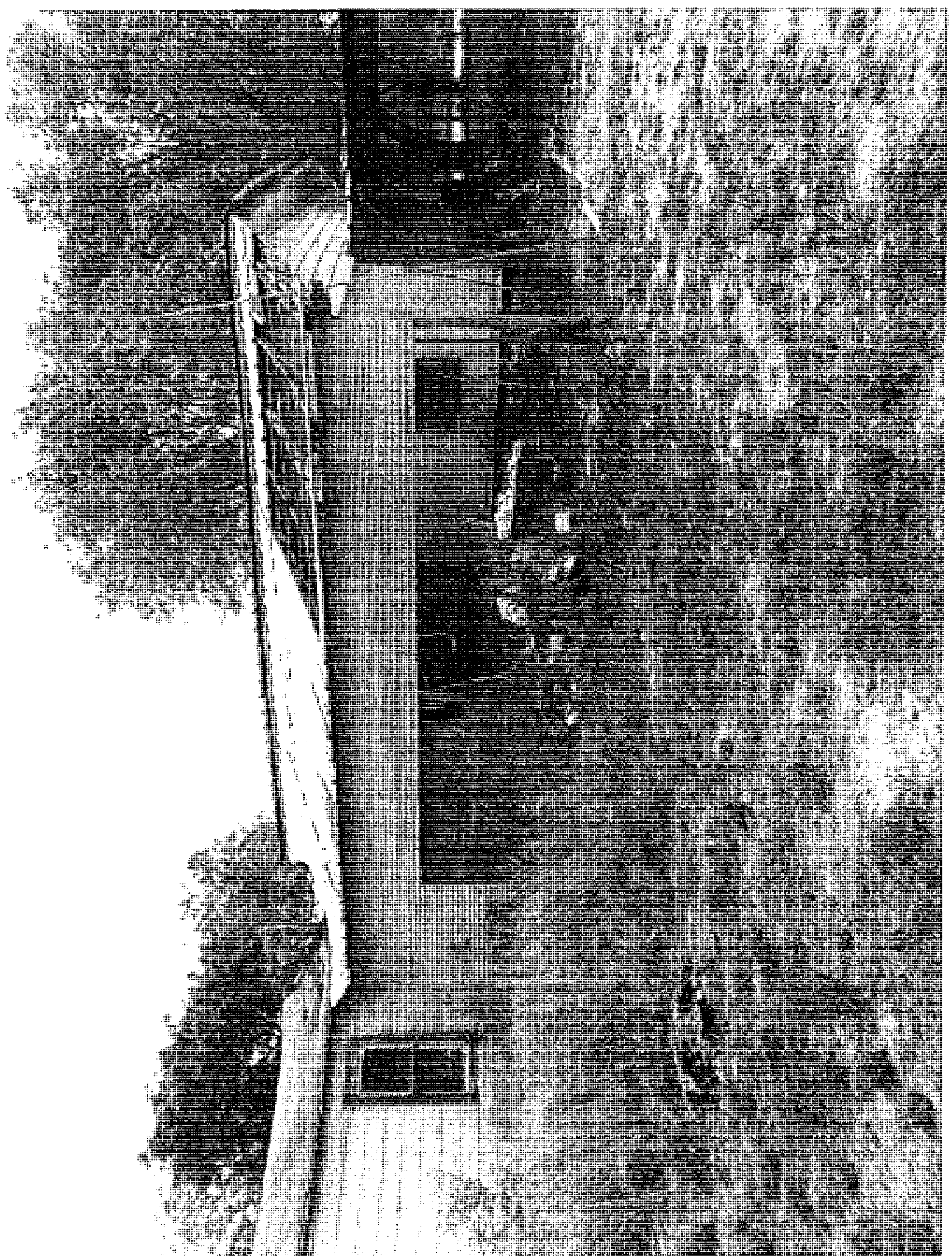




EX-107-21150







# NOTICE

THIS NOTICE IS TO ADVISE PROPERTIES OWNERS THAT  
THE CITY OF NEW YORK WILL CONSIDER FOR CONSIDERATION

OF 1803 M 30th

August 11, 2014

TO PROPOSE OR BUILD A NEW

IN ALL CITY OF NEW YORK

AND TO PROPOSE OR BUILD A NEW

AND TO PROPOSE OR BUILD A NEW

AND TO PROPOSE OR BUILD A NEW

AND TO PROPOSE OR BUILD A NEW

AND TO PROPOSE OR BUILD A NEW

AND TO PROPOSE OR BUILD A NEW

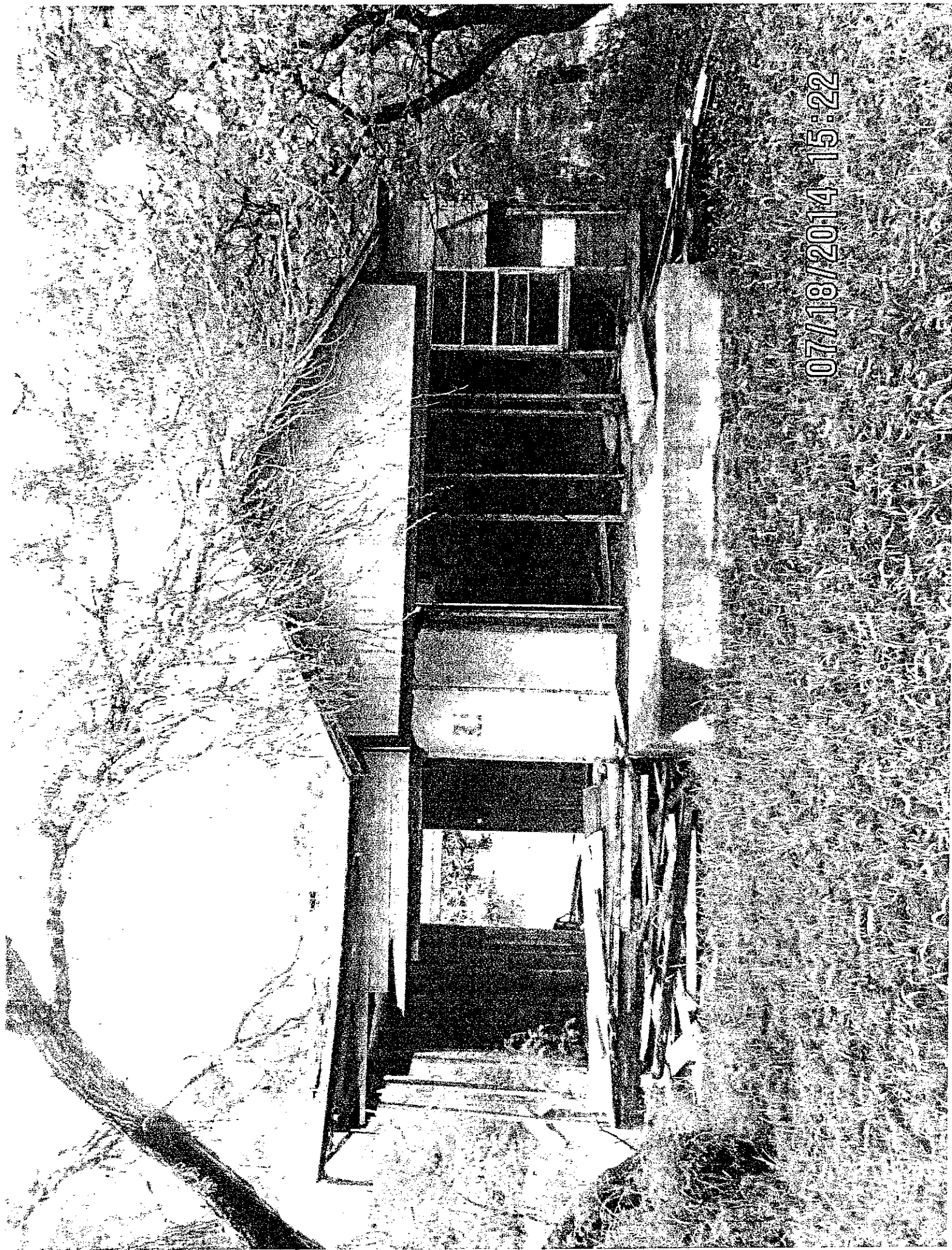
AND TO PROPOSE OR BUILD A NEW

7/11/14

07/18/2014 15:22



07/18/2014 15:22



# COLLEGE

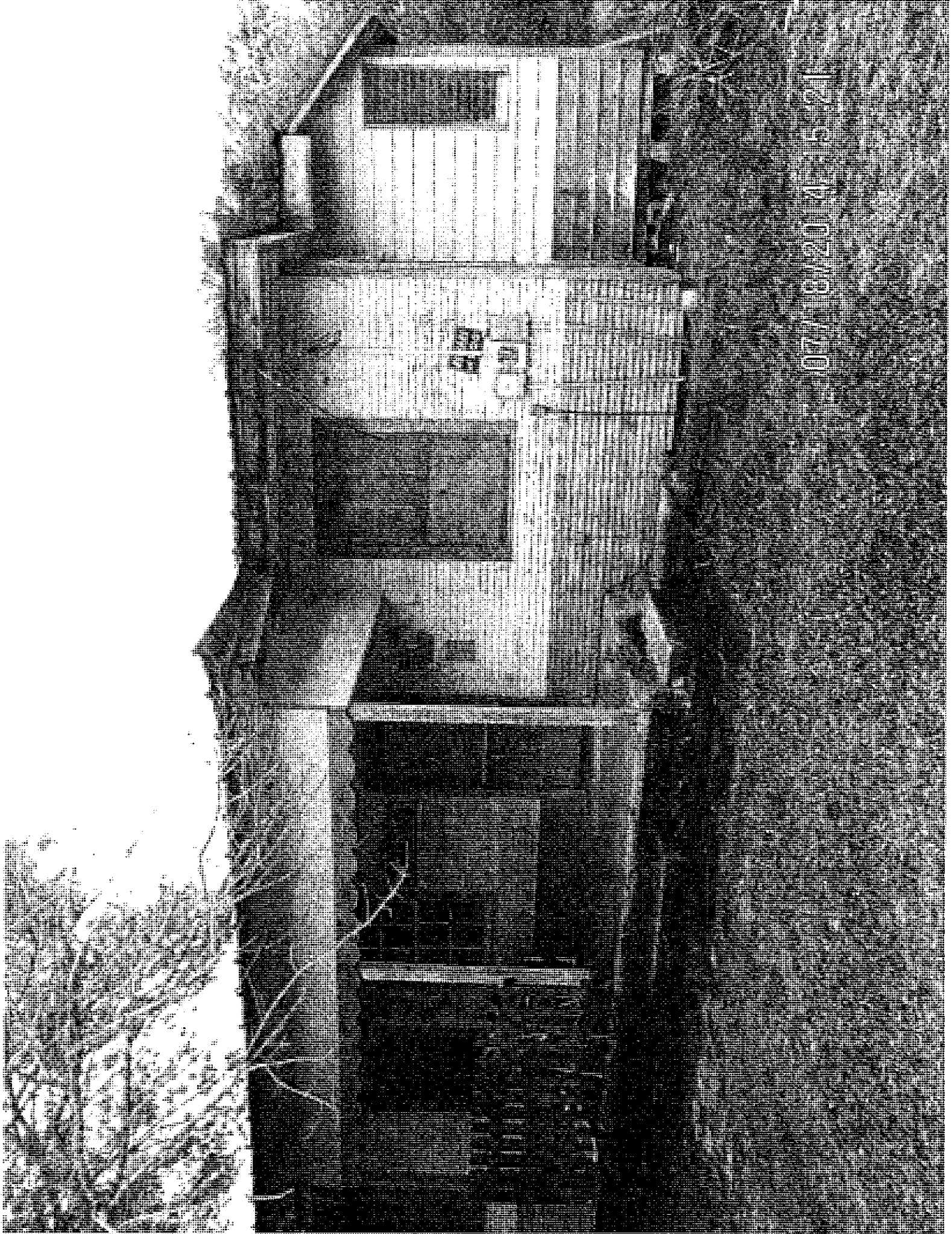
1801N20<sup>W</sup>  
August 11, 2014

[illegible][illegible][illegible][illegible]

1990

07/18/2014 15:20

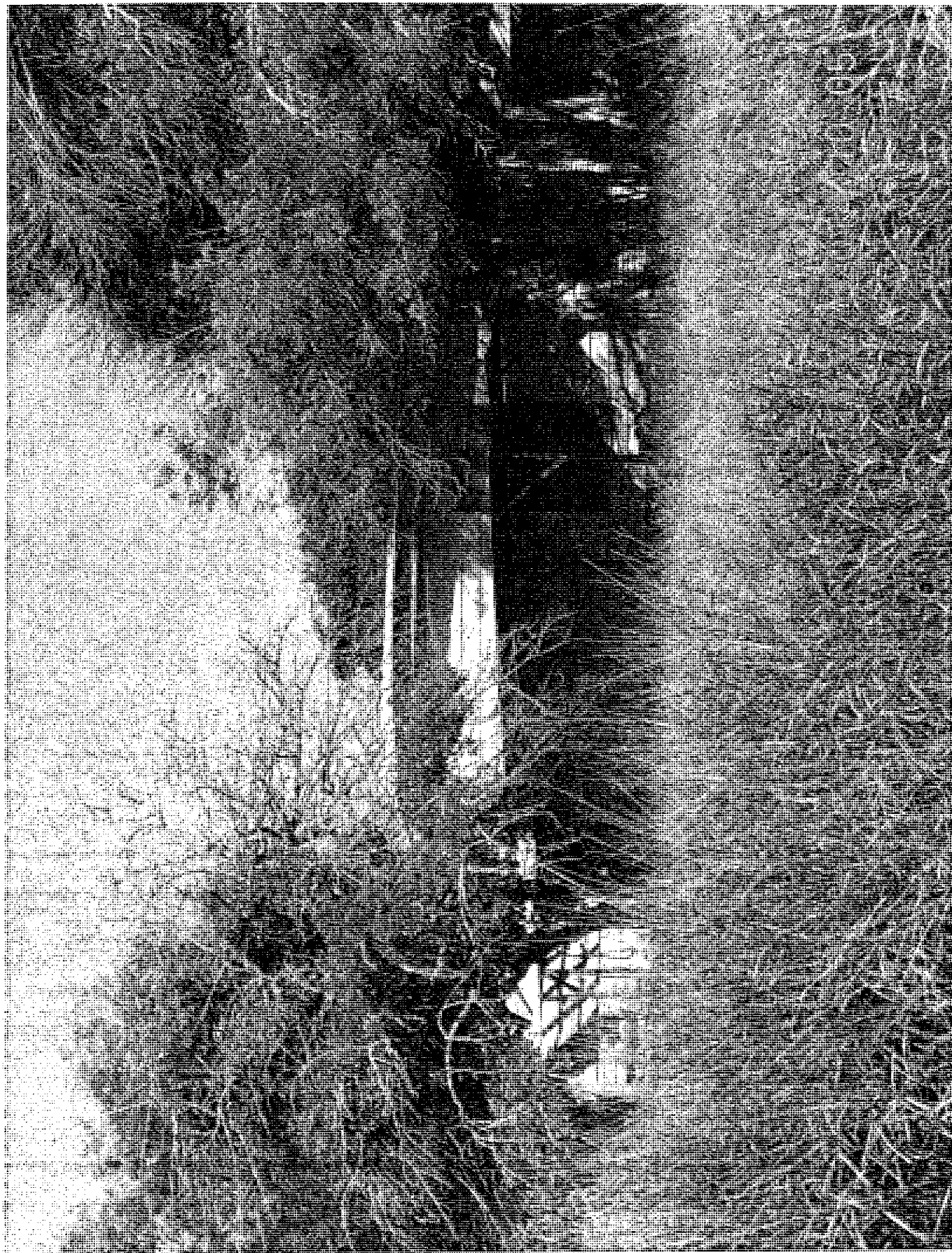




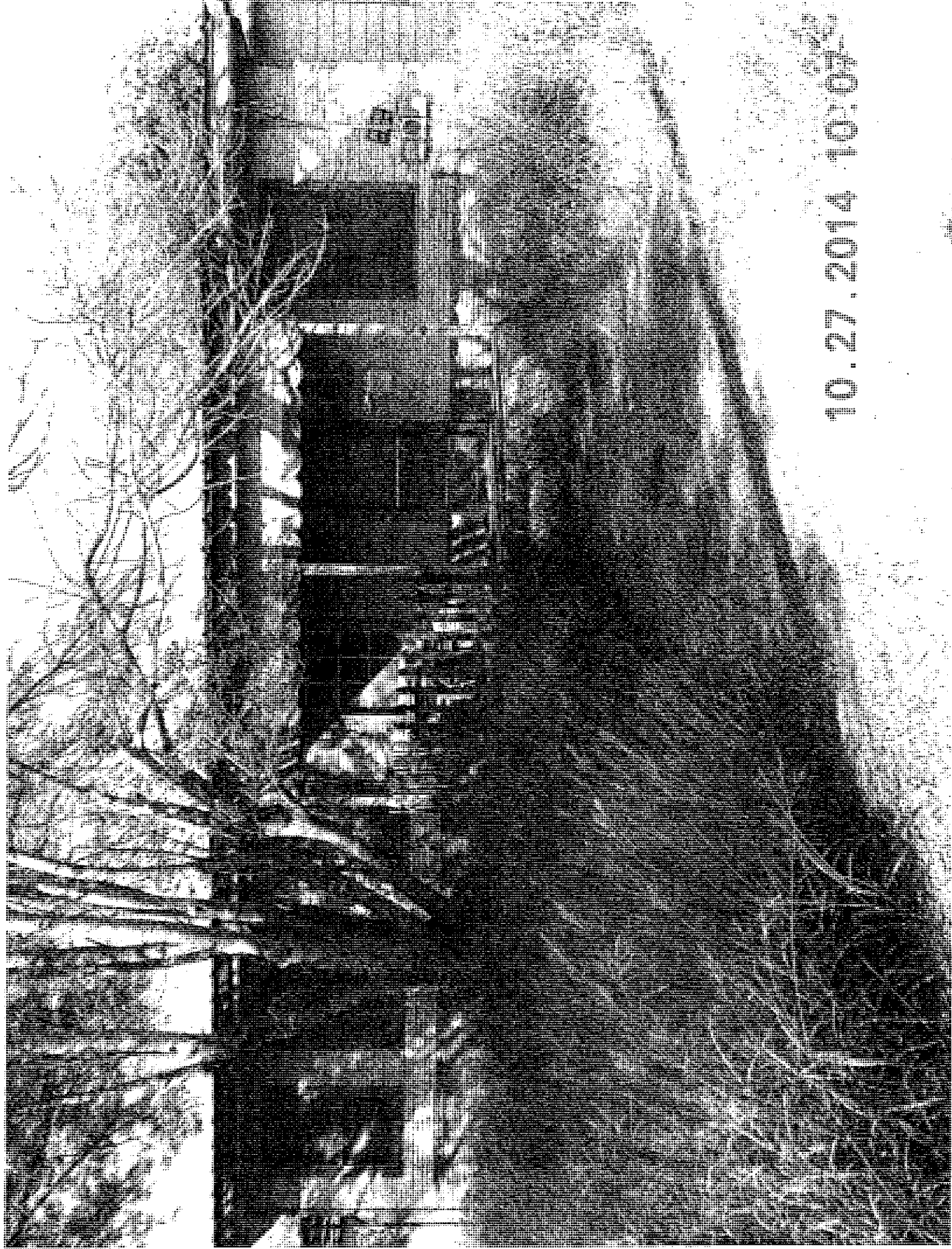
07/18/20 4:52 PM











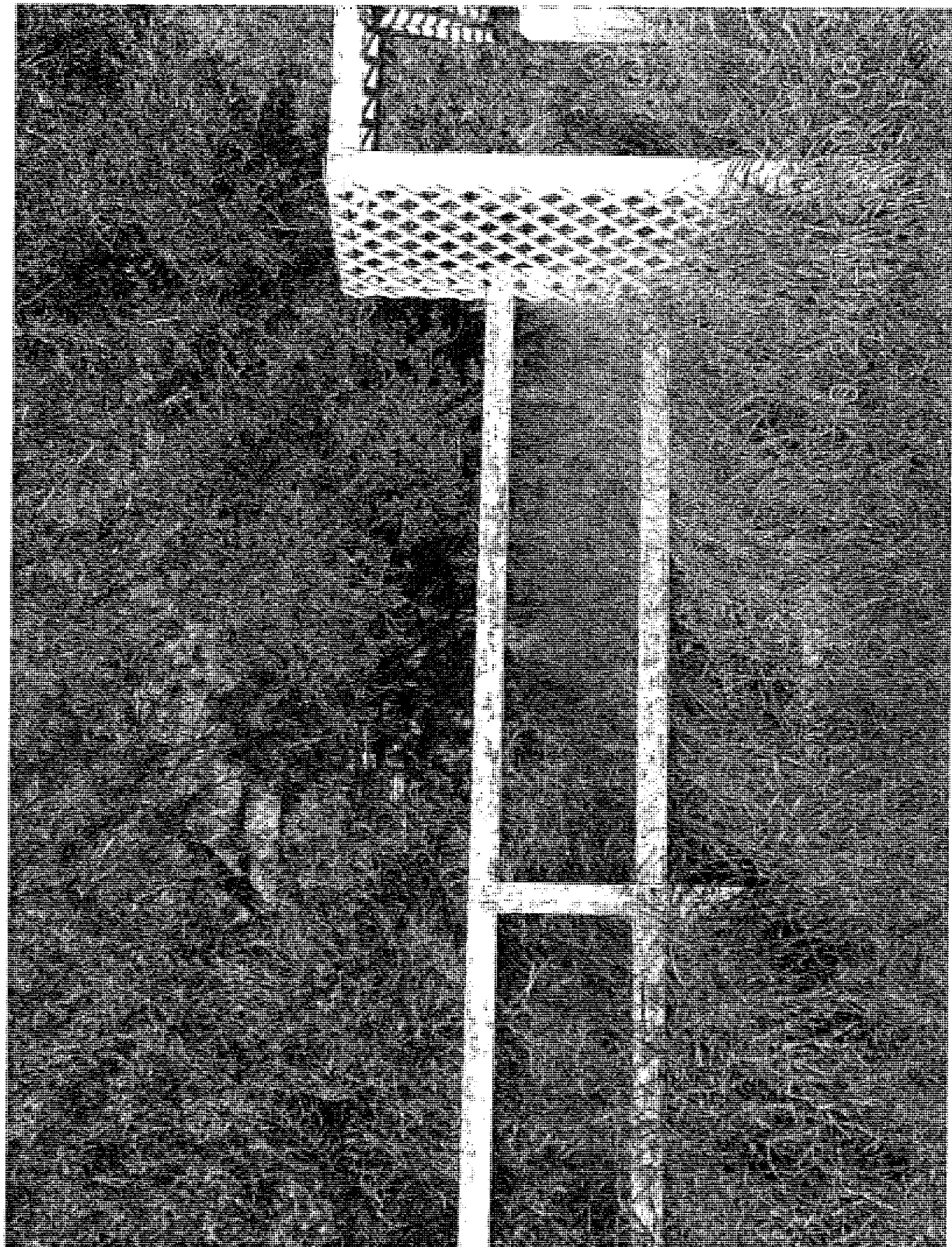
10.27.2014 10:05

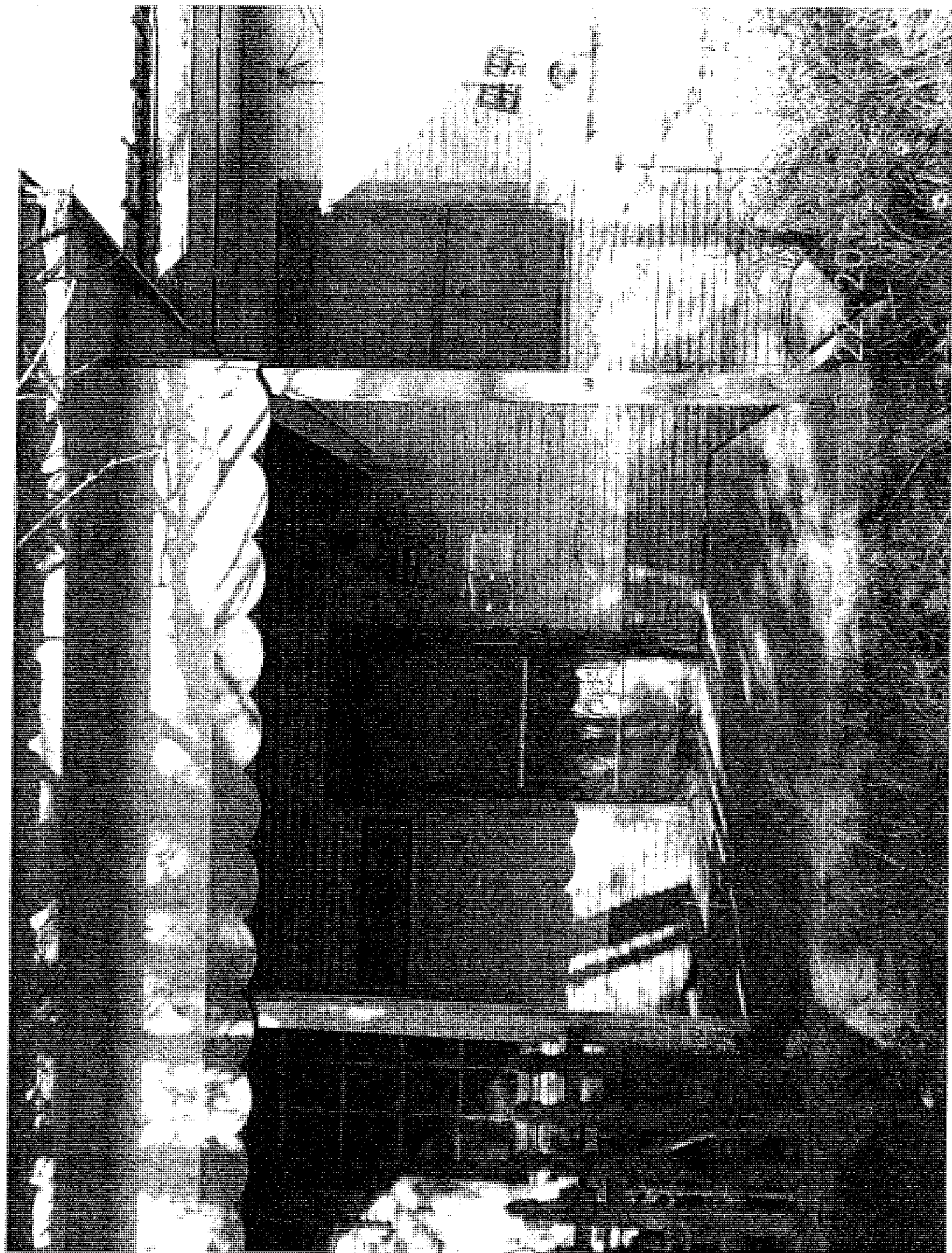














# NOTICE

THIS NOTICE IS TO ADVISE THE PROPERTY OWNER THAT THE CITY OF BIRMINGHAM HAS THE COLLECTION

1701-1703 2014

November 2014

BY ORDER OF THE CITY OF BIRMINGHAM

CONTRACT NO. 1701-1703 2014  
DATE 11/17/14  
BY ORDER OF THE CITY OF BIRMINGHAM

CONTRACT NO. 1701-1703 2014  
DATE 11/17/14  
BY ORDER OF THE CITY OF BIRMINGHAM

1701-1703 2014

1701-1703 2014

THE CITY OF BIRMINGHAM  
THE CITY COUNCIL HAS

or 1701-1703  
August

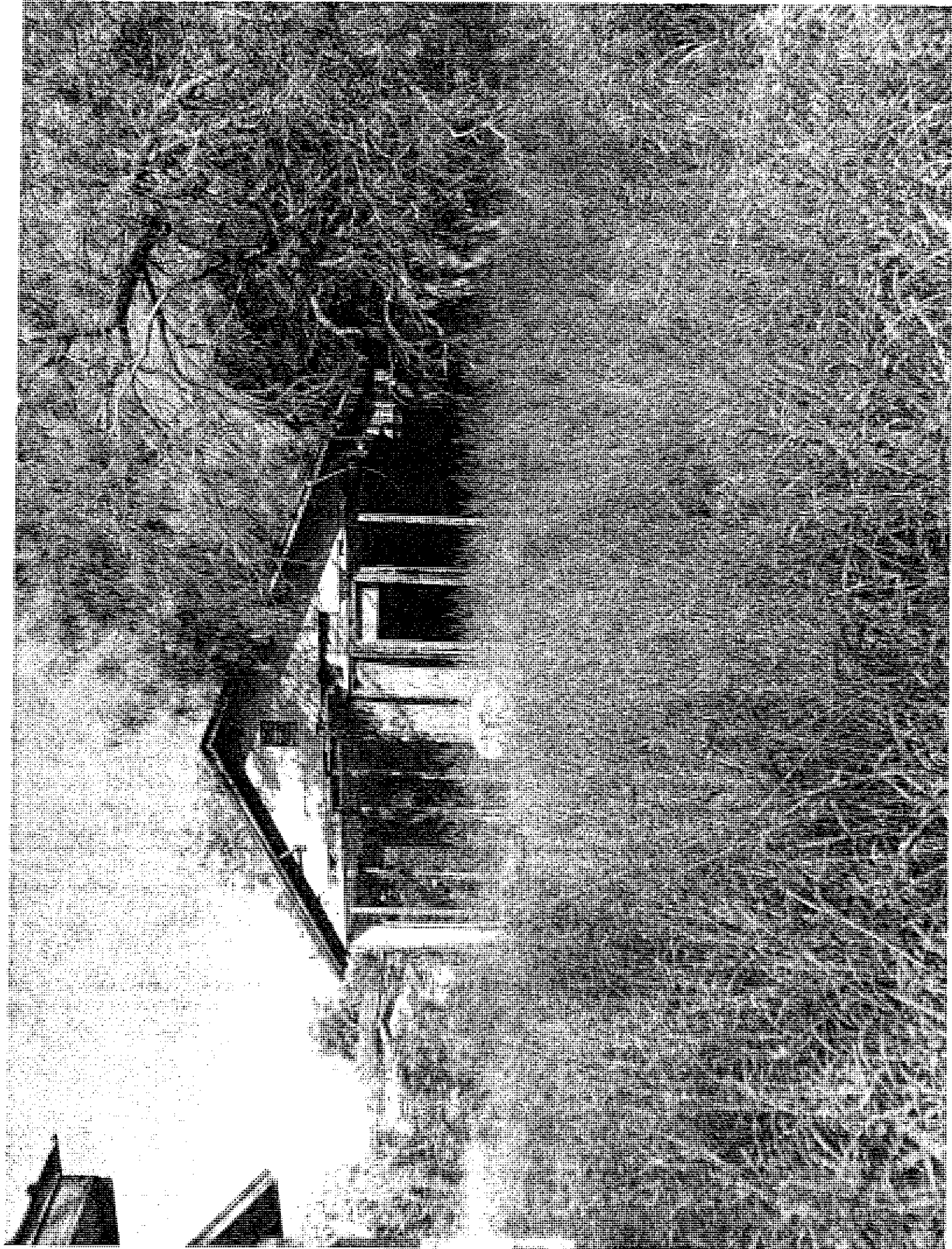
BY ORDER OF THE CITY OF BIRMINGHAM

DEPARTMENT OF PUBLIC WORKS  
and for the purposes of this act  
of the BIRMINGHAM DEPARTMENT  
constitutes a maintenance and  
maintenance of the

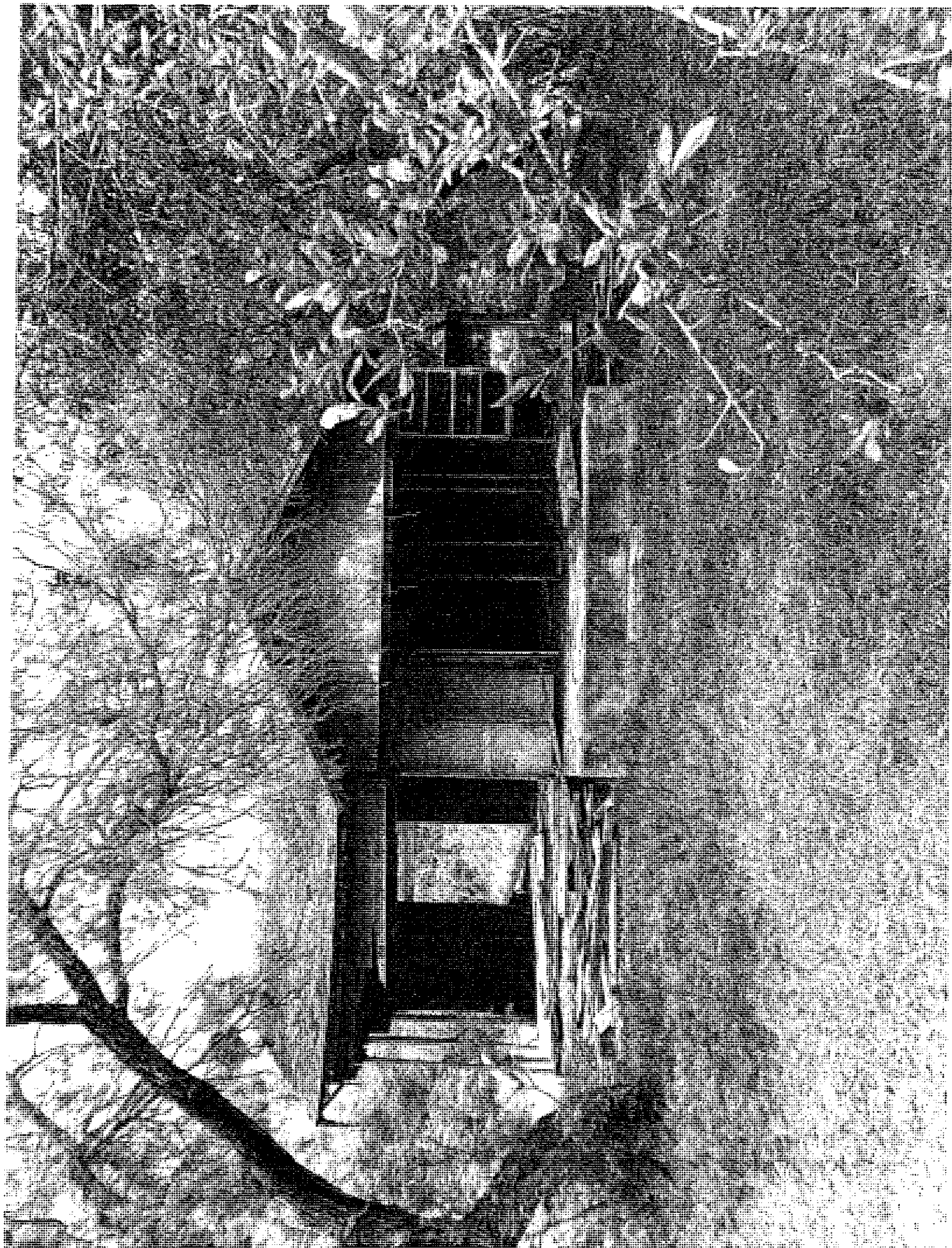
CONTRACT NO. 1701-1703 2014  
DATE 11/17/14  
BY ORDER OF THE CITY OF BIRMINGHAM

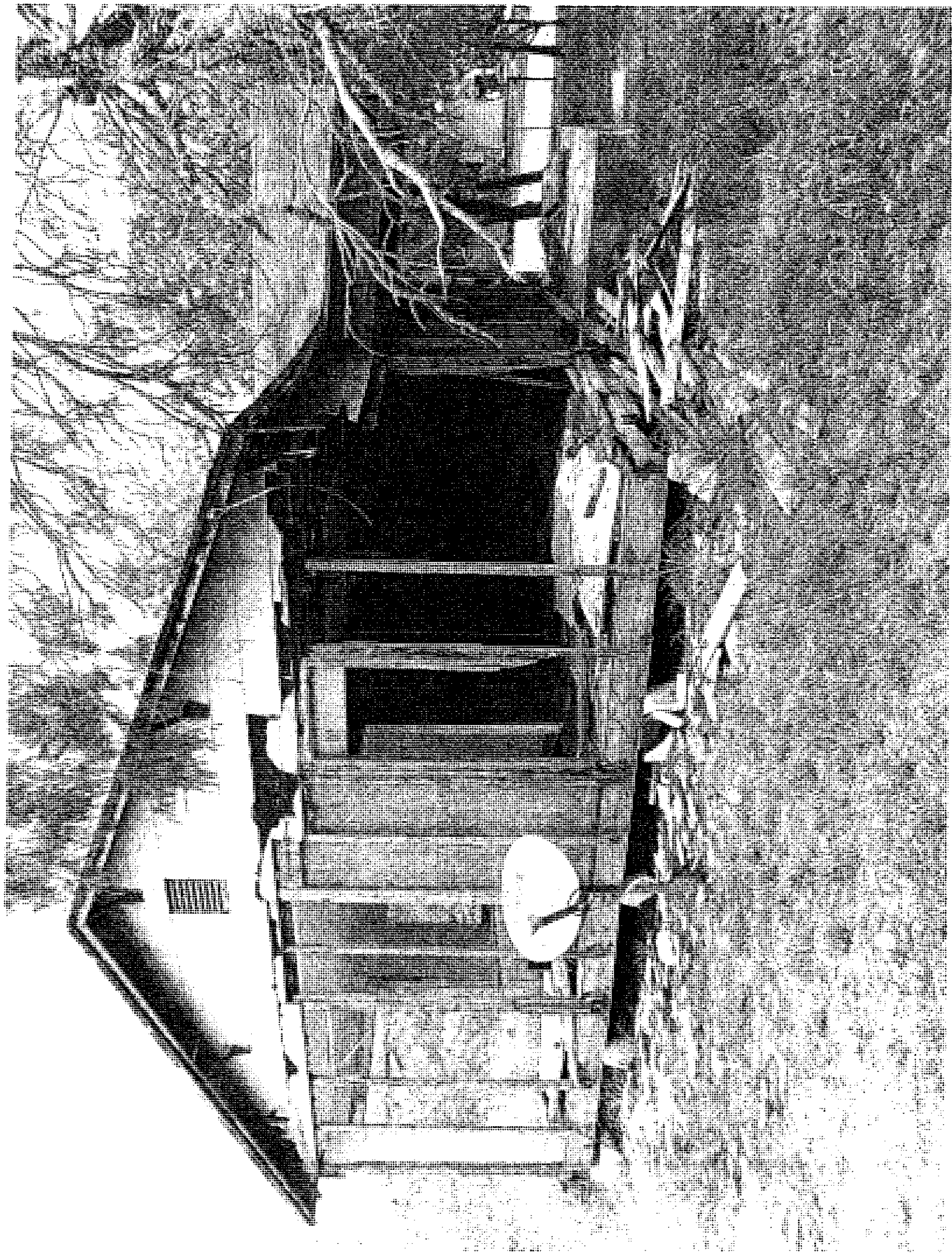
1701-1703 2014

2014-09-14

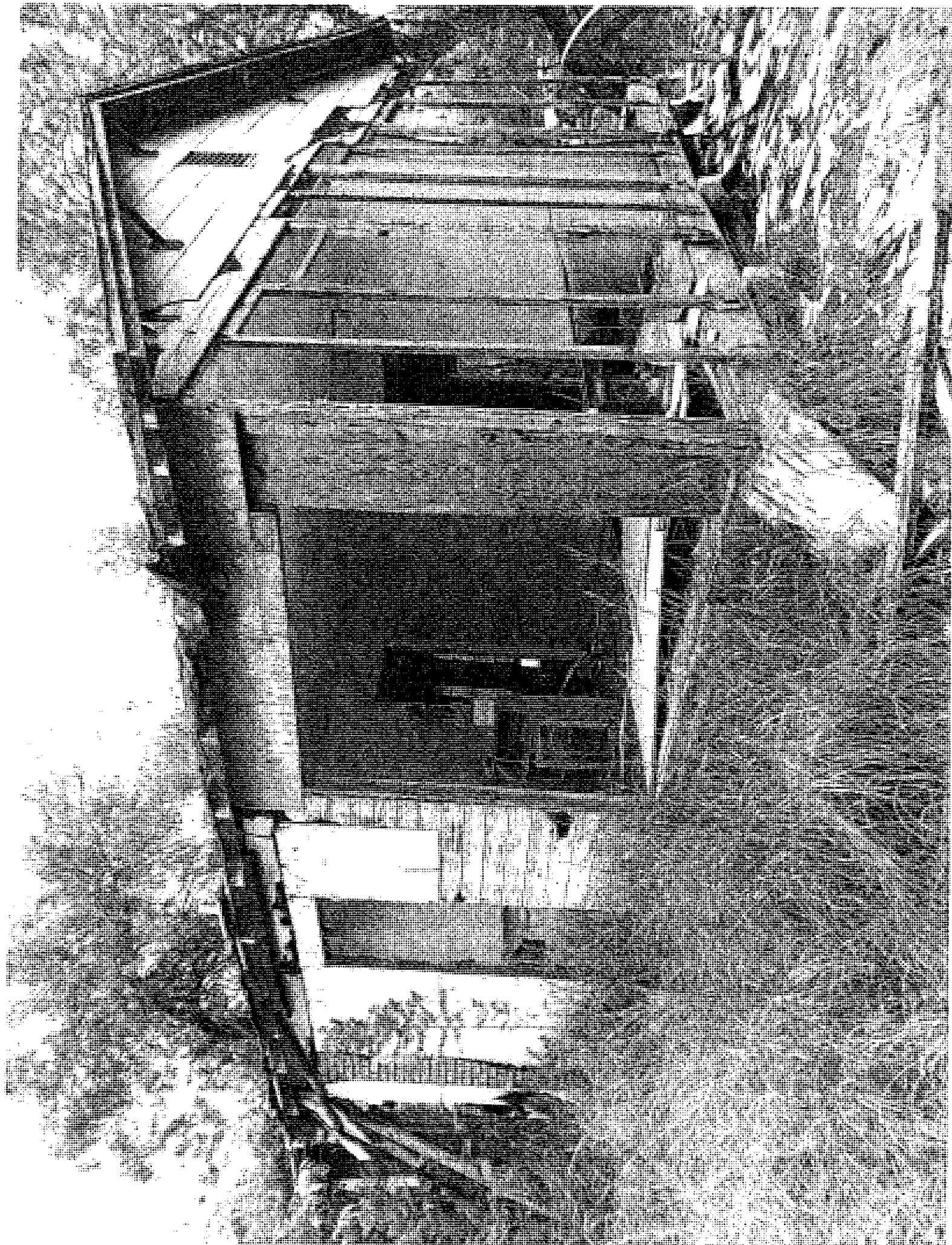
















# NOTICE

1801-1850-505

November 24, 2014

1801-1850-505

NOVEMBER 24, 2014  
or 1801-1850-505  
August

THE CITY COUNCIL OF

BY ORDER OF

DEPARTMENT OF  
and for alterations of the  
of the BUILDING DEPARTMENT  
conducts a subsequent an

Handled by

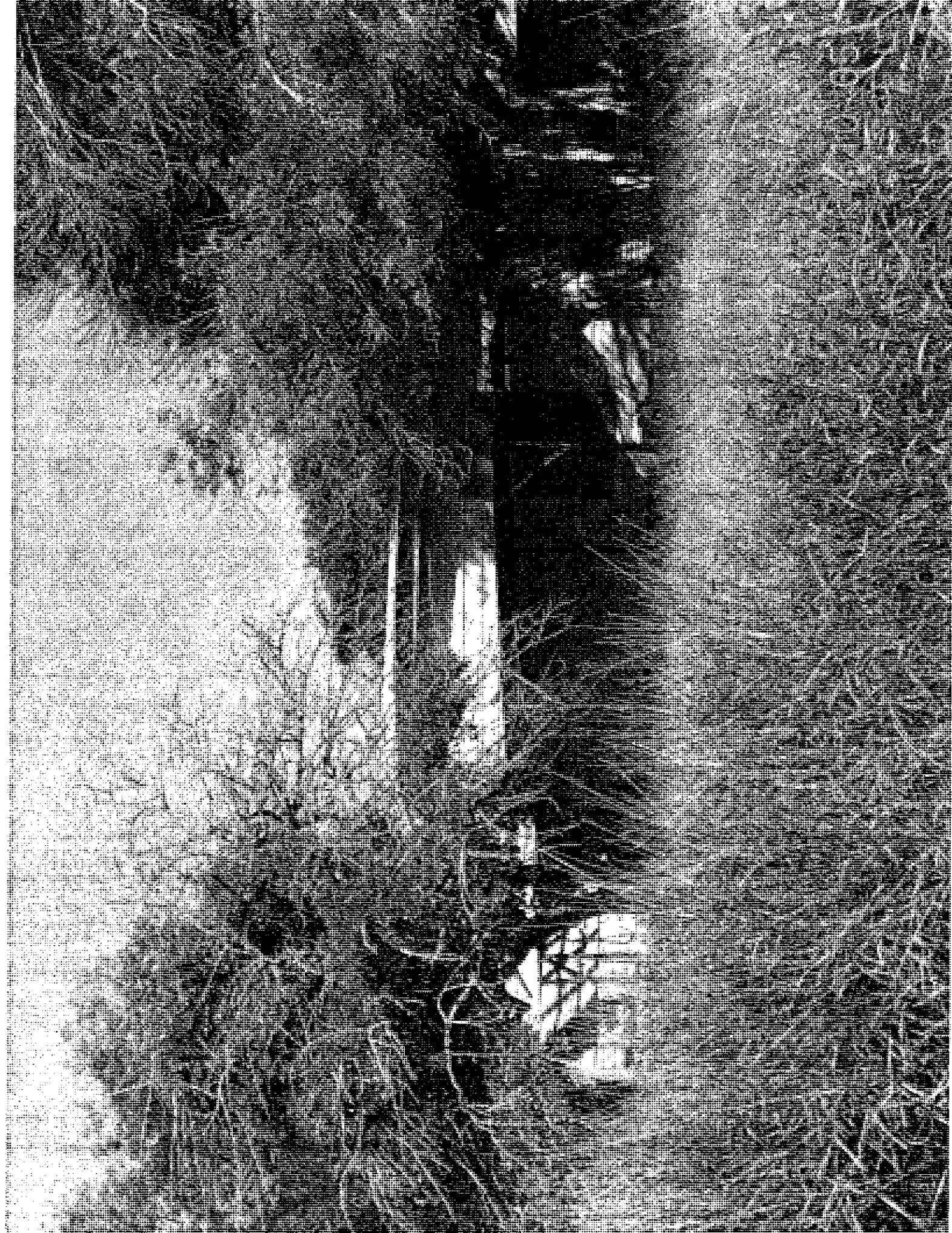
CONTRACT FOR

3000 151

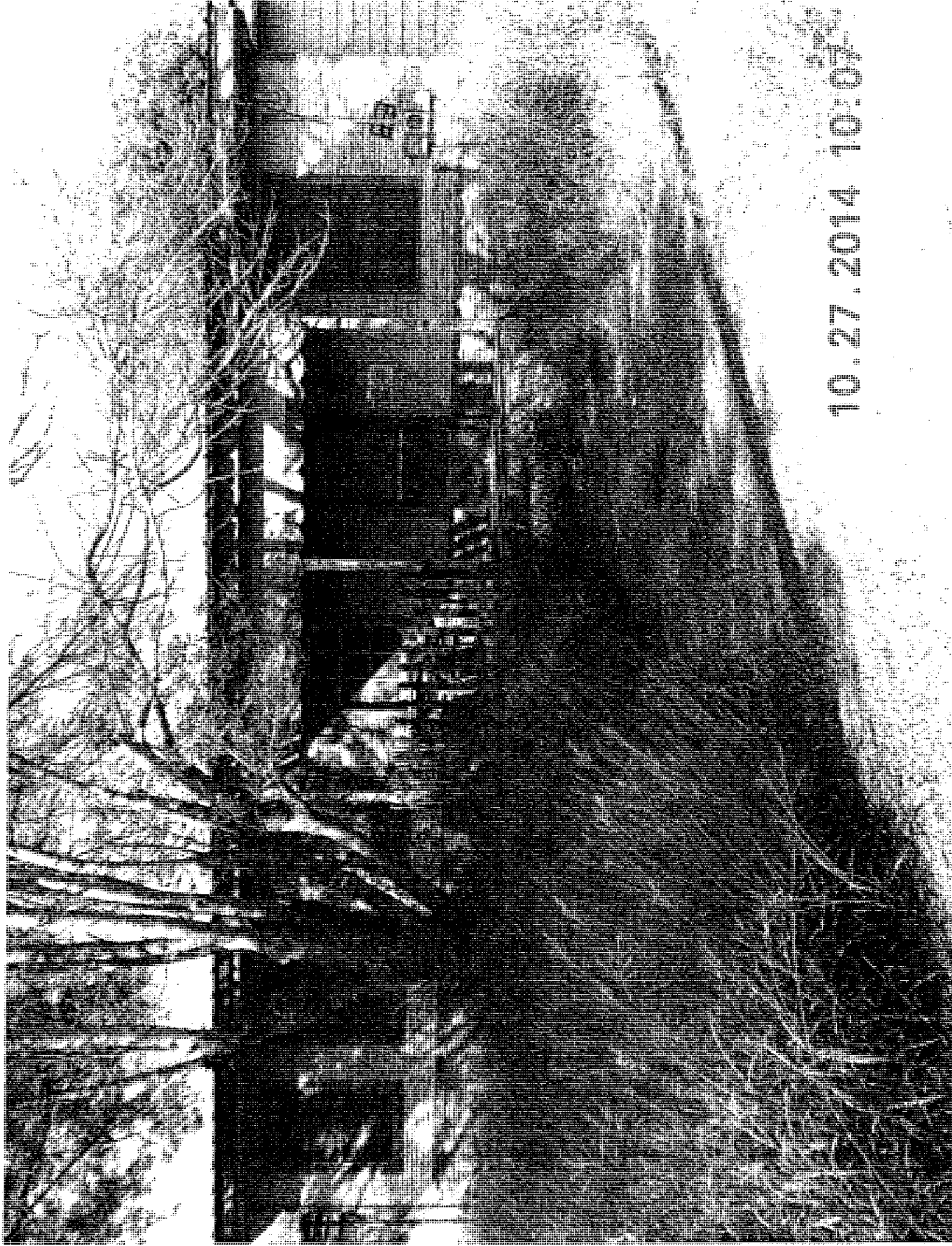
1801-1850-505

DATE 7/7/14

1801-1850-505





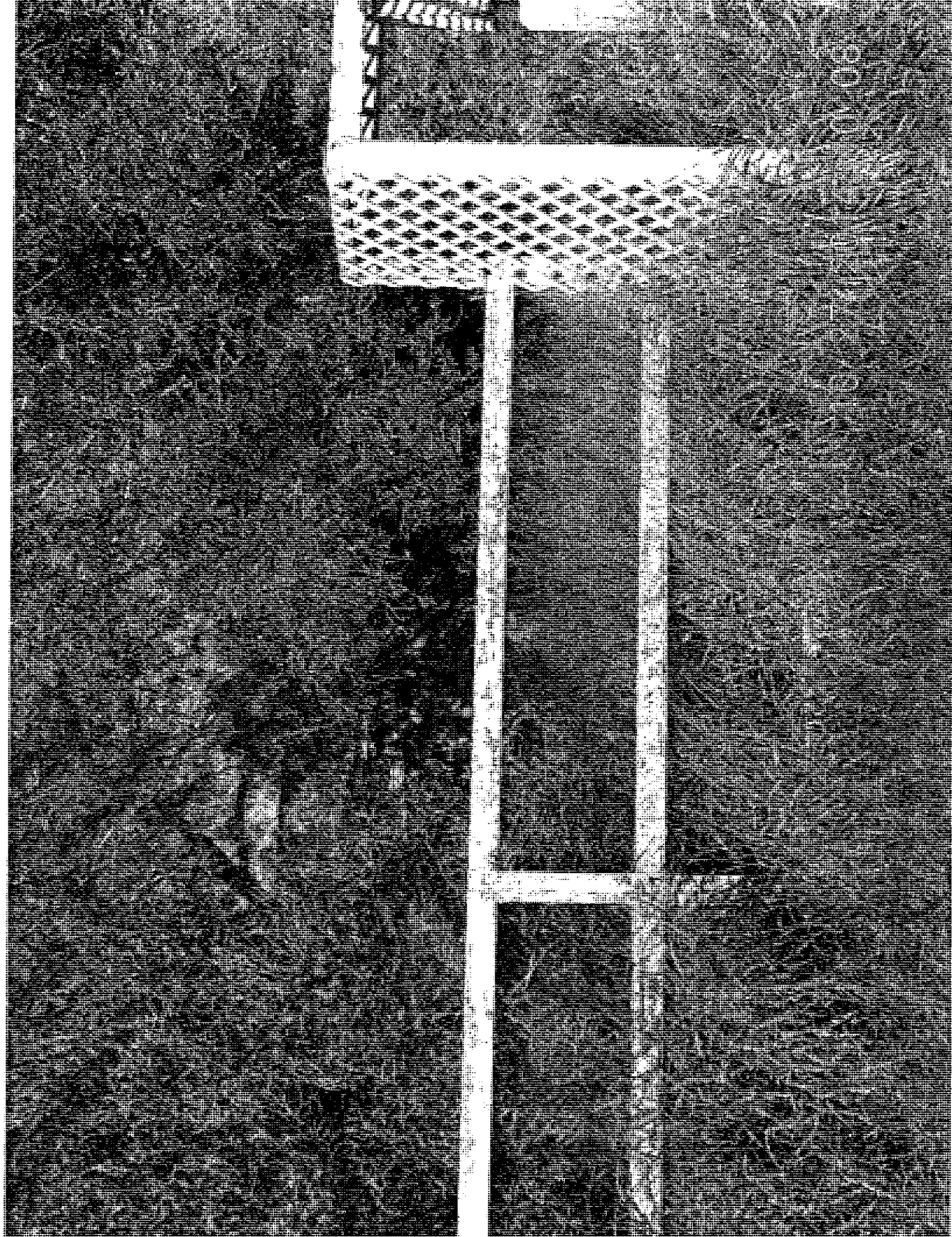


10.27.2014 10:03

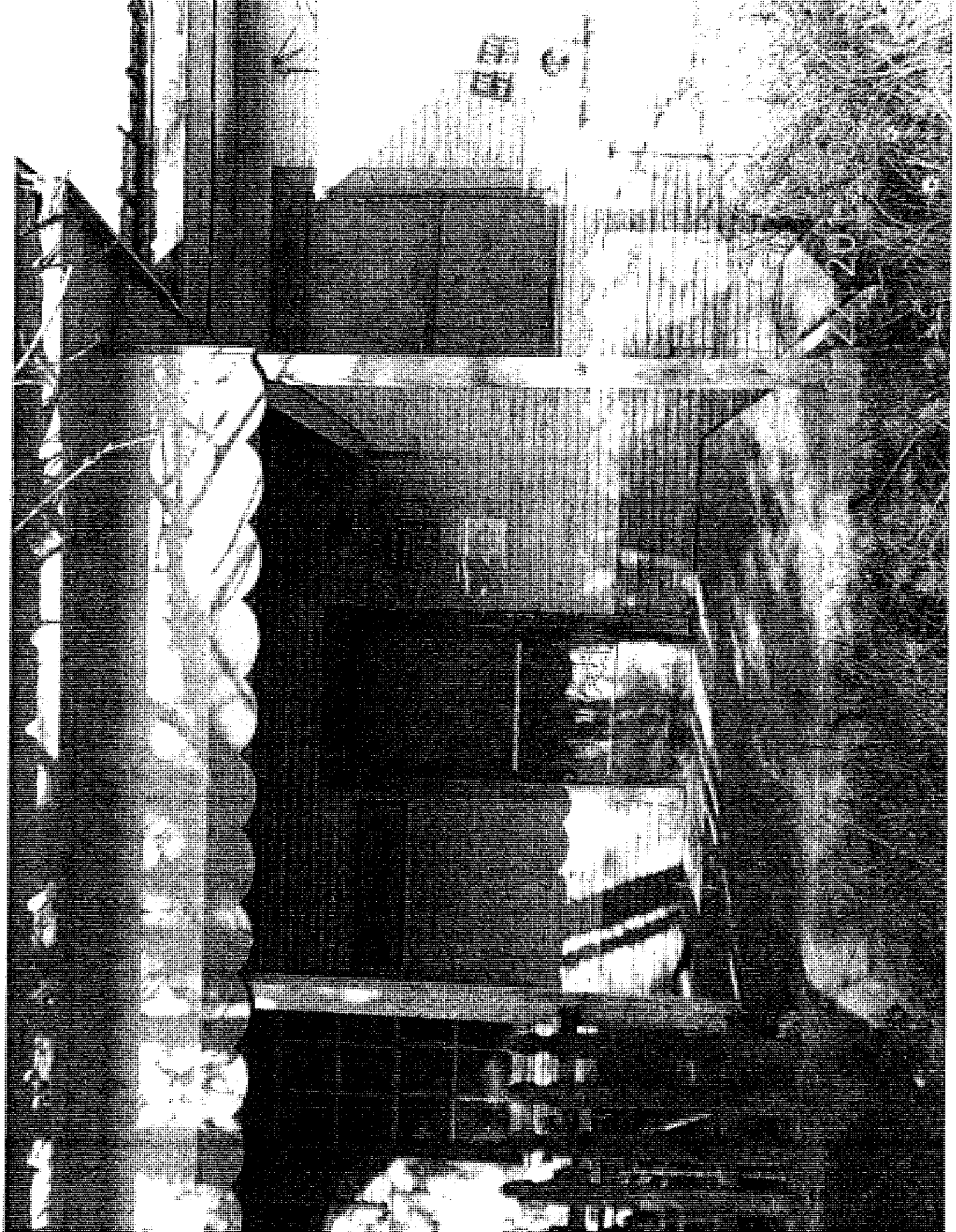












# NOTICE

[illegible]

Donnerstag

[illegible]

THE UNIVERSITY OF CHICAGO PRESS

**THE**  
**NEW**  
**YORK**  
**PUBLIC**  
**LIBRARY**  
**ASTEN LENOX TILDEN FOUNDATIONS**

**Figure 6**

[illegible]

0001

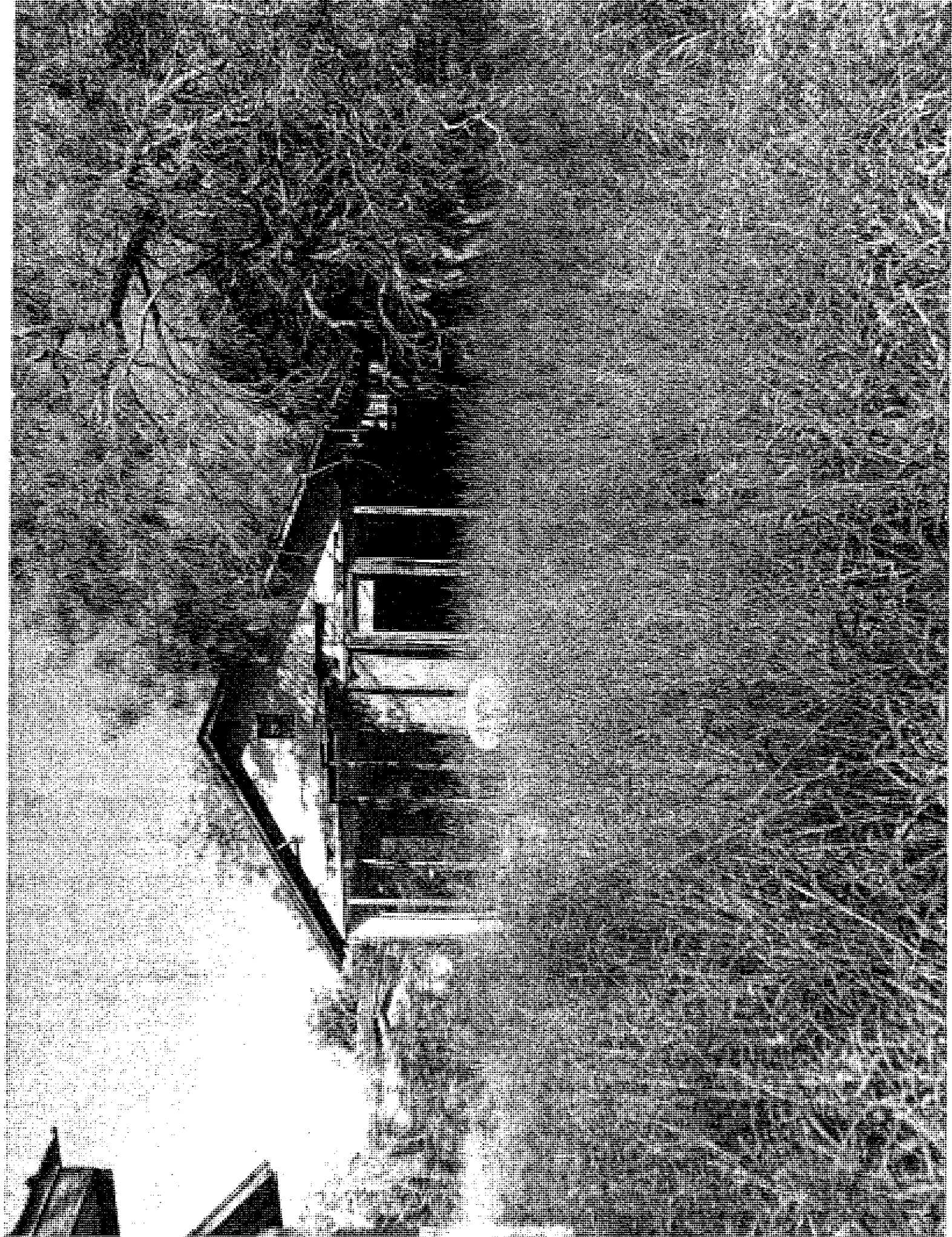
[illegible]

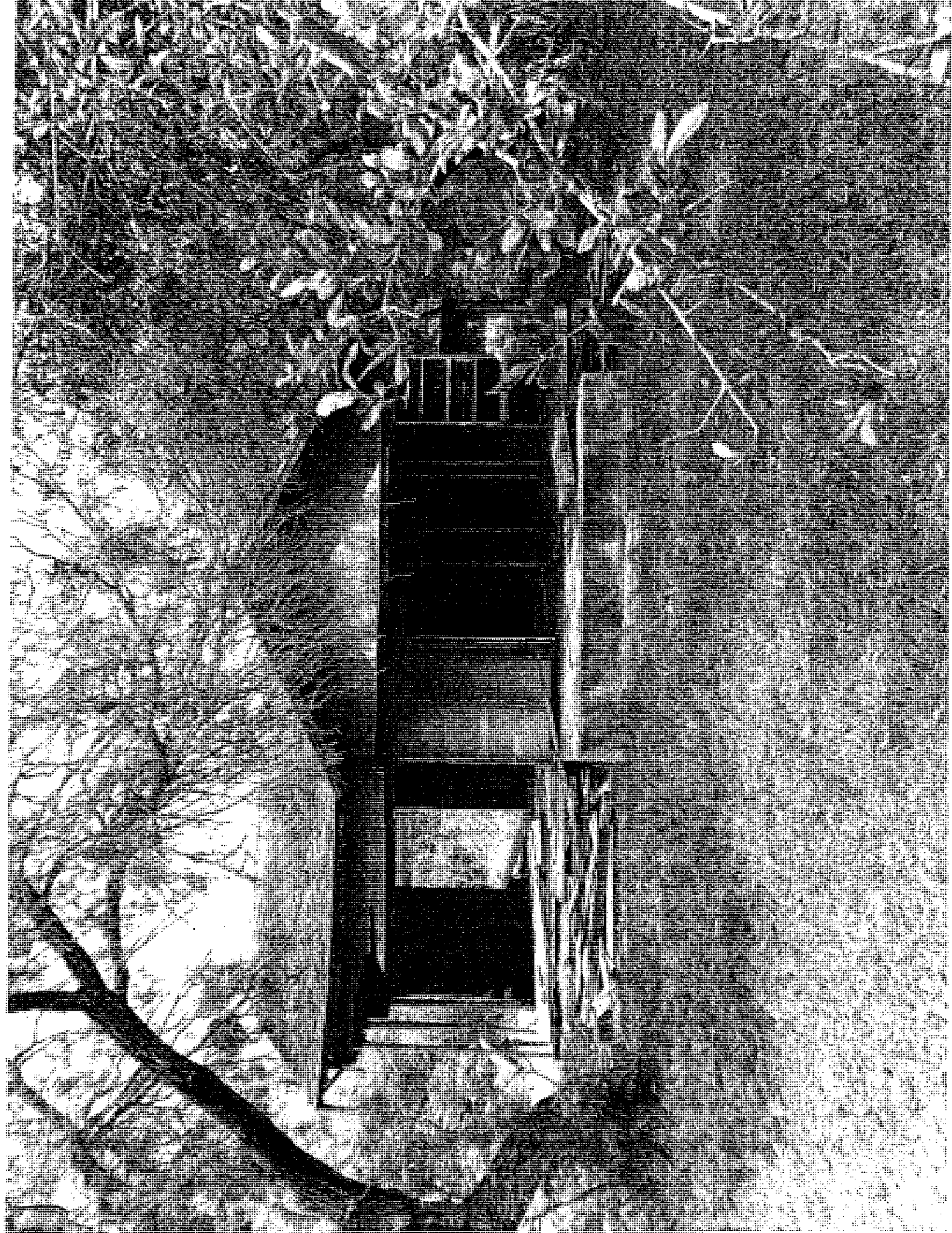
100-443887-100

[illegible][illegible]

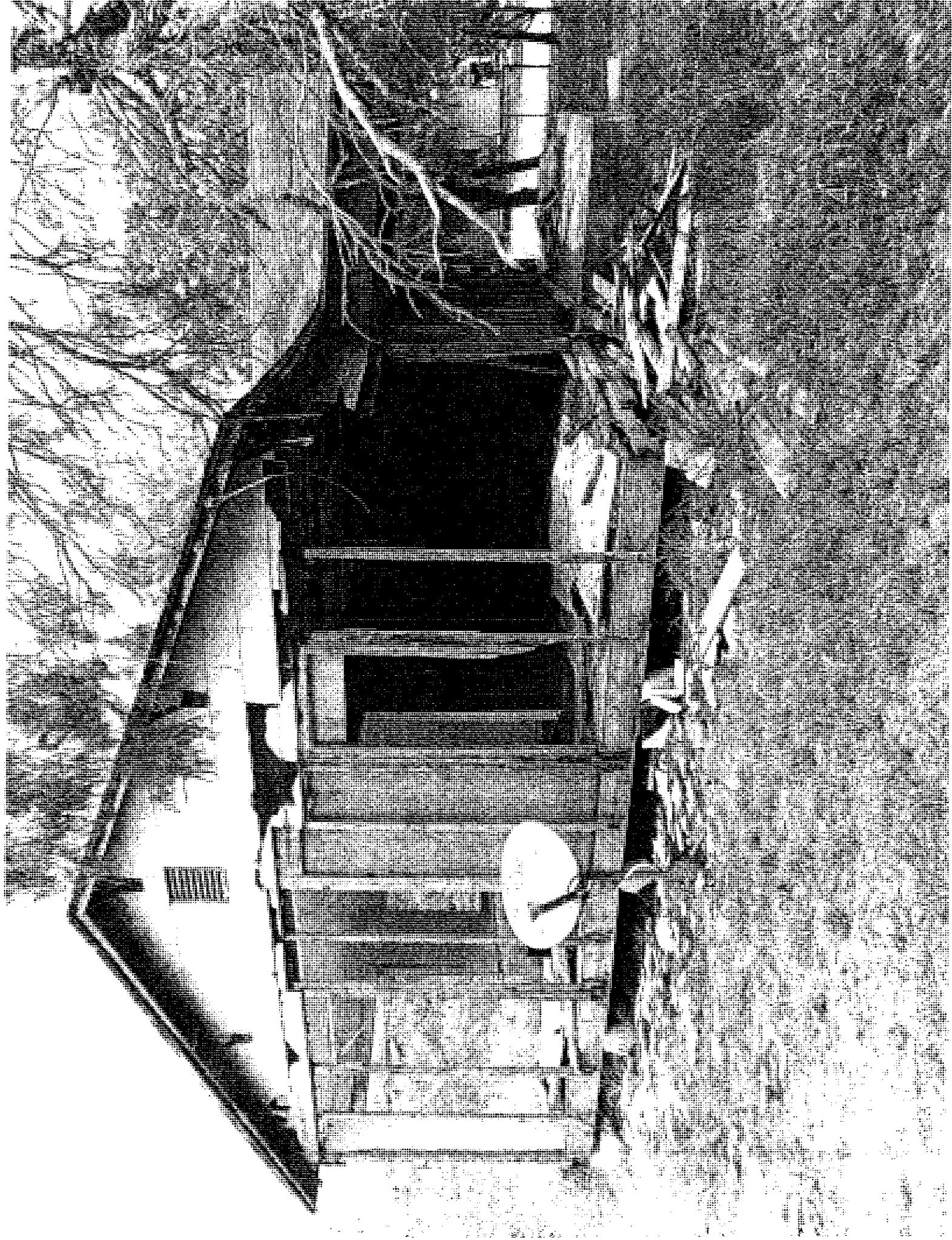
一、**總論**  
 本報告係根據本會所屬各機關、團體、學校、及社會服務機構之業務，分別進行調查，並由各該主管機關，分別彙編，呈報本會，以供參考。茲將各該主管機關，分別彙編，呈報本會，以供參考。茲將各該主管機關，分別彙編，呈報本會，以供參考。

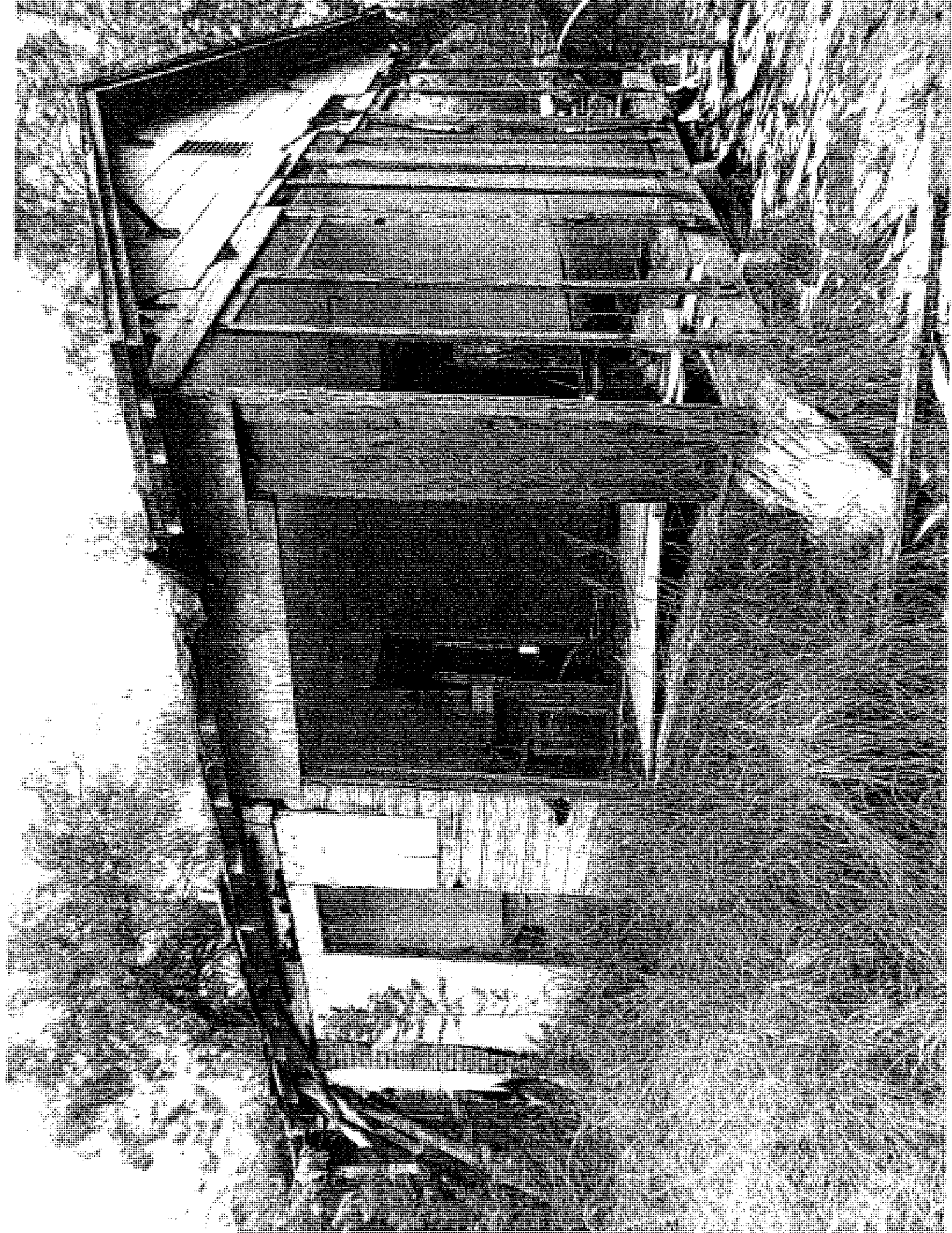




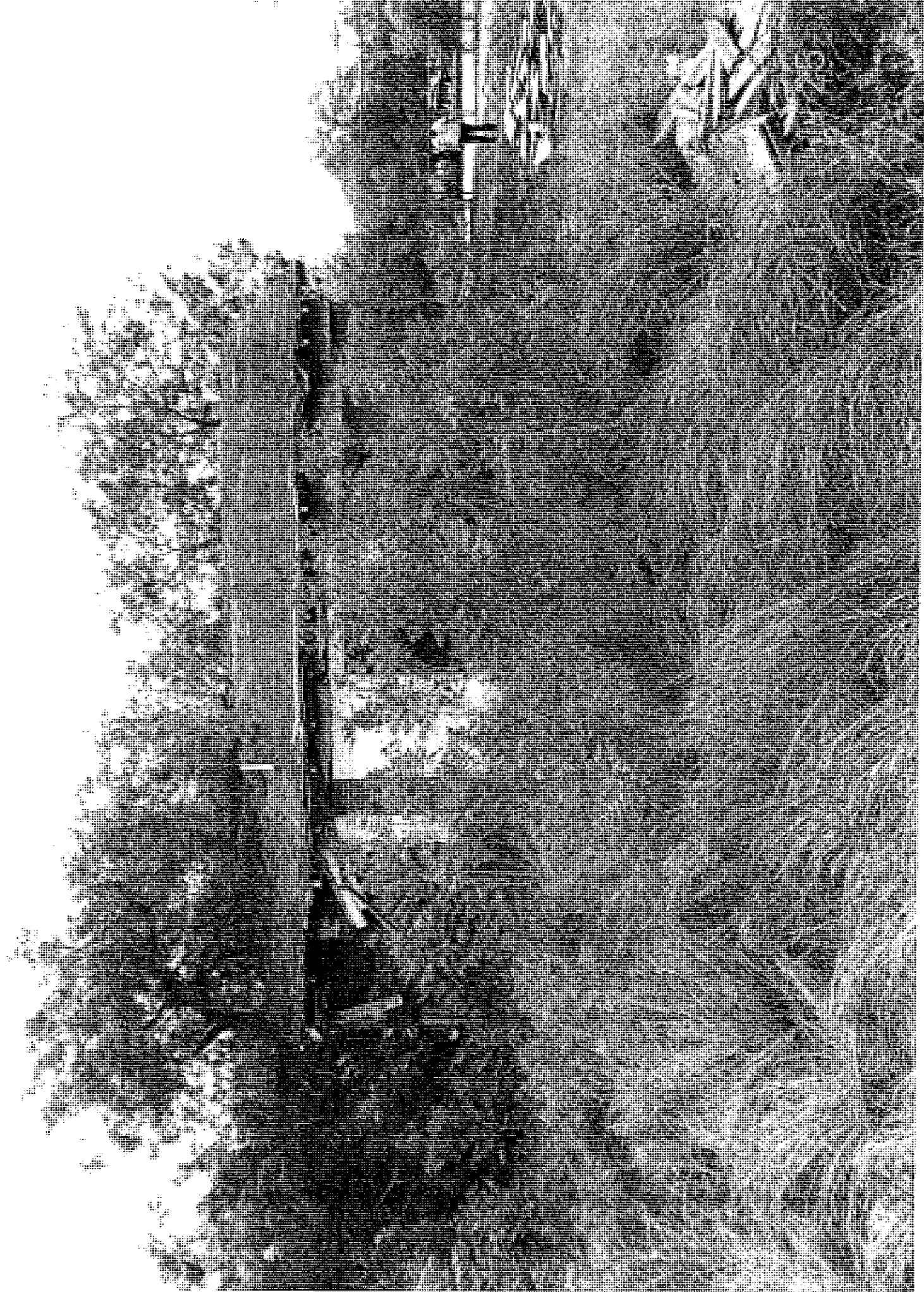












# **PUBLIC HEARING #3**



# CITY OF KINGSVILLE

P.O. BOX 1458  
KINGSVILLE, TX 78364

REPORT ADDRESS 303 W. GEN. CAVAZOS		INSPECTOR DANIEL RAMIREZ	
LEGAL DESCRIPTION KT. & 1 CO	BLOCK 20	LOT ouy of ne pt. 1 "ov65 tax deferral 2007 acres.66	
OWNER NAME JESUS GONZALEZ	OWNER'S ADDRESS 303 GEN. CAVAZOS BLVD.	CITY/STATE/ZIP KINGSVILLE, TEXAS 78363-2764	

## PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
<b>Building</b>						
Condition			X		H,B,D,AB,OU	1,2
<b>Yard</b>						
Condition			X		H,OV	
<b>Utilities</b>						
Electric			X		MI	
Gas			X		MI	
Water			X		MI	
<b>Roof</b>						
Covering			X		OU	
<b>Walls</b>						
Exterior			X		H,B,D,OU	
Interior			X			
Ceilings			X			
<b>Windows/Doors</b>						
Secured			X			
Condition			X		H,B,D,OU	
<b>Foundation</b>						
Exterior			X		H,OU	
Interior			X		H,OU	
Plumbing			X		MI	
Electrical			X			

MI

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown

### COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

### BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS HAS BEEN WITHOUT WATER SINCE

SIGNATURE:

*Daniel H. Ramirez*  
DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

DATE:

3/14/14



# CITY OF KINGSVILLE

P.O. BOX 1458  
KINGSVILLE, TX 78364

REPORT ADDRESS 303 W. GEN. CAVAZOS		INSPECTOR DANIEL RAMIREZ	
LEGAL DESCRIPTION KT. & 1 CO	BLOCK 20	LOT ouy of ne pt. 1 "ov65 tax deferral 2007 acres.66	
OWNER NAME JESUS GONZALEZ	OWNER'S ADDRESS 303 GEN. CAVAZOS BLVD.	CITY/STATE/ZIP KINGSVILLE, TEXAS 78363-2764	

## PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
Building						
Condition			X		H,B,D,AB,OU	1,2
Yard						
Condition			X		H,OV	
Utilities						
Electric			X		MI	
Gas			X		MI	
Water			X		MI	
Roof						
Covering			X		OU	
Walls						
Exterior			X		H,B,D,OU	
Interior			X			
Ceilings			X			
Windows/Doors						
Secured			X			
Condition			X		H,B,D,OU	
Foundation						
Exterior			X		H,OU	
Interior			X		H,OU	
Plumbing			X		MI	
Electrical			X			

MI

AB-Abandoned

C-Collapsed

I-Incomplete

MO-Mold

AS-Asbestos

D-Deteriorated

L-Leaning

OU-Outdated

B-Broken

H-Hazardous

MI-Missing

OV-Overgrown

### COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN

2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE

3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND

4. PARTIAL

5. UNCOVERED ROOF

6. GRAFFITI

### BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND VAGRANTS. HAS BEEN WITHOUT WATER SINCE

SIGNATURE:

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

DATE:

7-17-14



# CONDEMNATION CHECKLIST

Property Address: 303 W General Cavazos Phone: \_\_\_\_\_  
 Property Owner: Jesus M Gonzalez Est Jasinta Gonzalez Phone: \_\_\_\_\_  
 Owner's Address: 303 W General Cavazos Blk Fax: \_\_\_\_\_  
Kingsville, TX 78363-2764

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> <u>3-14-14</u>	<u>3-14-14</u>	1. Identify structure unfit for human habitation.
<input type="checkbox"/> <u>3-14-14</u>	<u>3-14-14</u>	2. Inspect Property. (Building Official)
<input type="checkbox"/> <u>3-14-14</u>	<u>3-14-14</u>	<input type="checkbox"/> a. Prepare inspection report and date.
<input type="checkbox"/> <u>3-14-14</u>	<u>3-14-14</u>	<input type="checkbox"/> b. Photograph property with date stamp.
<input type="checkbox"/> <u>3-14-14</u>	<u>3-14-14</u>	3. Determine ownership from county assessment & tax collection record.
<input type="checkbox"/> <u>3-14-14</u>	<u>3-14-14</u>	4. Obtain legal description.
<input type="checkbox"/> <u>3-21-14</u>	<u>3-21-14</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input type="checkbox"/> <u>4-25-14</u>	<u>4-25-14</u>	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
<input type="checkbox"/> <u>7-16-14</u>	<u>7-16-14</u>	7. 2 <sup>nd</sup> Notice Sent. (10 day response) (Optional)
<input type="checkbox"/> <u>7-16-14</u>	<u>7-16-14</u>	8. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/> <u>7-18-14</u>	<u>7-18-14</u>	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
<input type="checkbox"/> <u>7-18-14</u>	<u>7-18-14</u>	<input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
<input type="checkbox"/> <u>7-18-14</u>	<u>7-18-14</u>	1) Post affidavit in newspaper twice a week for one week
<input type="checkbox"/> <u>10-21-14</u>	<u>10-21-14</u>	10. Post sign on property advising date the City

repend  
letter

☐ \_\_\_\_\_

☐ 7-18-14 7-18-14

☐ 7-16-14 7-16-14

☐ 7-16-14 7-16-14

☐ \_\_\_\_\_

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Council will consider condemnation of structure.

11. Within the Historical District. Meeting date to be heard by the Historical Development Board.

12. Photograph posted sign with date stamp.

13. Prepare information packet for each City

Council member, plus one each for City Manager, City Attorney & City Secretary consisting of

☐ a. Location Map

☐ b. Photographs of the structure with date stamp

☐ c. Inspection report

☐ d. Pre-condemnation notice

☐ e. Condemnation resolution

14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

15. City Council adopts condemnation resolution.

16. File Notice of Condemnation with the County Clerk.

17. Send owner(s) & other vested interests the following:

☐ a. Copy of the City Council resolution.

☐ b. 45-day order to demolish

18. Post 45-day Order to Demolish on structure.

☐ a. Take photo with date stamp

19. Evaluate status of owner's action on 46<sup>th</sup> day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

20. Photograph posted notice with date stamp.

21. Notify utility companies to disconnect & remove services from structure for safe demolition.

22. Issue Notice to Proceed to Public Works Director and Demolition Crew.

23. Prepare demolition cost statement consisting of:

☐ a. Mailing fees

☐ b. Publication fees

- ☐ c. Demolition costs
- ☐ d. Landfill tipping fees
- ☐ e. Filing fees
- ☐ f. Administrative fees
- ☐ g. Any documentation miscellaneous costs



\_\_\_\_\_

24. Send a letter & cost statement to the

Collections Department so they can send out bill.

Make copy of documents and send to the City

Attorney requesting a lien to be place on the  
property.

**KLEBERG COUNTY APPRAISAL DISTRICT**  
**PROPERTY 20279**  
**Legal Description**  
 K T & I CO, BLOCK 20, LOT OUT OF NE PT 1, "OV65 TAX DEFERRAL 2007", ACRES .66  
**OWNER ID**  
 17402  
**OWNERSHIP**  
 100.00%  
**PROPERTY APPRAISAL INFORMATION 2013**  
 GONZALEZ JESUS M EST  
 ETUX JASINTA  
 303 W GENERAL CAVAZOS BLVD  
 KINGSVILLE, TX 78363-2764  
**Entities**  
 CAD 100%  
 CKI 100%  
 GKL 100%  
 SKI 100%  
 WST 100%  
**Values**  
 IMPROVEMENTS 8,260  
 LAND MARKET + 14,330  
 MARKET VALUE = 22,590  
 PRODUCTIVITY LOSS - 0  
 APPRAISED VALUE = 22,590  
 HS CAP LOSS - 0  
 ASSESSED VALUE = 22,590

**290002001201192**  
 Ref ID2: R20279  
 Map ID: G-6  
**ACRES: .6600**  
**EFF. ACRES:**  
**APPR VAL METHOD: Cost**

**SITUS** 303 W GEN CAVAZOS, TX  
**GENERAL**  
 LAST APPR. LR  
 LAST APPR. YR 2011  
 LAST INSP. DATE 03/17/2011  
 NEXT INSP. DATE  
**EXEMPTIONS**  
 HS HOMESTEAD  
 OV65 OVER 65

**UTILITIES**  
 TOPOGRAPHY  
 ROAD ACCESS  
 ZONING  
 NEXT REASON

**REMARKS**  
 FOR '11 REM DGU, ADD 50% PHYS FOR VERY  
 POOR COND, REM FUNC PER APPR LR 3/17/11  
 4/18/11 MMG -- 2010 LAND SCHEDULE RATE  
 CHG PER IE 4/29/10 JO -- IMAGE ID:(#67) -- FOR

**BUILDING PERMITS**  
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

**SALE DT PRICE GRANTOR DEED INFO**  
 03/01/1990 \*\*\*\*\*  
 UNKNOWN OT / 37 / 150  
 GONZALES JESUS MDEATH / /

**SKETCH for Improvement #1 (RESIDENTIAL)**

**IMPROVEMENT INFORMATION**

#	TYPE	DESCRIPTION	MTHQ	CLASS/SUBCL	AREA	UNIT PRICE/UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	MA	MAIN AREA	R	FF3/	750.0	43.65	1940	1940	P	32,740	40%	50%	100%	100%	100%	0.20	6,550
2	SP1	SCREEN PORCH	R	FF3/	180.0	10.94	1940	1940	P	1,910	40%	50%	100%	100%	100%	0.20	360
3	MA3	1/2 STORY B	R	FF3/	180.0	34.92	1940	1940	P	6,290	40%	50%	100%	100%	100%	0.20	1,260
4	OP1	OPEN PORCH B	R	FF3/	20.0	8.73	1940	1940	P	180	40%	50%	100%	100%	100%	0.20	40
5	SP1	SCREEN PORCH	R	FLV/	20.0	0.00	1940	1940	P	50	100%	50%	100%	100%	100%	0.50	50
6	RESIDENTIAL		STCD: A1		1,130.0					41,070							8,260

**IMPROVEMENT FEATURES**

Feature	Count
Foundation	1
Exterior Wall	1
Interior Finish	1
Roof Style	RT2, RM1
Flooring	1
Plumbing	1

**LAND INFORMATION**  
 IRR Wells: 0 Capacity: 0  
 DIMENSIONS 0.6600 AC  
 UNIT PRICE 13,000.00  
 GROSS VALUE 8,580.167  
 ADJ MASS ADJ VAL SRC  
 1. A1  
 Comment: apply land adj for location  
 IRR Acres: 0  
 Oil Wells: 0  
 MKT VAL AG APPLY 14,330  
 AG CLASS AG TABLE AG UNIT PRC AG VALUE  
 0.00  
 14,330  
 0



## CKI - CITY OF KINGSVILLE

Geo ID Order

05/22/2013 11:59AM

Prop ID	Owner	%	Legal Description	Values					
16769	49166	100.00	R Geo: 290001913401192 CANTU SANTIAGO PO BOX 197 LA BLANCA, TX 78558-0197	Effective Acres: 0.000000 K T & I CO, BLOCK 19, LOT PT 13, ACRES 1.38	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 0 F-6 Prod Use: 570 Prod Mkt: 4,420	Market: 4,420 Prod Loss: -3,850 Appraised: 570 Cap: 0 Assessed: 570 Exemptions:			
			Acres: 1.3800 Map ID: Mtg Cd: DBA:						
			State Codes: D1 Situs:						
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				570	0	570	0.842200	4.80
15307	10346	100.00	R Geo: 290001924101192 CANTU SANTIAGO PO BOX 197 LA BLANCA, TX 78558-0197	Effective Acres: 0.000000 K T & I CO, BLOCK 19, LOT PT 24, ACRES 42.9	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 0 F-6 Prod Use: 17,630 Prod Mkt: 137,280	Market: 137,280 Prod Loss: -119,650 Appraised: 17,630 Cap: 0 Assessed: 17,630 Exemptions:			
			Acres: 42.9000 Map ID: Mtg Cd: DBA:						
			State Codes: D1 Situs:						
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				17,630	0	17,630	0.842200	148.48
31097	10346	100.00	R Geo: 290001924108192 CITY OF KINGSVILLE PO BOX 1458 KINGSVILLE, TX 78364-1458	Effective Acres: 0.000000 K T & I CO, BLOCK 19, LOT PT 24, ACRES 5.072, (E X E M P T)	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 0 F-6 Prod Use: 0 Prod Mkt: 0	Market: 10,140 Prod Loss: 0 Appraised: 10,140 Cap: 0 Assessed: 10,140 Exemptions: EX			
			Acres: 5.0720 Map ID: (#67) Mtg Cd: DBA:						
			State Codes: X Situs: GEN CAVAZOS BLVD						
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				10,140	10,140	0	0.842200	0.00
20403	56804	100.00	R Geo: 290002001100192 HAYES SHANE C 18872 HELOTES RIDGE HELOTES, TX 78023	Effective Acres: 0.000000 K T & I CO, BLOCK 20, LOT NE PT OF 1, ACRES 14.8	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 7,360 F-6 Prod Use: 4,770 Prod Mkt: 40,000	Market: 47,360 Prod Loss: -35,230 Appraised: 12,130 Cap: 0 Assessed: 12,130 Exemptions:			
			Acres: 14.8000 Map ID: Mtg Cd: DBA:						
			State Codes: C1,D1 Situs:						
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				12,130	0	12,130	0.842200	102.16
19621	46948	100.00	R Geo: 290002001200192 D & B ENVIRONMENTAL SERVICES INC 810 W KING AVE KINGSVILLE, TX 78363-4943	Effective Acres: 0.000000 K T & I CO, BLOCK 20, LOT PT 1, ACRES 33.06	Imp HS: 0 Imp NHS: 19,490 Land HS: 0 Land NHS: 0 F-6 Prod Use: 2,310 Prod Mkt: 75,900	Market: 95,390 Prod Loss: -73,590 Appraised: 21,800 Cap: 0 Assessed: 21,800 Exemptions:			
			Acres: 33.0600 Map ID: Mtg Cd: DBA:						
			State Codes: D1,E Situs: FRANKLIN ADAMS TX						
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				21,800	0	21,800	0.842200	183.60
20279	17402	100.00	R Geo: 290002001201192 GONZALEZ JESUS M EST ETUX JASINTA 303 W GENERAL CAVAZOS BL KINGSVILLE, TX 78363-2764	Effective Acres: 0.000000 K T & I CO, BLOCK 20, LOT OUT OF NE PT 1, "OV65 TAX DEFERRAL 2007", ACRES .65	Imp HS: 8,260 Imp NHS: 0 Land HS: 14,330 Land NHS: 0 G-6 Prod Use: 0 Prod Mkt: 0	Market: 22,590 Prod Loss: 0 Appraised: 22,590 Cap: 0 Assessed: 22,590 Exemptions: HS,OV65			
			Acres: 0.6600 Map ID: Mtg Cd: DBA:						
			State Codes: A Situs: 303 W GEN CAVAZOS TX						
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				22,590	8,400	14,190	0.842200	119.51
37053	55344	100.00	R Geo: 290002001206192 TIFFEE WILLIAM C ETUX DEBRA 810 W KING AVE KINGSVILLE, TX 78363-4943	Effective Acres: 0.000000 K T & I CO, BLOCK 20, LOT PT 1, (FOR INFO ONLY), NOW: WILLIAM TIFFEE 0.60 ACRE TRACT (SEE: 1-843-ETC), ACRES 0.5	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 0 F-6 Prod Use: 0 Prod Mkt: 0	Market: 0 Prod Loss: 0 Appraised: 0 Cap: 0 Assessed: 0 Exemptions:			
			Acres: 0.5000 Map ID: Mtg Cd: DBA:						
			State Codes: D2 Situs: CO RD 1030 TX						
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				0	0	0	0.842200	0.00

DATE 03/21/2014

## STATEMENT OF ALL TAXES DUE

SD

MELISSA T DELAGARZA, PCC  
P O BOX 1457  
KINGSVILLE, TX 78364-1457  
(361) 595-8542

\*\*\*\*\*  
\* PROPERTY DESCRIPTION ACCT # 2-900-020-01201-192 \*  
\* \*  
\* K T & I CO, BLOCK 20, LOT OUT OF NE PT 1, "OV65 TA \*  
\* X DEFERRAL 2007", ACRES .66 \*  
\* \*  
\* TOWN - LOCATION- 303 W GEN CAVAZOS \*  
\* ACRES - .660 \*  
\* LAND MKT VALUE 14330 IMPR/PERS MKT VALUE 8260 \*  
\* LAND AGR VALUE MKT. BEFORE EXEMPTS 22590 \*  
\* LIMITED TXBL. VALUE 22590 \*  
\* EXEMPTIONS GRANTED: H S \*  
\* (REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE) \*  
\*\*\*\*\*

GONZALEZ JESUS M EST  
ETUX JASINTA  
303 W GENERAL CAVAZOS BLVD  
KINGSVILLE TX 78363-2764

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 1994	188.63	456.49	96.77	741.89
TAXES 1995	45.38	104.38	22.46	172.22
TAXES 1996	47.42	103.37	22.62	173.41
TAXES 1997	46.91	96.64	21.54	165.09
TAXES 1998	45.35	87.98	20.00	153.33
TAXES 1999	43.76	79.64	18.51	141.91
TAXES 2000	76.28	129.67	30.89	236.84
TAXES 2001	75.23	118.87	29.12	223.22
TAXES 2002	74.79	109.20	27.60	211.59
TAXES 2003	71.95	96.41	25.25	193.61
TAXES 2004	105.29	128.46	46.75	280.50
TAXES 2005	204.84	225.32	86.04	516.20
TAXES 2006	203.02	198.97	80.41	482.40
TAXES 2007	228.49	112.72	.00	341.21
TAXES 2008	146.36	60.50	.00	206.86
TAXES 2009	147.54	49.17	.00	196.71
TAXES 2010	164.82	41.75	.00	206.57
TAXES 2011	132.64	22.99	.00	155.63
TAXES 2012	132.64	12.37	.00	145.01
TAXES 2013	133.94	1.78	.00	135.72
-----				
	2,315.28	2,236.68	527.96	5,079.92
=====				

ACCT # 2-900-020-01201-192	TOTAL DUE 03/2014	5,079.92
	TOTAL DUE 04/2014	5,101.52
	TOTAL DUE 05/2014	5,123.20
	TOTAL DUE 06/2014	5,144.81

\*\*\*\*\*  
\* BREAKDOWN OF TAX DUE BY JURISDICTION \*  
\* \*  
\* JURISDICTION TAXES PEN & INT ATTY FEES TOTAL \*  
\* KLEBERG COUNTY 390.84 497.36 123.70 1,011.90 \*  
\* CITY OF KINGSVILLE 1,532.75 1,248.90 273.45 3,055.10 \*  
\* SOUTH TX WATER AUTH 44.92 35.11 7.10 87.13 \*  
\* KINGSVILLE ISD 346.77 455.31 123.71 925.79 \*  
\* \*  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: 137 9.67  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: CITY 119.51  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: STWA 4.76  
\* TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... 133.94

DEFERRAL DATE 08/13/2007

# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



MARCH 21, 2014

JESUS M GONZALEZ % JASINTA GONZALEZ  
303 W GENERAL CAVAZOS BL  
KINGSVILLE, TX 78363

**Re: KT & I CO, BLOCK 20, LOT OUT OF NE PT1 "OV65 TAX DEFERREAL  
2007", ACRES .66 303 W GENERAL CAVAZOS**

Dear Sir or Madam:

It has been determined that the structure at **303 W GENERAL CAVAZOS** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

## **§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.**

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

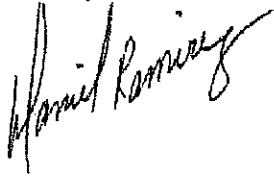
If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.



Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Ramirez", written in a cursive style.

---

Daniel Ramirez  
Building Official

Enclosure

# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



APRIL 25, 2014

JESUS M GONZALEZ % JASINTA GONZALEZ  
303 W GENERAL CAVAZOS BL  
KINGSVILLE, TX 78363

**Re: KT & CO, BLOCK 20, LOT OUT OF NE PT1 "OV65 TAX DEFERREAL  
2007", ACRES .66 303 W GENERAL CAVAZOS**

Dear Sir or Madam:

It has been determined that the structure at **303 W GENERAL CAVAZOS** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

## **§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.**

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

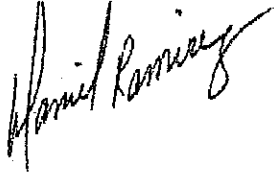
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Ramirez". The signature is written in a cursive style with a large, stylized initial "D".

---

Daniel Ramirez  
Building Official

Enclosure





## BUILDING DEPARTMENT

City of Kingsville  
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 3271

JULY 16, 2014

JESUS M GONZALEZ % JASNITA GONZALEZ  
303 W GENERAL CAVAZOS  
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 303 W GENERAL CAVAZOS**

Dear Sir or Madam:

On March 21, 2014, a letter was sent from the City of Kingsville stating that your property located at **303 W GENERAL CAVAZOS** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, AUGUST 11, 2014 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **AUGUST 11, 2014.**

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez  
Building Official



## BUILDING DEPARTMENT

City of Kingsville  
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7014 0150 0002 0853 6017

OCTOBER 21, 2014

JESUS M GONZALEZ % JASNITA GONZALEZ  
303 W GENERAL CAVAZOS  
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 303 W GENERAL CAVAZOS**

Dear Sir or Madam:

On March 21, 2014, a letter was sent from the City of Kingsville stating that your property located at **303 W GENERAL CAVAZOS** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, NOVEMBER 24, 2014 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for NOVEMBER 24, 2014.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

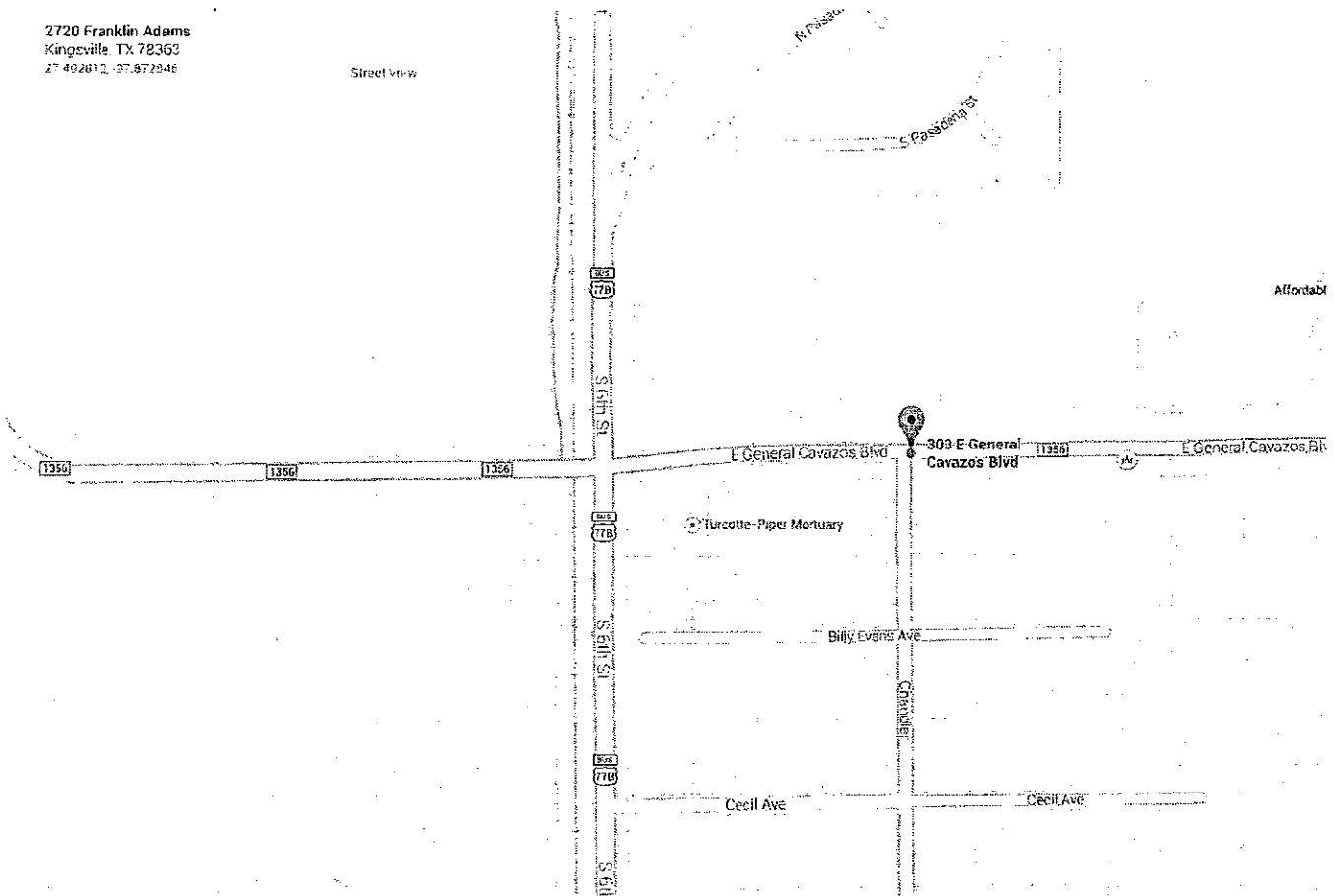
If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

  
Daniel Ramirez  
Building Official

2720 Franklin Adams  
Kingsville, TX 78363  
27.492612, -97.872946

Street View





CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

CORPUS CHRISTI  
TX 784 1 T  
17 JUL 2014 PM



*N/A*

Jesus Gonzalez  
Jasinta Gonzalez  
212 10 General Cavazos BL

NIXIE 782 5E 1009 0007/20/14

RETURN TO SENDER  
NO MAIL RECEPTACLE  
UNABLE TO FORWARD

78364@1458  
78364@1458

BC: 78364145858 \*0488-10461-17-40



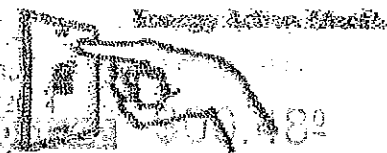
CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

CORPUS CHRISTI TX 784

RIO GRANDE DISTRICT

23 OCT 2014 PM



*UTP*

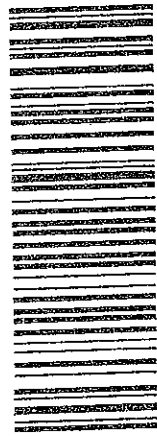
Jesus Gonzalez  
Jasinta Gonzalez  
3 NIXIE 782 SC 1 0010/26/14  
K

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

941 78364@1458

BC: 78364145858 \*0488-10461-17-40





7011 0110 0000 4433 3271

54

071814  
 Jesus Gonzalez  
 Santa Gonzalez BL  
 303 W General Lawton  
 Kingsville, TX 78363



CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

CORPUS CHRISTI

TX 784

31 JUL 2014 PM 2:47



Jesus M Gonzalez  
 Santa Gonzalez  
 General Lawton

NIXIE

782 SE 1009

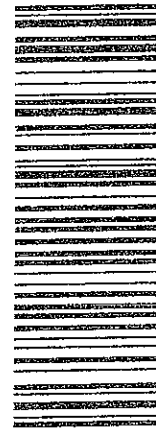
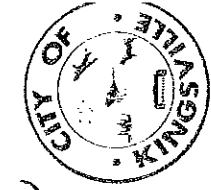
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BC: 78364145858

\*0588-22613-31.35

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*NMR*

*Jesus M Gonzalez Quintanilla Gonzalez  
303 W General Canzari BL  
Kingsville, TX 78363*

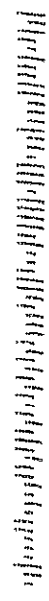


RETURN  
TO SENDER  
NO MAIL  
RECEIPTABLE



78363-2754

NMR



7011 0110 0000 4433 3882

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*047314*

*Jesus M Gonzalez  
Quintanilla Gonzalez  
303 W General Canzari BL  
Kingsville, TX 78363*

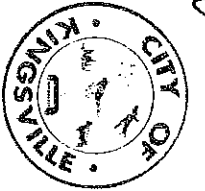
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782 CE 1009 0104/15/14

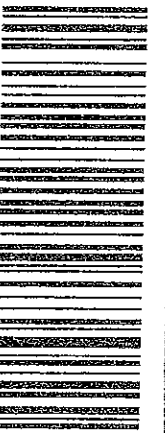
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UNCLAIMED  
UNABLE TO FORWARD

\*1310-13959-25-37

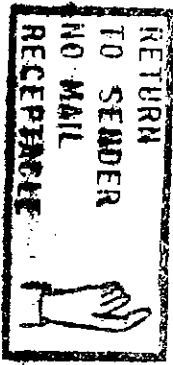
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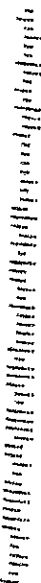
164



CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

783641458



NMR

Letter in Envelope  
Don't know  
303 W. General  
Kingsville, TX 78363

ANK

UTP

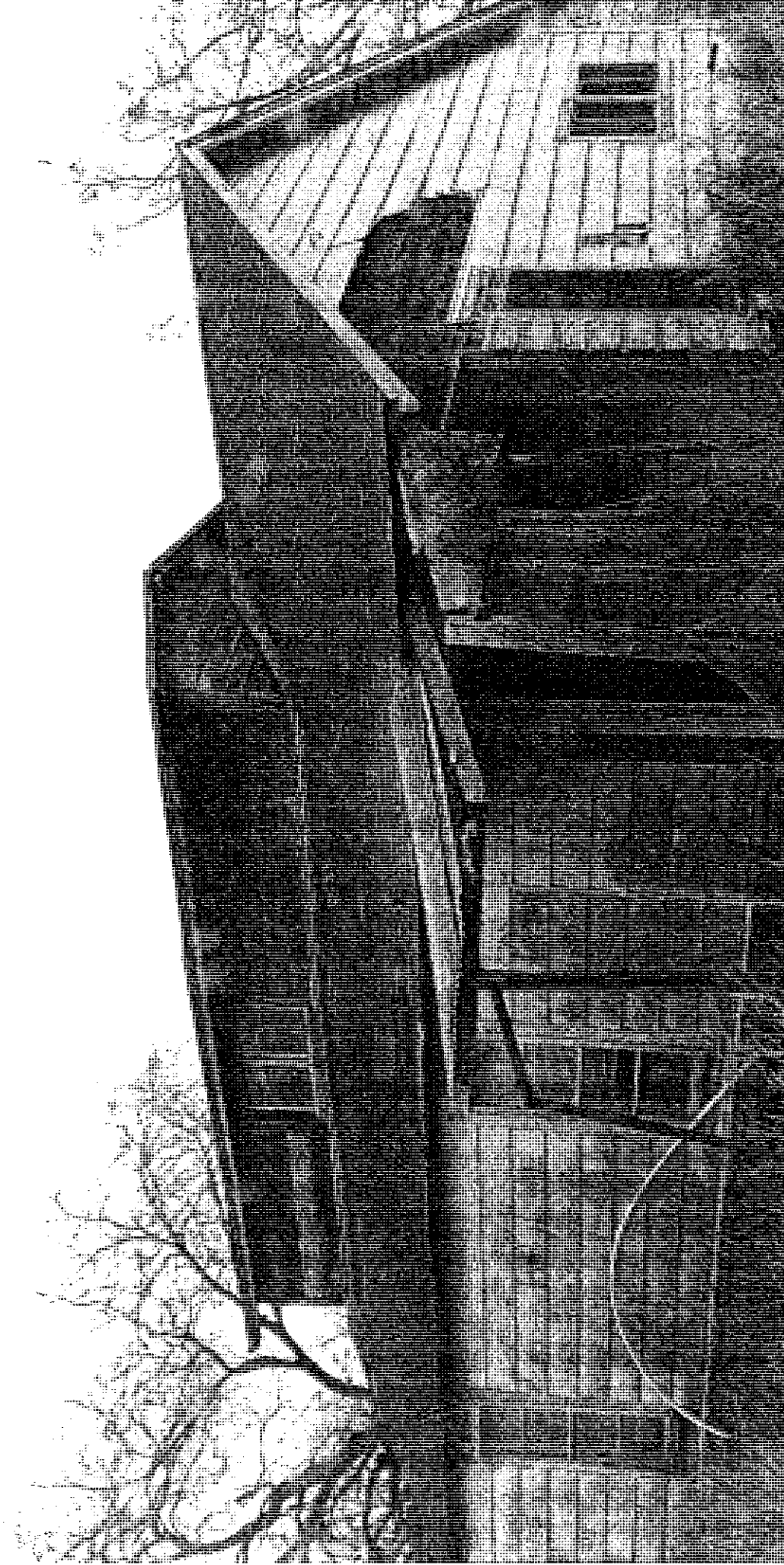
Letter in Envelope of Don't know  
303 W. General  
Kingsville, TX 78363

k NIXIE 782 SE 1009 0004/29/1

UTF

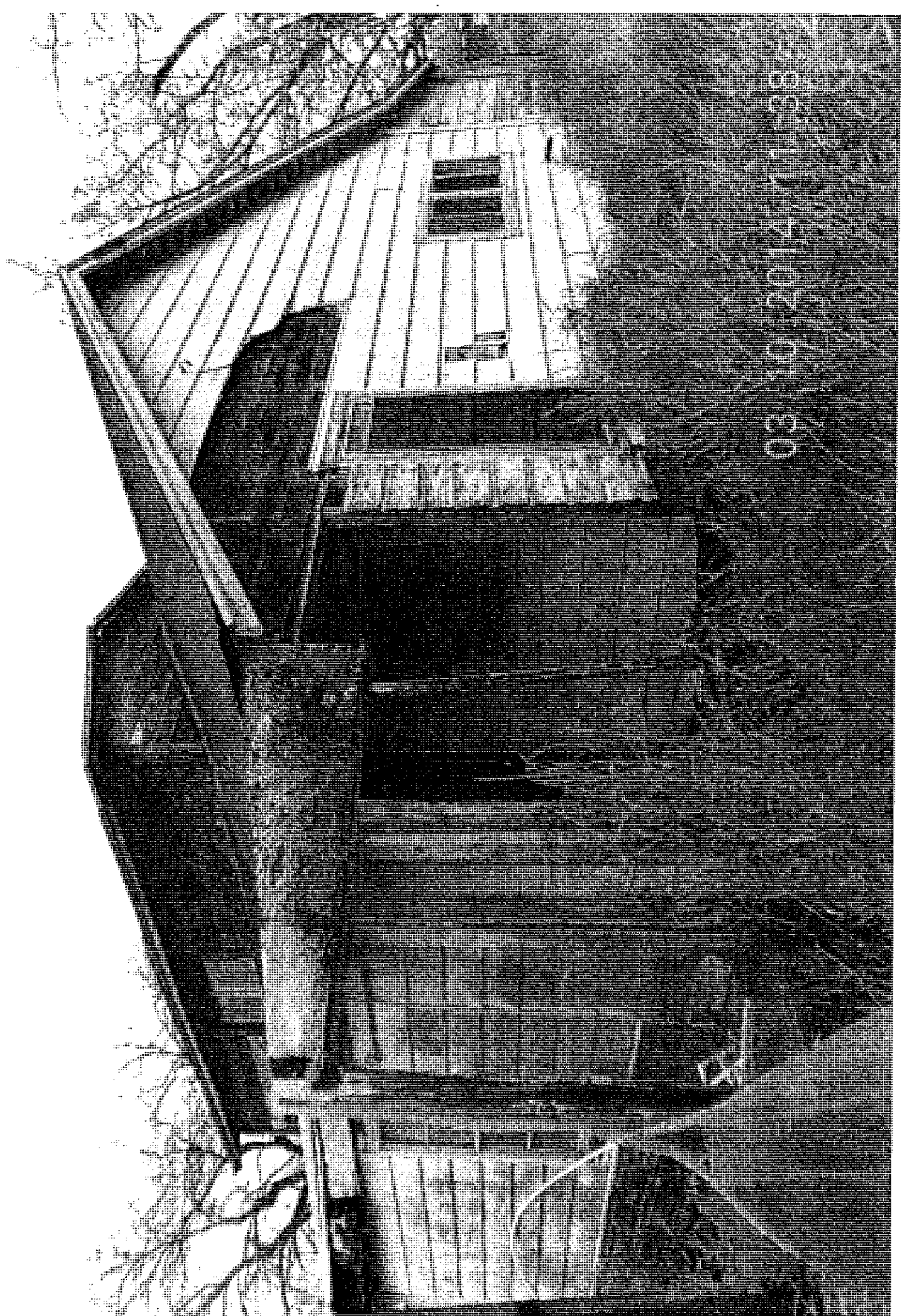
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

783641458 BC: 783641458 40388-00033-25  
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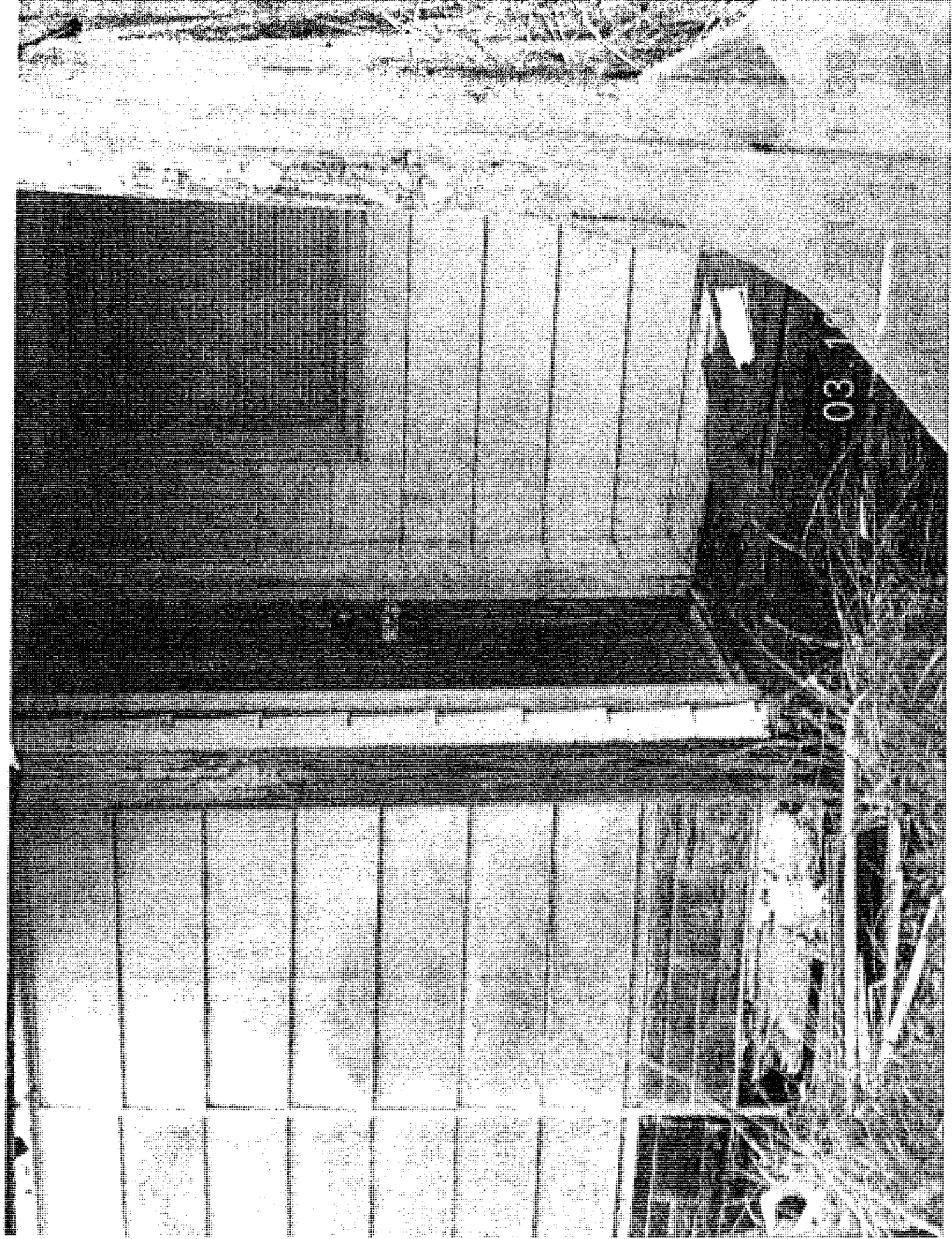


03 10 2014 11:37



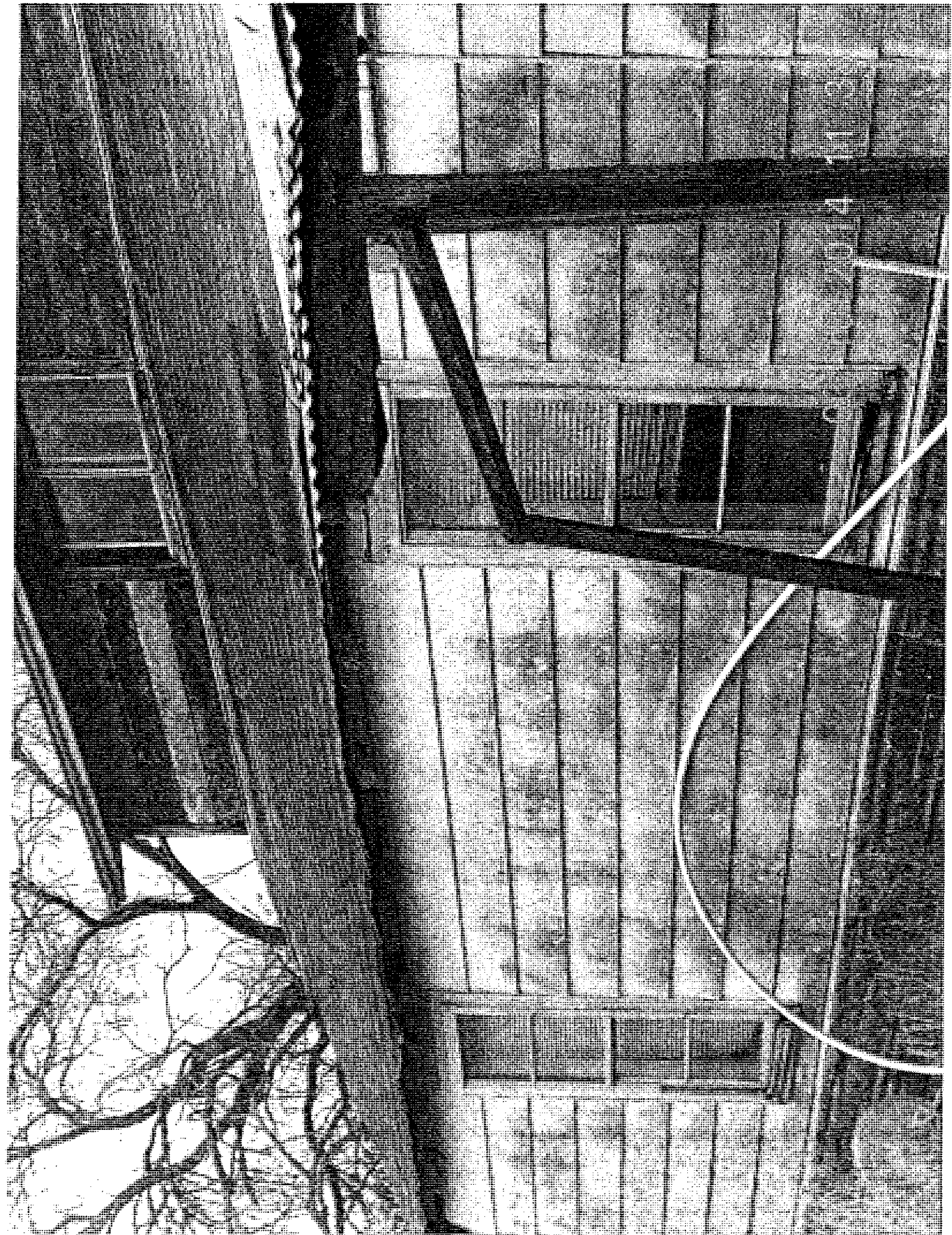


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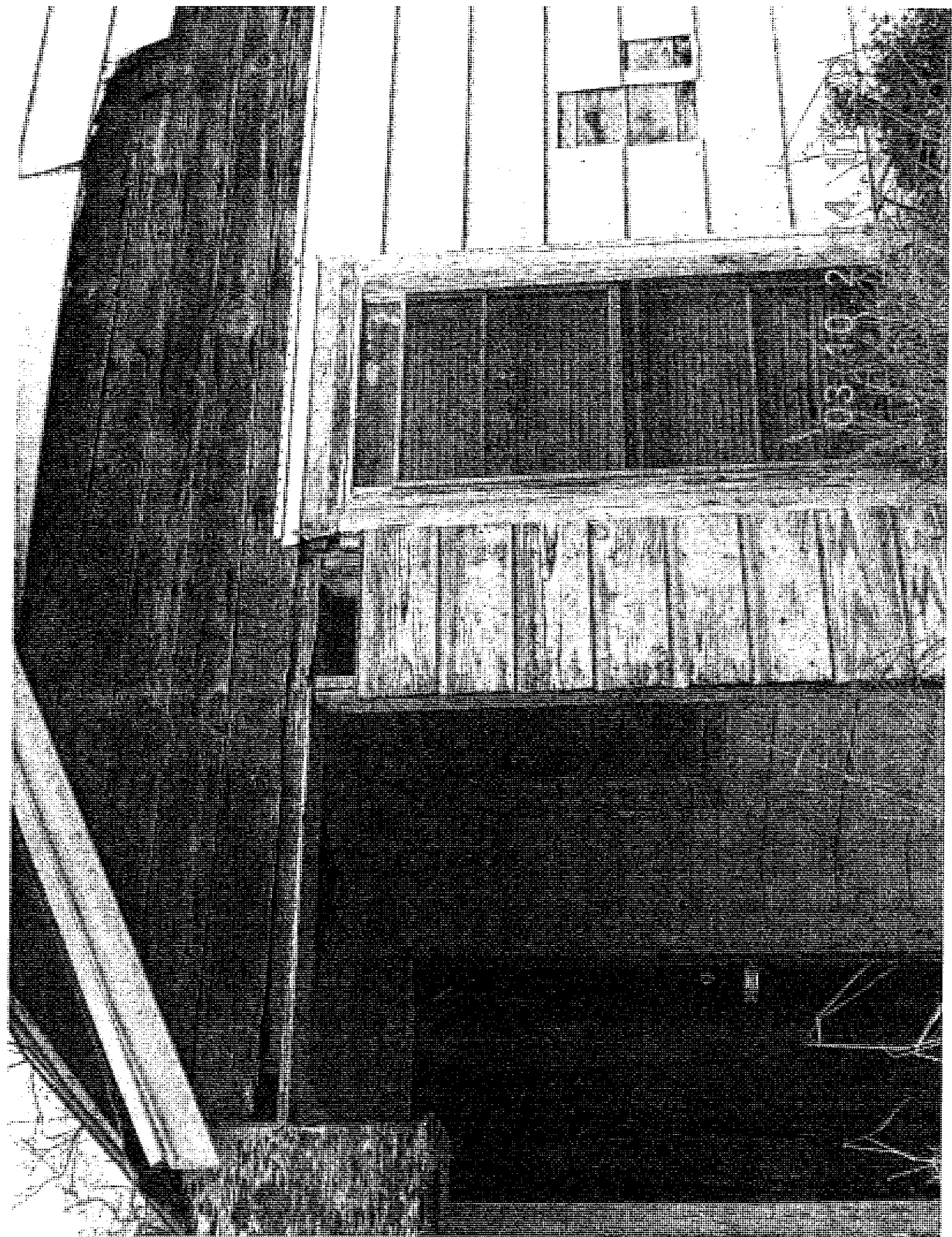
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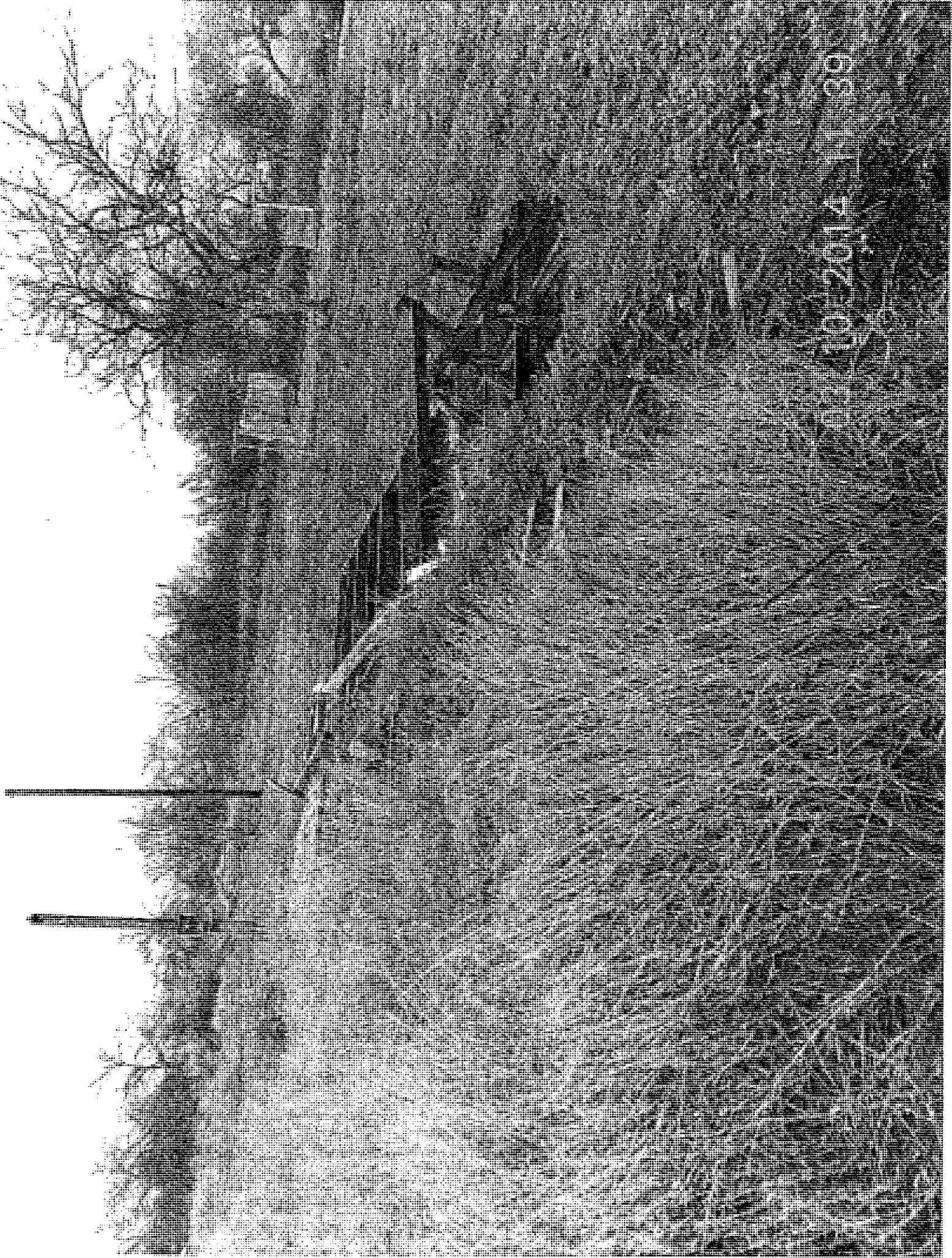






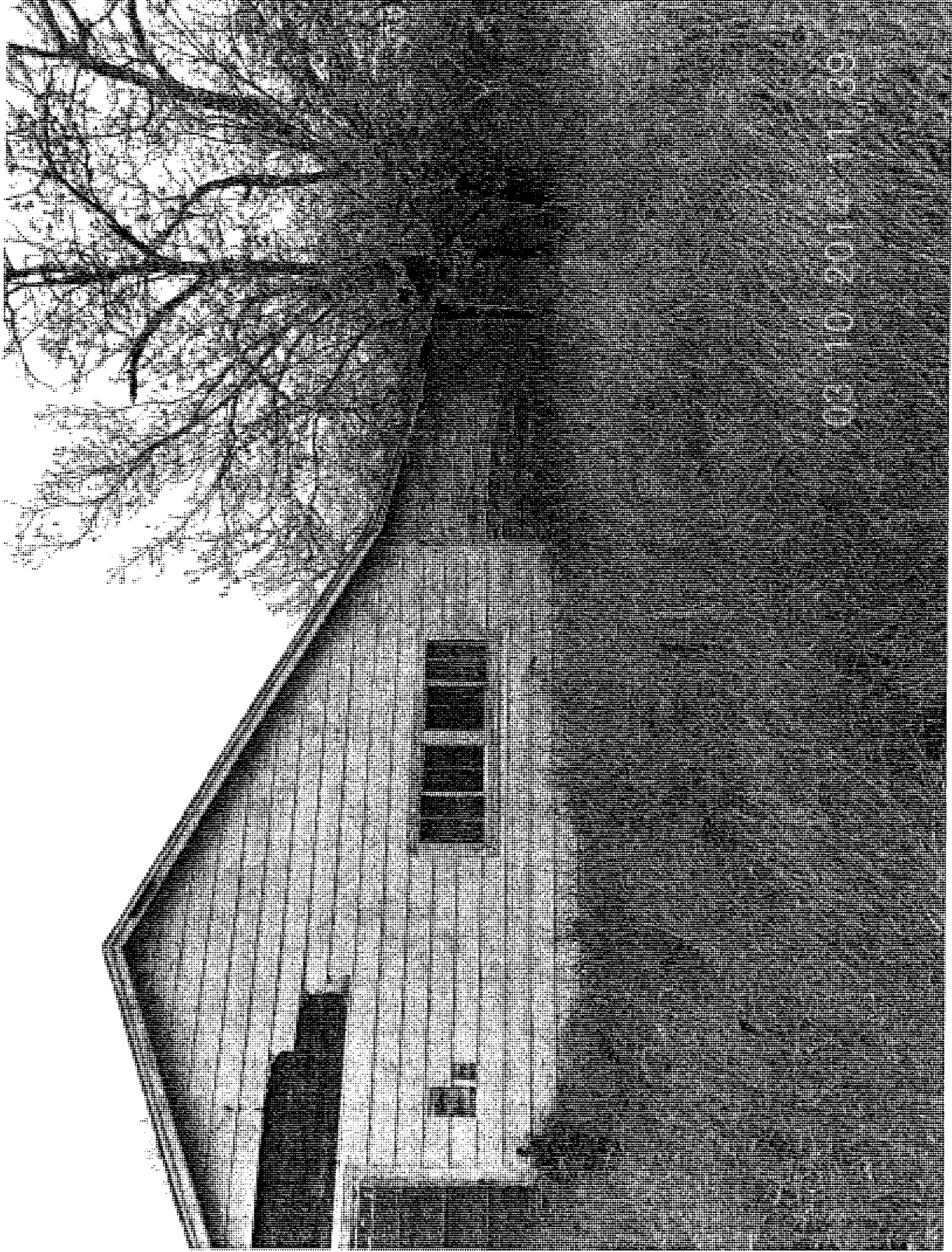






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10-2014



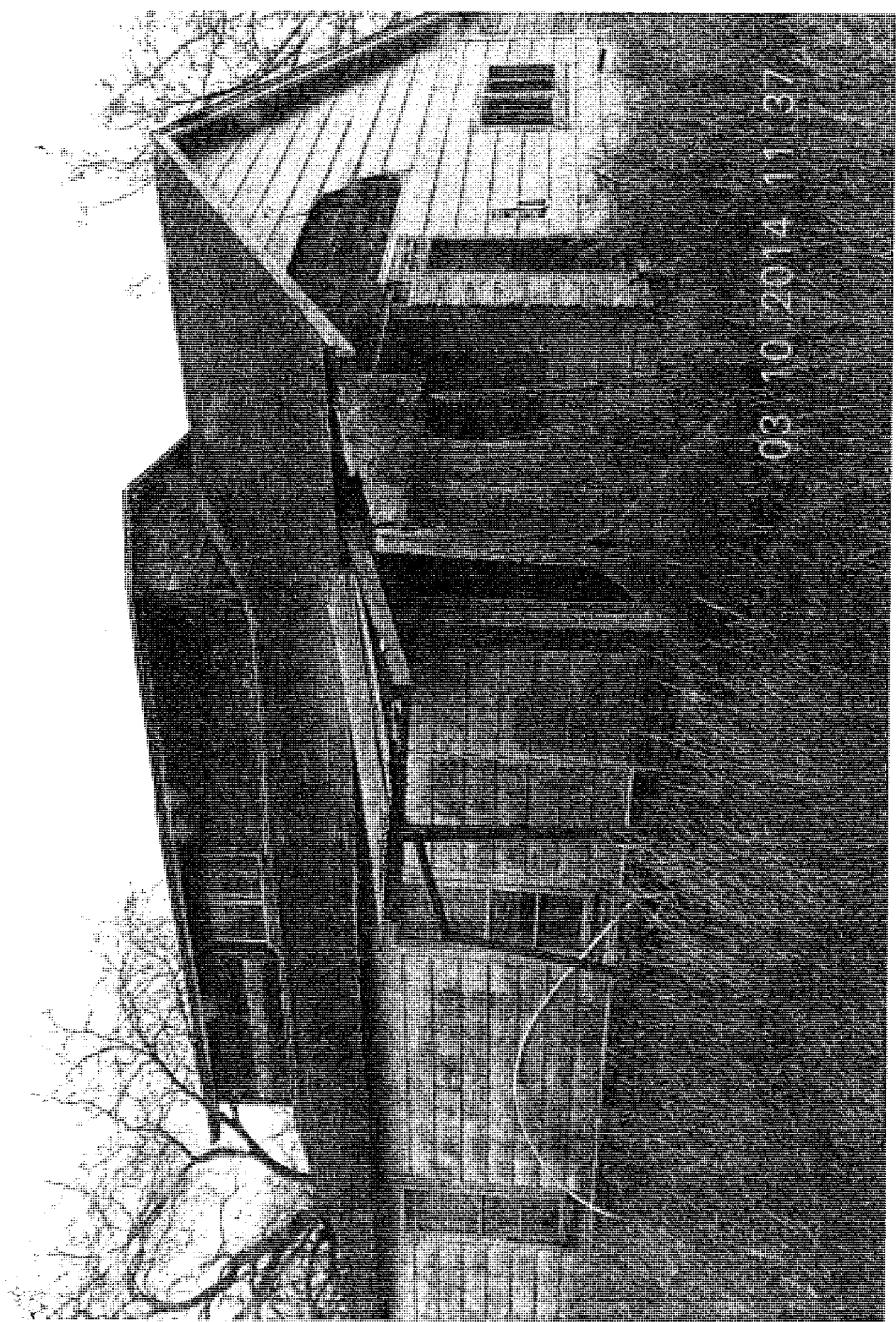


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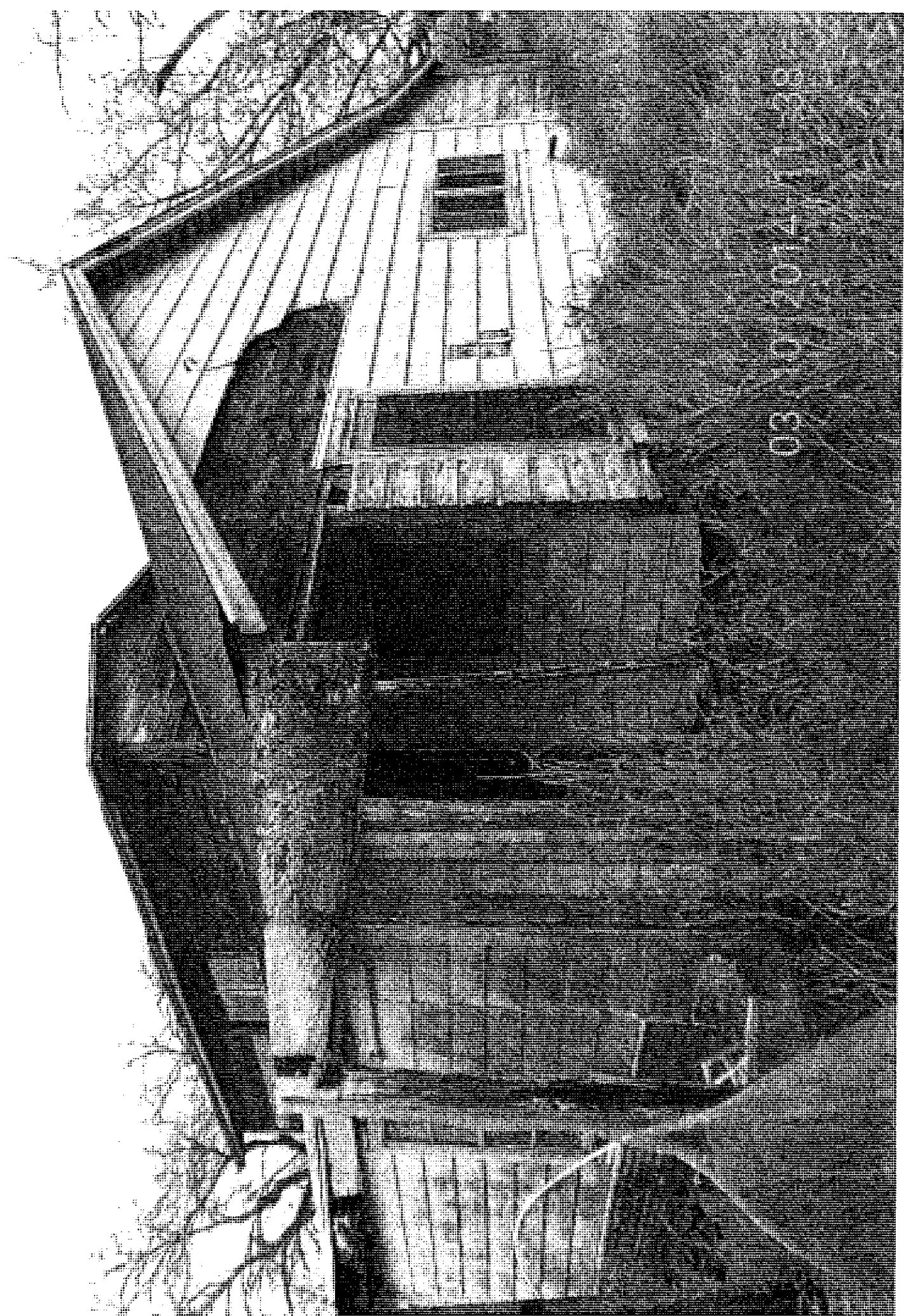
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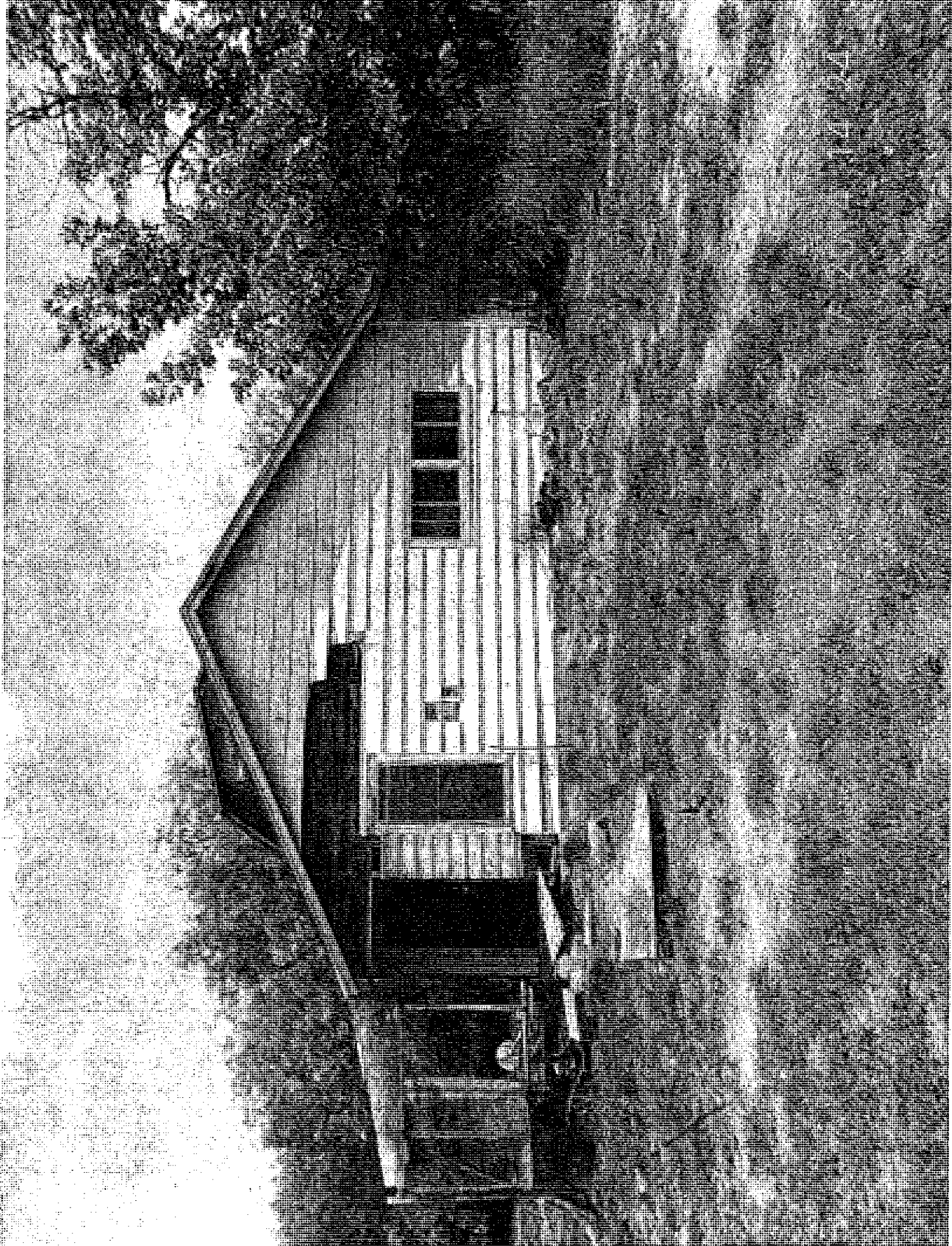
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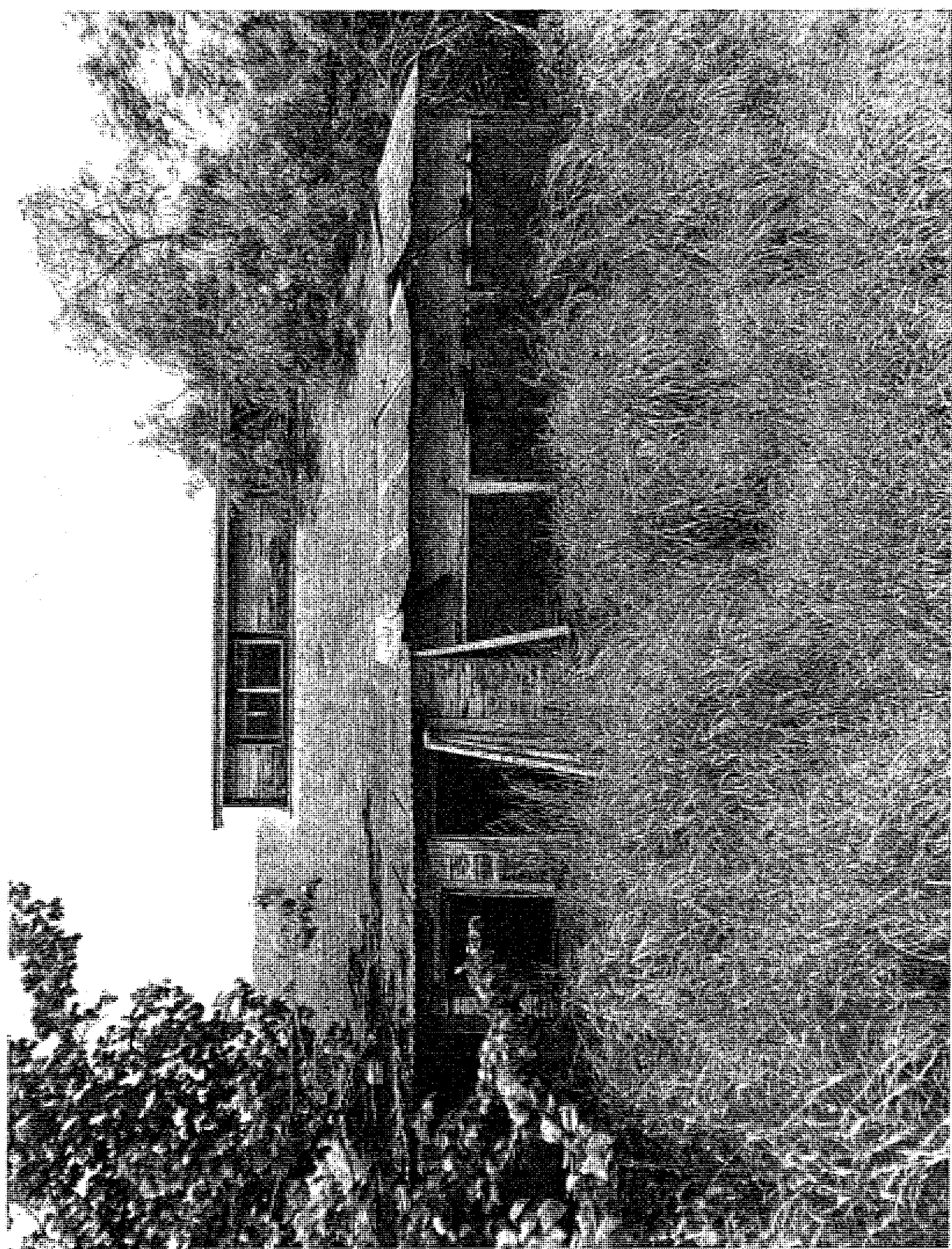
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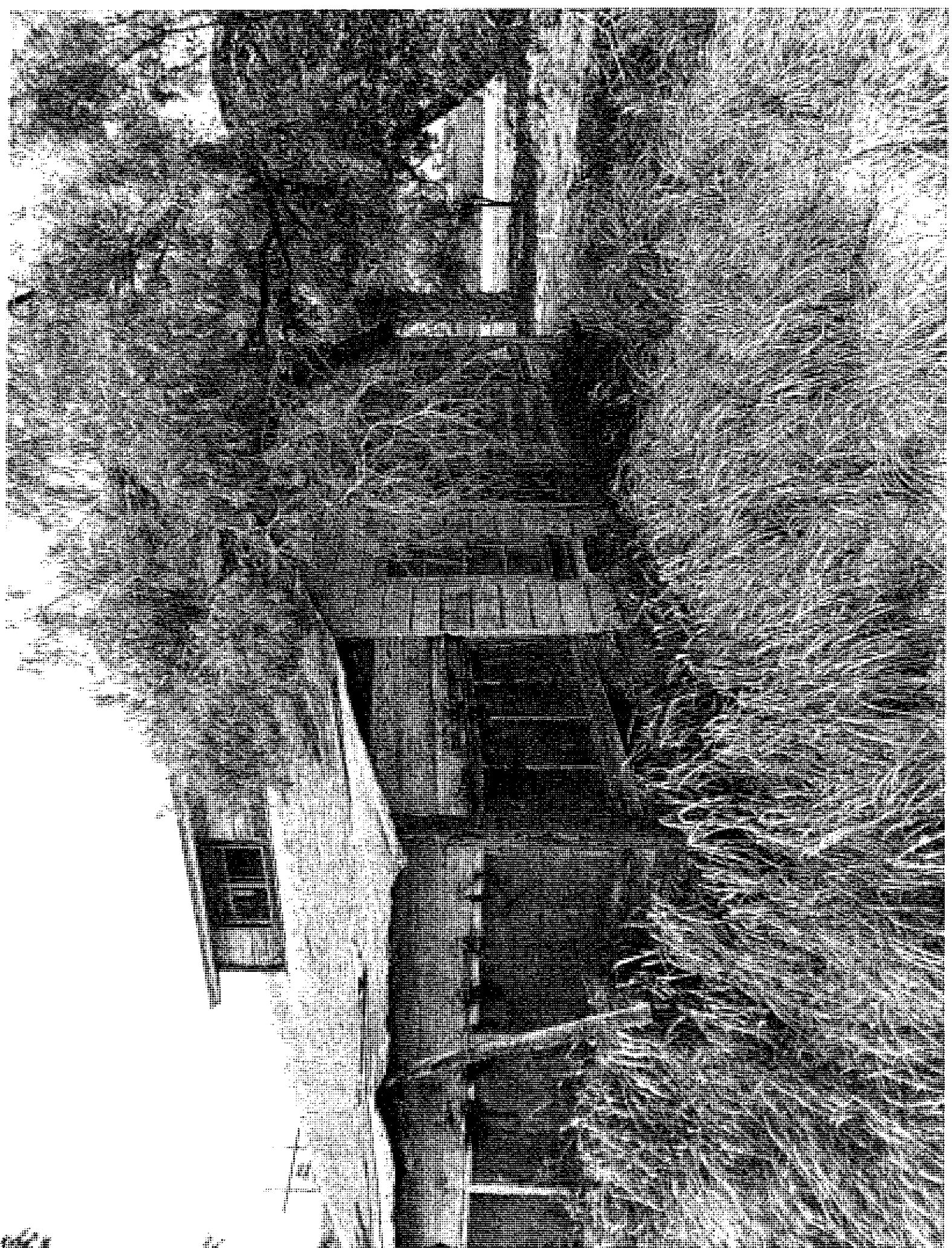






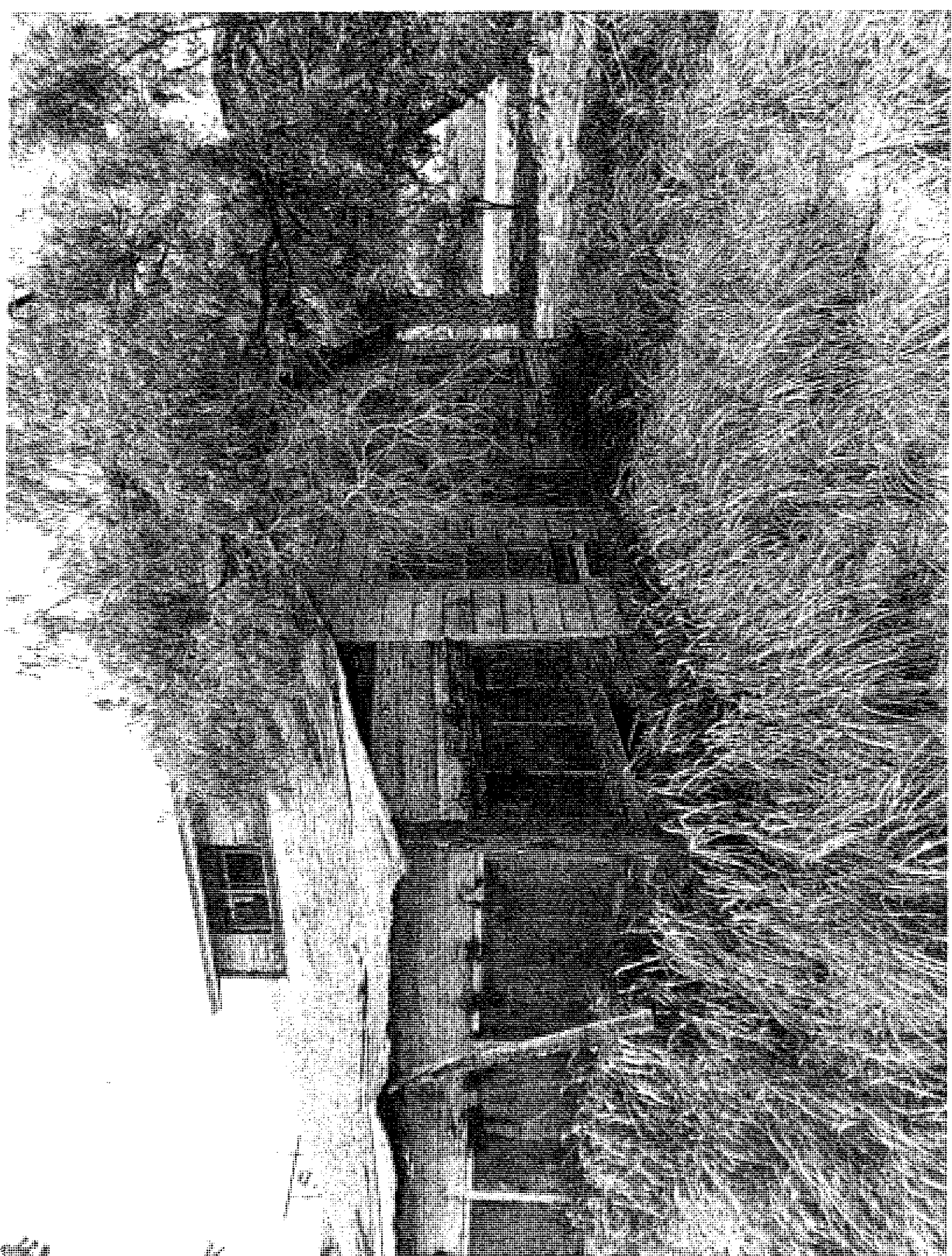














CITY OF KINGSVILLE, TEXAS

# NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF 303 W. 1st Street  
August 11, 2014

BY ORDER OF THE CITY ENGINEER

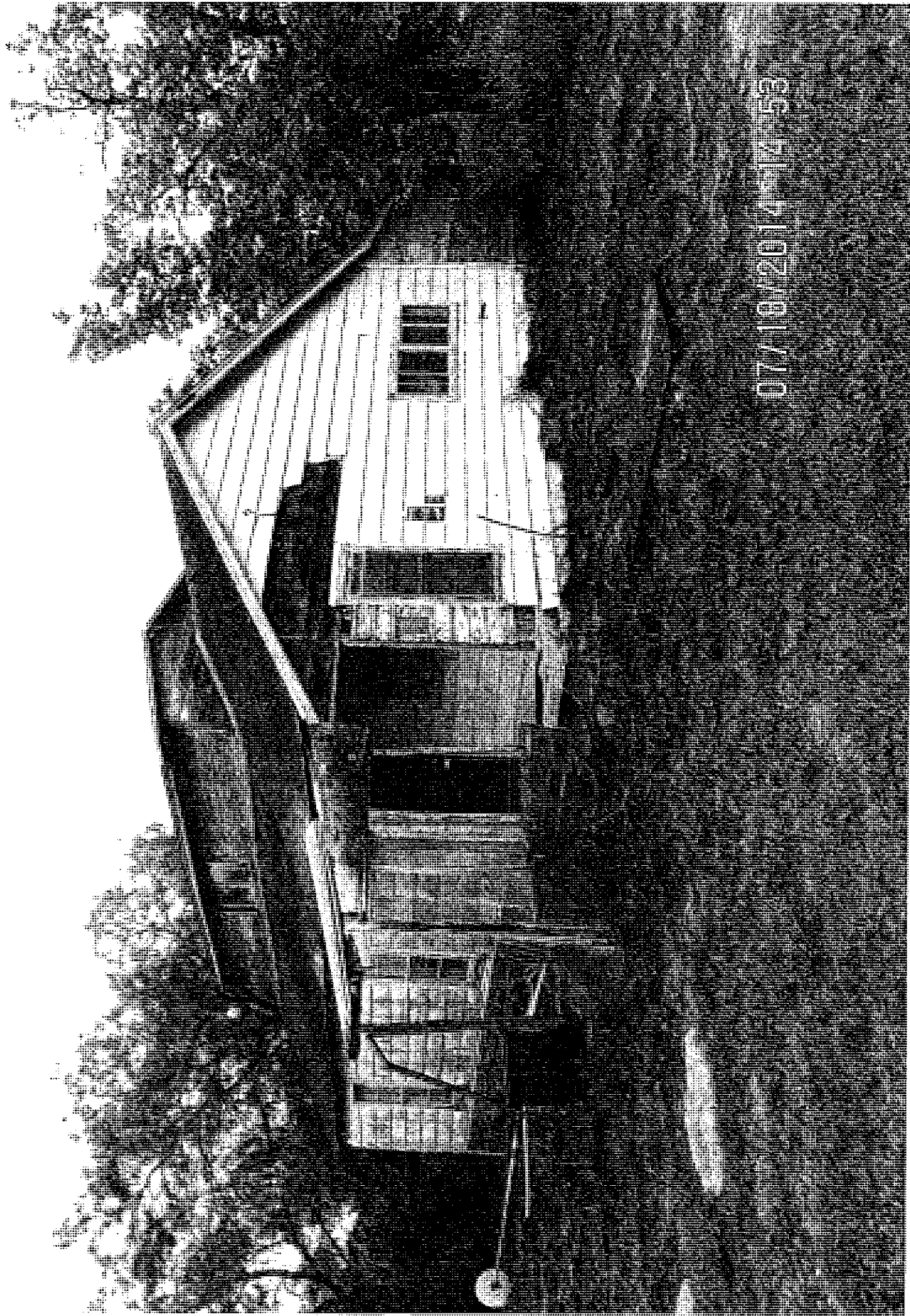
DEFACATING THE RESIDUAL OF THE STATE AND COUNTY OF TEXAS FOR THE PURPOSES OF THE CITY OF KINGSVILLE, TEXAS. THE CITY ENGINEER HAS BEEN ADVISED THAT THE PROPERTY IS IN A STATE OF DISREPAIR AND IS NOT FIT FOR OCCUPANCY. THE CITY ENGINEER HAS BEEN ADVISED THAT THE PROPERTY IS IN A STATE OF DISREPAIR AND IS NOT FIT FOR OCCUPANCY.

CONSIDER THE —  
REASON FOR THE  
REASON FOR THE

11/1/14

11/1/14

07/18/2014 14:43



07/18/2014 14:53

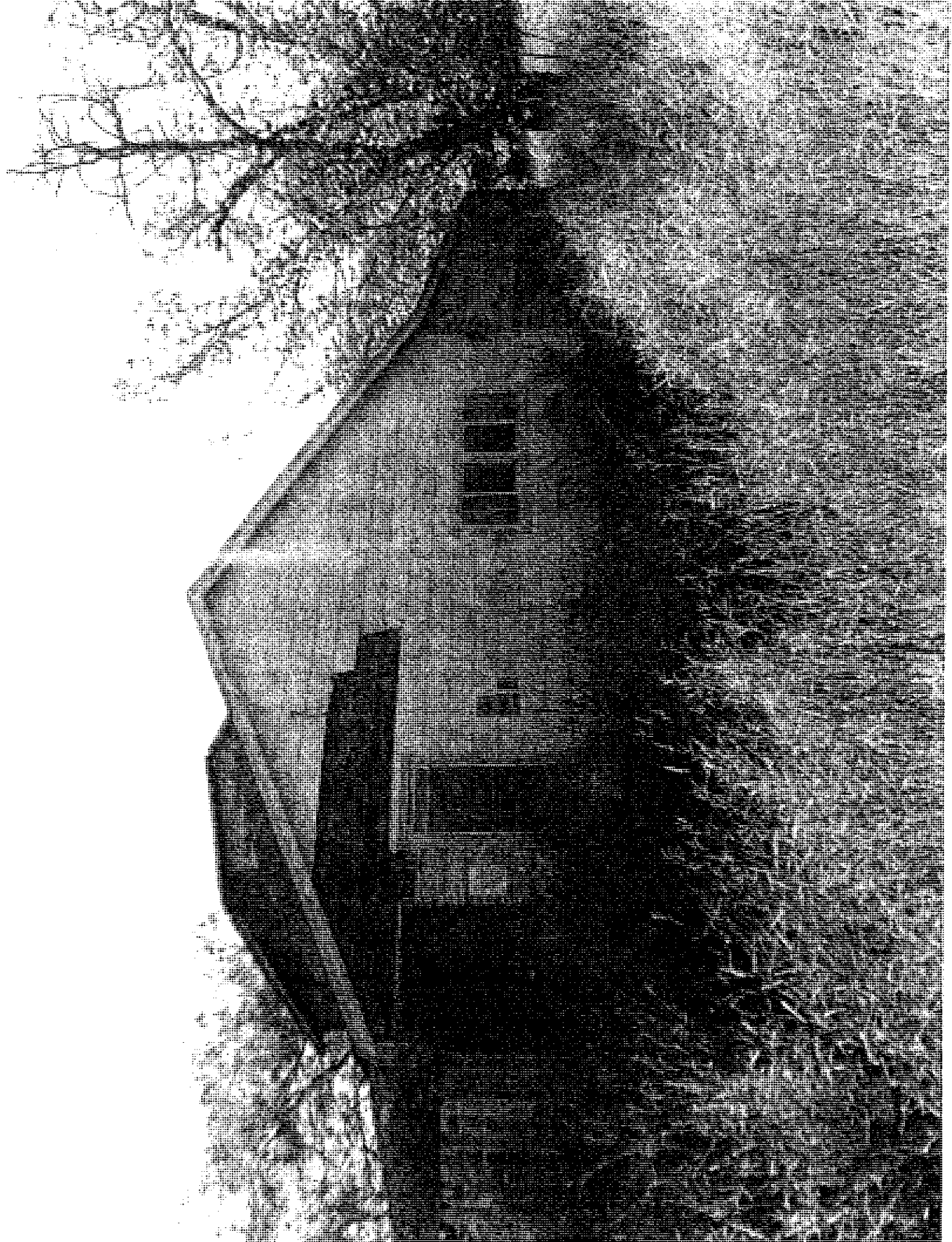


# NOTICE

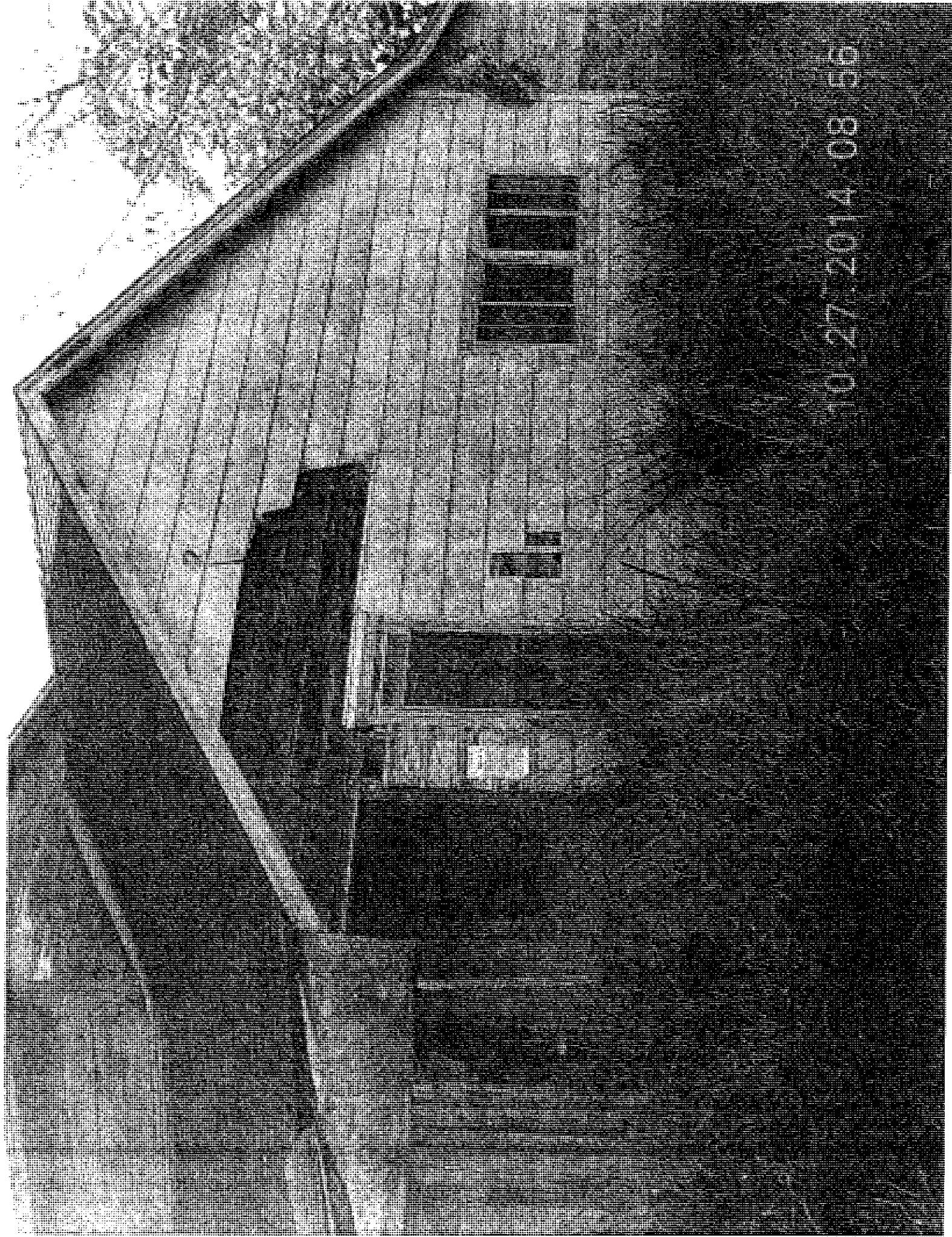
203 W. Con. Lanes  
November 20, 2014

10:46

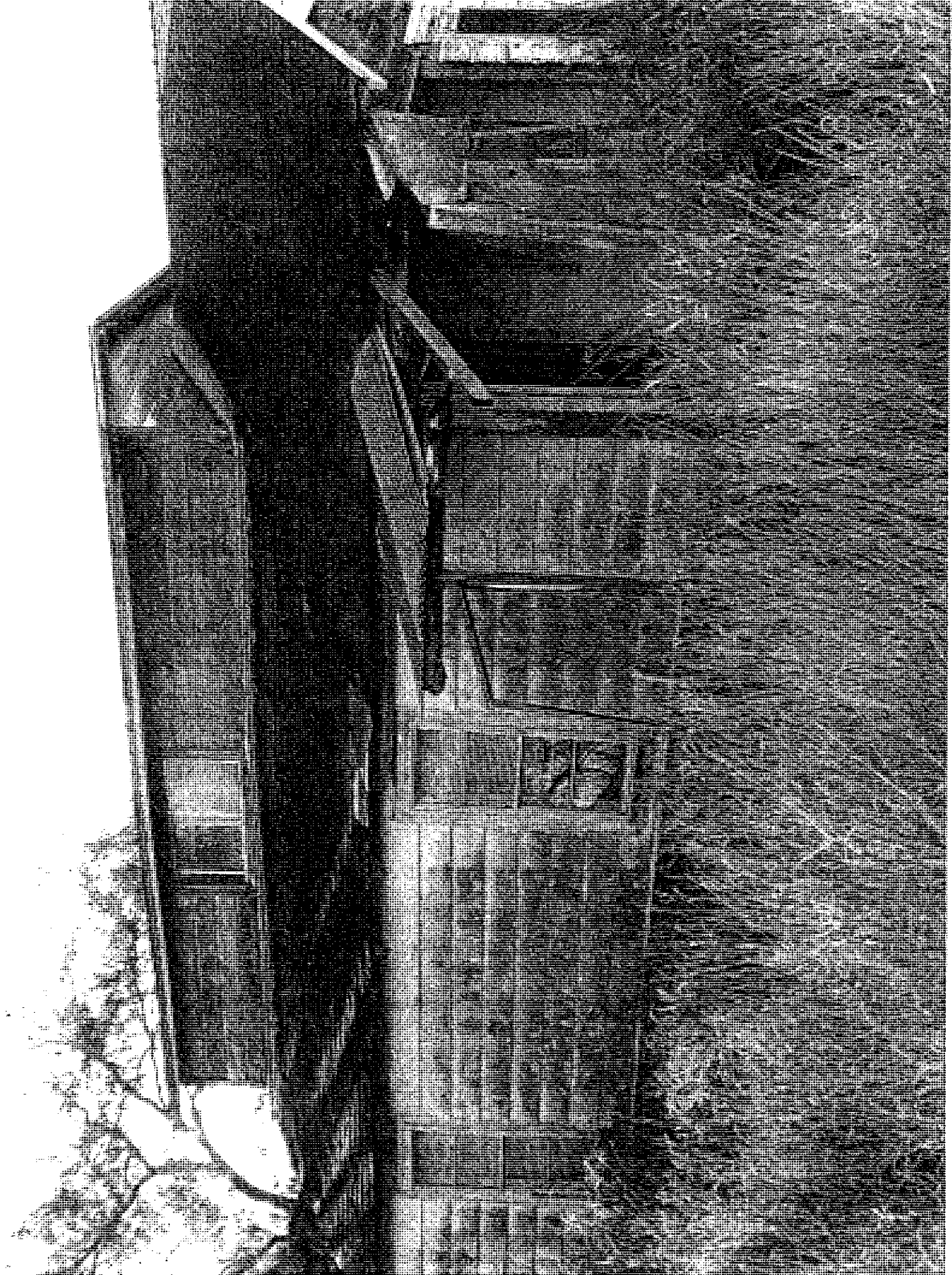
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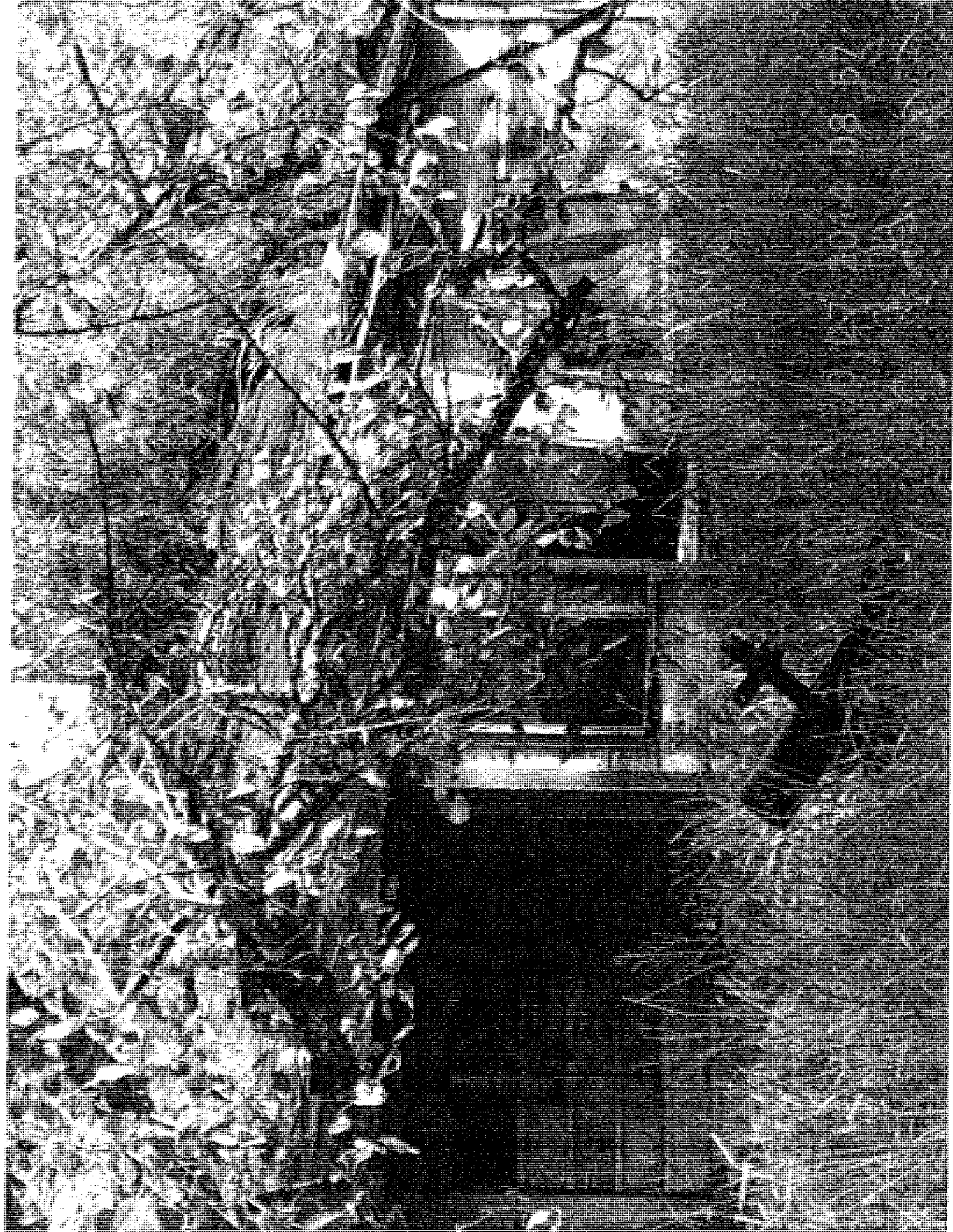


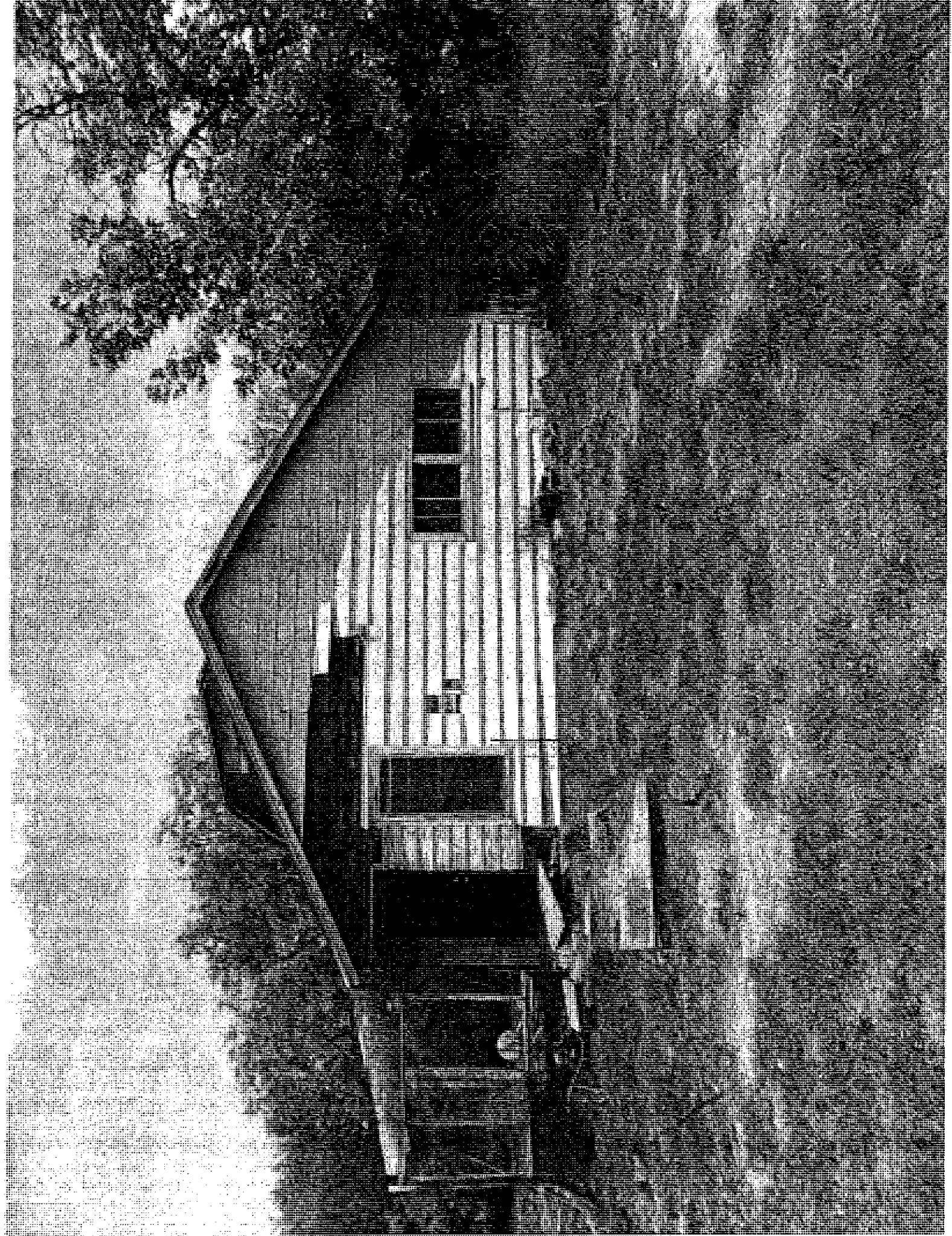


10:27:2014 08 56







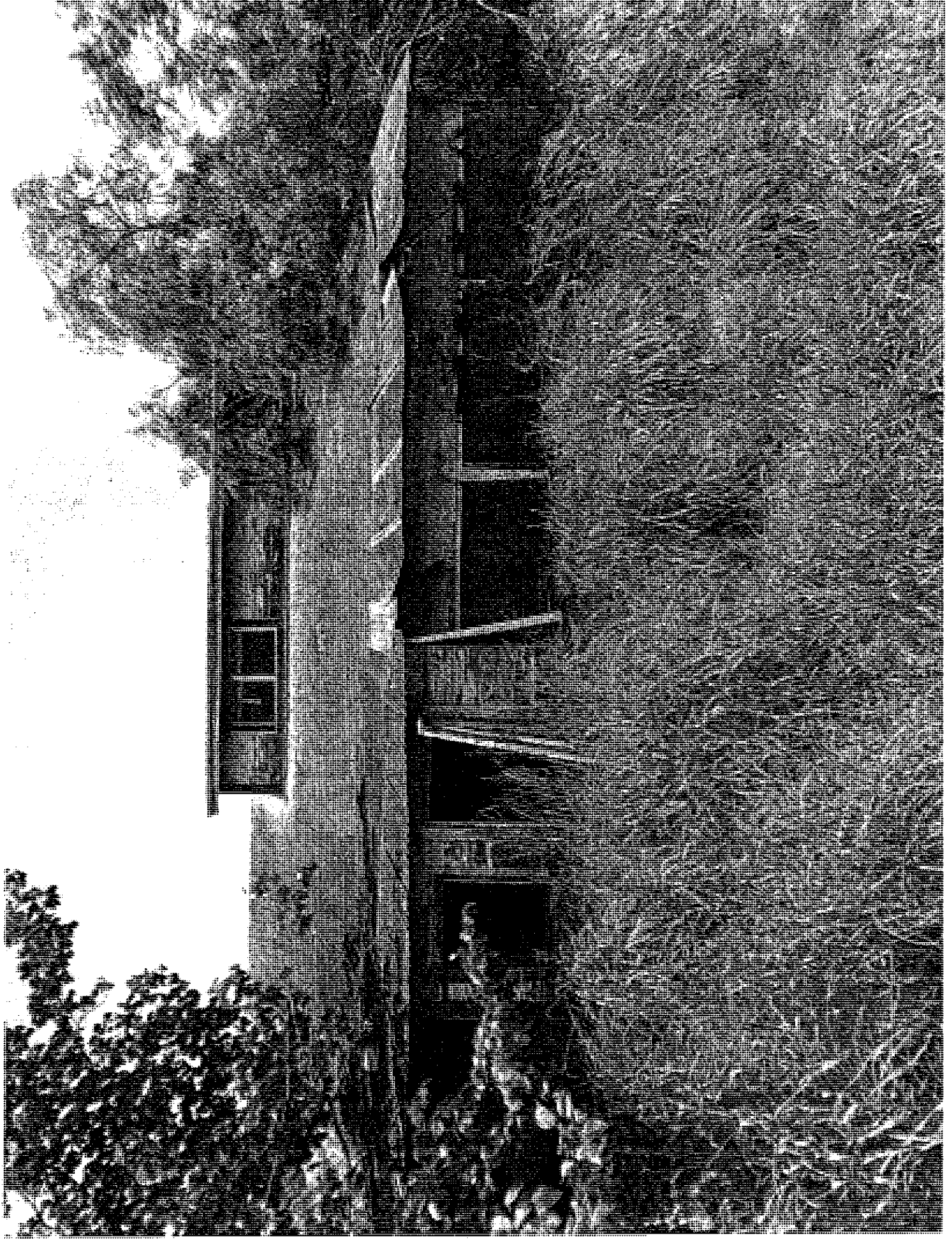












CITY OF KINGSVILLE, TEXAS

# NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT  
THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF 303 W. 6th Avenue ON

November 24, 2014

BY ORDER OF BUILDING OFFICIAL

DEFACEMENT OR REMOVAL of this Notice, or any repairs  
and/or alterations of this structure without express permission  
of the BUILDING DEPARTMENT OF CITY OF KINGSVILLE  
constitutes a misdemeanor and is punishable by a fine of two  
Hundred (\$200.00) Dollars.

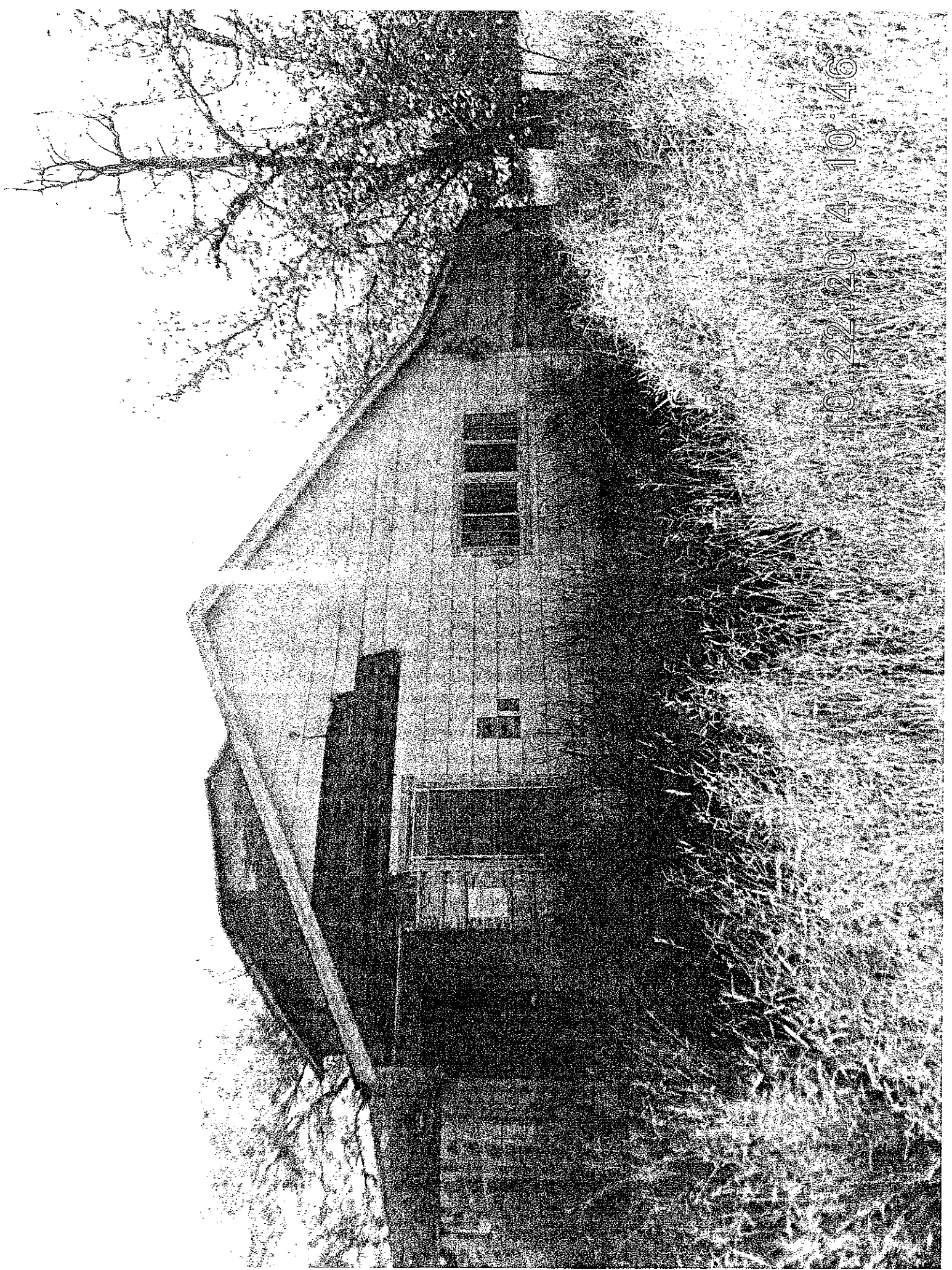
CONTACT THE Building Department at  
200 EAST FRIEDBERG  
Telephone (361) 595-8019

**W. J. W.**

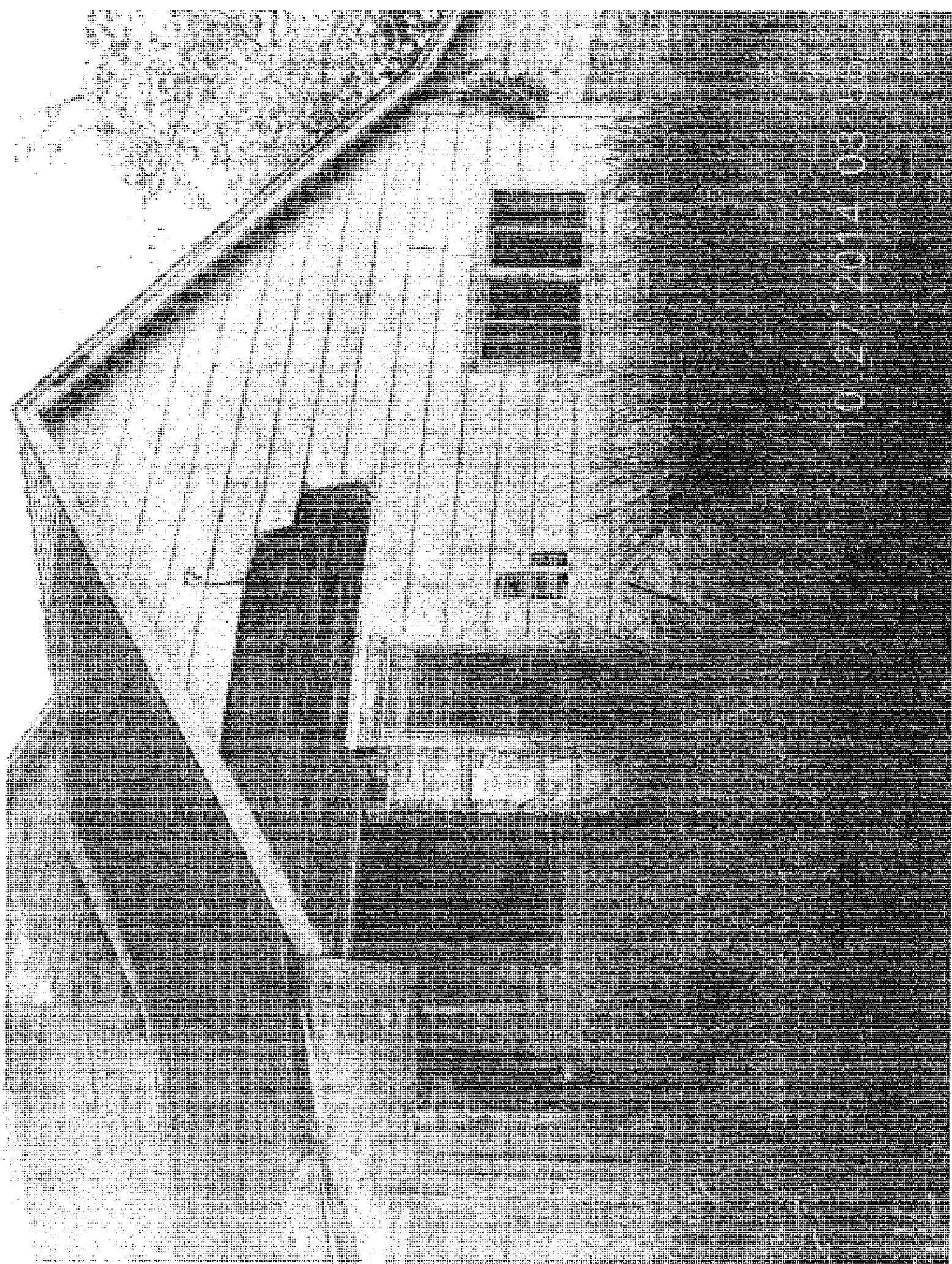
*W. J. W.*

10 22 2014 10:46



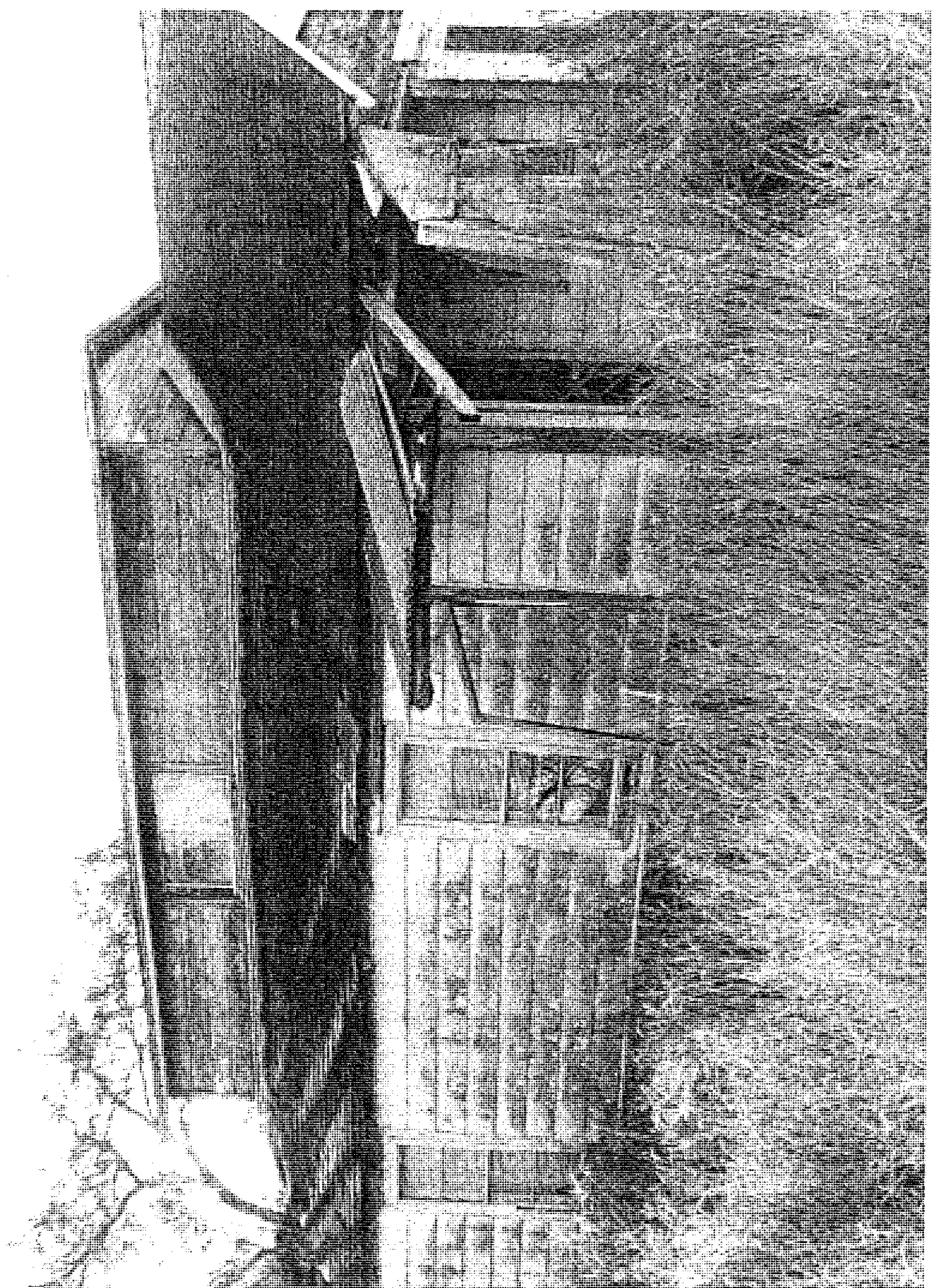


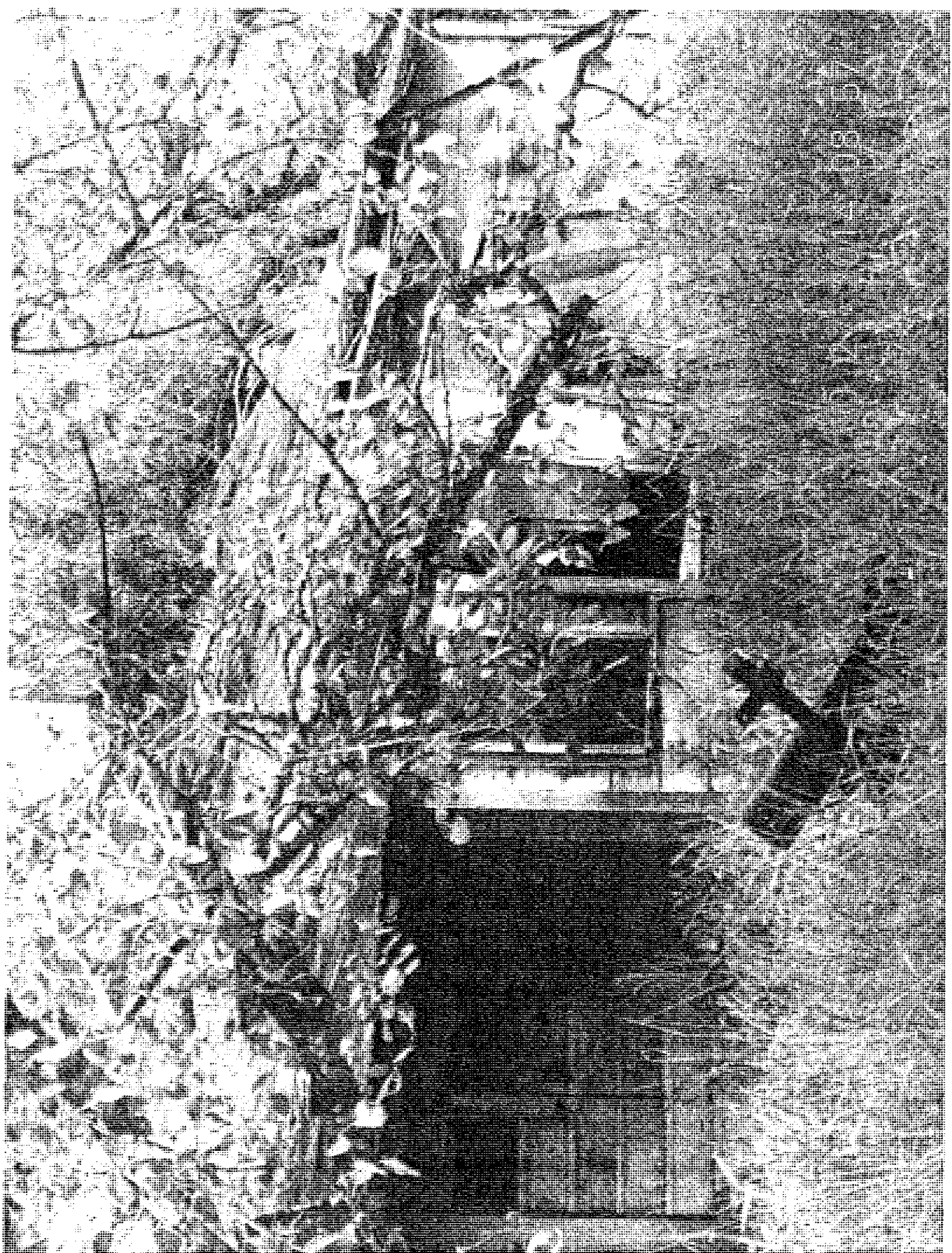
10:22:2014 10:46



10-27-2014 08:56









# **PUBLIC HEARING #4**



# CITY OF KINGSVILLE

P.O. BOX 1458  
KINGSVILLE, TX 78364

REPORT ADDRESS 915 E. YOAKUM		INSPECTOR DANIEL RAMIREZ	
LEGAL DESCRIPTION 6TH.	BLOCK 13	LOT 8	
OWNER NAME JOHNNY AYALA	OWNER'S ADDRESS APT.#10	CITY/STATE/ZIP SOMERVILLE,N.J. 08876-1929	

## PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
<b>Building</b>						
	Condition		X		AB,B,D,H,I,L,OU	1,2
<b>Yard</b>						
	Condition		X		OV	
<b>Utilities</b>						
	Electric		X	X	MI	
	Gas		X	X	MI	
	Water		X	X	MI	
<b>Roof</b>						
	Covering		X		D,H,I,UO	
<b>Walls</b>						
	Exterior		X		B,C,D,H,I,OU	
	Interior		X		B,C,D,H,I,OU	
	Ceilings		X		B,C,D,H,I,OU	
<b>Windows/Doors</b>						
	Secured		X	X	MI	
	Condition		X	X	MI	
<b>Foundation</b>						
	Exterior		X		B,I,OU	
	Interior		X		B,I,OU	
<b>Plumbing</b>						
			X		MI	
<b>Electrical</b>						
			X		MI	

### REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown

### COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

### BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS BEEN WITHOUT WATER SINCE 2/4/2014

SIGNATURE:

*Daniel H. Ramirez*  
DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

DATE: 6/9/2014



# CITY OF KINGSVILLE

P.O. BOX 1458  
KINGSVILLE, TX 78364

REPORT ADDRESS 915 E. YOAKUM		INSPECTOR DANIEL RAMIREZ	
LEGAL DESCRIPTION 6TH.	BLOCK 13	LOT 8	
OWNER NAME JOHNNY AYALA	OWNER'S ADDRESS APT.#10	CITY/STATE/ZIP SOMERVILLE,N.J. 08876-1929	

## PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
<b>Building</b>						
	Condition		X		AB,B,D,H,I,L,OU	1,2
<b>Yard</b>						
	Condition		X		OV	
<b>Utilities</b>						
	Electric		X	X	MI	
	Gas		X	X	MI	
	Water		X	X	MI	
<b>Roof</b>						
	Covering		X		D,H,I,UO	
<b>Walls</b>						
	Exterior		X		B,C,D,H,I,OU	
	Interior		X		B,C,D,H,I,OU	
	Ceilings		X		B,C,D,H,I,OU	
<b>Windows/Doors</b>						
	Secured		X	X	MI	
	Condition		X	X	MI	
<b>Foundation</b>						
	Exterior		X		B,I,OU	
	Interior		X		B,I,OU	
<b>Plumbing</b>						
			X		MI	
<b>Electrical</b>						
			X		MI	

### REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown

### COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

### BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS HAS BEEN WITHOUT WATER SINCE 2/4/2014

SIGNATURE:

*Daniel H. Ramirez*  
DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

DATE:

9/25/14

# CONDEMNATION CHECKLIST

Property Address: 915 E Yocalcum  
 Property Owner: Johnny Ayala  
 Owner's Address: 82 E Cliff ST Apt # 10  
Somerville, NJ 08876-  
1929

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> <u>6-9-14</u>	<u>6-9-14</u>	1. Identify structure unfit for human habitation.
<input type="checkbox"/> <u>6-9-14</u>	<u>6-9-14</u>	2. Inspect Property. (Building Official)
		<input type="checkbox"/> a. Prepare inspection report and date.
		<input type="checkbox"/> b. Photograph property with date stamp.
<input type="checkbox"/> <u>6-9-14</u>	<u>6-9-14</u>	3. Determine ownership from county assessment & tax collection record.
<input type="checkbox"/> <u>6-9-14</u>	<u>6-9-14</u>	4. Obtain legal description.
<input type="checkbox"/> <u>6-9-14</u>	<u>6-9-14</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input type="checkbox"/> <u>6-9-14</u>	<u>6-9-14</u>	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
<input type="checkbox"/> <u>9-25-14</u>	<u>9-25-14</u>	7. 2 <sup>nd</sup> Notice Sent. (10 day response) (Optional)
<input type="checkbox"/> <u>10-21-14</u>	<u>10-21-14</u>	8. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/> <u>10-21-14</u>	<u>10-21-14</u>	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
<input type="checkbox"/> <u>10-21-14</u>	<u>10-21-14</u>	<input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
		1) Post affidavit in newspaper twice a week for one week
<input type="checkbox"/> <u>10-22-14</u>	<u>10-22-14</u>	10. Post sign on property advising date the City



☐ \_\_\_\_\_

☐ 10.22-14      10.22-14

☐ 10.21-14      10.21-14

☐ \_\_\_\_\_

☐ \_\_\_\_\_

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Council will consider condemnation of structure.

11. Within the Historical District. Meeting date to be heard by the Historical Development Board.

12. Photograph posted sign with date stamp.

13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of

☐ a. Location Map

☐ b. Photographs of the structure with date stamp

☐ c. Inspection report

☐ d. Pre-condemnation notice

☐ e. Condemnation resolution

14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

15. City Council adopts condemnation resolution.

16. File Notice of Condemnation with the County Clerk.

17. Send owner(s) & other vested interests the following:

☐ a. Copy of the City Council resolution.

☐ b. 45-day order to demolish

18. Post 45-day Order to Demolish on structure.

☐ a. Take photo with date stamp

19. Evaluate status of owner's action on 46<sup>th</sup> day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

20. Photograph posted notice with date stamp.

21. Notify utility companies to disconnect & remove services from structure for safe demolition.

22. Issue Notice to Proceed to Public Works Director and Demolition Crew.

23. Prepare demolition cost statement consisting of:

☐ a. Mailing fees

☐ b. Publication fees

- ☐ c. Demolition costs
- ☐ d. Landfill tipping fees
- ☐ e. Filing fees
- ☐ f. Administrative fees
- ☐ g. Any documentation miscellaneous costs

☐ \_\_\_\_\_

24. Send a letter & cost statement to the

Collections Department so they can send out bill.

Make copy of documents and send to the City

Attorney requesting a lien to be place on the  
property.

## 2013 PRELIMINARY ROLL

## CKI - CITY OF KINGSVILLE

Geo ID Order

05/22/2013 11:47AM

Prop ID	Owner	%	Legal Description	Values					
21998	30860	100.00	R Geo: 100801229000192 6TH, BLOCK 12, LOT 29, 30	Effective Acres: 0.000000	Imp HS: 0	Market: 4,000			
IGLESIA BAUTISTA					Imp NHS: 0	Prod Loss: 0			
CENTRAL CHURCH					Land HS: 0	Appraised: 4,000			
901 E HENRIETTA AVE				Acres: 0.0000	Land NHS: 4,000	Cap: 0			
KINGSVILLE, TX 78363-4649				Map ID: PLAT	Prod Use: 0	Assessed: 4,000			
State Codes: C1				Mtg Cd: DBA:	Prod Mkt: 0	Exemptions:			
Situs: 906 E YOAKUM									
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				4,000	0	4,000	0.842200	33.69
17796	56180	100.00	R Geo: 100801301000192	Effective Acres: 0.000000	Imp HS: 0	Market: 23,210			
ESTRADA LUIS EST					Imp NHS: 19,210	Prod Loss: 0			
ETUX CLAUDIA A					Land HS: 0	Appraised: 23,210			
901 E YOAKUM				Acres: 0.0000	Land NHS: 4,000	Cap: 0			
KINGSVILLE, TX 78363				Map ID: PLAT	Prod Use: 0	Assessed: 23,210			
State Codes: A				Mtg Cd: DBA:	Prod Mkt: 0	Exemptions:			
Situs: 901 E YOAKUM									
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				23,210	0	23,210	0.842200	195.47
18583	16354	100.00	R Geo: 100801303000192	Effective Acres: 0.000000	Imp HS: 18,710	Market: 24,710			
VELASQUEZ ROBERTO M					Imp NHS: 0	Prod Loss: 0			
903 E YOAKUM AVE					Land HS: 6,000	Appraised: 24,710			
KINGSVILLE, TX 78363-4669				Acres: 0.0000	Land NHS: 0	Cap: 0			
State Codes: A				Map ID: PLAT	Prod Use: 0	Assessed: 24,710			
Situs: 903 E YOAKUM				Mtg Cd: DBA:	Prod Mkt: 0	Exemptions: HS,OV65			
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				24,710	8,400	16,310	0.842200	137.36
28741	30656	100.00	R Geo: 100801306002192	Effective Acres: 0.000000	Imp HS: 27,290	Market: 31,290			
FLORES ROEL					Imp NHS: 0	Prod Loss: 0			
ETUX JACKIE					Land HS: 2,000	Appraised: 31,290			
PO BOX 602				Acres: 0.0000	Land NHS: 2,000	Cap: 0			
KINGSVILLE, TX 78364-0602				Map ID: PLAT	Prod Use: 0	Assessed: 31,290			
State Codes: A,C1				Mtg Cd: DBA:	Prod Mkt: 0	Exemptions: HS			
Situs: 913 E YOAKUM 1/2 TX									
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				31,290	0	31,290	0.842200	263.52
20132	42631	100.00	R Geo: 100801307000192	Effective Acres: 0.000000	Imp HS: 0	Market: 5,490			
FLORES MANUELA G EST					Imp NHS: 5,490	Prod Loss: 0			
913 E YOAKUM AVE					Land HS: 0	Appraised: 5,490			
KINGSVILLE, TX 78363-4669				Acres: 0.0000	Land NHS: 0	Cap: 0			
State Codes: A				Map ID: PLAT	Prod Use: 0	Assessed: 5,490			
Situs: 913 E YOAKUM				Mtg Cd: DBA:	Prod Mkt: 0	Exemptions:			
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				5,490	0	5,490	0.842200	46.24
12437	47994	100.00	R Geo: 100801308000192	Effective Acres: 0.000000	Imp HS: 0	Market: 2,250			
AYALA JOHNNY					Imp NHS: 250	Prod Loss: 0			
82 E CLIFF ST					Land HS: 0	Appraised: 2,250			
APT #10				Acres: 0.0000	Land NHS: 2,000	Cap: 0			
SOMERVILLE, NJ 08876-1929				Map ID: PLAT	Prod Use: 0	Assessed: 2,250			
State Codes: A				Mtg Cd: DBA:	Prod Mkt: 0	Exemptions:			
Situs: 915 E YOAKUM									
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				2,250	0	2,250	0.842200	18.95
20918	17812	100.00	R Geo: 100801309000192	Effective Acres: 0.000000	Imp HS: 0	Market: 4,000			
RAMOS EMILIA EST					Imp NHS: 0	Prod Loss: 0			
% ARMENIA R ALVAREZ					Land HS: 0	Appraised: 4,000			
4537 COSNER DR				Acres: 0.0000	Land NHS: 4,000	Cap: 0			
CORPUS CHRISTI, TX 78415-28				Map ID: PLAT	Prod Use: 0	Assessed: 4,000			
State Codes: C1				Mtg Cd: DBA:	Prod Mkt: 0	Exemptions:			
Situs: 917 E YOAKUM									
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				4,000	0	4,000	0.842200	33.69

PROPERTY APPRAISAL INFORMATION 2014  
OWNER ID  
47994  
AYALA JOHNNY  
82 E CLIFF ST  
APT #10  
SOMERVILLE, NJ 08876-1929  
OWNERSHIP  
100.00%

Ref ID2: R12437  
Map ID A3

100801308000192

SITUS 915 E YOAKUM

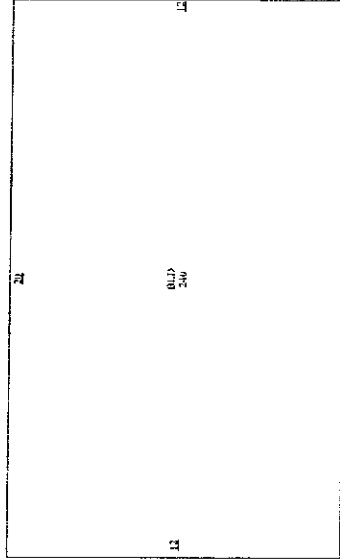
ACRES:  
EFF. ACRES:

APPR VAL METHOD: Cost

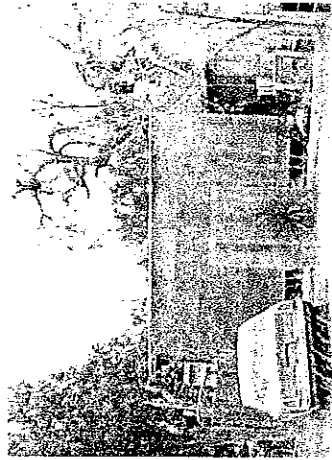
GENERAL

UTILITIES  
TOPOGRAPHY  
ROAD ACCESS PAV  
ZONING  
NEXT REASON

SKETCH for Improvement #1 (RESIDENTIAL)



PICTURE



REMARKS  
FOR '14 FLV IMPR @ 0 PER APPR LR 3/16/14  
3/22/14 MMG -- FOR 2013 ADD FF TABLE  
FF80D140 PER IE 4/17/13 JO -- FOR 2011 NO  
VAL CHG ON ACCT PER APPR LR 4/11/11

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL  
03/20/2006 REM 0 A 4,000  
03/16/2005 BLDG 0 A 6,000

SALE DT PRICE GRANTOR DEED INFO  
09/22/2004 \*\*\*\*\* KENNY MICHAEL L WDV L / 292 / 425  
07/18/2000 \*\*\*\*\* UTLEY EDWARD G WDWASMP / 200 / 08  
03/05/1998 \*\*\*\*\* BARRERA MANUEL FWDVL / 156 / 868

SUBD: S008 100.00% NBHD:

# TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE  
BLD BUILDING F NV/ 240.0 0.00 1 1945 100% 100% 100% 100% 100% 1.00 0  
1. RESIDENTIAL STCD: A1 240.0 0 (Flat Values) 0

IMPROVEMENT INFORMATION

IMPROVEMENT FEATURES  
Foundation 1 FD6 0  
Exterior Wall 1 EW1 0  
Interior Finish 1 IN1 0  
Roof Style RT2 RM1 0  
Flooring 1 FL2 0  
Heating/Cooling 1 HA5 0  
Plumbing 1 1 0

SUBD: S008  
L# DESCRIPTION  
1. A1  
Comment: F. 25 FF

100.00% NBHD:  
CLS TABLE SC HS  
FF80D140 AT N

METH  
FF

DIMENSIONS  
25X140

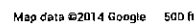
LAND INFORMATION  
UNIT PRICE GROSS VALUE  
80.00 2,000 1.00 1.00 A

IRR Wells: 0 Capacity: 0  
ADJ MASS ADJ VAL SRC  
2,000 1.00 1.00 A

IRR Acres: 0  
MKT VAL AG APPLY  
2,000 NO

Oil Wells: 0  
AG CLASS AG TABLE AG UNIT PRC AG VALUE  
0.00 0





# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



June 10, 2014

JOHNNY AYALA  
82 E CLIFF ST APT #10  
SOMERVILLE, NJ 08876-1929

**Re: 6<sup>TH</sup>, BLOCK 13, LOT 8**

**915 E YOAKUM**

Dear Sir or Madam:

It has been determined that the structure at **915 E YOAKUM** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

## **§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.**

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Ramirez". The signature is written in a cursive style with a large, stylized initial "D".

---

Daniel Ramirez  
Building Official

Enclosure



# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



SEPTEMBER 25, 2014

JOHNNY AYALA  
82 E CLIFF ST APT. # 10  
SOMERVILLE, NJ 08876-1929

Re: 6<sup>TH</sup>, BLOCK 13, LOT 8

915 E YOAKUM

Dear Sir or Madam:

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the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

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('62 Code, § 4-6-1)

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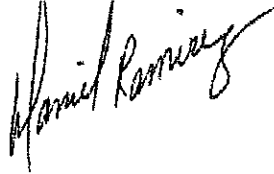
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Ramirez". The signature is written in a cursive style with a large, stylized initial "D".

---

Daniel Ramirez  
Building Official

Enclosure



## BUILDING DEPARTMENT

City of Kingsville  
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7014 0150 0002 0853 6024

OCTOBER 21, 2014

JOHNNY AYALA  
82 E CLIFF ST APT # 10  
SOMERVILLE, NJ 08876-1929

Re: **HEARING FOR PROPERTY AT 915 E YOAKUM**

Dear Sir or Madam:

On JUNE 10, 2014, a letter was sent from the City of Kingsville stating that your property located at **915 E YOAKUM** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, NOVEMBER 24, 2014 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for NOVEMBER 24, 2014.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

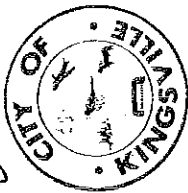
If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez  
Building Official



11002



CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

unpost

04111238103

\$00.48

TX 78364

04111238103

ZIP 78364

04111238103

Johnny Ayala #10  
829 Cliff St. Apt  
- 0011 - 1929

NIXIE

076 5E 1009

8510/07/14

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 78364145858 \*1310-05072-25-42

0507551929 01458

CERTIFIED MAIL



7011 0110 0000 4433 3097



11001

CORPUS CHRISTI

TX 78401

10 JUN 2014 PM 2:00/07/14

78364



TX 78364

ZIP 78364

04111238103

070714

1st NOTICE JUN 13 2014  
2nd NOTICE JUN 17 2014  
RETURNED JUN 17 2014

JUN 17 2014

Johnny Ayala  
829 Cliff St Apt #10  
- 0011 -

NIXIE

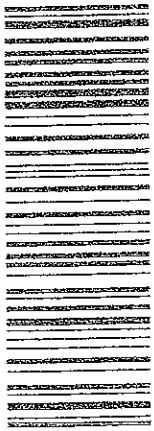
076 4E 1009

8606/30/14

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

\*0507551929-10-39

0507551929



7011 1570 0003 3833 1148

10/27/14  
NOT A ADDRESS  
10/27/14



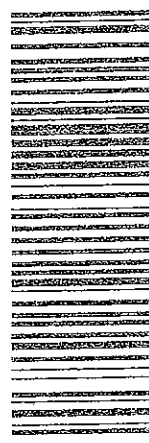
110114

Johnny Ayala  
82 E Cliff St Apt #10

NIXIE 976 CC 1 8610/23/14

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

RC 78353 3051-09732-27-02



7014 0150 0002 0853 6024

NOT A ADDRESS  
10/27/14  
AKB



CORPUS CHRISTI TX 784  
RIO GRANDE DISTRICT  
23 OCT 2014 PM 2 T

110114

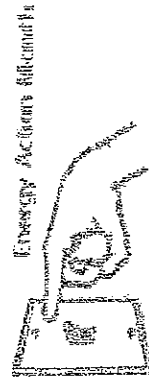
Johnny Ayala  
82 E Cliff St Apt #10

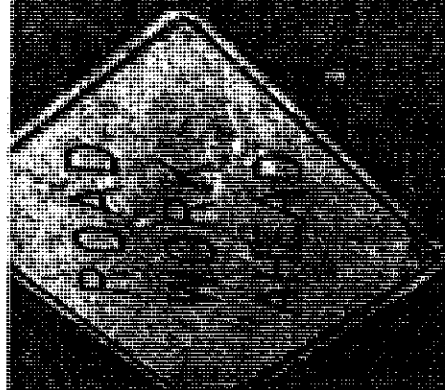
NIXIE 976 CC 1 8610/23/14

RETURN TO SENDER  
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RC 78353 3051-09732-27-02

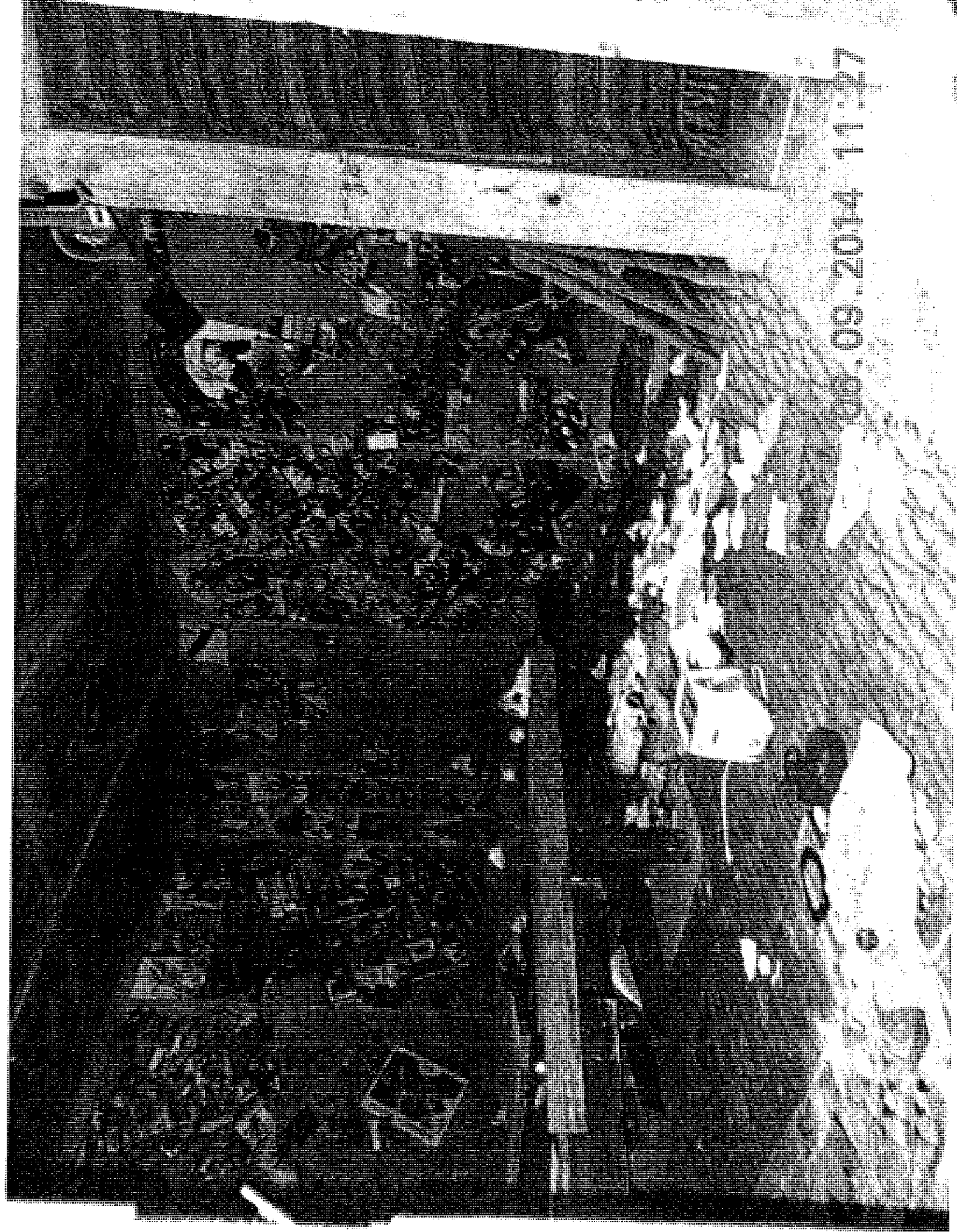
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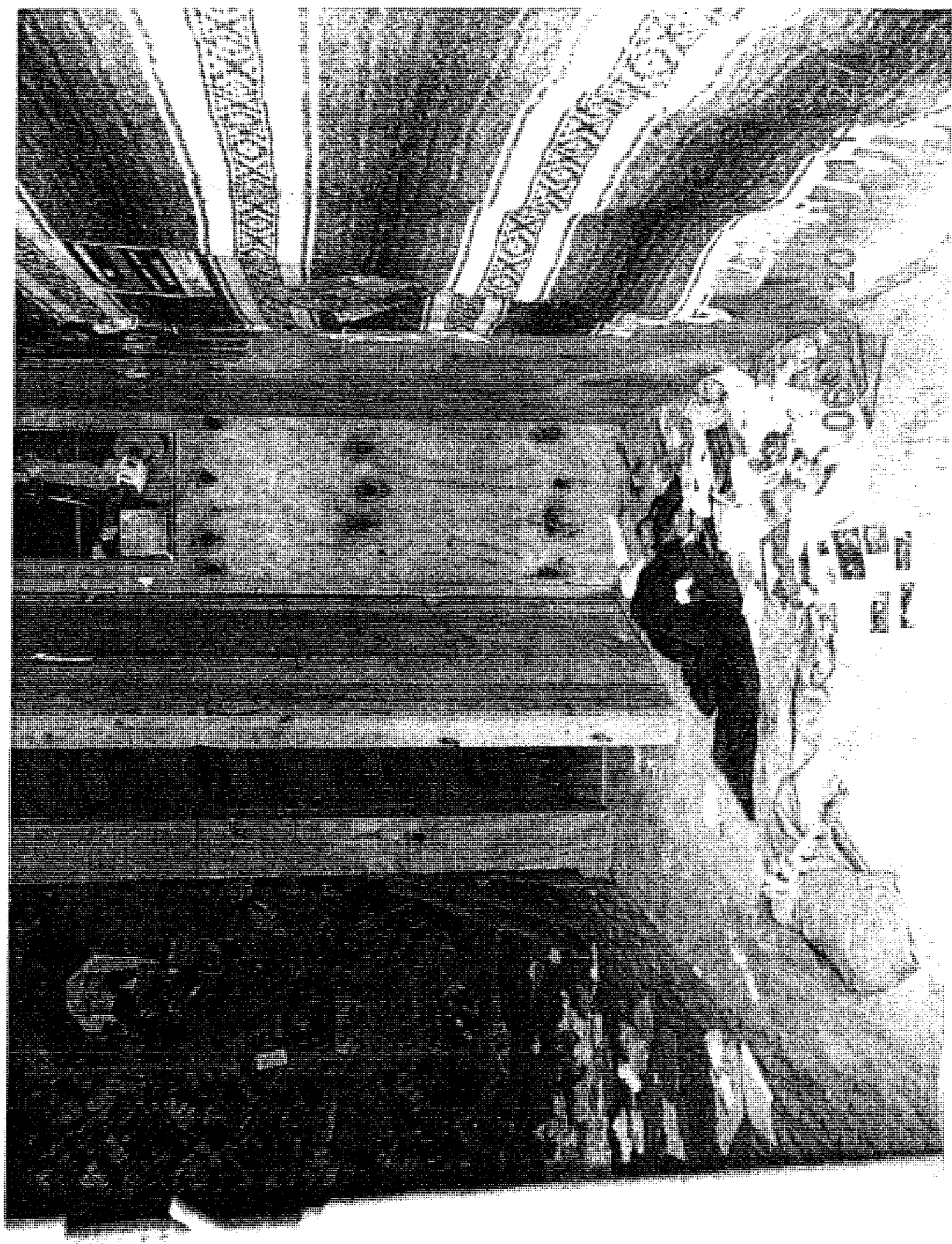


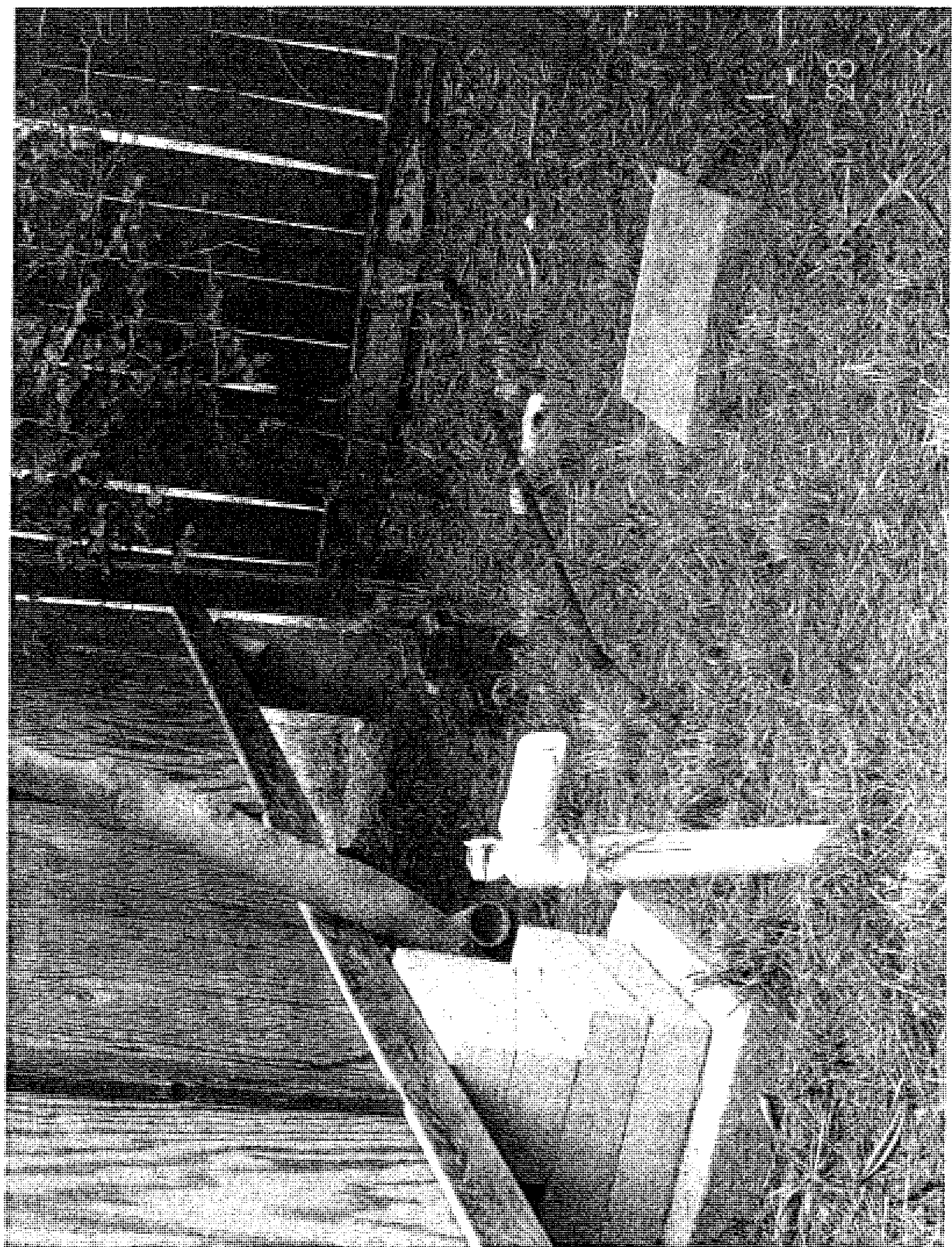
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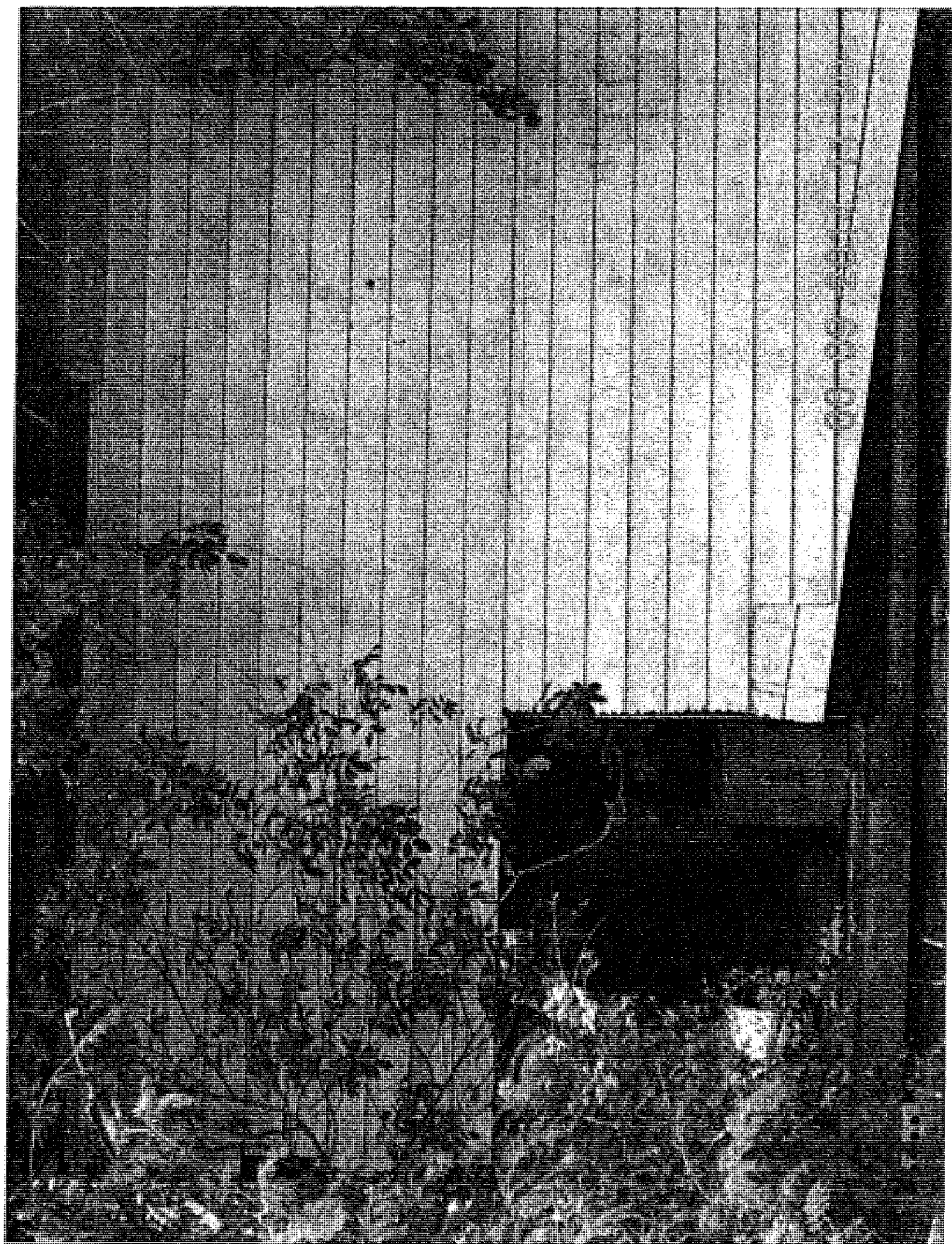




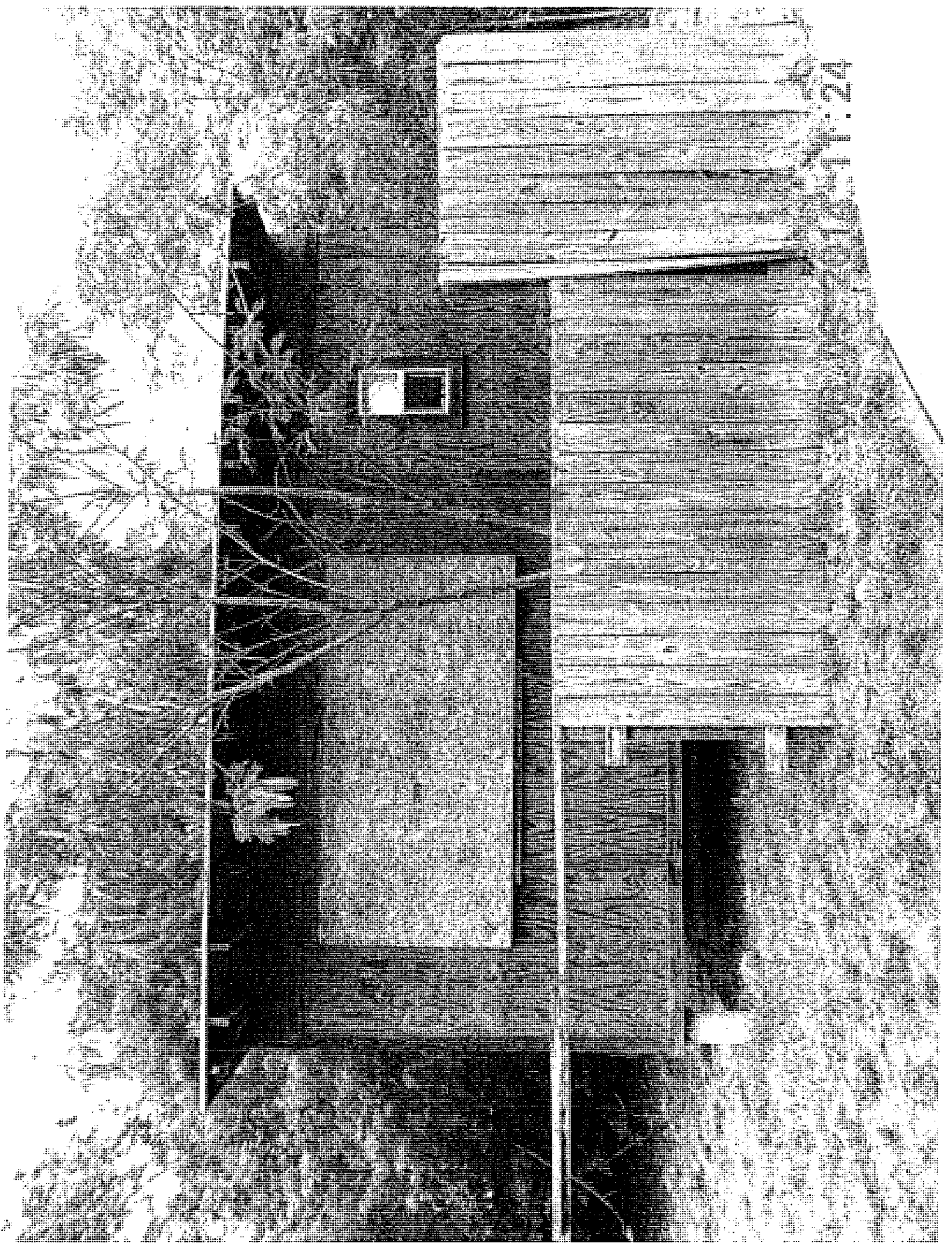






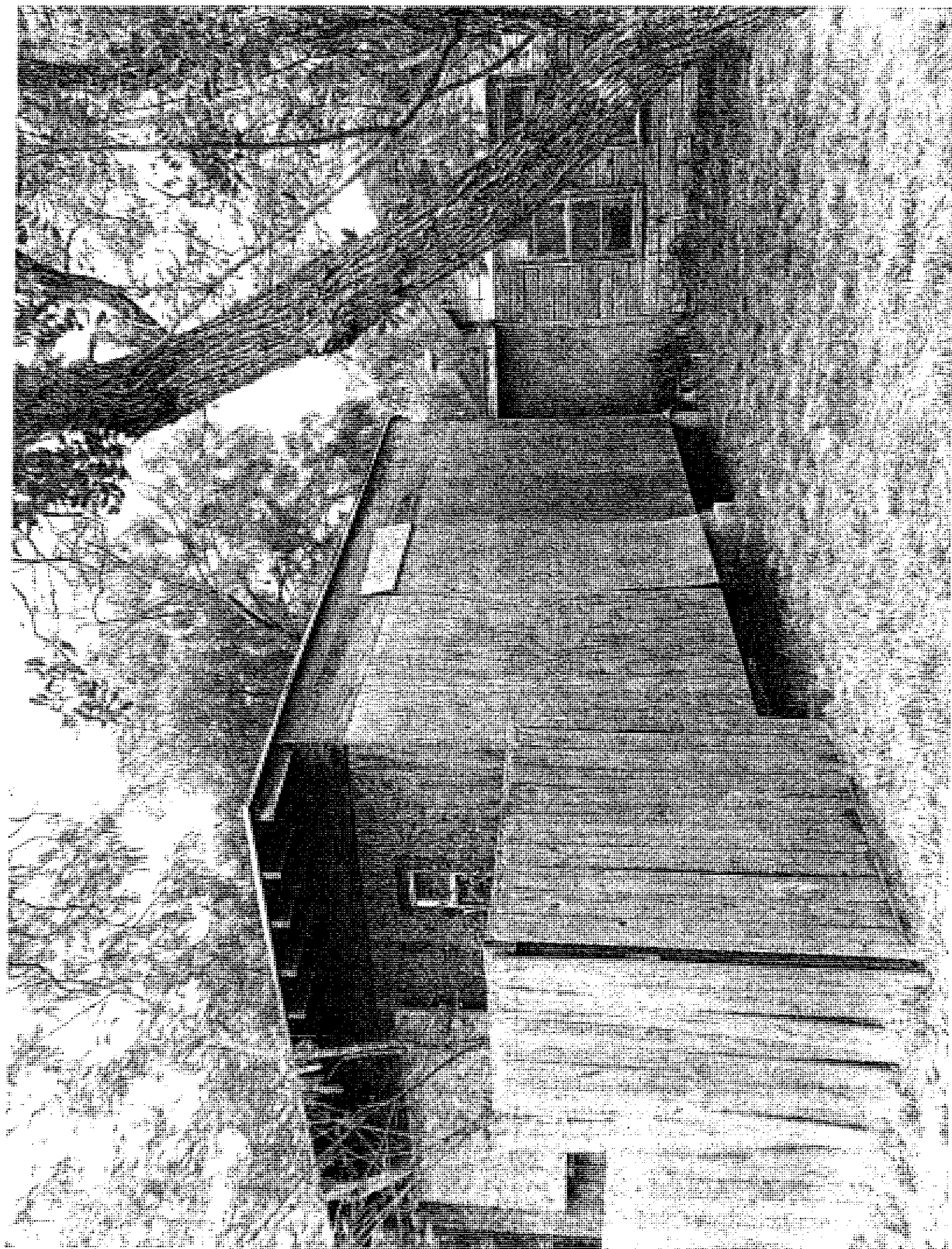


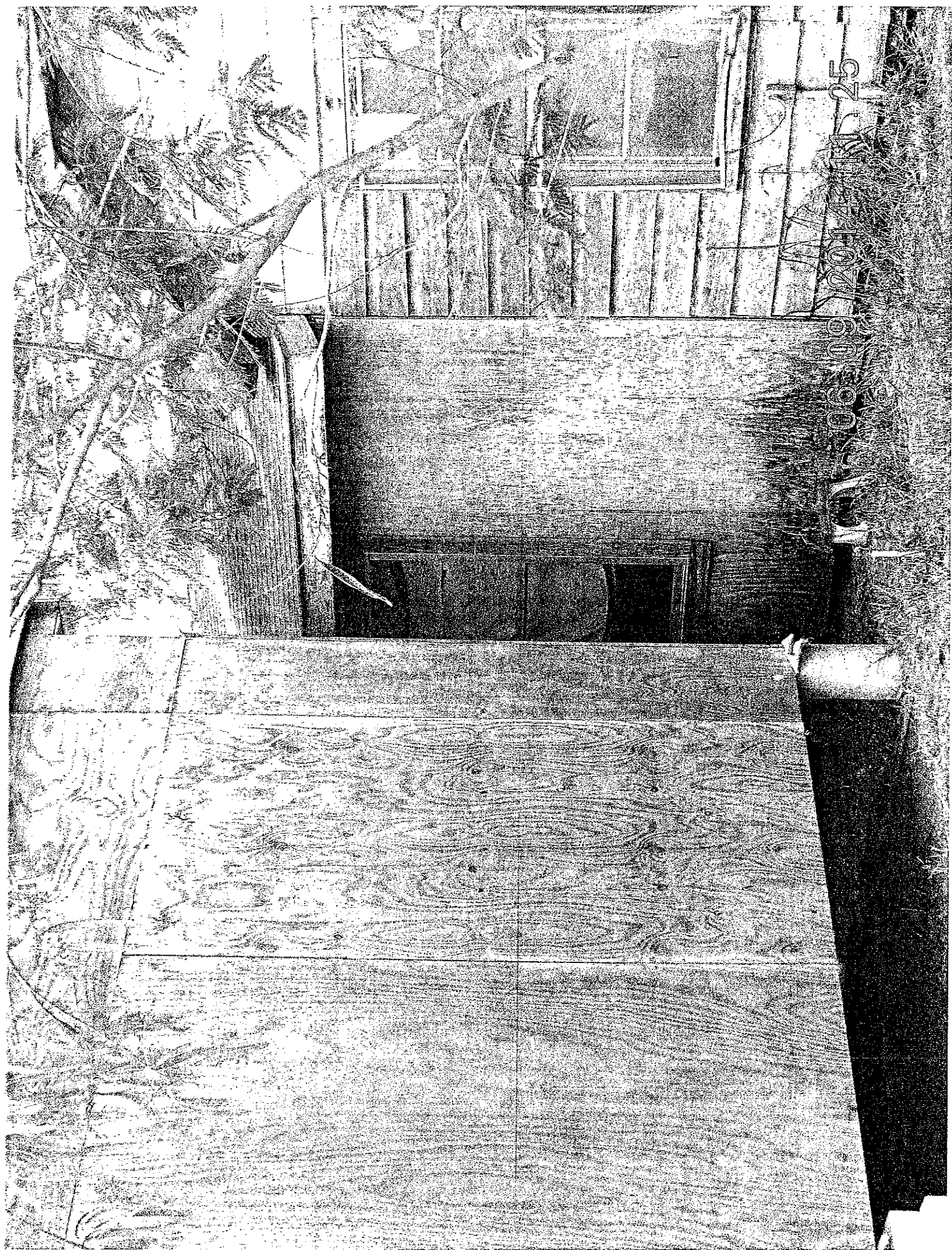




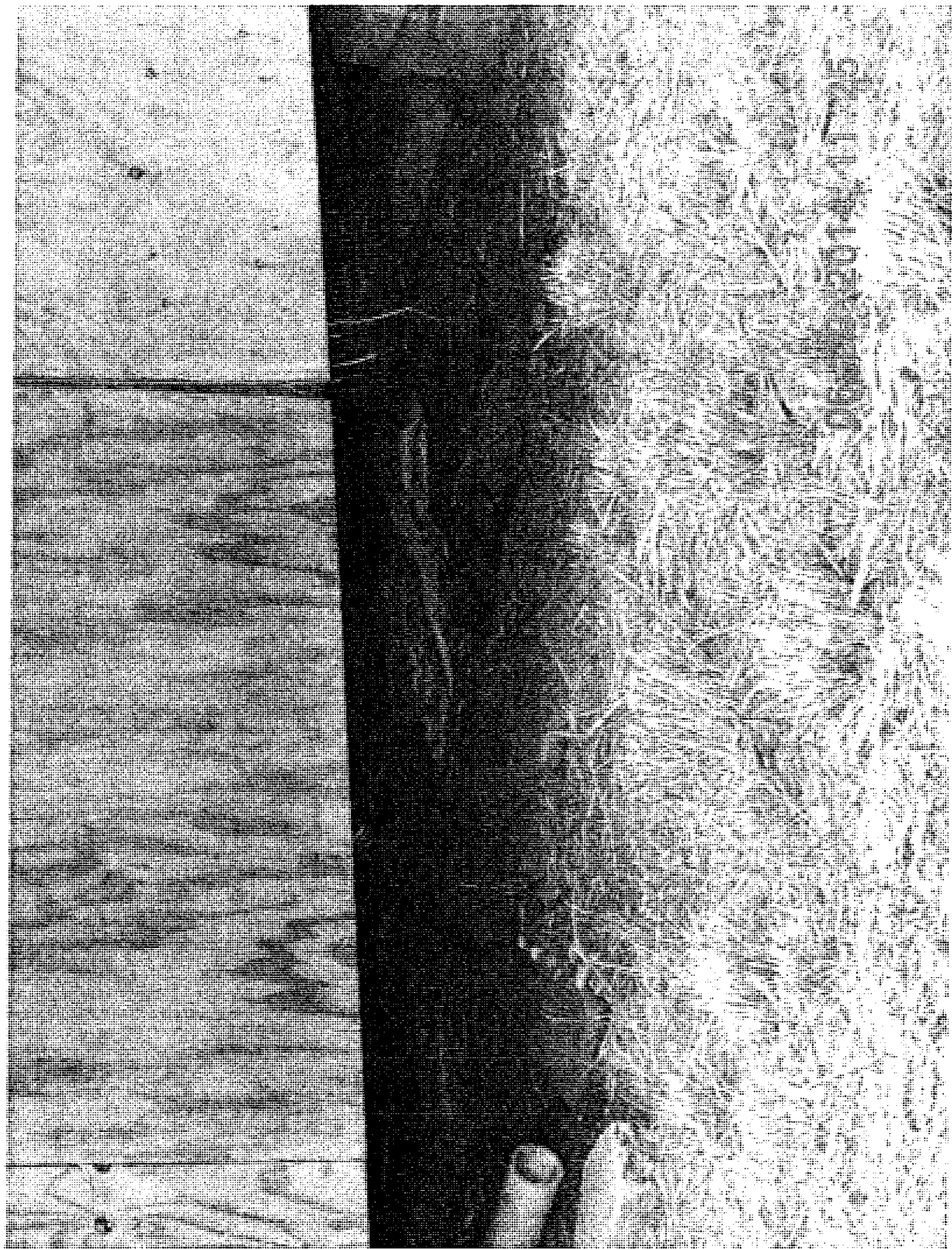


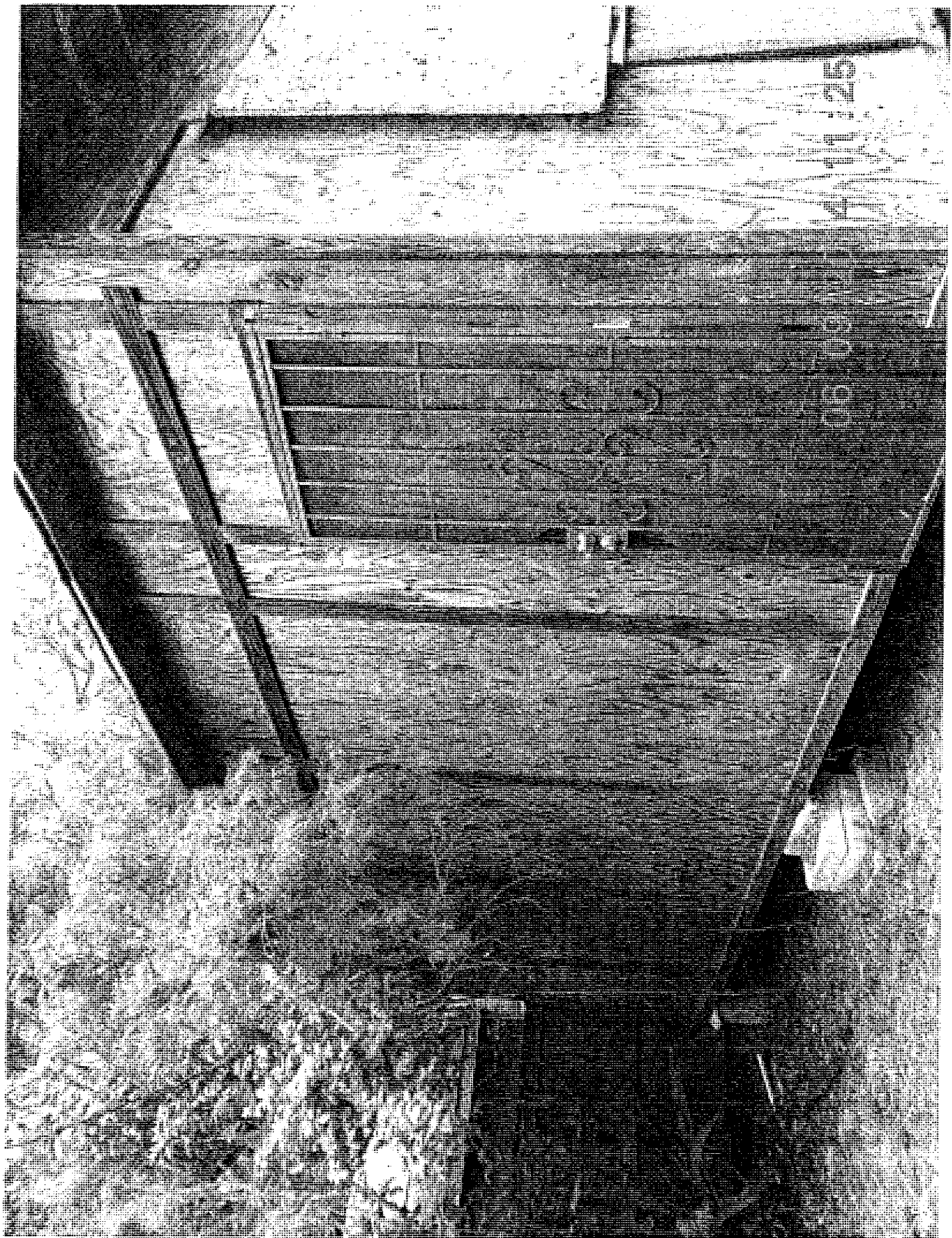














CITY OF KINGSVILLE, TEXAS

# NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY OF KINGSVILLE CONSIDERS THE MINOR

*WALTER E. Vaskum*  
*member 24 2014*

BY ORDER OF THE CITY CLERK

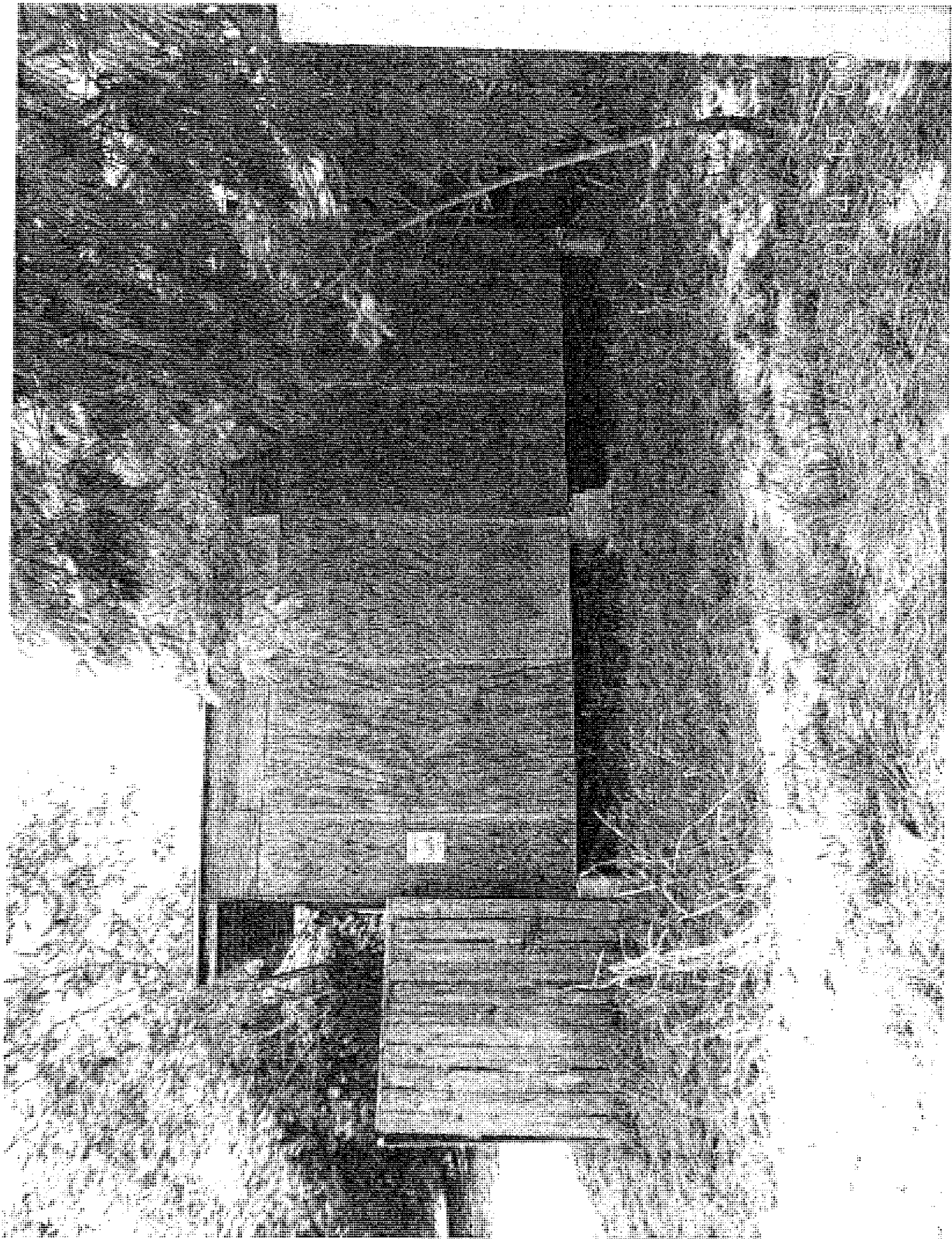
DEFACEMENT OF THE MONUMENTS OF THE CITY OF KINGSVILLE  
and of the monuments of the city of Kingsville, which are the property  
of the CITY OF KINGSVILLE, TEXAS, IS HEREBY  
CONSIDERED A VIOLATION OF THE CITY OF KINGSVILLE

CHARTER, ARTICLE IV, SECTION 10

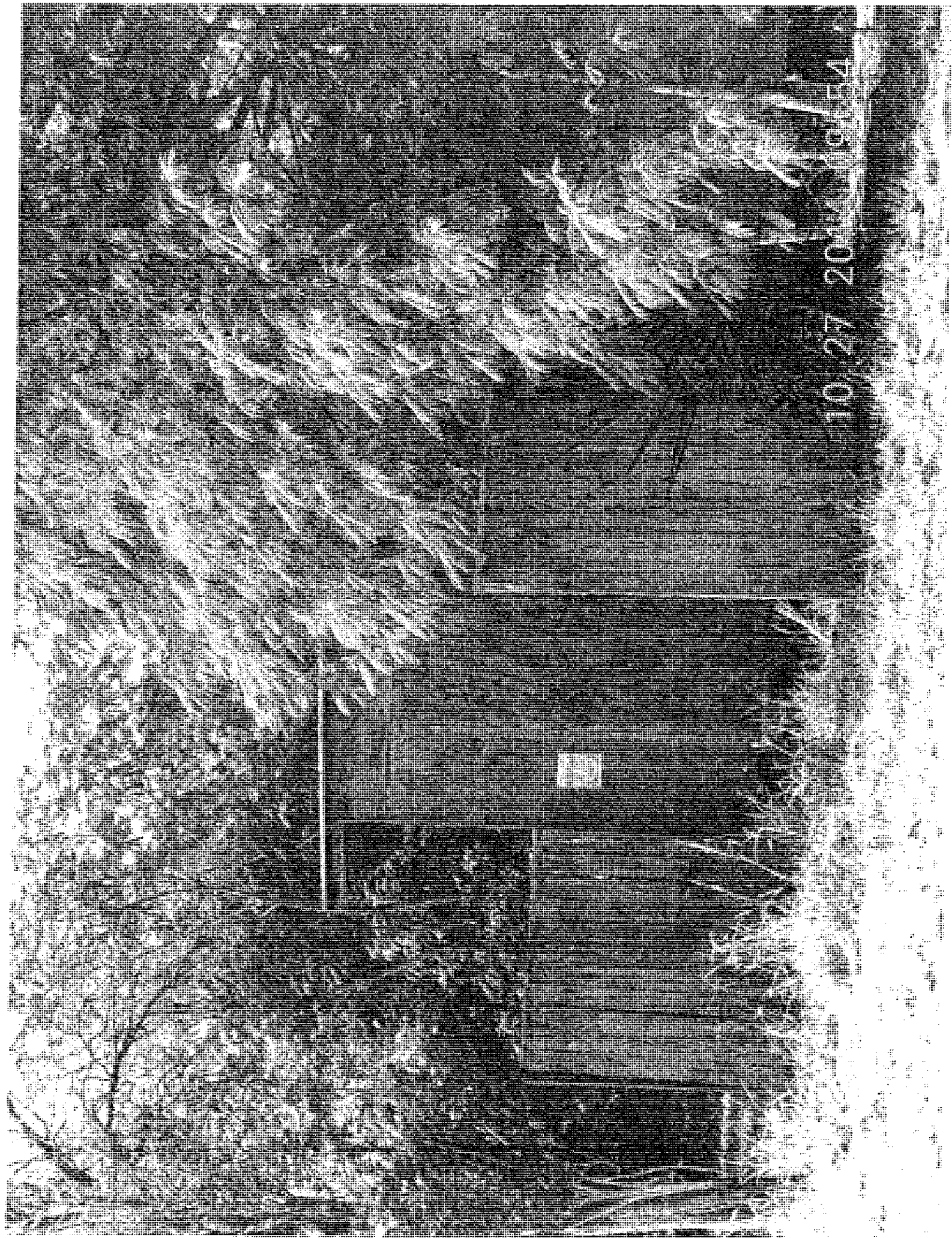
CONTRACT & THE BUILDING DEPARTMENT  
THE CITY OF KINGSVILLE  
KINGSVILLE, TEXAS

*10/24/14*

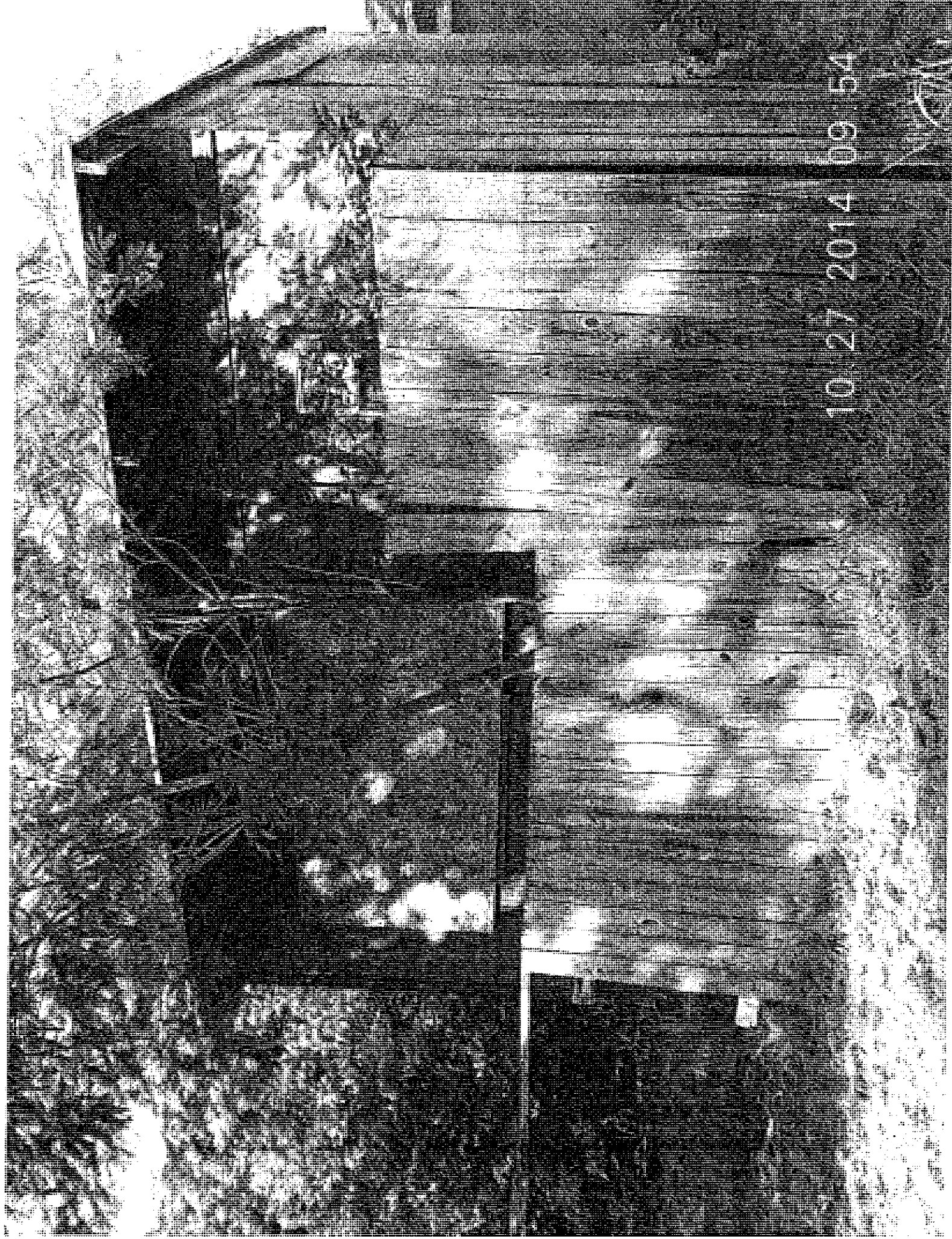
*10-22-2014 14:59*





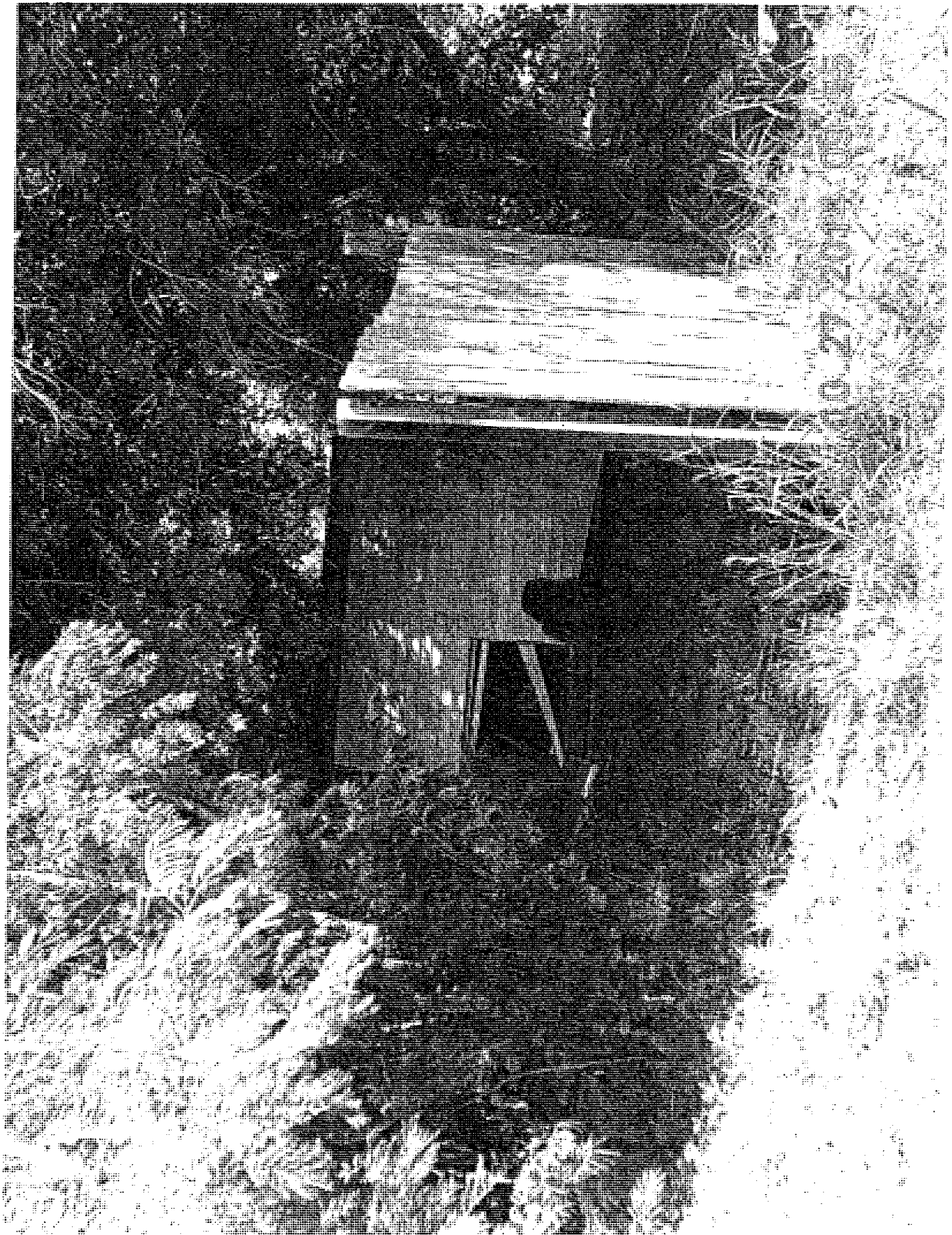


10/27 2014 19:54



10.27.2014 09:54





# **CONSENT AGENDA**



# **AGENDA ITEM #1**

**ORDINANCE NO. 2014-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2014-2015 UTILITY FUND BUDGET TO PROVIDE ADDITIONAL FUNDING FOR THE NEW CITY HALL AT THE HISTORIC H.M.KING HIGH SCHOOL.**

**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 2014-2015 budget be amended as follows:

**CITY OF KINGSVILLE  
DEPARTMENT EXPENSES  
BUDGET AMENDMENT**

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
<b>Fund 051 Utility Fund</b>					
<u>Capital</u>					
2		Unreserved Fund Balance	61002		<u>\$467,519</u>
					<u>\$467,519</u>
<u>Expenses</u>					
5-0000	Non-departmental	Transfers Out to Fund 091	39413	<u>\$467,519</u>	
				<u>\$467,519</u>	
<b>Fund 091 GF Capital Projects</b>					
<u>Revenues</u>					
4-0000	Non-departmental	Transfer In From Fund 051	75010	<u>\$467,519</u>	
				<u>\$467,519</u>	
<u>Expenses</u>					
5-1030	City Special	Building	71300	<u>\$467,519</u>	
				<u>\$467,519</u>	

To amend the FY 14-15 Utility Fund Budget to provide additional funding for the New City Hall at the Historic H.M. King High School as per the attached memo from the Directors of Planning and Development Services and of Finance.

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 10<sup>th</sup> day of November, 2014.

**PASSED AND APPROVED** on this the \_\_\_ day of \_\_\_\_\_, 2014.

**EFFECTIVE DATE:** \_\_\_\_\_

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

To: Vince Capell, City Manager

From: Tom Ginter, Director of Planning and Development Services

Deborah Balli, Finance Director

Subject: Funds for the H.M. King School Project

Date: October 28, 2014

On Monday, October 13, 2014, the Old H.M. King High School team met to discuss the bid that was received by the Foundation with the Foundation's project supervisor, AG/CM.

The bid received for the project is: \$4,740,000

Construction Budget: \$3,858,481

This leaves a difference of: \$ 881,519

The team then proceeded to review the bid/budget comparison sheet that AC/CM put together. It was the team's objective to determine if any objections could be made to close the funding gap of \$881,519. The following reductions have been suggested:

1. Site Parking and Sidewalks: The bid cost is \$336,000. It was determined that we could reduce this by \$155,000 by using city employees for some of the work.
2. Doors: There are approximately 77 doors in the building that were custom spec'd. While the doors in full view of the public should be custom, there are 49 interior doors in nonpublic spaces that can be changed to stock rather than custom units which means that we can reduce the bid cost of \$245,000 by \$50,000.
3. Landscaping: The landscaping bid is \$100,000. The team felt that this could be deferred until later so it is recommended to eliminate the entire \$100,000.
4. Unforeseen Consideration: This bid item is for \$150,000. While there are funds needed in this line item, it was determined that the funding can be reduced by \$50,000 to \$100,000.
5. Voluntary Reductions/Value Engineering: This number represents changes made by the contractor and discussed with the AC/CM as to reduce the cost. One example is that a different brand of paint will be used that is less in cost but meets our approval.

Summary: Difference to make up \$881,519

Reductions:

Site Parking/Sidewalks	\$155,000
Doors	50,000
Landscaping	100,000
Unforeseen Conditions	50,000
Value Engineering	<u>59,000</u>
	<u>\$414,000</u>

Balance to be funded \$467,519



This is a total of \$414,000 in reductions, which leaves us a balance of \$467,519 to come up with to close the gap of \$881,519. The Commission should take into account that while we are confident in our numbers it is possible a budget amendment may be needed in the future.

#### Recommendation:

That the Utility Fund be utilized to close the gap of \$467,519. It will be necessary to do a budget amendment so the utility funds can be used for this project.

#### Why the Utility Fund?

The Historic H.M. King High School is proposed to house all City administrative personnel, who provide services to all City funds. The Utility Fund accounts for more than 30% of the total budget for all City funds meaning that 30% or more of the space in City Hall is consumed in support of Utility Fund activities. Accordingly, since the City's new City Hall at the Historic H.M. King High School will be used at least 30% (35% in FY15 or \$18,316,443/\$52,312,524 = 35%) to support Utility Fund operations and activities, it can be argued that the Utility Fund can legitimately be asked to pay for up to 30% of the related old high school/City Hall renovation costs.

To date, the City has not proposed to finance any of the Historic H.M. King High School renovation costs using Utility Funds. In this instance staff is seeking City Commission approval to fund 10% (\$467,519 of the \$4,740,000 = 10%) total renovation costs from the Utility Fund, which is reasonable and prudent given that 30% of this building will be used to support Utility Fund operations and activities.

If you have any questions, please feel free to ask.

# CITY OF KINGSVILLE UTILITY FUND NO. 51

Cost Item/Description	FY15 Beginning Fund Balance	FY15 Budgeted Revenues	FY15 Budgeted Transfers- in	FY15 Budgeted Expenditures	FY15 Budgeted Transfers- out	FY15 Ending Fund Balance	FY15 Ending Fund Balance as a % of FY15 Budgeted Expenditures & Transfers- out
FY15 Beginning Fund Balance	\$5,515,172	\$8,413,200	\$83,790	(\$5,652,811)	(\$4,968,246)	\$3,391,105	32%
Additional Proposed Funding for Historic H.M. King High School					(467,519)		
<b>Total</b>	<b>\$5,515,172</b>	<b>\$8,413,211</b>	<b>\$83,790</b>	<b>(\$5,652,811)</b>	<b>(\$5,435,765)</b>	<b>\$2,923,586</b>	<b>26%</b>



## Transfers-out from Utility Fund

Annually recurring operating transfers to General Fund (001)  
 Annually recurring operating transfers to Debt Service Fund (012)  
 One-time cash funded projects for Year 5 of 5-Year Capital Plan and other discretionary  
 Utility Fund capital projects (detailed on Exhibit D to City Manager's Budget  
 Message pages D-3 and D-4)

Additional proposed one-time expenditure for Historic H.M. King High School  
 Total Proposed Amended Transfers for FY15

## Minimum Fund Balance

Exceeds self-imposed  
 minimum fund balance of  
 25% (90 days of  
 operations) of total annual  
 operating expenditures and  
 transfers-out.

\$1,350,000  
 1,253,660  
2,364,586  
 \$4,968,246  
467,519  
\$5,435,765

## **AGENDA ITEM #2**

**ORDINANCE NO. 2014-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2014-2015 POLICE DEPARTMENT-STATE SEIZURE FUND BUDGET FOR THE PURCHASE OF AUTOMATIC LICENSE PLATE READERS.**

**WHEREAS**, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year out of Fund 005 – State Seizure Fund.

I.

**BE IT ORDAINED** by the City Commission of the City of Kingsville that the Fiscal Year 2014-2015 budget be amended as follows:

**CITY OF KINGSVILLE  
DEPARTMENT EXPENSES  
BUDGET AMENDMENT**

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
-----------	------------------	---------------	-----------------	-----------------	-----------------

**Fund 028 PD-Federal Seizure Fund**

Expenses

5-2100 Police	Machinery/Equipment	71200			<u>\$42,980</u>
					<u>\$42,980</u>

**Fund 005 PD-State Seizure Fund**

Capital

2	Unreserved Fund Balance	61002			<u>\$2,020</u>
					<u>\$2,020</u>

Expenses

5-2100 Police	Machinery/Equipment	71200	<u>\$45,000</u>		
			<u>\$45,000</u>		

To amend the FY 14-15 Police Department State Seizure Fund Budget for the purchase of an Automatic License Plate Reader as per the attached memo from the Chief of Police. The original purchase was budgeted in the PD-Federal Seizure Fund and will now be purchased from the PD-State Seizure Fund. The difference of \$2,020 between budgeted funds and the actual quote received will come from Fund 005 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 10<sup>th</sup> day of November, 2014.

**PASSED AND APPROVED** on this the \_\_ day of \_\_\_\_\_, 2014.

**EFFECTIVE DATE:** \_\_\_\_\_

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

**KINGSVILLE POLICE DEPARTMENT  
INTER-OFFICE MEMORANDUM**

October 29, 2014

**TO** : Vincent J. Capell, City Manager  
Deborah Balli, Finance Director

**FROM** : Ricardo Torres, Chief of Police

**SUBJECT** : Request for Budget Amendment Chapter 59

I am requesting a budget amendment to our Chapter 59 budget for FY2014-2015 in the amount of \$45,000.00. These funds will be used to purchase Elsag's Automatic License Plate Reader from John Wright Associates, Inc, 1111 West Abram Street in Arlington TTX 76013.

This tool is critical to assist our department in Homeland Security initiatives, recovery of stolen vehicles and license plates, Amber Alerts, missions related to missing and exploited children, and collection of municipal warrants via programmed hot lists.

This ALPR is the only one that reads plates from all 50 states including flat and red character plates. The system can be configured to remotely alarm an email recipient and can operate with data from different sources and be updated on the fly.

This equipment is available via Texas Multiple Award Schedule, TXMAS-8-840130.

Please place this budget amendment on the next available City of Kingsville City Commission meeting. Thank you for your assistance regarding this matter.



1111 West Abram Street  
Arlington, TX 76013

**WHELEN**  
ENGINEERING COMPANY INC.

**Pro-gard**  
PRODUCTS

**HAVIS**

Productivity in motion

Mannifactory's Representatives

*Quote*

Date: October 13, 2014

Quote #: QT140130

To: Gus Ruiz  
Kingsville Police Dept.

Kingsville, TX

Quote Good for 30 Days

\*\*\*Purchase Orders Are to Be Made Out to Distributor Below\*\*\*

Regional Sales Manager	Distributor	Notes	Price
Greg Hernandez	JWA		

Freight: TBD (UPS Ground Unless Specified Otherwise)

Qty	Description	Unit Price	Subtotal
3.00	140002 Two Camera Mini Split Mobile System (Permanent Push Mount Camera 1: 25mm Push Bumper U- Bracket Mount, Camera 2: 25mm Push Bumper U- Bracket Mount, Permanent Power Cable, Push Bumper/90 Camera Cable, 20 Ft., Floor Mount Trunk Box Mount, Protocol: NEW TX DEA	14,500.00	43,500.00
3.00	410322 ELSAG Operations Center License Fee, Back End Server Application License To Manage Data And Hotlists	500.00	1,500.00
3.00	210019 Remote Software Installation That Does Not Require A Site Visit And Can Be Accomplished From GSO		
NOTES: Victoria City SO Responsible For Cellular Service 24/7 TECH Support FIRST Year Warranty Free			
Subtotal		\$	45,000.00
Sales Tax			
Total		\$	45,000.00

Thank you for your business!

1111 W. Abram St. Arlington, TX 76013 817-791-6011 800-569-8397 ghernandez@johnwrightassoc.com

Search TXMAS Contracts

Search

**Rebates:** Pursuant to Texas Government Code § 2155.510(b), rebates generated from TXMAS contract purchases made using federal funds must be reported to the federal funding agency for reporting and reconciliation purposes. Each quarter of the State's fiscal year, TXMAS contractors rebate .75% of their TXMAS sales to the State of Texas via the Texas Comptroller of Public Accounts (CPA). It is the purchasing entity's responsibility to report the amount of rebate using the above percent based on the total dollar value of the TXMAS purchase order.

**Example:** A purchasing entity receives and uses federal funds of \$50,000 to purchase items/services on a TXMAS contract. The purchasing entity must report to the federal fund provider that a sales rebate of \$375 ( $\$50,000 \times .75\% = \$375$ ) will be paid to the State of Texas by the TXMAS contractor.



## ELSAG NORTH AMERICA LLC

Contract TXMAS-8-840130

On-Line Catalog/Order Processing

### LAW ENFORCEMENT INCLUDING LICENSE PLATE READERS

**Corporate Office:**  
ELSAG NORTH AMERICA LLC  
7 SUTTON PLACE  
BREWSTER NY 10509  
USA

**Send PO to:**  
ELSAG NORTH AMERICA LLC  
205-H CREEK RIDGE ROAD  
GREENSBORO NC 27406  
USA  
Vendor ID: 18001195686

**Invoice From:**  
ELSAG NORTH AMERICA LLC  
205-H CREEK RIDGE ROAD  
GREENSBORO NC 27406  
USA  
Vendor ID:

**Delivery:**

**FOB Point:**

**Terms:**

**Remit To:** ELSAG NORTH AMERICA LLC  
205-H CREEK RIDGE ROAD  
GREENSBORO NC 27406  
USA  
Vendor ID:

**Vendor ID:** 18001195686

**Business Type:** Large

**DUNS #:** 196140821

**Effective:** 5/21/2008

**Expires:** 5/31/2015

**CONTACT: NATHAN MALONEY**  
Phone 866-967-4900  
NATE.MALONEY@ELSAG.COM

**Effective Date:** This Texas Multiple Award Schedule (TXMAS) contract is effective beginning 5/21/2008 through 5/31/2015 and is automatically renewed on the date that the General Services Administration (GSA) exercises the renewal option. All State of Texas terms and conditions will continue and apply to all renewal periods by mutual agreement. The contractor has certified that the prices reflected in the contractor's catalog are the same as the prices contained in the most current modification to GSA Contract No. PC 62119.

**Placement of Orders:** Purchasing entities must use TxSmartBuy.com when purchasing on TXMAS. The TXMAS contractor or dealer is not required to accept orders below the minimum listed below. For orders above the maximum, purchasing entities are entitled to negotiate for lower prices than those listed on TxSmartBuy.com.

#### **Order Limitation:**

Minimum Order: N/A

Maximum Order: N/A

**Approved Products/Services:** Only products or services listed in the CPA approved GSA contract may be purchased from this TXMAS contract, with one exception. Incidental, off-schedule items may be purchased as "best value, open market" items provided that they are necessary for product integration or product completeness. The purchasing entity is responsible for ensuring that the quoted price for such incidental items is fair and reasonable. These incidental items may be added to the TXMAS purchase order if they are clearly labeled as "open market (OM), best value" items.

**State Contracts:** All Texas Council for Purchasing from People with Disabilities contracts and Texas Correctional Industries (TCI) term contracts take precedence over this TXMAS contract. If similar products or services are listed on this TXMAS contract and a CPA term contract, a determination should be made that will result in a best value purchase.

**Payment Due Date:** Payment will be due on the thirtieth (30) calendar day after the later of: (a) the date the State actually receives a proper invoice at the office designated in the applicable purchase order to receive it; or (b) the date the State accepts the products or services. The post mark date on the envelope for the State warrant (State's equivalent to a check) or banking information showing when a direct deposit transaction was received will be



considered the date payment is made. Interest starts accruing on the first day that payment is late. The rate of interest for late payments is set at one percent per month.

**Special Note:** The State of Texas, including but not limited to its Agencies, cooperative purchasing members and any local governmental entity authorized by law to use the Texas Multiple Award Schedule method for purchasing is not obligated to procure any products or services from this TXMAS contract. This schedule contract shall not be construed to prevent the State from purchasing products or services using other procurement methods as authorized by law.

**Keywords:** ELSAG, ELSAG NA, MPH-900, Mobile Plate Hunter 900, LPR, ALPR, license plate reader, license plate recognition, license plate technology, automatic number plate reader, automatic license plate recognition, mobile license plate recognition, mobile LPR, license plate capture, fixed camera, mobile camera, portable camera, license plate camera, LPR camera, LPR technology, traffic surveillance camera, Wifi card, LPR voice manager, touch screen car PC, field control unit for fixed cameras, Remington ELSAG, license plate reader, barrel cam license plate reader

## Contact Us

If you have any suggestions on how to improve TXMAS or this web site, please send an email to [txmas@cpa.state.tx.us](mailto:txmas@cpa.state.tx.us) or call 512-463-3421.

[Texas.gov](#) | [Statewide Search from the Texas State Library](#) | [State Link Policy](#) | [Texas Homeland Security](#)  
[Susan Combs, Texas Comptroller](#) • [Window on State Government](#) • [Contact Us](#)  
[Privacy and Security Policy](#) | [Accessibility Policy](#) | [Link Policy](#) | [Public Information Act](#) | [Compact with Texans](#)

From: "Craig Duncan" <craig.duncan@selex-es.us>  
Subject: QT140130 KingsvillePD ELSAG 101314.pdf  
Sent date: 10/13/2014 04:51:25 PM  
To: "Gus Ruiz" <gusruiz@kingsvillepd.us>  
Cc: "Greg Hernandez" <ghernandez@johnwrightassoc.com>  
Attachments: 2 attachments - Download all attachments [ 207 KB ]  
QT140130 KingsvillePD ELSAG 101314.pdf [ 206 KB ], ATT000001.htm [ 1 KB ]

Gus,

Please see the attached quote from our Texas distributor John Wright & Associates. Installation as well as the one time HIDTA ALPR server connection fee is included and there will be NO ongoing HIDTA database fees unlike Vigilant's ongoing licensing or user access fees. For interdiction there truly is no other choice than the HIDTA ALPR network as it is the only one receiving the DEA Cat 3&4 hotlists and HIDTA BOLO lists. Richard Kirkpatrick in the Taskforce and Capt. Longoria at Kleberg COSO can attest to the HIDTA ALPR server and ELSAG's performance.

Please let me know if we can help further.

Stay safe,

THIS COMMUNICATION MAY CONTAIN CONFIDENTIAL AND/OR OTHERWISE PROPRIETARY MATERIAL and is thus for use only by the intended recipient. If you received this in error, please contact the sender and delete the e-mail and its attachments from all computers.

# **AGENDA ITEM #3**

**RESOLUTION NO. 2014- \_\_\_\_\_**

**A RESOLUTION OF THE CITY OF KINGSVILLE AUTHORIZING THE RELEASE OF CHAPTER 59 FUNDS OF THE SOUTH TEXAS SPECIALIZED CRIMES AND NARCOTICS TASK FORCE FOR DONATION TO THE KINGSVILLE AMATEUR BOXING CLUB, INC.**

**WHEREAS**, the Texas Code of Criminal Procedure, Article 59.06(h) allows for the release of Chapter 59 funds for nonprofit programs for the prevention of drug abuse;

**WHEREAS**, the Kingsville Amateur Boxing Club, Inc. is a non-profit organization that provides anti-drug programs to the youths of the city and the area by providing athletic programs and other activities with a drug-free message that have a positive impact on the children of Kingsville;

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

I.

**THAT** the City Commission authorizes the South Texas Specialized Crimes and Narcotics Task Force to assist with a \$5,000 donation to the Kingsville Amateur Boxing Club, Inc., to help educate young people about living a drug-free and alcohol-free lifestyle and comply with any reporting requirement the Task Force may designate.

II.

**THAT** local elected representatives shall be encouraged to promote, endorse, and support the Kingsville Amateur Boxing Club, Inc. in their efforts for the benefit of the community through drug abuse prevention programs.

**PASSED AND APPROVED** by a majority vote of the City Commission on the 24<sup>th</sup> day of November, 2014.

\_\_\_\_\_  
Sam R. Fugate, Mayor

ATTEST:

\_\_\_\_\_  
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Courtney Alvarez, City Attorney





**KINGSVILLE SPECIALIZED CRIMES  
AND NARCOTICS TASK FORCE**

**P. O. BOX 213**

**KINGSVILLE, TEXAS 78364**

[tfadmin@kingsvilletaskforce.com](mailto:tfadmin@kingsvilletaskforce.com)

**(361) 595-5778**

**Fax (361) 595-5781**



November 13, 2014

Mr. Vincent J. Capell  
City Manager  
City of Kingsville, Texas

Mr. Capell,

The Kingsville Specialized Crimes & Narcotics Task Force has received Chapter 59 donation requests from the Boys and Girls Club of Kingsville and the Kingsville Amateur Boxing Club Inc. These organizations have submitted applications to the Kingsville Task Force and their requests have been approved by me.

The Kingsville Task Force's 2014/2015 Annual Budget was approved with a total of \$30,000.00 allocated in the Donation's line item (008-5-2330-31444). These two donation requests of \$5,000.00 each, if approved, will be distributed by the Kingsville Task Force. The above organizations will each receive a \$5,000.00 donation resulting in an account balance of \$20,000.00 remaining for donations to other groups.

If you approve these requests, can they be placed on the Regular City's Commissioners Court Agenda for Monday November 24, 2014? Your kind consideration to this request will be greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Guillermo Vera".

Guillermo "Willie" Vera, Commander  
Kingsville Specialized Crimes & Narcotics Task Force

Attachments

**KINGSVILLE SPECIALIZED CRIMES  
AND NARCOTICS TASK FORCE  
APPLICATION FOR CHAPTER 59 DONATION**

1. APPLICANT'S  
NAME Jaime Cantu ADDRESS Kingsville Boxing Club (361) PHONE 728-3955
2. ORGANIZATION'S  
NAME The Kingsville ADDRESS 525 S. 12<sup>th</sup> St. PHONE As Above  
Amateur Boxing Club Inc. Kingsville, TX. 78363
3. NARRATIVE: Explain what will be done with the contribution to insure compliance with the disposition of forfeited property under Chapter 59 of the Texas Code of Criminal Procedure and the number of citizens it will affect in our community.

*See Attached Documents*

APPROVED: \_\_\_\_\_

Guillermo Vera, Cmdr.  
Commander

DATE: \_\_\_\_\_

11/12/2014 TIME: 10 AM

**From:** 'Angela Alegria' via TF ADMIN  
**Date:** 11/11/2014 2:57:15 PM  
**To:** [tfadmin@kingsvilletaskforce.com](mailto:tfadmin@kingsvilletaskforce.com)  
**Subject:** Request for Chapter 59 Grant

**VERA**  
Commander Vela, I am hoping that all is well with your organization and your family. We at the Kingsville Boxing Club are extremely proud of the work that your men and women do to keep our community safe.

Your organization has helped our's in the past and we believe that without your support our program really couldn't function properly, we are asking that you approve the attached request for a grant for our program.

If any additional information is needed in this matter, I can be contacted @ 361-728-3955.

Jaime Cantu  
Kingsville Boxing Club

To: Cdr. Willie Vera  
Specialized Crime and Narcotics Task Force

**The Kingsville Boxing Club is hereby submitting this request for a grant approval in the amount of \$5,000.00. Below is a history of our program and an explanation as to where this grant money will be used.**

### **The Kingsville Amateur Boxing Club Inc.**

#### **Purpose and History**

The Kingsville Amateur Boxing Club Inc. aka, The Kingsville Boxing Club is a non-profit physical fitness program dedicated to the youth of the Coastal Bend Counties primarily Kleberg County as its training facilities are located in Kingsville, Texas. The club's purpose is to offer our youth an alternative to the streets and an opportunity to build their self-esteem, develop discipline, and become educated of the effects of drug and alcohol abuse and to become a constructive part of our society. This is accomplished through daily training and classroom education. This club is currently funded by a variety of sources, including its own fundraising efforts.

In 1997, in response to a deeply felt community need, the club founder along with several local community leaders (to include former Chief of Police Felipe Garza, current Chief of Police Rick Torres and current Kleberg County Sheriff Edward Mata) supported the idea to establish and form a local boxing program that would be open to all members of this community with the intent on offering our youth a positive place to exhaust their energy's, build their self esteem and excel in the sport of amateur boxing. The clubs motto is *"Producing Champions in and out of the Ring"*.

Since then, the club has continued to grow and has developed into a program where families come together to exercise, military and law enforcement personnel utilize the facility to improve their fitness status, university students attend because of the low cost and the opportunity to release some stress in a positive way. In addition, our young amateur boxers are becoming elite athletes that have represented not only our city and state but also our country in competing in international competitions. Also, several of our participants have gone on to become professionals in society to include; Military Personnel (Pilots), Law Enforcement Personnel, US Border Patrol Agents, High School and College Graduates, and Professional Boxers.

***Through this initial program the club has developed several others to include:***

- **Drug, Alcohol and Substance abuse education** – Twice a month, a certified Drug and Alcohol Abuse Counselor conducts classes for all individuals.



- **Drug Awareness Information Give Away** – The Kingsville Boxing Club gives away for free, Educational Activity books and other items that focus on Drug Awareness and City Leadership.
- **Anti-Bullying Campaign** – This past year, the boxing club initiated our Anti Bullying Campaign by handing out activity books, book markers and other items that talk about bullying. **In addition, pamphlets about Sexting are also given out.**
- **Knock Out Home Work/Tutoring Program** – Once a week (Wednesdays) the Kingsville Boxing Club opens its doors and allows students from throughout the community to come and receive assistance with their homework or for tutoring. Additional days are made available at the students' request. (Most volunteers and tutors are from our local University)
- **Camp of Champs** – This program was established in 2008 and is a cost free camp that is geared towards children ages 8-14 and focuses on the importance of health, fitness, discipline and faith. (The same type of training is given on a daily basis and if there aren't enough participants, the program is run during normal training hours).
- **Training Facility** – Our facility has opened its doors to Law Enforcement Personnel as well as Military Personnel to use as a fitness center or an instructional facility.
- **Community Service** – Members of the Kingsville Boxing Club volunteer once a month to assist Senior Citizens whose alley ways are in violation of our city codes and they must be cleaned up. The club contacts the local enforcement office for a list of addresses. In addition, members of our club participated in two City and County Volunteer Clean-up activities.
- **Community Involvement** – The Kingsville Boxing club members volunteered for several different community events to include: National Night Out, Christmas present drive to assist needy families (Angels on Assignment Org), Motivational Speaking for different organizations and supported a "Back to School" School Supply Drive.

**More information on the above subjects can be found in our website:  
[www.12thstreetgym.org](http://www.12thstreetgym.org)**

### **Request for Funding**

The purpose of this request is to request that a \$5,000.00 grant be awarded to our program to be used in the following manner:

- 1. Money will be used to help our program continue to spread our Drug Free Message to members of our community (primarily our youth).**
- 2. A portion of this grant will be used to purchase additional equipment needed to ensure that all participants are properly equipped to conduct their physical training.**
- 3. All money will be used to directly impact our program. Our program has no paid staff and all money will be used to help operate our program.**

The Kingsville Boxing club currently has no major sponsor and relies solely on the support of our community and organizations such as yours to continue our existence. The average cost per year to operate our club is \$15,000.00 (last 5 years).

Approval of this grant is very important to our program. Without your organizations support, this program could not function in the manner that it has. Our program has received high praise from community leaders and members of our community. In addition, leaders from different communities have stated that they are very impressed with our program and believe that our community is fortunate to have a program like ours. It is directly because of your organization that we are as successful as we have been.

If additional information is needed in this matter, the undersigned can be contacted @ 361-728-3955

Sincerely,

Jaime Cantu  
Kingsville Boxing Club

# **AGENDA ITEM #4**

**RESOLUTION 2014- \_\_\_\_\_**

**A RESOLUTION OF THE CITY OF KINGSVILLE AUTHORIZING THE RELEASE OF CHAPTER 59 FUNDS OF THE KINGSVILLE SPECIALIZED CRIMES AND NARCOTICS TASK FORCE FOR DONATION TO THE BOYS & GIRLS CLUB OF KINGSVILLE.**

**WHEREAS**, the Texas Code of Criminal Procedure, Article 59.06(h) allows for the release of Chapter 59 funds for nonprofit programs for the prevention of drug abuse;

**WHEREAS**, the Boys & Girls Club of Kingsville is a non-profit organization that provides anti-drug programs to the youths of the city and the area by providing educational study opportunities, athletic programs, field trips and other activities with a drug-free message that have a positive impact on the children of Kingsville;

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

I.

**THAT** the City Commission authorizes the Kingsville Specialized Crimes and Narcotics Task Force to assist with a \$5,000 donation to the Boys & Girls Club of Kingsville, to help educate young people about living a drug-free and alcohol-free lifestyle and comply with any reporting requirement the Task Force may designate.

II.

**THAT** local elected representatives shall be encouraged to promote, endorse, and support the Boys & Girls Club of Kingsville in their efforts for the benefit of the community through drug abuse prevention programs.

**PASSED AND APPROVED** by a majority vote of the City Commission on the 24th day of November, 2014.

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney





**KINGSVILLE SPECIALIZED CRIMES  
AND NARCOTICS TASK FORCE**  
P. O. BOX 213  
KINGSVILLE, TEXAS 78364  
[tfadmin@kingsvilletaskforce.com](mailto:tfadmin@kingsvilletaskforce.com)  
(361) 595-5778  
Fax (361) 595-5781



November 13, 2014

Mr. Vincent J. Capell  
City Manager  
City of Kingsville, Texas

Mr. Capell,

The Kingsville Specialized Crimes & Narcotics Task Force has received Chapter 59 donation requests from the Boys and Girls Club of Kingsville and the Kingsville Amateur Boxing Club Inc. These organizations have submitted applications to the Kingsville Task Force and their requests have been approved by me.

The Kingsville Task Force's 2014/2015 Annual Budget was approved with a total of \$30,000.00 allocated in the Donation's line item (008-5-2330-31444). These two donation requests of \$5,000.00 each, if approved, will be distributed by the Kingsville Task Force. The above organizations will each receive a \$5,000.00 donation resulting in an account balance of \$20,000.00 remaining for donations to other groups.

If you approve these requests, can they be placed on the Regular City's Commissioners Court Agenda for Monday November 24, 2014? Your kind consideration to this request will be greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Guillermo Vera".

Guillermo "Willie" Vera, Commander  
Kingsville Specialized Crimes & Narcotics Task Force

Attachments

**Kleberg County Task Force**  
**APPLICATION FOR CHAPTER 59 DONATION**

**1. APPLICANT'S**

**NAME** John Perez

**ADDRESS** 1238 E. Kenedy, Kingsville, TX      **PHONE** 361-592-2100

**2. ORGANIZATION'S**

**NAME** Boys & Girls Club of Kingsville

**ADDRESS** 1238 E. Kenedy, Kingsville, TX      **PHONE** 361-592-2100

**3. NARRATIVE: Explain what will be done with the contribution to insure compliance with the disposition of forfeited property under Chapter 59 of the Texas Code of Criminal Procedure and the number of citizens it will affect in our community.**

First off, we would like to thank you for your continued support to The Boys & Girls Club of Kingsville. We are proud to say that with your help, we have been able to continue to assist the children of Kingsville and the surrounding areas. We hope that we can continue to provide such quality to the children and assist them in creating brighter futures. We truly are making a difference in lives.

We are currently asking for a donation that would assist us in our evidenced based program SMARTMoves. The funds would go directly towards the needed staff and supplies to enhance and improve our ongoing program. SMARTMoves program is a Skills Mastery and Resistance training program that focuses on the prevention of ATOD-Alcohol, tobacco and other drugs. The curriculum breaks down into sessions and provides daily activities that surround drug prevention and awareness. It also goes into detail and explains how to avoid alcohol, tobacco and other drugs as well as avoiding drug related activities. Another section is geared towards being alert and being made aware of drunk drivers and the severity of today's illegal activity. We prepare our children for brighter futures!

Some of the continuous highlights of this year would be to collaborate with local law enforcement agencies to act as a mentor/guide/role model. We would have monthly activities where the officers would enter our facility to put on training for our students. The overall goal is to educate our youth that will have an impact on our future, to make them aware of today's challenges in hopes of them seeking out bright futures and right decisions.

During the school year, our average daily attendance is at 90. These children are not only being mentored but are being fed with a snack on a daily basis. They are also assisted in character development along with daily physical activities. At our other school sites, we average 35 students per site. We currently serve 3 school sites. Our largest membership ranges from the age of 6 to 17 and the majority of our main club site children come from Harvey Elementary.

We are in need of assistance to put a stop to our youth being unaware of the dangers of drugs and alcohol. It is time we do something about it. With your support, we can continue these services and play an impact on our youth making them aware of the dangers in society today.

Please consider making this investment in our youth of tomorrow.

**APPROVED:**

*Guillermo Vera, Cmdr.*

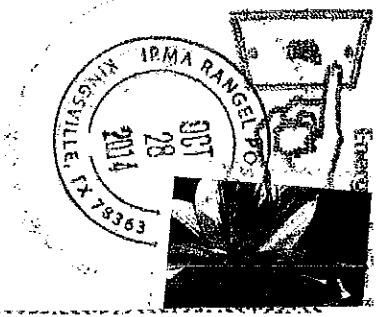
**Date:**

*11/12/2014*

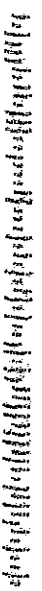
BGCK  
PO BOX 1181  
Kingsville TX 78364

TASK FORCE  
ATT: Willie Jean  
PO BOX 213  
Kingsville TX 78364

CORPUS CHRISTI TX 784  
RIO GRANDE DISTRICT  
28 OCT 2014 PM 2 T



7836430213



**BOYS & GIRLS CLUB**  
OF KINGSVILLE**Fax**

To: "Willie" Vera

From: Boys &amp; Girls Club - Kingsville

Fax: 361-595-5781

Pages: 2

Phone

361-592-2100

Date: Oct. 8, 2014

Re:

cc:

☐ Urgent☒ For Review☐ Please Comment☐ Please Reply☐ Please Recycle

Chapter 59 Donation.

- Thanks so much!

John A. Perez  
Chief Professional Officer  
Boys & Girls Club of Kingsville  
1238 E. Kenedy  
Kingsville, TX 78363  
[www.bgckingsville.org](http://www.bgckingsville.org)

Phone: 361-592-2100  
Fax: 361-592-1862



**Kleberg County Task Force  
APPLICATION FOR CHAPTER 59 DONATION**

**1. APPLICANT'S**

NAME John Perez

ADDRESS 1238 E. Kenedy, Kingsville, TX PHONE 361-592-2100

**2. ORGANIZATION'S**

NAME Boys &amp; Girls Club of Kingsville

ADDRESS 1238 E. Kenedy, Kingsville, TX PHONE 361-592-2100

**3. NARRATIVE: Explain what will be done with the contribution to insure compliance with the disposition of forfeited property under Chapter 59 of the Texas Code of Criminal Procedure and the number of citizens it will affect in our community.**

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We are currently asking for a donation that would assist us in our evidenced based program SMARTMoves. The funds would go directly towards the needed staff and supplies to enhance and improve our ongoing program. SMARTMoves program is a Skills Mastery and Resistance training program that focuses on the prevention of ATOD-Alcohol, tobacco and other drugs. The curriculum breaks down into sessions and provides daily activities that surround drug prevention and awareness. It also goes into detail and explains how to avoid alcohol, tobacco and other drugs as well as avoiding drug related activities. Another section is geared towards being alert and being made aware of drunk drivers and the severity of today's illegal activity. We prepare our children for brighter futures!

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We are in need of assistance to put a stop to our youth being unaware of the dangers of drugs and alcohol. It is time we do something about it. With your support, we can continue these services and play an impact on our youth making them aware of the dangers in society today.

Please consider making this investment in our youth of tomorrow.

APPROVED: \_\_\_\_\_

Date: \_\_\_\_\_

# **KINGSVILLE SPECIALIZED CRIMES AND NARCOTICS TASK FORCE Chapter 59 Donation Policy**

1. A person/entity seeking a donation (financial assistance) through the Kingsville Specialized Crimes and Narcotics Task Force and with particularity Chapter 59 Forfeiture Funds shall file an application with the Commander on forms provided through his office.
2. The filing procedures shall be as follows:
  - a. Filing period. An application for financial assistance shall be filed with the Commander not less than 30 days or more than 60 days prior to the proposed donation.
  - b. The name, address and telephone number of the entity seeking a donation.
  - c. No more than one donation will be made per calendar year.
  - d. Applicant shall provide documentation relating to any other financial assistance that they receive for review by the Commander.
3. Applicant must meet one of the following criteria:
  - a. Nonprofit program for the prevention of drug abuse, applicant must provide a copy of the organization's charter.
  - b. Nonprofit chemical dependency treatment facilities licensed under Chapter 464, Health and Safety Code;
  - c. Nonprofit drug and alcohol rehabilitation or prevention programs administered or staffed by professionals designated as qualified and credentialed by the Texas Commission on Alcohol and Drug Abuse; or
  - d. Must be an organization that has the same beliefs and value system as the Kingsville Specialized Crimes and Narcotics Task Force and the law enforcement code of ethics.
  - e. Short written statement explaining what will be done with the contribution to insure compliance with the disposition of forfeited property under Chapter 59 of

the Texas Code of Criminal Procedure and the number of citizens it will affect in our community.

4. The Commander shall grant or deny a permit solely on the basis of the requirements stated in the aforementioned sections above. The Commander shall advise the organization's point of contact of the decision to grant or deny the request for contribution no later than the sixtieth day after date of receiving the completed application and all required attachments.

# **REGULAR AGENDA**



# **AGENDA ITEM #5**

November 16, 2014

City of Kingsville

Attention: Mr. Vince Capell

Re: Donation from La Posada de Kingsville to City of Kingsville

The La Posada de Kingsville celebration was founded 25 years ago this year to provide a series of holiday events for the Kingsville Community while highlighting and attracting visitors to the community and downtown. It also has provided funding, through donations, to the continued revival and improvement of the Downtown District. It is a non-profit organization that has a Board of Directors and conducts business under the umbrella of the Kingsville Action Network.

Funding continues to come from funds raised by the King Ranch Breakfast which are then donated in part to La Posada de Kingsville and used to assist with advertising and funding needs of some of the annual events such as the Lighted Parade, Children's Day, decorating contests, etc..

The donation usually made annually has not been made in a couple of years. The amount has been around \$1000- \$2000 each year. The La Posada Board decided this year to give a larger amount to "catch up" a little. The Board also decided to assist the City of Kingsville's Downtown initiative of installing new recycling trash bins and benches. This project fits perfectly the theme of the 2014 La Posada de Kingsville celebration – Go Green Christmas – Reduce, Reuse, Rejoice.

We ask that the City of Kingsville accept this donation of \$4000.00 and use it as requested.

Sincerely,

Daniel Morales,

La Posada de KINGSVILLE

BOARD PRESIDENT

## **AGENDA ITEM #6**

**City of Kingsville**  
**Parks & Recreation Department**  
**Inter Office Memo**



Date: November 17, 2014

To: Vince Capell, City Manager

From: Susan Ivy, Parks Manager

Re: Request for Agenda Item regarding La Posada Children's Day

The La Posada de Kingsville Celebration has for at least 15 years hosted a Children's day event at J.K. Northway. It has always been free to the public and includes many children's games, crafts, holiday activities and a toy giveaway of some kind. Spohn Hospital Kleberg had hosted it for some time and has now separated themselves from the hospital employees that volunteer to man the booths. Annual attendance is approximately 400-500 kids and parents.

As a La Posada Board member and manager of J.K. Northway, I have always been involved and find myself coordinating the event this year. We have finally secured funding and the hospital employees are still on board to man the booths. I am asking that the City of Kingsville support the Parks & Recreation Department hosting the event on Saturday, December 6<sup>th</sup> from 10am -2pm and include this event in its liability coverage along with the volunteers assisting with the event. The attached flyer is not final yet. I am waiting for a logo from Walgreens and Chemcel Credit Union both of which are donating funds or product to the event.

Any additional information you need will be provided immediately.

Thank you for your support.

Susan Ivy



**DRAFT**



*Go Green Christmas*

# 2014 La Posada Children's Festival & Family Health Fair

Saturday, Dec 6<sup>th</sup>

10am - 2pm

J.K. Northway Expo Center

- \*Photo Booth with Santa
- \*Pony rides
- \*Game Booths
- \*Craft Booths
- \*Inflatables
- \*Bring a Can For Holiday Food Drive
- \*Bring a Toy For "Toys for Tots"
- \*Recycle Christmas! With KKB
- \*Concession Stand Open
- \*Santas Toy Shop Open  
11:30- 1:30 or until Toy allotment is gone.
- \*Diabetic screenings
- \*Hearing screenings
- \*Vision screenings
- \*Opportunities to meet local health officials

**DRAFT**



# **AGENDA ITEM #7**

**RESOLUTION #2014-\_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE COLLECTION OF DELINQUENT SPECIAL ASSESSMENTS BETWEEN THE CITY OF KINGSVILLE AND LINEBARGER GOGGAN BLAIR & SAMPSON, LLP; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Kingsville ("City") desires to have an outside firm assist with the collection of delinquent special assessments levied in connection with paving liens and liens filed under Chapter 342 of the Health and Safety Code, including principal and interest owing to the City;

**WHEREAS**, the City received a contract for these services from Linebarger Goggan Blair & Sampson, LLC ("Linebarger") for a three year term with three one-year renewal periods and for Linebarger to be paid 20% of all delinquent accounts in special assessments which are referred for collection and which are actually collected and paid to the City;

**WHEREAS**, the City and Linebarger have worked to prepare a Contract for the Collection of Delinquent Special Assessments.

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

**I.**

**THAT** the City Manager is authorized and directed as an act of the City of Kingsville, Texas to enter into a Contract for the Collection of Delinquent Special Assessments between the City of Kingsville and with Linebarger Goggan Blair & Sampson, LLC. in accordance with Exhibit A hereto attached and made a part hereof.

**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  
\_\_\_\_ 24th day of November \_\_\_\_, 2014.

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney



LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

Attorneys At Law  
500 NORTH SHORELINE BLVD., SUITE 1111  
CORPUS CHRISTI, TEXAS 78471-1028

(361) 888-6898  
FAX (361) 888-4405

November 7, 2014

Vincent J. Capell  
City Manager  
City of Kingsville  
P.O. Box 1458  
Kingsville, Texas 78364

Dear Mr. Capell:

This is to request that we be placed on the agenda of the City of Kingsville City Council meeting being held on Monday, November 24, 2014 for the following item:

1. Consideration and approval of a Contract for the Collection of Delinquent Special Assessments.

As always, should you have any questions or comments, please do not hesitate to call on me at any time.

Sincerely,



Nancy Vasquez  
Attorney at Law

NV/djm

cc: Mayor Sam R. Fugate  
City of Kingsville  
P.O. Box 1265  
Kingsville, Texas 78364

## CONTRACT FOR THE COLLECTION OF DELINQUENT SPECIAL ASSESSMENT ACCOUNTS

This Agreement ("Agreement") is made on this the 24th day of November, 2014 between City of Kingsville, Texas, hereinafter referred to as "City", and Linebarger Goggan Blair & Sampson, LLP, hereinafter referred to as "Law Firm";

In consideration of the mutual promises herein contained, the parties hereto agree as follows:

### I. PURPOSE OF REPRESENTATION

1.01 City hereby retains and employs Law Firm for the collection of delinquent accounts in special assessments levied in connection with paving liens and liens filed under Chapter 342 of the Health and Safety Code, including principal and interest owing to the City thereby, hereinafter referred to as "Delinquent Accounts" or "Delinquent Accounts in Special Assessments". An account is delinquent when it remains unpaid after thirty (30) days of initial invoice.

1.02 The City authorizes and directs Law Firm to take all action necessary to include the Delinquent Account in pending tax suit, including all necessary court appearances, research, investigation, correspondence, preparation and drafting of pleadings, and all related work necessary to properly represent the City's interest in these matters. The Law Firm shall check with the City before filing any tax suit or obtaining a judgment on such a suit to ensure the inclusion of all liens in the suit or judgment. If additional liens are filed after the initiation of the tax suit, but before final judgment, Law Firm shall amend the pleadings to include such additional liens. The City will respond within 5 business days to the Law Firm's request for lien accounts to be included in the filings or amendment of any suit. When a case is set for final hearing, the Law Firm will request an update to identify any additional liens to be included in the suit before the entry of judgment. The City will respond within 5 business days of the request for any update and said liens will constitute the final claims to be included in the suit. The Law Firm shall represent the City in all bankruptcies filed by delinquent property owners, including filing claims, monitoring the bankruptcy process, attending hearings as necessary, and otherwise insuring the City's interests are protected in the bankruptcy matter with respect to Delinquent Accounts.

1.03 The Law Firm shall pursue collection methods such as letters, telephone calls, in person contact regarding the collection of Delinquent Accounts in Special Assessments. The Law Firm agrees to contact the person who is legally responsible for the Delinquent Account to collect amounts owed. This shall be accomplished by mailings to delinquent accounts on intervals to be agreed upon by the Law Firm and the City Manager. Exhibit 1 identifies specific tasks to be performed by Law Firm.

1.04 The Law Firm shall provide the City Manager with written monthly reports as requested.

1.05 The Law Firm is to call to the attention of the City Manager any errors, double assessments, or other discrepancies coming under its observation during the progress of the

work. Ownership of information acquired by Law Firm concerning the services performed during this agreement belongs to the City, and Law Firm shall only use such information as needed to perform required services.

1.06 No settlement agreement of any claim, suit or proceeding shall be entered into without the approval of the City Manager.

1.07 The Law Firm shall maintain a file for each referred claim which shall be available to the City at all times for inspection. Such file shall contain all data pertinent to the claim to support its disposition. All documents, papers, or records pertaining to a file shall be retained after conclusion of all legal proceedings for disposition as mutually agreed to by the City Manager and Law firm.

## II. LAW FIRM'S FEES AND EXPENSES

2.01 As compensation for services required under this contract, City hereby agrees to pay Law Firm 20% of all Delinquent Accounts in Special Assessments which are referred to Law Firm for collection and which are actually collected and paid to the City during the term of this contract, to be paid by and collected from the property owners. All such compensation shall become the property of the Law Firm at the time payment of the monies is made to the City. The City shall pay over said funds monthly by check.

2.02 It is understood that if the amount of Law Firm's fees under this Contract are regulated or governed by law, and that law precludes any other fee arrangement other than the amount set by law or regulation, then the amount payable to Law Firm is limited to the maximum allowed by law.

## III. TERM

3.01 The initial term of this contract is three years, beginning November 24, 2014, and shall thereafter continue for one year, with three one year renewal periods. Either party may terminate this Agreement upon sixty (60) days prior written notice. Upon termination, Law Firm will deliver all pending files on cases referred to it under this Contract to the City. The Law Firm has six (6) months following termination of the contract to reduce to judgments all suits filed prior thereto.

## IV. CITY RESPONSIBILITIES

4.01 City shall identify tax account number, owner name, street address, legal description and amounts owed on original list submitted to Law Firm.

4.02 City will be responsible for executing and maintaining payment agreements on delinquent accounts referred to Firm for collection.

4.03 City shall respond to incoming telephone calls regarding Delinquent Accounts in Special Assessments.

4.04 City shall notify Law Firm of any settlements, adjustments or cancellations to delinquent accounts.

## V. MISCELLANEOUS

5.01 This agreement shall be construed under and in accordance with Texas law, and all obligations of the parties are performable in Kleberg County, Texas.

- a. This Agreement constitutes the sole and only Agreement between the parties and supersedes any prior undertakings or written or oral agreement between the parties respecting the subject matter of this agreement.
- b. In case any one or more of the provisions contained in this Agreement shall, for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
- c. This Agreement may be amended only by written agreement signed by duly authorized representatives of the parties hereto. The City Manager is authorized to execute amendments to the Agreement.
- d. Law Firm agrees to comply with all applicable Federal, State, and Local laws, including laws related to collections.
- e. As desired by City, Law Firm agrees to an audit of files maintained by Law Firm pertaining to this Contract.
- f. Neither party may assign this Agreement without the prior written approval of other party.
- g. Notice may be sent by certified mail, postage prepared, and is deemed received on the third day after deposit if sent certified mail. Notice shall be sent as follows:

If to City: City of Kingsville  
Attn: Vincent J. Capell  
City Manager  
P. O. Box 1458  
Kingsville, Texas 78364.

If to Law Firm: Linebarger Goggan Blair & Sampson, LLP  
Attn: Paul D. Chapa, Partner  
500 N. Shoreline Blvd., Suite 1111  
Corpus Christi, Texas 78401.



Agreed to by the City of Kingsville and Law Firm:

City of Kingsville

By: \_\_\_\_\_  
Vincent J. Capell, City Manager

Date: \_\_\_\_\_

Attest

By: \_\_\_\_\_  
Mary Valenzuela, City Secretary

Date: \_\_\_\_\_

Approved as to form:

By: \_\_\_\_\_  
Courtney Alvarez, City Attorney

Date: \_\_\_\_\_

Linebarger Goggan Blair & Sampson, LLP

By: \_\_\_\_\_  
Paul Daniel Chapa, Partner

Date: \_\_\_\_\_

Exhibit 1  
Services Performed by Law Firm

Collection of Lien

Include liens in delinquent tax suits.

Mass mailings of delinquent bills as requested by city.

Respond to incoming phone calls to Law Firm regarding Delinquent Accounts.

Represent City in bankruptcy court when property owner in bankruptcy.

Perform telephone collections.

Prepare deeds for resale.

Disburse tax sale and resale money.

Present resale bids to Council.

Answer correspondence regarding Delinquent Accounts.

Law Firm will inform City of any forwarding addresses on returned mail received by Law Firm.

## **AGENDA ITEM #8**

For condemnation information,  
refer to Public Hearing #1



# **AGENDA ITEM #9**

For condemnation information,  
refer to Public Hearing #2

## **AGENDA ITEM #10**

For condemnation information,  
refer to Public Hearing #3



# **AGENDA ITEM #11**

For condemnation information,  
refer to Public Hearing #4

## **AGENDA ITEM #12**

**ORDINANCE NO. 2014-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2014-2015 CO SERIES 2011-UTILITY FUND 066 BUDGET FOR THE COMPLETION OF CONSTRUCTING WATER WELL #25 PUMP HOUSE AND GROUND STORAGE TANK.**

**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 2014-2015 budget be amended as follows:

**CITY OF KINGSVILLE  
DEPARTMENT EXPENSES  
BUDGET AMENDMENT**

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
<hr/>					
<b>Fund 066 Utility Fund-CO Series 2011</b>					
<u>Capital</u>					
2		Unreserved Fund Balance	61002		<u>\$572,730</u>
					<u>\$572,730</u>
<u>Expenses</u>					
5-6002	Water Production	Water Well #25	72025	<u>\$572,730</u>	
				<u>\$572,730</u>	

To amend the FY 14-15 CO Series 2011-Utility Fund budget for expenditures occurring in fiscal year 2015 for the completion of constructing Water Well #25 pump house and ground storage tank as per the attached memo from the Director of Public Works/City Engineer.

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 24<sup>th</sup> day of November, 2014.

**PASSED AND APPROVED** on this the \_\_\_ day of December, 2014.

**EFFECTIVE DATE:** \_\_\_\_\_

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney



## ***Engineering Department***

361-595-8007  
361-595-8035 Fax

DATE: November 14, 2014  
TO: City Commission through City Manager  
FROM: Juan Carlos Cardenas, Director of Public Works/City Engineer  
SUBJECT: Utility Fund Capital Project Budget Amendment (CO 2011 Funds 066)

### **SUMMARY**

This item authorizes a budget amendment to the Utility Fund Capital Project (CO 2011 Funds 066) for expenditures occurring this fiscal year 2015 for the completion of constructing Water well #25 pump house and ground storage tank.

### **BACKGROUND**

The project was originally included in the FY 10-11 5-year capital projects plan. \$888,853 was budgeted for the water well portion in FY 2013-2014 with \$35,725 spent. \$798,853 was carried over during the FY 2014-2015 budget process for the drilling of the water well, which the Commission authorized on November 10, 2014. The pump house and ground storage tank were never placed into an adopted budget. The total for this budget amendment to complete the project in FY 2015 is \$572,730.00 to cover the anticipated cost of construction of the pump house and ground storage tank.

#### **CO 2011 Fund (066) Utility Fund Capital Projects:**

Original Estimate: \$1.2M  
Encumbered FY 14-15: \$723,000.00  
Construction bid for tank and pump house: \$572,730.00

Budget Amend Increase for 2014 -2015 Utility Fund Capital Projects: \$572,730.00

### **RECOMMENDATION**

The proposed budget amendment is very important to finish the project in a timely manner. Staff recommends proceeding with approval of the proposed budget amendment to take the funds from the CO 2011 Utility Fund Capital Projects unreserved balance and move them to CO 2011 Utility Fund Capital Projects Water Production-Water Well #25.

### **FINANCIAL IMPACT**

Detail of the Budget Amendment is mentioned above.

Approved

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Vincent Capell, City Manager