

APRIL 24, 2023

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, APRIL 24, 2023, IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 5:00 P.M.

CITY COMMISSION PRESENT:

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

CITY COMMISSION ABSENT:

Edna Lopez, Commissioner

CITY STAFF PRESENT:

Mark McLaughlin, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Kyle Benson, IT Manager
Derek Williams, IT
Emilio Garcia, Health Director
Deborah Balli, Finance Director
Bill Donnell, Public Works Director
Susan Ivy, Parks Director
Mike Mora, Capital Improvements Manager
Diana Gonzales, Human Resources Director
Rudy Mora, Engineer
Ricardo Torres, Chief of Police
Joseph Ramirez, Engineers Assistant
Janine Reyes, Tourism Director
Kwabena Agyekum, Interim Director of Planning & Development Services/Senior Planner/HPO

I. Preliminary Proceedings.

OPEN MEETING

Mayor Fugate opened the meeting at 5:00 P.M. with four Commission members present. Commissioner Lopez was absent.

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

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

MINUTES OF PREVIOUS MEETING(S)

Regular Meeting April 10, 2023

Motion made by Commissioner Alvarez to approve the minutes of April 10, 2023, as presented, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Torres, Fugate voting "FOR".

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

1. Public hearing on request for a Special Use Permit for indoor recreational use in C2 (Retail District) at Andrews 1, Lot S '90 A, (Fastenal), also known as 1911 S. Brahma Blvd., Kingsville, Texas. (Interim Director of Planning & Development Services).

Mayor Fugate read and opened this public hearing at 5:02 P.M.

Mr. Agyekum, Interim Director of Planning & Development Services stated that the applicant would like to use the existing property for indoor recreational use, an indoor batting cage, which will create recreational activities for the community. The property is currently zoned C2-Retail. Staff has reviewed the application and the development complies with the relevant codes and ordinances but requires a special use permit. The Planning & Zoning Commission has met on this item and has voted unanimously to approve the recommendation.

Mayor Fugate commented that this would be good for our community.

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

There being no further comments Mayor Fugate closed this public hearing at 5:04 P.M

III. Reports from Commission & Staff.²

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

Mr. Mark McLaughlin, City Manager gave a brief update on the current storm that occurred over the weekend. No significant damage was done to the city. The rain gauge located at the landfill registered about six inches of rain, which caused the landfill to close for any citizen use. The landfill should be back to normal operations by tomorrow. He further reported that the Loteria Festival held on Saturday, April 22, 2023, was a big success.

Ms. Courtney Alvarez, City Attorney reported that the next City Commission is scheduled for Monday, May 8, 2023. Agenda items from staff are due no later than Friday, April 18, 2023.

Commissioner Alvarez commented that the trip to Mobile, AL for the USS Kingsville Christening was very successful and educational. She further commented that the sponsor of the USS Kingsville is a sixth generation of Richard King.

Commissioner Hinojosa commented that he is concerned about the school district going into a four-and-a-half-day school week next school year. He further commented that he would like to know what the city's role in this will be as he understands that staff has met with school districts' representatives already and asked if there will be a need for local agreement. He further stated that he would like to wait until Commissioner Lopez returns to discuss this.

Mayor Fugate commented that the city has no interest or opinion on the school district's decision as to whether they should go into a five-day or four-and-a-half-day school week next school year. This is up to the school district to decide. They have asked the city if they did go into a four-day school week, what options the city has to assist with the children that will be out of school on Fridays.

Commissioner Hinojosa commented that he is aware that this is the decision of the school district, but his concern is what role is the city playing in this situation. Will there be a local agreement or memorandum of understanding? What will the liability be for the city and does the city need to provide security? Commissioner Hinojosa further commented that there are a lot of concerns with regard to this issue that need to be addressed.

Mayor Fugate commented that it is his understanding that there may be a memorandum of understanding between the city and the school district.

Commissioner Hinojosa commented that he would like to see a workshop scheduled to discuss what the role of the city will be if the school district goes to a four-and-a-half-day week.

Mayor Fugate asked Mr. McLaughlin if the city would not be doing anything more than what it already does, other than expanding the services.

Mr. McLaughlin responded that the city will not be creating any new programs other than expanding the services it already provides. He further commented that the questions being asked by Commissioner Hinojosa are great questions, which have already been discussed with the school district leadership. Staff have asked the school district to draft a proposal and forward it to the city for review.

Commissioner Hinojosa commented that he is not aware of what has been agreed to between city staff and the school district, which is why he is questioning this.

Mr. McLaughlin commented that the city has not agreed to anything, other than just discussing with the school district.

Mayor Fugate commented that whatever it is that the school district proposes, that will need to come to the City Commission for approval.

Commissioner Torres asked that since it is the same services that the city will be providing, why would the city need to have a Memorandum of Understanding (MOU)?

Mayor Fugate commented that since the services will be extended and with Commissioner Hinojosa bringing up some good points on this matter, it will need to be discussed and placed into an MOU. Mayor Fugate further spoke about the USS Kingsville Christening event that took place in Mobile, AL.

Commissioner Hinojosa commented that he was amazed by the ceremony for the USS Kingsville.

IV. Public Comment on Agenda Items.³

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

Mrs. Elizabeth Ramos, 615 Elizabeth commented that she has heard that some of the City Commissioners are not aware of reviews that are written regarding D.R. Horton Homes. She further stated that she would like to provide the Commission with five pages of what those reviews were online. She also stated that as she is aware that agenda item 10, she would like to inform the Commission that D.R. Horton has been in business for 53 years. They aren't accredited by BBB, which is odd; online the customer review rating is 1.14 out of 5 stars. The consumer affairs reporting rating on D.R. Horton is 1.7 out of 5 stars. She stated that there are 64 reviews on this company. She further stated that she did some googling when it comes to D.R. Horton Builders in Texas because she knows that supposedly the owner said that Texas D.R. Horton is different, so she went online to find those. She stated that Rancho Vista in Corpus Christi is 2.5 stars online. She stated that one of the reviews said, "I have no idea why anybody would ever purchase from these builders. I have never seen such poor craftsmanship and quality value." She says the list goes on. London town, over six months in the subdivision, am still waiting to get warranty work and items fixed that were promised after closing. She stated that there are some in San Antonio, not having to endure the cut corners, foundation needs repair and they buried garbage under the grass, poor construction with another person stating, where do I begin, do not buy from D.R. Horton. She further stated that another person stated that the home was made so sloppy, save your money, and don't buy a home from D.R. Horton. Mrs. Ramos commented that she can't stress enough that we do need nice new homes, but the quality coming from D.R. Horton could be detrimental to future home buyers. Mrs. Ramos stated that she does not want to hear the complaints in the future and believes that we should go with someone who is offering to build homes with a different company, a different builder. She stated that this is her opinion on this.

Mr. James Glusing, 3209 S. Brahma Blvd. commented that he has some questions from when the workshop was held last Fall and was wondering that other than the people that were directly involved with the construction, he believes there wasn't any positive feedback that came from the community. He stated that they were also told that there would be some new explosive news that would be coming, which he is not aware of if it has ever been publicized. He stated that they were told that this would come out on December 24th. As of today, the neighbors and those in the community have not been kept up to date on what's happening. He stated that he understands that there was a plot map that was on the agenda for today, which he understands is new. He further stated that they only want to find out what is happening. He further commented that it is not as positive from everybody coming from the community that is being said.

Mr. Jaime Rocha, 401 Jay Vee commented that he would like to echo his co-citizen statement and was wondering if there was an update from the city or the Economic Development Council on the Oxi deal and the plant going on to the King Ranch. He further commented that there was also a big assurance that there would be a big announcement at Christmas, and it wasn't delivered, which is a disappointment. He asked if there was any way to find out what happened and are we still waiting on that announcement or are we moving on to something else. He further commented that as citizens, they deserve it because they were assured and guaranteed, you just wait, just wait, which is how they left the meeting, and as citizens, they deserve a follow-up to that. He further commented that based on the plot that is on the agenda, it doesn't seem that any of the concerns that were brought up by the citizens during the town meeting were addressed, the congestion, density of houses, no buffer zones, drainage issues, no playground area or green space available in that neighborhood. He stated that it seems as if everything that was said at that meeting wiped off carte blanche, which is disappointing as a citizen of Kingsville; they came to have their voices heard and none of them were given any space in the amendment or process going forward. He further commented that if anyone else came in to discuss this, this is the only time to say

anything about this development. When they get to the actual agenda item, five votes from the Commission will be needed to allow for comments, and presently there are not five Commission members present. If anyone has something to say on Somerset, this is the time.

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

- 1. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 budget to accept and expend grant funds from the Coastal Bend Regional Advisory Council for Fire Department medical supplies. (Fire Chief).**
- 2. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 budget to accept and expend grant funds from Operation Stonegarden for various Police Department expenditures. (Police Chief).**
- 3. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 budget to appropriate funding to cover additional Street Department vehicle maintenance. (Public Works Director).**

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

- 4. Consider authorizing renewal of All-Risk Property Insurance Coverage for the City of Kingsville for the period of May 1, 2023, through April 30, 2024, as per consultant's recommendation. (Human Resources Director).**

Mrs. Diana Gonzales, Human Resources Director stated that this will authorize the award of the All-Risk Property Insurance Coverage for the City of Kingsville for the period of May 1, 2023, through April 30, 2024. This policy covers perils of Fire, Flood, Earthquake, lightning, Windstorm, Named Storms, and Equipment Breakdown. The city's Total Insured Values for this renewal with the incumbent insurance carrier, AmRisc, are \$62,872,506 an increase of \$4,407,848 comprised of valuation increases due to inflation and new assets. Carlisle Insurance also solicited quotes from 37 additional property insurance carriers that underwrite Coastal Windstorm and all other peril risks. The enclosed renewal quote of \$502,020.96 is an increase of \$173,828.21 as compared to the expiring premium. The increase is due primarily to the property insurance marketplace which is driven by global and domestic property insurance losses.

Mr. Andrew Langford, the representative of Carlisle Insurance, stated that we are probably in one of the worst property and casualty insurance markets that anyone has ever seen. Last year 18 catastrophic weather events across the United States were over a billion dollars in losses and on average before that there were 8. There has been a significant increase in weather events which leads to an increase in insurance policies. He stated that they have approached 35 various markets to acquire property insurance for the city and AmRisc their incumbent carrier has provided the best deal. He stated that when they go to market, they talk about the various aspects of the city schedule and valuations and AmRisc is requiring us to increase the valuations. Looking back at the history of valuations, valuations for the city had not increased since 2018, so it is being increased by 7.9% which attributes cost to the premium, as well as a rate increase. As has been stated, \$4.4 million in insured value is what they are increasing as well as a 37% increase. Mr. Langford stated that everything listed on the list that has been provided to the city is a list of what is being insured. Some of these items can be removed if the city wishes to do so.

Commissioner Hinojosa asked that under the column that says increase value, what does this mean?

Mr. Langford commented that they use an estimator system that gives a replacement cost for buildings which is the increase in dollar amount valuations that are attributing to the \$4.4 million.

Commissioner Hinojosa asked if this counts for inflation increases.

Mr. Langford replied yes. This hadn't been done since 2018 and it is the prudent thing to do given the state of construction cost. This is something that needs to be looked into every 3 to 5 five years so that the city does not fall behind. If the square footage is added up on some of the buildings, at \$130 to \$140 a square foot it could cost around \$230 to \$250 a square foot to replace a building.

Commissioner Torres asked that as there are several fences on the list, are these on an empty property?

Mr. Langford responded that there is an address associated with it so that you can see where the location of this. He further stated that when it comes to talking about cutting costs, they are with the most competitive carrier, so the next option is to remove structures and if this is something the City would like to do it would need to renew...

Ms. Alvarez commented that the fencing that is listed on the list is required by TCEQ to be around the city's water wells, water towers, and water tanks as well as fencing at the parks and lift stations.

Commissioner Torres asked if it is required to have the fencing, property, and building insured.

Mr. Langford responded that the city does not need to have it all insured. If the city would like certain items from the list, it can.

Commissioner Torres stated that there are around 6 that are at about \$5,000.

Mr. Langford stated that it won't save much money if these are removed from the list.

Mrs. Gonzales stated that she has spoken with Mr. Carlisle when they went over the information and if the city decided to remove some of these items from the list to try and keep the premiums to what the city already had, it could be less than \$7,000 to \$10,000 in premiums.

Commissioner Torres then asked that the fence that is valued at \$39,000 won't make a difference.

Mr. Langford stated that it will make a difference, but it would need to be multiplied by the rate. It could be around \$500 to \$1,000.

Mrs. Gonzales stated that one of the things that were indicated by Mr. Carlisle is that if there is an event, some of the things that will go first are some of the smaller things, but it's the cost of the total property to make the deductible, as the city's deductible did increase. She further stated that everything in the schedule is covered but there is now a limit of \$50 million, which is different than the current policy.

Mr. Langford stated that last year the policy covered the full limits of all the properties on the schedule at \$66 million. This year, for name storm only, they are limiting, which doesn't apply to fire or other wind events, there is a \$25 million loss limit on this policy. The deductible has also increased from a 3% to 5%. He stated that at this time we are in one of the worst property markets that anyone has ever seen.

Motion made by Commissioner Hinojosa to authorize the renewal of All-Risk Property Insurance Coverage for the City of Kingsville for the period of May 1, 2023, through April 30, 2024, as per consultant's recommendation, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Torres, Hinojosa, Alvarez, Fugate voting "FOR".

5. Consider introduction of an ordinance amending the zoning ordinance by granting a Special Use Permit for indoor recreational use in C2 (Retail District) at Andrews 1, Lot S '90 A, (Fastenal), also known as 1911 S. Brahma Blvd., Kingsville, Texas; amending the comprehensive plan to account for any deviations from the existing comprehensive plan. (Interim Director of Planning & Development Services).

Introduction item.

6. Consider accepting donations for the Kingsville Parks Youth Pony League. (Parks Director).

Motion made by Commissioner Hinojosa to accept the donations for the Kingsville Park Youth Pony League, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Torres, Fugate voting "FOR".

7. Consider introduction of an ordinance amending the Fiscal Year 2022-2023 budget to accept and expend Youth Pony League donations for uniforms, equipment, and umpire and scorekeeper services. (Parks Director).

Introduction item.

8. Consider a resolution authorizing the City Manager to enter an Intergovernmental Support Agreement between Naval Air Station Kingsville and the City of Kingsville for road repair and maintenance, lift station maintenance, and solid waste services. (City Attorney/City Manager).

Mr. McLaughlin stated that this is a program that was initiated by the Department of the Navy. This came down to all the regions and the installations that you shall have intergovernmental support agreements with the local municipalities. He further stated that our city is well ahead of other municipalities that have a naval air station with them as we already do a tremendous amount of intergovernmental support which includes water and wastewater. Through a contractor and series of meetings, it came up as to what are other things that the city can do that the Navy could pay for that may be cheaper than what they are paying for now, and without any interruptions to our services capabilities to our citizens. Mr. McLaughlin further stated that a review of about 25 other items came down to three that the city felt it could do with its current capacity garbage service, and road repairs which is only potholes as TXDOT will be doing the paving inside installations.

Mayor Fugate commented that he is for this, but there is a concern as the city's street department is stretched thin already and asked if the street department will only be doing potholes.

Mr. McLaughlin responded yes, but if the Navy calls and says that the intergovernmental states that pothole repairs but they have some additional jobs for the city, they would have to put in a task order. This will allow staff to review the cost and say if it can be done now or in the future or if it cannot be done. This doesn't mean that the city is committed to every time they call or must go out there. This is an intergovernmental support agreement and does not mean it is a mandatory agreement.

Motion made by Commissioner Alvarez to approve the resolution authorizing the City Manager to enter an Intergovernmental Support Agreement between Naval Air Station Kingsville and the City of Kingsville for road repair and maintenance, lift station maintenance, and solid waste services, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Alvarez, Torres, Hinojosa, Fugate voting "FOR".

9. Consider a resolution of the City of Kingsville, Texas finding that AEP Texas Inc.'s application to amend its Distribution Cost Recovery Factors to increase distribution rates within the City should be denied; authorizing participation with the cities served by AEP Texas; authorizing the hiring of legal counsel; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel. (City Attorney).

Ms. Alvarez stated that a few years back the legislature changed the rules with regards to how electric utilities could increase rates. In between major rate case filings, the utilities are allowed to do these distribution costs recovery factor filings and a few other types of filings. When they do these filings the cities, such as us, that have original jurisdiction can hire attorneys and consultants to review the filing to make sure that it is followed procedurally and to have the experts analyze the necessity and can go back and forth in contesting certain increases and things that they may have added to their increase. Ms. Alvarez further stated that this will not cost the city or the taxpayers anything as the way the law currently stands, the electric utilities must reimburse or pay for the cost for the cities and experts that are retained to help defend or protect the taxpayers.

Mayor Fugate asked if the legislature is trying to make cities pay for their attorneys.

Ms. Alvarez responded that in almost every session, the utility lobbyist tries to get that carved out so that it no longer be reimbursed.

Mayor Fugate further asked if there is any legislation that Ms. Alvarez may be aware of.

Ms. Alvarez responded yes, but it is her understanding that it is not moving forward successfully. She further stated that if it went through before the context each residential customer could see an increase of about \$1.63 with a secondary charge of

\$1.30 which would be for a writer mobile fee that is related to mobile generation units, leasing, and operations.

Motion made by Commissioner Torres to approve the resolution of the City of Kingsville, Texas finding that AEP Texas Inc.'s application to amend its Distribution Cost Recovery Factors to increase distribution rates within the City should be denied; authorizing participation with the cities served by AEP Texas; authorizing hiring of legal counsel; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Torres, Hinojosa, Alvarez, Fugate voting "FOR".

10. Discuss potential Somerset Subdivision layout/plat. (City Manager).

Mr. McLaughlin stated that after numerous meetings with the city engineers, planning department, and engineers from Somerset there have been a number of changes made to the originals that came out during the town hall meeting. What will be shown is what the planning department says meets all the requirements of the city ordinances. The biggest changes are the green space which was added on the west side of the property behind Tom Best. All of the rights-of-way are 60 feet now and have a radius of turns for fire trucks at every corner. He further stated that the Fire Chief has looked at the requirements for the length of the street to lay out the hose from where the fire hydrants would be located, which met all the codes. The three entry and exit points have not changed. He stated that there will be some very detailed drawings of the entrance off of Brahma Blvd. to have the least impact on both property owners on each side of the city's right-of-way, that have been built out into the right-of-way. ICE Engineering has discussed when the Brahma Blvd ditch gets put in, the larger underground drainage Brahma Blvd from General Cavazos to FM 1717 will be redone and have a full-length center turn lane. The lot sizes meet what is stated in the ordinance. There is no waiver and will not be asking for any variance for lot sizes. He stated that they did not put the through street in, there is no through street that connects with Chandler Acres.

Mayor Fugate stated that it is his understanding that there won't be any utilities, roads, or any connection between this subdivision and Chandler Acres.

Mr. McLaughlin responded that this was correct. He further stated that drainage will flow south than east or west, depending on what side of the property is, and will be all underground and will come out to the big creek on the south. There were about a dozen comments and concerns that were written down which were addressed by Mr. Urban from Urban Engineering. Mr. McLaughlin further stated that there used to be 278 lots proposed, but now there are 256, in order to make it all fit with the wider streets and green space. He stated that this is a doable project for the developer who has every right to develop his property.

Mayor Fugate asked if the staff has contacted TxDOT regarding Brahma Blvd and General Cavazos.

Mr. McLaughlin responded that he has spoken with TXDOT and yes, the developer will have to get driveway permits for all those cuts, to add to General Cavazos and Brahma Blvd, which TXDOT will have to approve.

Mayor Fugate further asked about going to four lanes on Brahma Blvd. and General Cavazos.

Mr. McLaughlin commented that General Cavazos is probably a more reasonable four-lane road before Brahma. The way TXDOT works is that if you want a four-lane road today, you will see it in about 20 years. He has already spoken to TXDOT and asked for them to start thinking of a four-lane as it is a four-lane through town until you hit General Cavazos, then it goes to a two-lane with a center turn lane halfway down. He stated that just to get the drawing submitted, Mr. Lucio has stated that it is a four-year process to get the architects to draft it up.

Mayor Fugate commented that all the neighbors are concerned about this project and asked if staff could post this so that they can see it as well.

Mr. McLaughlin stated that it will be posted on the City of Kingsville's website under the Engineering tab.

Commissioner Hinojosa asked if there would be another public hearing so that it could be mentioned what changes were made and allow the community to comment.

Ms. Alvarez stated that when the preliminary and final plat come before the Commission, there will be a public hearing on both Planning & Zoning Commission and City Commission meetings.

Mr. McLaughlin commented that this will be done in phases, he is not aware of how many phases. Phase 1 has already been provided to the city for plat approval, which is being reviewed now.

Mayor Fugate commented that it would be nice if there was a person to contact from the neighborhood to let them know what the city is doing so that this individual could get the word back to their neighbors.

Commissioner Torres commented that she is aware that the city can not tell the developer who not to use but would there be a suggestion?

Mr. McLaughlin commented that a city cannot tell a developer who to use or not use in the development of their property.

Mayor Fugate commented that the builder would have to meet all city codes and be inspected by the city inspectors.

Commissioner Hinojosa asked if the city will be inspecting all the streets and curbs to make sure they meet all city codes. Since the streets and curbs will be turned over to the city, will the city have a say so on the inspection of those streets?


Mr. McLaughlin responded yes, as it is part of the review process.

VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 5:50 P.M.


Sam R. Fugate, Mayor

ATTEST:


Mary Valenzuela, TRMC, CMC, City Secretary