

DECEMBER 13, 2021

**A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, DECEMBER 13, 2021 IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 4:00 P.M.**

**CITY COMMISSION PRESENT:**

Sam R. Fugate, Mayor  
Hector Hinojosa, Commissioner  
Norma N. Alvarez, Commissioner  
Edna Lopez, Commissioner  
Ann Marie Torres, Commissioner

**CITY STAFF PRESENT:**

Mark McLaughlin, City Manager  
Mary Valenzuela, City Secretary  
Courtney Alvarez, City Attorney  
Kyle Benson, IT Manager  
Derek Williams, IT  
Uchechukwu Echeozo, Director of Planning & Development Services  
Rudy Mora, Engineer  
Charlie Sosa, Purchasing Manager  
Ricardo Torres, Police Chief  
Diana Gonzales, Director of Human Resources  
Emilio Garcia, Health Director  
Jessica Montalvo, Health Department  
Monica Longoria, Health Department  
Bill Donnell, Public Works Director  
Manny Salazar, Economic Development Director  
Deborah Balli, Finance Director

**I. Preliminary Proceedings.**

**OPEN MEETING**

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

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

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

**CONVENE INTO WORKSHOP AT 4:00 P.M.:**

Review and discuss proposed City of Kingsville Economic Development Grant Program and Administrative Manual. (City Manager/Economic Development Director).

Mr. Manny Salazar, Economic Development Director commented that this project has validity and as it is a new program it will have some things that will need to be amended.

Commissioner Alvarez commented that the final copy they received regarding the Administrative Manual she has numbered the pages, not to include the cover page, on page 7, Part 2 Performance Assessment Process, states that the EDG portfolio will be monitored to see how key components of the EDG plan are being accomplished. The semi-annual EDG Performance Assessment update will be presented to City Commission, while other updates may be presented throughout the year as requested by City Commission. Commissioner Alvarez asked who would be responsible and who will be doing the presentation?

Mr. Salazar responded that as it stands now, it would most likely be himself.

Commissioner Hinojosa commented that he has a concern with that and further stated that he would rather have the Finance Department do the monitoring on this project as Mr. Salazar already has enough work by being the EDC Director. He further commented that Mr. Salazar does not have the time to be doing the additional work and he prefers for the Finance Department to monitor the project.

Mr. Salazar stated that it is a good idea to use the available assets. He further stated that he is concerned as he doesn't know how robust and how much work it will take to get this project going. Mr. Salazar said that he does not oppose having some assistance in monitoring the project. He further said that the Chamber and himself come in on the front end of this project where they evaluate applications and make recommendations to the City Commission, which has final approval.

Mayor Fugate asked for clarification from Commissioner Alvarez regarding language on page 7 of the Administrative Manual.



Commissioner Alvarez commented that the Manual does not state who will be doing the assessment.

Mayor Fugate asked if the Commission is okay with listing the EDC Director and the Finance Director as the individuals who will be doing the assessment.

Commissioner Hinojosa commented that he has reviewed the manual, and it shows that there will be three, the EDC Grant Committee which consists of eight Board members, City Manager, Planning Director, EDC Director, and five at-large members that will be appointed by the City Manager with commission approval. Commissioner Hinojosa further stated that he has some individuals that he would like to be considered for this committee, Maggie Salinas, Rodney Rodriguez, Brian Coufal, and Ted Figueroa. He further stated that he is aware that the City Manager is a non-voting member.

Mr. McLaughlin responded that he would be a voting member of this committee. There are eight voting members on the committee.

Commissioner Hinojosa commented how will a tie vote be decided with an eight-member committee?

Mrs. Alvarez commented that the manual states the City Manager, Planning Director, President/CEO of the EDC/Chamber of Commerce, those three members would take a vote.

Mr. Salazar stated that there will be three permanent members of the committee, City Manager, Planning Director, and EDC Director. The five at-large members could rotate through. If there is a tie, the three permanent members are the ones who would then be the tie-breaking vote between those three.

Commissioner Hinojosa commented that he would like to see the Finance Director listed as part of the committee. Instead of having five at-large members, he would like to see four at-large members. He stated again that he would like to have the Finance Director included in this process.

Mayor Fugate asked if this would be the board that will be doing the assessments instead of the EDC Director and Finance Director?

Mr. Salazar responded that most of the staff work falls on him, which he is okay with doing that but would welcome any help he can get. He further stated that the Finance Director would do a great job in assisting with the assessment. He further stated that there are very talented individuals within the business community which are individuals that he would like to see get appointed to the Grant Administrative Board and review applications received. Mr. Salazar further stated that they would like to use the Chambers membership, their business owners, as the pool for the Grant Administrative Board. There would be a call for nominations where they would then be presented to the City Manager and forwarded to the City Commission for approval. Mr. Salazar further stated that he would like to use the experience in the local businesses within our community.

Commissioner Torres asked if every business is a member of the Chamber of Commerce? Mr. Salazar responded no. Commissioner Torres further stated that this is a concern she has and doesn't think that the group should only pull from those that are a member of the Chamber of Commerce, as there are many other businesses within the successful community. She further stated that there are some individuals that she would like to see on this Board. Commissioner Torres further commented that she doesn't think that this should only be coming from the Chamber's membership.

Commissioner Hinojosa commented that he has concerns about it being offered to only members of the Chamber of Commerce, as they will have the first crack at it. He further commented that his understanding of this grant was that it would be for the whole city which is the reason for him wanting the city to be in charge and not the Chamber.

Commissioner Alvarez commented that she understands Commissioner Hinojosa's comments, as it wasn't stated in the documents that were provided to the Commission. She further commented that she wants to make sure who will be established on this committee.

Mayor Fugate commented that this is not the time to get into personalities, currently, the staff is trying to create the grant. The City Manager will pick five people to be on this Board and stated that he also agrees with Commissioner Hinojosa and Commissioner Torres, it should not be limited to only members of the Chamber.

Mr. Salazar stated that he feels where more people need to be involved is more in the front end of things.



Mayor Fugate commented that what he is gathering from the Commission is that this may be an end-of-the-year assessment and there is no reason why this can't be run through the Board and have them review it and make their recommendations. Once the Board has reviewed the application, then Mr. Salazar can present the recommendations made by the Board to the City Commission.

Mr. Salazar stated that the Board should accept the recommendation with the assessment and put their check of approval before being presented to the City Commission.

Mr. McLaughlin stated that page 8 of the Manual, Part II., Grant Operational Procedures, creates the Grant Administrative Board, and page 9 talks about the applicants and how to submit and how the selection criteria work, and page 10 of the Manual states how that Board does the performance assessment process. He further stated that they did not want to write every rule that they would have to follow, as every grant and application will be different, and they would need to be taken at face value and not compare them to one another. He further stated that the performance assessment process is done by the Grant Administrative Board who will determine if it is a valid project or not. Mr. McLaughlin further commented that if the Commission does not want the eight members and adds the Finance Director so that there are four fixed positions on the Board with 5 at large positions, it will give the Board a nine-member Board., which will never have a tie vote.

Commissioner Hinojosa asked that on page 9 of the Manual, it was said that we were away from the Chamber, but those applications will still be going to Mr. Salazar. He further stated that he thought it was agreed upon that those applications would be submitted to the City.

Mr. McLaughlin commented that Mr. Salazar will bring those applications to the city and further commented that he wants only one location for individuals to drop off their applications. He further stated that he wants to legitimize the Chamber of Commerce and the EDC and as packages can be picked up at the city, Chamber of Commerce, and online, once they are completed, they would need to be turned in to one location. He further stated that he has given direction to Mr. Salazar regarding accepting the application and asked that all applications be logged in then dropped off at the city.

Commissioner Hinojosa commented that as Mr. Salazar is the EDC Director and it is his understanding that this grant is to enhance economic development and doesn't say anything about small businesses, which is his main concern about this grant. He further stated that this grant has a budget of \$500,000 and it is on a first come first serve, which is the language he does not care for. He further stated that there should be a deadline for the submittal of applications which will allow for everyone to be aware of the grant. Not everyone has access to the internet or a member of the Chamber to be able to learn about the grant. He further commented that any other Board that makes recommendations, with a 3/2 vote and with this grant it is a 4/5 vote and asked why. He asked if the Commission will be rejecting one of the applications, why does it have to be a 4/5 vote?

Mayor Fugate commented that if there is a timeline set to accept the applications, there may be businesses that are not currently in Kingsville but may come in later, and if they would like to apply for this grant, with a timeline, they may not be eligible to apply. He further commented that a timeline would not work. It needs to have an open date to allow for all to apply throughout the year.

Commissioner Hinojosa commented that if they come and apply and all the money has been granted, then what happens? He commented that there could be a budget amendment made as to the city continuously is making budget amendments at the end of the year.

Mr. McLaughlin commented that the grant was set up similar to what the Tourism Department has for their Façade Grant which was never used up. He further stated that he is not aware of whether or not the entire \$500,000 of this new grant will be used until the grant is put into play.

Commissioner Torres asked if the majority of the grants that the city has have deadlines or is it on a first come first serve basis?

Mr. Salazar responded that it is up to the nature of the grant. He further stated that he is currently working on a Texas Partnership Grant which has a start date with no end date.

Commissioner Torres further asked if the up to \$500,000, if one business applies and it's up to the \$500,000... Mr. Salazar responded that the grant is capped at \$250,000. Commissioner Torres further asked if the applicant asks for \$250,000 and it is approved, the balance on the grant is \$250,000. Mr. Salazar responded yes. Commissioner Torres asked if it is possible to only issue two grants? Mr. Salazar responded yes.



Commissioner Alvarez asked if the local businesses should be considered first for this grant if they apply? Mr. Salazar responded that the intent is to support local businesses that can start a business and create jobs for Kingsville. He further stated that the intent of creating this grant was not to create an incentive package for out-of-towners.

Commissioner Torres commented that one of the criteria for this grant is to be a permanent resident of Kingsville. She further asked for Mr. Salazar to define permanent resident.

Mr. Salazar responded that to him permanent resident means where you have your homestead and where you are registered to vote.

Commissioner Torres asked if it would need to be a resident of 6 months or more. Ms. Alvarez responded that it is not defined. Commissioner Torres asked if it staff intended to define it?

Commissioner Lopez commented that when it comes to permanent resident, you would need to be careful as to how you define it.

Mr. Salazar commented that the Manual can be amended.

Commissioner Hinojosa commented that one of the criteria is that you would need to be a permanent citizen of the City of Kingsville, must be 18 years old or older, and many others that are listed. One of the criteria states that if you are a corporation from the Board of Directors authorizing the company to borrow. Commissioner Hinojosa recommends that this wording needs to be changed. He further commented that he does have a problem with the 4/5 majority vote. If the Board recommends an individual that the Commission does not agree with it would take four of the Commission members to go against that recommendation.

Mr. McLaughlin commented that this is the same rule that the Planning & Zoning Commission currently have that would overturn zoning recommendation. He further stated that the reason for this vote is to remove the politics behind it. He further stated that if you have a board of nine individuals and five of them are experts and they say that a certain project is a good project, it would take four of the Commission members to vote down a recommendation from those experts.

Mr. Salazar commented that the individuals that are selected to be on the Grant Administrative Board are individuals that the Commission can trust so that when they do a recommendation the Commission can trust that it came from experienced individuals.

Mayor Fugate commented that if there are any changes that the Commission would like to make to the Manual it needs to be directed to staff.

Commissioner Torres stated that for Part I, C4, Credit Reports, she is a bit leery about the language where it states that telephone verification of creditors is not reflected on credit reports. She then asked why telephone verifications will be done? Why not do something more solid, either an email or something is written. She further stated that she would like for the telephone verifications language to be removed and add the language by letter or email. Commissioner Torres further asked that the language of the letter of recommendation by public and community business leaders if credit reports have insufficient credit listings. She asked if it is a public entity or a community business that hasn't been in good standing or has a rating of D or F and asked if that would be sufficient?

Mr. Salazar responded that he does not know if it would be sufficient, it would be supplemental and something for the Board to consider.

Commissioner Torres asked if the wording could be changed to the letter of recommendation by public and community business letters who are C-rated and above.

Mr. Salazar commented that he understands what Commissioner Torres is saying, but he would need to give it some thought as to how to word it and format it properly.

Mr. McLaughlin commented that the intent of that wording is what if somebody wants to start a business and doesn't have a credit report. Would you automatically decline their application, which was not the intent? The intent was to have the applicant prove that they could get recommendations from those that know them stating that the applicant would succeed in their particular project, with the individual giving the recommendation having a C rating.

Commissioner Torres commented that if you have ten recommendation letters from different businesses that have great titles in them, but their ratings are an F rating and the worst business practices, how does that hold to one great letter from an A+ business.

Mr. McLaughlin commented for every application received, during the assessment, all information received would need to be taken at face value. He further commented that the intent was to leave



it up to the Board to decide that if they think from their business experience that the applicant has a better than average chance of making it, then that will be what will be proposed to the Commission.

Commissioner Torres asked if the wording in Part II, A2, the Administrative Board?

Mr. McLaughlin commented that the Finance Director will be added. This will make it four fixed seats, City Manager, Finance Director, Planning, and EDC/COC President and five at large by name.

Commissioner Torres further asked that the at-large Grant Administrative Board meeting shall serve terms of two years with no limitation on the number of terms served. Her opinion is that there should be term limitations as those who are there for multiple years continue to be stagnant and continue to gear towards the same type of business.

Mr. McLaughlin commented that the city does not have any boards that have term limits.

Mr. Salazar commented that every two years they would be up for evaluation, but the same group can serve multiple terms, but it may be prudent to do a stagger if the Commission desires that.

Mayor Fugate commented that the city has had many other committees that have had members that have served 20 to 30 years and have done as well now as to when they started. What has been determined about these volunteers that serve on these committees, is that when they are done serving, they resign.

Mr. McLaughlin commented again that the city does not have any boards that have term limits.

Commissioner Torres commented that she feels that it is time to start with term limits now. If someone serves eight years and then they are out for two years when they return it could give them a fresh perspective as to what the changes are.

Commissioner Hinojosa asked what type of marketing plan does the city has for a grant? How will the citizens know that this is available to them?

Mr. Salazar commented that it will be through the newspaper, websites, Facebook, and local TV Media.

Commissioner Hinojosa asked if it was decided on what to do with the language of first come first serve or placing on deadline to apply for this grant?

Mayor Fugate commented that he doesn't see how you can put a deadline on a grant like this. As you may have individuals throughout the year that may want to open a business.

Commissioner Lopez commented that she agrees with Mayor Fugate on not placing a deadline to apply for this grant.

Commissioner Alvarez agreed that a deadline to apply is not needed.

Mayor Fugate commented that he doesn't think that first come first serve is the correct wording for this grant. If someone comes in first to apply, does not mean that they will be entitled to the grant if the Board does not give a recommendation to the Commission for approval.

Mr. McLaughlin stated that the order of application is probably a better use of the term. He further stated that as he does not know what the interest to the community will be for this grant, the money in this grant can be divided and awarded quarterly.

Mr. Salazar commented that he feels that there will be some excitement at the beginning of this grant, but as the year goes by it may slow down.

Commissioner Torres asked how the city will track the standards to be achieved on the commitment to hire City of Kingsville or Kleberg County residents including contractors and sub-contractors, commitment to fully purchasing equipment and materials in the City of Kingsville possible? She further asked who will be making sure that these standards are being followed.

Mr. McLaughlin responded that there will be monthly monitoring that will be performed by Mr. Salazar, as he will be doing more of the secretarial duties for this grant. He further stated that the Board will be updated at every meeting on the outstanding projects. The details of every application, after approval, will be in the commitment letter.

Mayor Fugate commented that the city will have city departments that will be overseeing these projects as they will be going through the permitting process.



Mr. Salazar commented that the Grant Administrative Board can create a document where if you purchase your products locally you would list where the materials were purchased. The grant intends to have a local impact and not have any money go outside the community.

Mayor Fugate commented that the City of Kingsville has given money to box stores that have come to Kingsville, and they are not members of this community, such as Marshall's, Starbucks, Chick-fil-A, and Hobby Lobby.

Commissioner Hinojosa asked if the Finance Department will take part in the monitoring process?

Mr. McLaughlin responded yes; the Finance Director will be added as that is what was requested by the Commission.

Commissioner Torres asked if the language was going to be changed from periodic visits to quarterly visits?

Mr. McLaughlin commented that periodic visits would be best as it would depend on what the project is and what's their timeline. He further stated that the commitment letter will be the actual contract stating the details of the project. If the applicant does not comply, the city will not issue a certificate of occupancy. Mr. McLaughlin further stated that the more money that is requested, the applicant will need to show how it will be creating more jobs.

Commissioner Torres commented that she is concerned about the section in the draft that states that a business must have 10 or more employees. For downtown businesses, they don't have or need to have 10 or more employees. She further asked, for verification, if this language was removed from the manual.

Ms. Alvarez responded that the draft that is attached to the resolution does not have a requirement that the business has a certain amount of employed individuals, to apply for the grant.

Mayor Fugate commented that he had spoken with Mr. Salazar about a provision that was of concern to him in the manual.

Mr. Salazar commented that there is a provision in the manual that requires applicants to use 50% of the total funds, total project costs, before receiving any money from the grant. He stated that the idea for his is to have the applicants use their capital first, before receiving grant funds. He further stated that the grant is to assist with startup cost and this language would change this to help with finishing out projects, oppose to assisting with the start of a project.

Commissioner Alvarez asked Mr. Salazar for his suggestion on the wording. Mr. Salazar responded that he would leave it up to the discretion of the Commission.

Ms. Alvarez commented that it closely mirrors the Façade Grant. To ensure that the applicant has put some skin in the game.

Mr. McLaughlin commented that the city can expense it at the same rate that the applicant is expensing until the grant is used up.

Mr. Salazar commented that he would be remised if didn't remind the Commission that the Chamber of Commerce wants to be a part of the project. He stated that they were prepared to use Chamber resources.

Commissioner Torres commented that she is aware that they need money upfront, but the concern for her is how much.

Ms. Alvarez commented that the document does state that the grant is not supposed to be the sole funding source.

Mayor Fugate commented that staff will need to make the changes stated by the Commission and bring back the item at a future meeting.

#### **REGULAR MEETING AT 5:00 P.M.:**

Mayor Fugate opened the meeting into the regular session of the agenda at 5:03 p.m. with all five Commission members present.

#### **MINUTES OF PREVIOUS MEETING(S)**

##### **Regular Meeting – November 22, 2021**

**Motion made by Commissioner Alvarez to approve the minutes of November 22, 2021, as presented, seconded by Commissioner Lopez. The motion was passed and**



approved by the following vote: Hinojosa, Alvarez, Lopez, Torres, Fugate voting "FOR".

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

**1. Public hearing on request to rezone Sanchez Addition, Lot 4, acres .964, Kingsville, Texas (off East Escondido Road near South 6<sup>th</sup> St. across from Dick Kleberg Park) from R1 (Single-Family) to C1 (Neighborhood Service). John and Velinda Sanchez, applicants and owners. (Director of Planning & Development Services).**

Mayor Fugate read and opened this public hearing at 5:03 P.M.

Mr. Uchechukwu Echeozo, Director of Planning & Development Services stated that this item has been presented to the Planning & Zoning Commission on December 1, 2021. The Planning & Zoning Commission reviewed and discussed the rezone and granted approval for the requested rezoning. Letters were mailed to neighbors around the area to be rezoned. City staff received no feedback from those who were noticed. Mr. Echeozo stated that during the Planning & Zoning Commission meeting, residents spoke during the public hearing against the rezone while others spoke in favor. Those who spoke against were concerned about poor lighting and were concerned about the narrow street. Mr. Echeozo stated that after the Planning & Zoning Commission discussed the item, the Planning & Zoning Commission voted to approve the rezoning.

Mayor Fugate asked what the vote from the Planning & Zoning Commission? Mr. Echeozo stated that the vote was 3 in favor and 1 against.

Commissioner Hinojosa asked what was the reasoning behind the member who voted against it? Mr. Echeozo stated that the member did not state why they had voted against it.

Mr. Echeozo stated that he would like to mention some things about the property that is being requested to be rezoned. The property is on the corner of 6<sup>th</sup> and Escondido with 6<sup>th</sup> Street being a commercial street. An analysis of 6<sup>th</sup> and King Avenue has been done in the past shows 87% and 85% respectively of properties on those streets are commercial. A similar application on King Avenue was approved by the Commission back in November 2020, to rezone R1 to C2 to allow a clinic. He further stated that there seems to be a need from citizens for a convenience store at this location. Staff received 70 signatures from citizens around the area which were provided by the applicant.

Mayor Fugate asked if 70 individuals around the neighborhood supported this project.

Mr. Echeozo responded yes, 70 individuals around this area. He further stated that there are no immediate adverse implications to the neighborhood. The applicant owns property to the immediate east and north. A map of the property was displayed to show the City Commissioners the exact location of the property. Mr. Echeozo further stated that to ensure a minimal adverse impact on neighbors, with respect to the development, the city ordinance provides for a 200 feet notification radius. Most of the citizens that are against the development live at least more than three times within this radius. These citizens range from Nelda Drive area. There were concerns regarding poor lightning at Escondido Road as well as the narrow street. He further stated that this development at the planning stage would address these concerns around the immediate environment.

Mayor Fugate asked if the city was going to be improving the lightning in this area? Mr. Echeozo responded that when the plans are reviewed, staff will consider the citizen's concerns. Mayor Fugate further asked if the city has intentions of widening this road.

Mr. McLaughlin responded that the task has been issued to the Engineering Department to which they are currently working.

Mayor Fugate asked for a timeline on the widening of the road? Mr. McLaughlin responded that it would at best next year's plan, but it also depends on the cost.

Commissioner Torres asked if there were homes on the north and east sides? Mr. Echeozo responded on the north side it is owned by the applicant as well as the east side, but no homes on either location.

Commissioner Hinojosa asked if there is only one entrance that will come off 6<sup>th</sup> Street? Mr. Echeozo responded that it will depend on the design of the convenience store as there is access off 6<sup>th</sup> Street and maybe access off of Escondido, but it will depend on the design of the store.



Commissioner Alvarez asked if staff received any complaints from citizens regarding this rezone? Mr. Echeozo responded that at the time that letters were mailed staff didn't receive any feedback. During the Planning & Zoning meeting staff received two letters against the development.

Ms. Alvarez commented that there are only three property owners within the 200-foot radius, City's Dick Kleberg Park, the applicant, and one other individual.

Mayor Fugate announced that this is a public hearing and if anyone would like to speak on behalf of this item may do so now with a five-minute time limit. Additional time cannot be extended by City Commission.

Ms. Sylvia Carrillo Trevino, a representative for Trevino's zoning case. Ms. Trevino stated that she owns a zoning company and has been a City Manager and City Official for almost 20 years. She commented that the petition has 103 signatures in favor. The Sanchez's want to be great neighbors and have gone above and beyond the 200-foot radius and almost 1,500 feet to contact their neighbors on either side of the rail. A lot of discussion about successful planning and businesses and the pillar of success is that you have to have a dream and a desire which is what the Sanchez's have. Ms. Carrillo further commented that you have to plan and they have engaged her and you have to work the plan which they have been back and forth with the city and back and forth with TXDOT and have reviewed the city's master plan and tried to stay within the confines of which this Commission and other Commissions have approved, in the plan looking forward for Kingsville. She stated that the dream is a small locally owned business that the Sanchez's want to leave to their children and the Sanchez's own all the holdings within this corner. Any adverse impact will be absorbed by the Sanchez's both with landscaping, lighting, and fencing. No impact to the neighbors that the Sanchez's wouldn't want to feel for themselves. Ms. Carrillo further stated that they will take the brunt of any impact on the commercial development. The intent for the C1 is to serve a rapidly growing residential area. There is the Escondido Estates which has about 60 plus homes that are happening on the other side of the rail plus other infield development along the corridors which all of the corridors in the city's master plan call for some section of commercial along the arterials as stated by Mr. Echeozo. Part of the plan is to do the research which they did speak with the neighbors and drove the area which they are aware that the neighbors on Nelda are in opposition but there is a big number of those beyond the Nelda boundary who are in favor of. The city's master plan street, growth development, land use map, TXDOT plans, and business and industry plan all call for some type of commercial development. Ms. Carrillo stated that this is not an intent commercial development, this is a neighborhood commercial development to serve the area and to serve Sanchez's needs. She further stated that they have met with city officials and have received a positive impact with 105 signatures and feel that this plan fits within the plans that this Commission has approved and it's finally putting into the execution of the city's plans. The design is a small convenience store, deli and will have a consignment shop for other small businesses, as small businesses are the foundation for a healthy economy, family-friendly, and located next to the Sanchez's property. There is a preliminary site plan that shows access off of Escondido which none of that has been resolved yet as it was a conceptual plan to show that there is a lot of landscaping, lighting, and fencing that surrounds the property. In summary, positive impact to the neighborhood, positive impact on Kleberg economy, a small business foundation founded by the Sanchez's, follows the city's comprehensive plan and turns the plan into action for the City of Kingsville.

Marci Castillo, 405 Nelda commented that in Mr. Echeozo memo to the Planning & Zoning Commission says that entrance to the property is proposed on Escondido due to several factors mainly to speed and approach to 6<sup>th</sup> Street entrance as well as the distance to the intersection would make a turn into the area too dangerous to motorist and pedestrians alike. In addition, the TxDOT driveway permit would not be attainable given the sharp configuration of the property on the west and south portion. Mrs. Castillo further commented that she is a 31-year-old homeowner in Allendale Subdivision and they are very concerned about the effects of their neighborhood and the area if a rezoning takes place. The memo to the Planning & Zoning Commission dated November 27, 2021, from Mr. Echeozo, Director of Planning and Development Services references the Emerging Comprehensive Plan, Evolution 2040, which is adopting a neighborhood concept planning of the City of Kingsville. The memo also states that the property being considered for rezoning aligns with this neighborhood concept. She further commented that Mr. Echeozo states that the rezoning of the property in question from residential to commercial would facilitate the highest and best use of the subject property and that there are no immediate adverse implications to neighbors. Mrs. Castillo stated that after reading his memo she is left with questions and more concerns when this all started. Who decided that the emerging comprehensive plan was in this communities' best interest? Who decided that the best



use for the property in question would be a convenience store? If it is approved, it would be the only commercial property within a residential area. Who decided that there were no immediate adverse implications to the neighbors or the neighborhood? Shouldn't the residents, homeowners, and taxpayers of this neighborhood make that decision? It shouldn't be left to one, two, or even to a handful of people to make decisions for me and my neighborhood. We don't want commercials in our neighborhood. The fact that the rezoning is to allow a convenience store to be built in our backyard is shocking when you think about all the abandoned commercial properties around town that were once convenience stores and are now closed, abandoned, and decaying with only a handful of those buildings being used for other types of businesses. Most are on major thoroughfares but there is a handful that was in neighborhoods. She also commented that years ago, there was a convenience store near them located on FM 1717 and South Brahma Blvd. that didn't make it. It now stands empty, decaying, and an eyesore for them. She further commented that the fact that a majority of convenience stores in town have closed be a factor before approval for rezoning for yet another. If a convenience store can't make it on a major thoroughfare in town then what are the chances a convenience store to the far south end of town in a neighborhood make it. She commented that this makes no sense. Mrs. Castillo further stated that Escondido Road is too narrow and poorly lit. Escondido Road and the loop road at Kleberg Park are busy with car traffic, walkers, joggers, bike traffic, families at the playground, dog park visitors, baseball and soccer teams, and their spectators. The traffic increased when JK Northway became a COVID-19 vaccination site. Lines of cars looped around the entire park and down Escondido Road then south down 6<sup>th</sup> Street making entry and exiting their neighborhood difficult. She further commented that recently a neighbor told her that a family was walking on Escondido Road at night and he nearly hit them as he couldn't see them on the narrow dark road. When JK Northway has an event like the livestock show, concert, and roping events there are cars parked all along Escondido Road and people walking the road to get to JK Northway. There are no sidewalks, no shoulders, and no turning lanes. It makes driving this road very concerning in the daylight and downright dangerous at night. She commented that if there is a business operating... At this time, Mrs. Castillo's 5 minutes comment had expired.

Mayor Fugate asked how many in attendance at this meeting opposed the rezoning. Mayor Fugate stated that there were seven in opposition to the rezoning.

Mrs. Belinda Sanchez, 4100 S. 6<sup>th</sup> Street commented that they collected 105 signatures. In all the homes that she visited she received a lot of positive feedback and it was a great thing. She further stated that people want convenience. She further stated that she is aware that there is a lot of other convenience stores that have closed, you also have a lot of them that have been successful, such as Gregg's Short Stop who has been open for many years. They talk about abandoned buildings, but some have been successful.

Max Castillo, 405 Nelda commented that the convenience store that was located on Hwy 77 and FM 1717, there is an apartment complex and townhome complex across the way from this location, and with Hwy 77 traffic going by it didn't help that convenience store to remain open. He further stated that he grew up with a neighborhood convenience store but then closed. He further commented that they haven't seen the marketing data for this convenience store and further asked where this information was that states that there is a need for a convenience store within this area? He further stated that some of the individuals who have signed have been in the neighborhood as long as he has. He further commented that it's sad to see the vacant buildings that once were a convenience store. He stated that there is less population on the west side of Escondido than on the east side of Escondido. He further stated that it was mentioned that Escondido Road would be widened, but it will depend on the cost, and asked if there is a date for the widening of Escondido Road. Mayor Fugate responded that it was said that it would be done next year. Mr. Castillo commented depending on the cost, which is a chance that it won't happen. He further stated that as long as he has lived there, that road has only been improved once. Mr. Castillo commented that he doesn't see the need for the store, if the owner would build a cul-de-sac, those homes would sell. He further stated that for those who live on the other side of the rail, he doesn't see that store being of convenience to them as they would have to travel north on Franklin Adams then drive east. They would have to drive north on Trant Road, by then Walmart would be closer for them.

Mr. Ike Aguilar, 410 Escondido commented that no one knocked on his door to ask him for his opinion on the rezoning of this property. He further commented that Escondido Road is poorly lit and a narrow road with a lot of traffic. His concern is safety for those who reside in the neighborhood as well as those that visit the park. He further commented that placing a convenience store at the end of Escondido Road does not make sense and what value would it add to the community. Mr. Aguilar commented that he opposes the rezoning because of poor lighting.



Mayor Fugate asked Mr. McLaughlin if TXDOT told the city that the city could not extend Escondido Road out to the feeder road that will be feeding I-69. Mr. McLaughlin responded that this is correct. Mr. McLaughlin further stated that the access road for I-69 is nine feet above Escondido and was too steep for a T intersection so Escondido north on Brahma and the hard right turn from 130 degrees to go back to the access road will be reopened but will have a flyover.

Mayor Fugate asked that the road that goes to the T will never go straight? Mr. McLaughlin responded it will never go straight because of the elevation changes.

Mr. Hugh Lieck, 408 Nelda, commented that he has resided at this location for about 4 years. He stated that they moved into this neighborhood because of the flavor of the neighborhood where there is nothing commercial nearby and no traffic in the neighborhood. He further commented that Escondido Road is a problem and what concerns him is that there is a store coming in and with it being more than a store. He commented that the store will be selling fountain drinks, candy, chips, and stuff like that, poison cigarettes that are not needed in Kingsville. He stated that some of this will be highly attractive to the kids that will be across the street narrow and apparently will be wider that will be with a higher speed limit from what he calls an attractive nuisance. People from the park will be going back and forth to the convenience store which could cause someone to be hit by a vehicle. He further commented that when it rains, the rain flows down to his property which at times can be a few feet deep. With more concrete slabs being built it will increase the runoff and asked that to do something like this, is there something that needs to be done that will impact drainage. He commented that water runs through several properties before making its way to the creek. He further asked that with the convenience store not offering gas services, will there be a contract that states that they will never be a gas station there? With the property owner stating that it will be next door to their house, are they going to swear that as long as they live that they will never sell their house to someone that will have to live next door to the store? He further commented if the plans will show the ingress and egress for the property, maybe this could change their minds if they had a complete plan done and willing to say that this is how it's going to be and willing to say that they have something in the contract with the city that says that they will never have any petrochemicals on the property. He further stated that he would like to know if they have to have a catch pond, like a lot of places with big parking lots. He further commented why would they think that their store would be a success and all the others haven't been successful. He stated that they commented that Gregg's Short Stop is successful but you will need to see where it is located. He states that Walmart is within a mile and a half where this convenience store is being proposed, so if they plan on selling groceries, cleaners, or household goods he doesn't see how they could compete with Walmart. He stated that it is a commercial property at this location it could attract people who are just there to buy alcohol, tobacco or sell drugs in the parking lot as he has seen this happen at the stop and shops around here. He further commented that if you look at the signatures picked up, the farther away you get from it, the more signatures you get; nobody who is close has signed it.

Mrs. Janice Fischer, 401 Nelda commented that she has resided off Escondido in the Allendale Subdivision for the past 43 years. The residents of Allendale were extremely surprised when it was brought to their attention that a previously denied rezoning request from residential to commercial on Escondido was back on the City's agenda. The proposed rezoning is not wanted and will only bring additional street congestion to their peaceful residential area. Escondido already has too much traffic with all the events held, including soccer and baseball games, along with the JK Northway arena events. Currently, any runners, joggers, or walkers have to carefully negotiate safe passage around all of the parked cars and those driving Escondido and the road that goes around the park. The last time this matter came up at the City Commission meeting, the Allendale representatives presented a signed petition from the neighborhood. The petition stated that the Allendale residents did not want this lot to be rezoned to commercial so that a small store could be built. There is no justification or demand for a commercial property to be in the middle of a nice, long-established neighborhood. Further down Escondido, there is a commercial property that was previously a convenience store and a used car lot, and both businesses failed. It currently sits as an empty, dilapidated eyesore. This provides further evidence and supports that convenience stores do not belong in a neighborhood setting. Mrs. Fischer further commented to please take the time to consider the fact that their neighborhood does not need commercial property, and the residents do not want the property in question to be rezoned. They would greatly appreciate the support of the Commission to make sure that this property is not rezoned and does not keep coming up for discussion at future meetings. Mrs. Fischer thanked the Commission for their time and consideration for their numerous requests on this important matter.

Mr. John Sanchez, 4100 S. 6<sup>th</sup> Street commented that as for the traffic in front of the park, it has been there for many years. As for the convenience store down the road or



the convenience stores in Kingsville, many of these stores were in business for many, many years and they have shut down many years ago, but were running for quite a few years before closing down. Mr. Sanchez further commented that businesses succeed and businesses fail. We can't judge other stores and assume it will be a fail, if that is done, Kingsville will never move forward and will never grow. He stated that this will be a convenience store that will serve the community. Mr. Sanchez further stated as Mrs. Castillo commented that we cannot allow a small group to make that decision, he agrees with that. He further commented that base on what they came about while contacting those around Allen Drive, Boyd, and Arroyo, they received a lot of positive feedback that is for the convenience store. Mr. Sanchez stated that they received 105 signatures in favor of the convenience store. He further commented that he would like for the Commission to approve the rezoning.

Commissioner Alvarez asked if the Sanchez residential property will also be rezoned to commercial? Staff responded no.

There being no further comments Mayor Fugate closed this public hearing at 5:45 P.M.

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

*"At this time, the City Commission and Staff will report/update on all committee assignments which may include, but is not limited to, the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development, Code Enforcement, Condemnation Update, Proposed Development Report; Accounting & Finance – Financial & Investment Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports, Utilities Billing Update; Police & Fire Department – Grant Update, Police & Fire Reports; Streets Update; Public Works; Landfill Update, Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Emergency Management, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Health Department, Hotel Occupancy Report, Quiet Zone, SEP, Legislative Update, Proclamations, Employee Recognition, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Wastewater Treatment Plant, Water, And Wastewater Rate Study Presentation, Golf Course, Library Summer Programs, Grants Update. No formal action can be taken on these items at this time."*

Ms. Courtney Alvarez, City Attorney reported that the next City Commission meeting is scheduled for January 10, 2022. The deadline for agenda items from staff is December 30, 2021.

Commissioner Hinojosa thanked staff for the preparations of the Employee Safety & Incentive Banquet.

Commissioner Lopez commented that she would like for the City Manager and Economic Development Director to look into possibly getting a movie theatre in Kingsville.

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

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

Elizabeth Ramos, 615 Elizabeth Ave. commented that she would like to comment on agenda item 18, EDG Grant. She stated that she knows the Commission was speaking about not having the one job per \$10,000, but she still sees it in Part 3A 1C page 13. She further commented that she has taken an interest in investing in Kingsville and has looked around at property land in downtown locations. She has weighed the pros and cons in where and what to invest her money. She further stated that she was excited to hear about the new development grant until she read the administrative manual presented last month. She further commented that this grant caters to franchises or business owners with multiple ventures, plenty of capital, and resources to not financially need this grant money. Mrs. Ramos further commented that this grant was going to be approved to entice the large businesses into Kingsville. As she is not opposed to growth or different options for Kingsville, she is tired of certain people that get to take advantage which kind of goes into the \$10,000. She further commented that she understands the goal of job growth but after reading both manuals she realized that there are no defined clear detailed outlines on how this will be monitored. Ramos further commented that looking at the numbers you would need to hire one full-time employee to receive \$10,000. An employer will hire one person at minimum wage and in 31 weeks they would have spent the same amount on payroll. How long does this employee need to be employed? What is the definition of full-time? Can the employee or employer be family-related? She further commented that any smart business owner that doesn't own



a franchise, a larger business like Bray's, Big House Burgers, or Long John Silvers would see this as a financial disadvantage at the end of the year obtaining the grant. She stated that another issue she noticed was employment waivers, she commented that she didn't know if she read that from the second one. The waiver bullet points cover any reason why someone cannot meet the \$10K minimum and anyone should be able to qualify for any reason, is so broad. The excuse not to hire or cannot hire becomes limitless and fear of favoritism becomes greater and who has the better excuses. She further commented that in the previous administration manual the following language was included but was excluded from what the Commission has in front of them, creation or expansion of businesses in the community. Mrs. Ramos stated that her main issue is that this caters to larger businesses and franchises, does not monetarily beneficial for a smaller business to come here. Her concern is getting the unoccupied buildings occupied. She stated that this is almost near impossible with the type of minimum requirements.

Patricia Reyes, 1996 Co. Rd 75 commented that she would like to speak on behalf of the stray population in Kingsville and the dumping of animals out in the country. She further commented that she resides out in the country and has seen it numerous times and it is heartbreaking. People dump animals like trash and in some cases with the trash. She further commented that they rescued an animal that was thrown out with the trash. The animal was rescued, but there is no easy solution for the pup. She further commented that education is one way of educating people on how to take care of and love these animals. Spaying and neutering is another way to educate people. She stated that Corpus Christi put out information for people when they don't know what to do when they have an animal that needs to be fixed. Ms. Reyes further commented that she would like to see the same type of information to be released in Kingsville. This would assist people who don't want their animal or want their animal fixed to reach out and see what assistance they can receive. She stated that she knows of the ARK that provides low-cost spay and neutering, but a lot of people are not aware of this. She further commented that she is a local author and has written a book called Teach into see hearts and also has a 5<sup>th</sup>-grade class that did a project for the ARK. They want the animals to be adopted and rescued. She was able to share a story with them about a dog named Niko that was rescued in Port Aransas and profits of the book go to the animal shelter in Port Aransas. She further commented that she is currently writing a book about her dog who has two little hearts above his eyes brows and will be titled Niko's Many Hearts. She further stated that she wants to donate profits from the sale of this book to the animal shelters in Kingsville. She stated that the younger the child is teaching them how to take care of an animal. Reading the story to the children, as they are like sponges, they want to rescue the animals, and it starts at a young age.

Sandra Hanzak, 1530 Virginia Ave. commented that she is a professor and a research scientist with Caesar Kleberg Wildlife Research. She would like to speak about the stray pet population. She further commented that for people who have grown up here it may not be so obvious, that there is a huge problem here. She further stated that she drove a candidate around through the nice neighborhoods in town and this candidate didn't comment about the closed-up shops in Kingsville or run-down houses, the candidate commented that there were a lot of dogs running around and asked if this was normal. She commented that this was an embarrassing question for her to answer. She further commented that the candidate stated that up east, you don't see animals running around. She commented that she grew up in Indiana and lived in Georgia, South Carolina, and three other cities in Texas and you don't see that in other places. She further commented that she rescues animals because they find her. She has brought home three kittens, one of them arrived in her driveway at the bottom of her daughter's car. When they took the bottom of the car apart to get the kitten out, it weighed less than a pound. She further commented that you don't have to try to look to see them, those of them who do rescue it's a quality of life issue. She further commented that it is heartbreaking to drive to work every day and drive-by dogs and cats who they know aren't being taken care of and for everyone that you take in yourself, you know that there are hundreds more out there. Ms. Hanzak commented that it's demoralizing and hard to have pride in Kingsville when it's like this. She further commented that Texas Parks and Wildlife Department ranks Texas as the number one birding site in the world. She further commented that there are more than 600 bird species in Texas and 2.2 million bird watchers in Texas. She further commented that birding is a major part of the 1.8-billion-dollar wildlife watching impact on our economy in Texas. She further stated that her husband is a dog trainer in town and when they have cats running around and eating whatever they can catch, we are not doing our part. She commented again that her husband is a dog trainer and leads bird tours for the ranch. He gets people from New Hampshire, New Jersey, and Maine as there are five or six species of birds that you can only see from Kingsville south. People come here to see these birds and we have cats running around eating whatever they want to eat and we are not doing our part. She commented that she is asking the Commission to enforce laws that are on the books and if more laws are needed, more money is



needed for catching the animals...and she understands if we fine people it will get worse, more people are going to dump. It will get worse before it gets better.

Dalia Argullin, 2113 S. 2<sup>nd</sup> Street commented that she has been rescued and fostered for many years. She has worked at Gillett School next to two public housing areas. She stated that locally she knows that some of the fairly public-funded housing allows pets and has weight limits, but she has repeatedly rescued animals from public housing. She further commented that out of 80 animals that she has rescued in the last five years, almost all of them came from public housing. Mostly cats and kittens, she is a bottle feeder and has spent thousands of dollars in saving these animals. She commented that she thinks the public housing should enforce the weight limits, spay, and neutering of a pet and should have received permission to have a pet because the children would tell her that the pet got too large and they had to let it go. She commented that they live there as they cannot afford to pay for housing or pay for food, how can they afford vet fees. It is not provided in their budget and vetting has gotten three times more expensive than when she moved to Kingsville. She commented that all she can do is bury babies when they bring them to her as they are too sick and cannot be saved. She recently started receiving assistance from others, but before this, she paid everything out of her pocket. She assists animal control in the transportation of feral animals. She commented that she tries to do her best but it is heartbreaking every time she has to bury a baby. She stated that she goes to public houses, HUD houses and they have colonies. These poor people know what it's like to go without and they still feed those poor animals as they don't want to see the animals go without. They have a heart as well and it's sad. She further commented that she would like for the city to enforce that the public housing enforces those rules as just last week she went to public housing next to Gillett where there was a loose puppy. One of the people had the puppy and she said to the girl that the puppy was going to weigh 65 pounds and it doesn't belong there. She further asked the girl if she had received permission to have the puppy there, and the response was no, she had just given her daughter a puppy. She further commented that these should never have been allowed and she should have asked permission to get a puppy, especially one that will be 65 pounds.

Anissa Beal, owner of Edgar and Ivy's Cat Sanctuary, 2033 FM 65 Rd, Corpus Christi, TX. Ms. Beal commented that she has been assisting Kingsville Animal Control and April reached out to her a couple of years ago asking for her assistance with the cat situation in Kingsville. She has saved hundreds if not thousands of cats. She commented that she has realized that the problem in Kingsville is the over-population and there is only one way to change the over-population. She works closely with Melissa Lincoln with feral and when she started it was a job of endless kittens coming in bottle feeding and having them die in your hands. She stated that when she met Melissa Lincoln she was trapping, neutering, and releasing, and educating the public about feral cats and spay and neuter. She commented that she felt like someone was turning off the water supply, all the kittens that just kept coming and coming. Every kitten that comes through her rescue doesn't leave until it's sterilized, even feral cats. She stated that there is an endpoint on what they are doing. She further commented that she offers her rescue to be placed on any website where people from this city can reach out to her for assistance.

Melissa Lincoln, 6425 Long Circle, Corpus Christi, TX, President of For Every Rescued, A Life Saved. Ms. Lincoln commented that she moved from Austin, TX in 2011 and she has never seen animals running the streets as she has seen in Corpus Christi. She further commented that she would like to offer her services. She is paired up with the City of Corpus Christi where they give her surgeries where she can go anywhere in the Corpus Christi area and trap cats to take them in and get them fixed. She commented that she is not sure what they received to be able to do this, but she suggests that something like this be done within the surrounding areas. She further commented that she would like to offer her services as they are a full-service T&R where they go out and trap the animal, hold it before the night of the surgery, take it in for the surgery and hold it for 24 hours after the surgery then release it back out. She stated that the problem is that a lot of people don't want the cats back and for their assistance to rehome the animal. Ms. Lincoln commented that if she could rehome all the cats, she would be a millionaire, as people would pay her to do it. She commented that when she talks to people about what she does, they are so overwhelmed as they only have two cats at the time and then they multiplied and call when there are 20 or more and they don't know what to do. When she tells them that she can fix all of them at one time, it stops it so that it doesn't continue. Ms. Lincoln commented that it is important to educate people on how to care for an animal.

Margery Peterson, 366 E. FM 1118 commented that for almost 20 years she lived on Ailsie, 503 E. Ailsie, and had a lot of cats that would come to her home which she adopted. With her being out in the country now, she has four dogs that came from off the roads. She further commented that she has spoken to people about spaying and neutering their pets and most people agree with that, but some think it's cruel. She



further commented that what is cruel is when you have too many animals and get dumped out in the country. She comments that she doesn't know of any answer that can fix this situation but feels that education and an incentive for spaying and neutering the animal would help. She further commented that the City's Animal Control Department is a wonderful department to work with.

Dianne Leubert, 715 W. Nettie stated that she is a representative of Kingsville Animal Advocates. She commented that one thing she would like to make clear is that a bigger facility at the pound is not going to be the answer. What is the answer is what was said tonight, talking to these ladies about the cats. It's not going to be successful, we will not be successful in helping animals in Kingsville in less there is a partnership with a rescue. She further commented that she is talking to partner with one, not telling them what to do, when they can do it, how high to jump, but partnering. She commented that it looks like it's going very well with the cats, now it's time for the dogs. There are 49 dogs with 18 that are going to die. She stated that they did pull some today, but it needs a lot more work out there.

April Manuel, 122 W. CR 2160 commented that she has been networking the cats in Animal Control for about 3 years. She stated that she has a friendly room and a feral room. The friendly room she has to move them to rescues all over Texas. The feral room has the cats such as stray cats and unfixed cats. She stated that when they are in the feral room, that room is in the back and further commented that what they need is T&R, Trap, and Release, which would be the answer. She further commented that a low-cost spay and neuter would also help as some pet owners would appreciate it. With the Veterinarians charging over \$100 for spay or neuter surgeries, it would help to have a low-cost spay & neuter clinic so that more people can do their part in taking care of their pets and would lower the number of stray cats in our city. She further commented that she has contacted all the Vet Clinics in the area asking for a discount in spay and neutering, and their response was no. She commented that if the Vets Clinics in Kingsville aren't willing to assist, what are they supposed to do, drive to Corpus Christi to get the lower-cost services.

Mrs. Mary Valenzuela, City Secretary read the following three public comments on behalf of Mr. Lance Hamm, Ms. Alycia Lee, and Abel and Vickie Garza. Comments were read as written by the commenter:

Lance Hamm, 912 South Creek, Kingsville, TX. The residents of the City of Kingsville and/or Kleberg County, listed below, are in favor of the Kingsville City Commissioners passing a city resolution and/or city ordinance to request the Texas Department of Transportation to ensure a maximum regulatory speed limit of 45 mph is posted on the southbound US-77 service road., during and after construction work zones and during the lane shift that will allow through traffic on the southbound US 77 service road, in the area south of General Cavazos Blvd. overpass to the southern city limit of the City of Kingsville, specifically, on US 77 service road adjacent to any entrance to Dick Kleberg Park, Nature's Own RV Resort, and the South Creek Subdivision.

Alycia Lee, 10473 Winding Passage Way, Fort Worth, TX 76131. Hello and thank you for allowing me to speak on the behalf of the animal shelter. I have assisted through social media with the volunteer coordinator to help get the Kingsville shelter cats out to rescue. We have had many outlets to get them out, but recently things have started to become difficult. We almost lost some of the cats due to a lack of rescue help because they are full. The population has gotten out of control and the only way to tackle the situation is through spay and neuter and TNR (trap, neuter, and return). The large organization "Best Friend Animal Society" They have formed resources and gathered evidence that TNR does stop overpopulation and saves money. Euthanasia costs more than fixing and returning the cat. They must be returned to their original location, or a barn program should be made to help place cats where they can do their pest (rats, bugs, etc.) control job for you for free. Over time the fixed feral, stray cats will start to pass once they grow old, and you'll never have to worry about more cats and kittens roaming your areas again. This will also take the stress off the animal shelter, the coordinator, and myself. I have lost years and tears due to the stress of placing these kids safely. I still remember a kitten from kennel C19 that has stuck with me in my mind along with a litter of 7. Many were lost due to the lack of resources that the shelter has. Not enough medical assistance and help from the locals. Please help us, assist this city into becoming a better place for these animals. Thank you for your time, Alycia.

Abel and Vickie Garza, 4117 Jamlie, we are not in favor of having a store built near our neighborhood. During soccer and baseball seasons our street is congested enough, it is difficult to access our street. Not only then but during Covid vaccinations we could not even get to our street, cars were lined up from both the east and west for over a mile. If there are any disasters or bad weather the JK Coliseum will be utilized as an emergency center further causing more traffic congestion. Our street is also impacted during carnivals, livestock shows, concerts, and Trunk-O-Treat activities. As an added



problem I have noted that 18 wheelers are also utilizing this road, perhaps the closing of FM 1717 into 77 South has impacted them. For the above reasons, we say no.

V.

### **Consent Agenda**

#### **Notice to the Public**

*The following items are of a routine or administrative nature. The Commission has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.*

#### **CONSENT MOTIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES FROM PREVIOUS MEETINGS:**

*(At this point the Commission will vote on all motions, resolutions, and ordinances not removed for individual consideration)*

**Motion made by Commissioner Lopez to approve the consent agenda as presented, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Alvarez, Lopez, Torres, Hinojosa, Fugate voting "FOR".**

**1. Motion to approve final passage of an ordinance amending the Fiscal Year 2021-2022 Budget to accept and expend donations for Parks Department from King Ranch, La Posada de Kingsville, Kleberg County Attorney's Specialized Crimes Task Force, Kleberg County District Attorney's Office, and Christus Spohn Hospital Kleberg. (Parks Director).**

**2. Motion to approve final passage of an ordinance amending the Fiscal Year 2021-2022 Budget to appropriate funding for a broadband feasibility study. (Finance Director).**

**3. Motion to reappoint Nick Harrel to the Civil Service Commission for a three-year term. (Human Resources Director).**

### **REGULAR AGENDA**

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

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

Mayor Fugate commented that if there were no objections from the Commission, he would like to take item #4 next then take agenda item #17 before item #5. No objections were made by the Commission on this request.

**4. Consider introduction of an ordinance amending the zoning ordinance by changing the zoning map in reference to Sanchez Addition, Lot 4, (.964 acres), also known as S. 6<sup>th</sup> at Escondido Road, Kingsville, Texas, from R1 (Single-Family Residential District) to C1 (Neighborhood Service District). (Director of Planning & Development Services).**

Mayor Fugate commented to the audience that this was an introduction item and because it is being requested to change a zoning requirement the item takes two readings. This item will not be considered until the next scheduled City Commission meeting on January 10, 2022.

Commissioner Alvarez asked that the individual who commented at the beginning of this meeting that stated that he and his neighbors had not been contacted about this rezone were letters mailed to everyone that needed to be notified?

Ms. Alvarez responded yes.

Mayor Fugate responded that those that lived within the area that needed to be notified were notified. This individual who commented that he and his neighbors did not receive notification resides outside the area of the rezone. Only those that reside within 200 feet of the requested area need to be notified.

Introduction item.

**5. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter III-Administration, Article 3-Departments, Boards, & Commissions, by amending Sections 3-3-50 through 3-3-55, providing for revisions to the Board of Health Subarticle. (Health Director).**

Mr. Emilio Garcia, Health Director stated that before October 1, 2020, the City of Kingsville and Kleberg County share the responsibility of the City/County Health



Department. A Health Board was created in which the City of Kingsville appointed 3 board members and Kleberg County 3 board members and 1 individual was appointed at 50% from the city and county. Now that the Health Department is 100% the responsibility of the City of Kingsville, there is a need to revise the Health Board to reflect that all Health Board Members are to be appointed by the City of Kingsville.

Commissioner Alvarez asked if the Health Board always consisted of 7 members? Mr. Garcia responded yes.

Commissioner Hinojosa asked if the appointment or the recommendation of the Directors, will the Health Board make recommendations for the hiring of the Health Director.

Ms. Alvarez responded that this is the only existing city board that still has language to the effect, it is just a recommendation and there is no requirement that the City Manager is bound to the recommendation.

Commissioner Hinojosa commented that he would like to see the City Manager decide on the hiring of a Health Director and not the Board as to who they recommend or who to hire.

Mayor Fugate stated that a one-time the Board would hire the Health Director and asked if this had been changed.

Commissioner Hinojosa commented that the Board makes the recommendation to the City Manager as to whom to hire.

Commissioner Lopez commented that what Commissioner Hinojosa is speaking about is the hiring of the Director. The Board makes a recommendation to hire the Health Director and that language is still in the ordinance.

Mr. McLaughlin commented that it will need to be revised as the Health Director is his employee and he makes the decision to hire and fire that employee.

Mr. Garcia commented that in the past, the County Judge and City Manager would decide on whom they would hire and fire when it came to the Health Director.

Ms. Alvarez commented that the third sentence of the ordinance can be removed which will resolve the question asked by Commissioner Hinojosa.

Introduction item.

**6. Consider authorizing purchase of Dynapac CP 1200 9-wheel pneumatic roller for Street Department from Doggett Heavy Machinery LLC through BuyBoard Purchasing Cooperative as per staff recommendation. (Purchasing Manager).**

Mr. Charlie Sosa, Purchasing Manager stated that this item authorizes the purchase of a new Dynapac CP1200 9-wheel Pneumatic Roller from Doggett Heavy Machinery, LLC. The existing Pneumatic Roller is 20 plus years old and has been sent in for repairs quite frequently.

**Motion made by Commissioner Lopez and Commissioner Torres to authorize the purchase of Dynapac CP 1200 9-wheel pneumatic roller for Street Department from Doggett Heavy Machinery LLC through BuyBoard Purchasing Cooperative as per staff recommendation, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Lopez, Torres, Hinojosa, Alvarez, Fugate voting "FOR".**

**7. Consider a resolution of the City Commission of Kingsville, Texas designating authorized signatories for contractual documents and documents for requesting funds pertaining to the Community Development Block Grant-Mitigation Program (CDBG-MIT) General Land Office (GLO) State Contract Number 22-085-009-D237. (City Engineer).**

Mr. Rudy Mora, City Engineer stated that this resolution is for the designation of authorized signatories for contractual documents and documents for requesting funds pertaining to the CDBG-MIT program.

**Motion made by Commissioner Lopez to approve the resolution of the City Commission of Kingsville, Texas designating authorized signatories for contractual documents and documents for requesting funds pertaining to the Community Development Block Grant-Mitigation Program (CDBG-MIT) General Land Office (GLO) State Contract Number 22-085-009-D237, seconded by**



Commissioner Torres. The motion was passed and approved by the following vote: Torres, Hinojosa, Alvarez, Lopez, Fugate voting "FOR".

**8. Consider a resolution of the City Commission of Kingsville, Texas designating authorized signatories for contractual documents and documents for requesting funds pertaining to the Community Development Block Grant-Mitigation Program (CDBG-MIT) General Land Office (GLO) State Contract Number 22-082-016-D218. (City Engineer).**

Motion made by Commissioner Lopez to approve the resolution of the City Commission of Kingsville, Texas designating authorized signatories for contractual documents and documents for requesting funds pertaining to the Community Development Block Grant-Mitigation Program (CDBG-MIT) General Land Office (GLO) State Contract Number 22-082-016-D218, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Torres, Fugate voting "FOR".

**9. Consider a resolution of the City of Kingsville, Texas, regarding Civil Rights, Citizen Participation Plan, Section 3, Excessive Force, Section 504, Fair Housing, and Code of Conduct Policies for CDBG-MIT compliance. (City Engineer).**

**10. Consider approving amended procedures for financial and grant payments for the City's two Community Development Block Grant-Mitigation grants from the General Land Office. (Contracts 22-085-009-D237 and 22-082-016-D218). (City Engineer).**

Motion made by Commissioner Lopez and Commissioner Torres to approve the amended procedures for financial and grant payments for the City's two Community Development Block Grant-Mitigation grants from the General Land Office. (Contracts 22-085-009-D237 and 22-082-016-D218), seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Lopez, Torres, Hinojosa, Alvarez, Fugate voting "FOR".

**11. Consider introduction of an ordinance amending the Fiscal Year 2021-2022 Budget to appropriate funding for the change order for the emergency wastewater line repair. (Public Works Director).**

Mr. Bill Donnell, Public Works Director stated that this item authorizes a project Change Order for the emergency wastewater line repair completed on an eighteen-inch trunk line on Santa Gertrudis. The repair took longer than expected. E-Tech has requested a \$26,139.87 change order for additional expenses incurred, but the state change order rule only permits 25% change from the original contract which is \$10,575.00.

Introduction item.

**12. Consider introduction of an ordinance amending the Fiscal Year 2021-2022 Budget to appropriate funding for the purchase of tasers and hardware/software for a new dispatch station. (ARPA funds). (Police Chief).**

Mr. Ricardo Torres, Chief of Police stated that they have approximately 35 TASER systems in use within their department. The models they have are the TASER X26 and TASER X2 Systems. The expected life of this equipment is five years and several of these TASER's are beginning to show their age where some of the LED lights don't work or they are not working at all. If the equipment is more than five years old and if they are sent to the vendor, they will not repair the systems and just inform our department that they must be replaced. This is a Contract BuyBoard 603-20 purchase. This contract purchase was quoted initially over five years. The outright purchase of the 2021 TASER 7 Certification Bundle is at \$114,210.66 which will result in savings of \$33,298.01.

Introduction item.

**13. Consider authorizing the purchase of 2021 TASER 7 Certification Bundle from Axon through BuyBoard Purchasing Cooperative as per staff recommendation. (ARPA funds). (Police Chief).**

Commissioner Hinojosa asked who oversaw inventory? Chief Torres responded that the training officers oversee the inventory.

Motion made by Commissioner Lopez to authorize the purchase of 2021 TASER 7 Certification Bundle from Axon through BuyBoard Purchasing Cooperative as per staff recommendation. (ARPA funds), seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Torres, Hinojosa, Alvarez, Lopez, Fugate voting "FOR".



**14. Consider authorizing the purchase of 9-1-1 Position Expansion via HGAC Purchasing Cooperative via staff recommendation. (a new dispatch station). (ARPA funds). (Police Chief).**

Motion made by Commissioner Lopez and Commissioner Torres to authorize the purchase of 9-1-1 Position Expansion via HGAC Purchasing Cooperative via staff recommendation. (a new dispatch station). (ARPA funds), seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Torres, Fugate voting "FOR".

**15. Consider a resolution of the City of Kingsville, Texas authorizing the Kleberg County Clerk to use the Dick Kleberg Park Recreation Hall as a County Voting Precinct. (Parks Director).**

Motion made by Commissioner Alvarez and Commissioner Lopez to approve the resolution of the City of Kingsville, Texas authorizing the Kleberg County Clerk to use the Dick Kleberg Park Recreation Hall as a County Voting Precinct, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Alvarez, Lopez, Torres, Hinojosa, Fugate voting "FOR".

**16. Consider a resolution of the City of Kingsville City Commission requesting the Texas Department of Transportation conduct a speed limit study on the US 77 By-Pass from the northern to the southern city limits of Kingsville. (Commissioner Alvarez).**

Motion made by Commissioner Torres to approve the resolution of the City of Kingsville City Commission requesting the Texas Department of Transportation conduct a speed limit study on the US 77 By-Pass from the northern to the southern city limits of Kingsville, seconded by Commissioner Alvarez.

Commissioner Alvarez commented that Commissioner Lopez was the one that had been in contact with Mr. Lance Hamm and believes there was some confusion about who had asked for this item to be placed on the agenda. She further stated that Commissioner Lopez had requested for this item to be placed on the agenda.

Commissioner Lopez commented that Mr. Lance Hamm had addressed the City Commission several times in the past asking that a resolution be approved by the City Commission to try and lower the speed to 45 mph in this area. She further stated that Mr. Hamm has picked up a petition from his neighbors. Commissioner Lopez stated that she has spoken with the City Manager who tells her that a study is needed. She further asked how long will it take to do a study? Some individuals have signed the petition who reside in this location and if something happens and the city is still waiting for the study, she doesn't want this on the back of her mind. She also stated that she thought the mayor was going to be writing a letter of support for this and is not sure if that was done or not. She further stated that what she needs to know is, how long will the study take?

Mr. McLaughlin responded that he is not sure as it would be done by the Texas Department of Transportation (TxDOT) and further commented that it may be done, they may already have it in their computers. He further stated that he has driven the area and has looked at the current situation, the interstate right now with one lane is already 55mph. In the subdivision that Mr. Hamm lives in, South Creek, right now they go across the access road that is almost done then stop at an almost 90-degree angle up against the interstate. He further stated that there are cones and barrels to fill up the emergency stopping lane so that when they come out, they are in the driving lane. Mr. McLaughlin further stated that the proposal he put forward is that this is TxDOT road, and they set the speed limits and doesn't think that the city should be telling them what to do with their property, other than requesting that they look at the speeds and go with their recommendation. He further stated that he has looked at the access road and has spoken with Mr. Lucio Ramos of TxDOT. The access road is wide and will have emergency-stopping shoulders with two lanes in the middle and so anyone coming out of South Creek can only turn right. He stated that if you want to exit into South Creek, you will get off in the emergency stopping lane area to make your right turn and get out of the lane of traffic. If you want to get on it, you will have a better situation in the future getting on the access road. Because it moved 80 feet closer to South Creek, doesn't change the dynamic. Mr. McLaughlin further stated that the city needs to allow Mr. Ramos to handle this and the 55mph is warranted through that area as it is already 55mph further down, which you won't get the accordion effect or rear-end collisions.

Commissioner Lopez commented that no matter what the speed limit is set at, they are going speed through there. She further commented that she wants the residents in this area to be safe.



Mr. Lucio Ramos, Area Engineer for Texas Department of Transportation, 1071 N. US 281, Alice, TX stated that the study varies but, in most cases, it can take up to 2 months for the study to be completed. He further stated that to do a study, they must have the traffic on it before a study can be done. They have spoken with Mr. Lance Hamm and have heard his concerns and they are reviewing the speed limit, but they have to wait until they open it up to the traffic so that they can see it, drive it, and do some trial runs to see what an appropriate speed limit would be. This should be done closer to February 2022 as that is the anticipated timeframe for, the frontage road to be completed. Mr. Ramos stated that what Mr. Hamm is requesting is a resolution for the maximum speed limit for the frontage road.

Commissioner Lopez commented that she is concerned as there have been a lot of accidents in the area and concerned for the residents that live within the area as it is a dangerous intersection.

Mr. Lucio commented that he understands Commissioner Lopez's concerns but there many factors that need to be taken into consideration before reducing speed limits. He further stated that he understands that there was some confusion on the wording of the resolution, compared to what Mr. Hamm is requesting.

Commissioner Lopez commented that there is some confusion in the wording as this is not what she requested.

Commissioner Alvarez asked Commissioner Lopez what the wording was supposed to be?

Commissioner Lopez stated that she had talked to them, and they hadn't discussed wording. They only spoke about what Mr. Hamm wanted which was lowering the speed to 45mph, just supporting that idea.

Commissioner Alvarez asked staff if this makes the agenda item null and void?

Ms. Alvarez responded that it depends on what the Commission would like to do. If the Commission chooses to proceed with the speed limit study, then you have an item before you that has a motion and a second motion on to approve. She further commented that this is not what the majority of the Commission wishes to do, then the motions can be rescinded and ask staff to revisit the issue and give staff some guidance on what is being requested so that staff can get the proper wording on the next resolution for the January 2022 meeting.

Commissioner Torres stated that she would like to rescind her motion.

Commissioner Alvarez asked if TxDOT is going to do a study whether the city has a resolution or not?

Mr. Lucio responded that this was correct. TxDOT will be doing a study before opening it up. This is their internal review of the speed limit and not a traffic study.

Commissioner Alvarez stated that if this agenda item is not required, she would also like to rescind her motion as well.

No further action was taken on this item.

#### **17. Discussion on Animal Control Division of the Health Department. (Commissioner Torres).**

Commissioner Torres asked if Mrs. Lisa Bockholt can address the City Commission on questions she may have. She further commented that she has been in contact with Mrs. Bockholt and there are certain things and feels that Mrs. Bockholt has some good information and may be able to assist her with this. Commissioner Torres stated that she has discussed this before with Mrs. Bockholt and is aware that there is a huge concern and has been reached by several citizens regarding this matter. She further commented that she feels it's important that she does her job and make sure that whatever citizens have questions on that are brought forth to the community and not just listen and do nothing about it. She further commented that she would let the Animal Control Department that she is aware that they do a good job, she personally knows as she has had one of her pets under the care of the Animal Control Department and it was treated very well.

Lisa Bockholt, 1411 E. FM 1717 commented that hearing from those that showed up to this meeting are all saying the same thing, our city has a stray and overpopulation problem, just like all the other cities. She further commented that what she is hoping to



do is figure out a way that everyone can work together to solve the stray and overpopulation problem. Some great ideas were mentioned from those that do T&R but some things that can be considered are outside the box. Mrs. Bockholt further stated that there is no complaint on any of the Animal Control Department staff as they do an amazing job. She also stated that when she first moved to the area, the department had a high rate of euthanasia and was just a dog pound. With the city working with animal rescue groups, there has been a shift in how things are being done, not only locally but also nationally. The department has made a major turnaround from both facilities care and maintenance standpoint as well as working with rescue groups. She further stated that despite all the efforts that so many are doing, including the staff, the city still has a huge problem as strays are roaming everywhere.

Mayor Fugate commented that he has spoken to a friend who is an animal advocate and asked what it is that Kingsville needs? Fugate further stated that the individual made that comment that the city's facilities are adequate, which is not the problem, the problem is changing the culture. He further asked how we can change the culture; how can we get people in Kingsville to be more responsible for their pets.

Mrs. Bockholt commented that it must be a multi-tiered approach as there is no easy solution. There are communities around the state that are working hard towards this end. She further commented that at times we get locked in to say that the community is not San Antonio or Dallas, but there is no need to reinvent the wheel when there are a lot of ideas that other communities have already come up with. She further stated that some of the information she has provided this Commission with comes from Corpus Christi where she has been personally appointed by Mayor Paulette Guajardo to Corpus Christi's Animal Welfare Mayoral Ad hoc Committee to which she reports directly to Mayor Guajardo. This program helps people not have to give up their pets. She further stated that there are a lot of different types of programs that are available through grants. She further stated that in Corpus Christi, Anissa and Melissa are receiving assistance from Corpus Christi Animal Care Services for T&R. She stated that what this community can do is apply for grants that will assist with a T&R program. Another way is revising the shelter's intake management protocol to incorporate best practices standards in shelter management. Mrs. Bockholt stated that they are actively participating and advocating for animal services staff members to study under NAKA and APA which are industry associations that provide a wealth of free information and free assistance to shelters.

Commissioner Torres asked Mrs. Bockholt if forming a committee would be beneficial? This would be the start of communication and then build from there.

Mrs. Bockholt responded that a Task Force or a committee and is not sure what the structure should be for that, but it is a start. She further stated that businesses need to be included in this as well. She has spoken with some of the businesses in the community and they also see the issues with strays.

Mayor Fugate commented that the City of Kingsville already has a Health Department Board and further asked what the difference would be between the Board and a committee.

Mrs. Bockholt responded that there is a big difference between the two as she just went through this in Nueces County. Nueces County Animal Services had previously been under the umbrella of the Health Department. She further stated that the Board serving as an Advisory Board is addressing across the board issues such as food services handling, Covid, and vector control. They are not just focusing on the needs of the community as far as the stray problem. She further stated that the first thing that needs to be done is admit that there is a stray problem in the community and ask what everyone can do to work together. She further commented that there are a lot of resources that are not being utilized and feels that this community can become a leader in the South Texas area and get a handle on this problem.

Commissioner Alvarez commented that what needs to be looked at is hiring an individual to go out and pick up all the strays and find homes for them. The current staff already has much to do with health inspections and other duties they have.

Mrs. Bockholt commented that the Health Department staff is responsive, helpful, and great to work with, but they are stretched too thin in their ability to network animals. It's not because they don't want to or because they are not passionate about it, but when you talk about having that many animals housed in a shelter consistently, not only is it a considerable taxpayer expense, but it also wears on employee morale. She stated that she has been here since 1989 and the shelter has never had this many animals and part of it can be that our community is growing. She further commented that staffing



will be an issue and there isn't a community out there that isn't saying the same thing that there is no money in the budget, but this needs to stop using that excuse. There needs to be another way to find this money to make it happen. There are grant opportunities to embellish and expand the volunteer support team.

Commissioner Torres commented that we have come to the conclusion that there is a problem and we were never in denial, just never came together to state it publicly. She further stated that a committee would be a start for the city, a mayoral committee that can address some of the ideas or issues and find solutions.

Mrs. Bockholt stated that the committee can report back quarterly, or sooner, and bring ideas to the City Manager for consideration.

Commissioner Torres further commented that there wouldn't be a problem having individuals volunteer to serve on the committee. She further addressed the City Commission and stated that this was the idea for this agenda item. She wanted for the talks to continue, and the idea is that the city needs to create an Ad hoc Committee for this particular issue.

Mayor Fugate commented that he has spoken with Mayor Guajardo regarding this committee, and she says that it had its issues but is working better now. He further stated that Mayor Guajardo will be sharing their information on the creation of a committee. Mayor Fugate further commented that this goes back to it being a community problem and with the city speaking about it publicly they might see that this is a real big problem in our community. He further commented that the problem we have in the community is that individuals feed the feral cats and don't bother fixing them. Mayor Fugate further asked Mr. McLaughlin when was the last time the city had to euthanize a healthy dog due to space?

Mr. McLaughlin responded that it's been over two years since they euthanized a healthy dog. The city had not euthanized a single animal for space or length of stay. It's only been the ones that are injured that he does not want to put the money into for a veterinarian bill, which are the ones that are sick or injured. He further stated that for this year, there have been about 25 animals.

Mayor Fugate asked how many cats have been euthanized? Mr. McLaughlin responded none.

Anissa Beal commented that she has never received any money from the City of Corpus Christi. It all comes from her finances or donations. She further commented that she didn't prepare a report on this as she heard about this meeting at the very last minute, but she can say that it's over 1,000 cats that she has assisted with this year with the City of Kingsville that are in happy homes. Ms. Beal further commented that Ms. Melissa Lincoln is also doing this out of her finances.

Ms. Lincoln commented that the only free ones she receives are from the city which is a program that they have started over a year ago. She further commented that right before Covid, they were trying to get about 40 a week for free and now they are done to 10 as they have had a staff change which has hurt them a lot as they have had no surgeries. As of June, she has had over 1,100 cats that they have fixed that are from Corpus Christi.

Additional comments took place on how to trap and release cats as well as what to do with individuals who is a feeder and breeder.

Commissioner Torres asked if she would make a motion to create a committee? Ms. Alvarez responded that this item is only for discussion but if requested, an item can be placed on the January 10, 2022 agenda. Commissioner Torres responded yes.

Commissioner Alvarez commented that a committee needs to be created to concentrate on finding homes for these animals.

Mayor Fugate commented that there needs to be a way to educate the public on how to take care of their animals and the importance of spay and neuter.

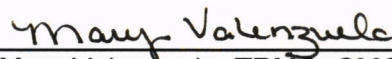
**18. Consider a resolution adopting the City of Kingsville Economic Development Grant Program and Administrative Manual, and providing for evaluation of each application for conformity with such program and criteria before submission to the Commission. (City Manager/Economic Development Director).**

No discussion or action was taken on this item.



**VI. Adjournment.**

There being no further business to come before the City Commission, the meeting was adjourned at 7:35 P.M.

  
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Sam R. Fugate, Mayor**ATTEST:**  
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Mary Valenzuela, TRMC, CMC, City Secretary