

City of Kingsville, Texas

AGENDA
CITY COMMISSION
MONDAY, JANUARY 08, 2024
REGULAR MEETING
CITY HALL
HELEN KLEBERG GROVES COMMUNITY ROOM
400 WEST KING AVENUE
5:00 P.M.

Live Videostream: <https://www.facebook.com/cityofkingsvilletx>

I. Preliminary Proceedings.

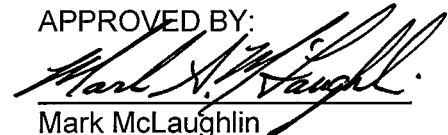
OPEN MEETING

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S)

Regular Meeting – December 11, 2023

APPROVED BY:


Mark McLaughlin
City Manager

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

1. Public hearing on request for a Special Use Permit for a Package Liquor Store use in C2 (Retail District) at Brooks, Block 8, Lot 1-10 also known as 825 West King, Kingsville, TX 78363. (Property ID 15273 also known as the 800 Block of West King, Kingsville, TX 78363). (Planning & Development Services Director).

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 Services - Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports; Police & Fire Department – Grant Update, Police & Fire Reports; Street Updates; Public Works-Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Administration-Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Water And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time."

IV. Public Comment on Agenda Items.³

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

Consent Agenda**Notice to the Public**

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being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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

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

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

1. Motion to approve final passage of an ordinance amending the Fiscal Year 2023-2024 Budget to provide funding for Fire Fighter Radios. (IT Director).
2. Motion to approve final passage of an ordinance amending the Fiscal Year 2023-2024 Budget to accept and expend donation from Keep Kingsville Beautiful for replacement trees in Chamberlain Park. (Purchasing Manager).

REGULAR AGENDA**CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:****VI. Items for consideration by Commissioners.⁴**

3. Consider introduction of an ordinance amending the zoning ordinance by granting a Special Use Permit for package liquor store use in C2 (Retail District) at Brooks, Block 8, Lot 1-10, also known as 825 West King Avenue, Kingsville, TX (Property ID 15273 also known as the 800 Block of West King, Kingsville, TX); amending the comprehensive plan to account for any deviations from the existing comprehensive plan. (Director of Planning and Development Services).
4. Consider an application from Adriana Martinez for an Economic Development Grant (EDG) for One World Children's Rehab, LLC recommended by the EDG Administrative Board. (Economic Development Director).
5. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate funding for surveying services. (City Engineer).
6. Consider a resolution of the City Commission of Kingsville, Texas, authorizing the City Manager to execute a construction contract with Infrastructure Rehab USA Inc. for Project 2 of the Community Development Block Grant-Mitigation Program (CDBG-MIT) General Land Office (GLO) State Contract Number 22-082-016-D218. (Manhole Rehabilitation Project; awarded 12/11/23). (City Engineer).
7. Consider a resolution of the City of Kingsville City Commission in support of Kingsville Police Department badge retirement for fallen officers. (Commissioner Lopez).
8. Consider a resolution of the City of Kingsville confirming the selection of John Blair to lead the Kingsville Police Department. (Human Resources Director).
9. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter XV, Article 6, Zoning, Section 157 providing for a reduction in alternate board positions. (BOA) (Director of Planning and Development Services).

10. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter III, Article 3, Section 15 providing for a reduction in board positions. (P&Z) (Director of Planning and Development Services).

11. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter XV, Article 5, Historical Districts and Landmarks, Section 15-5-16, providing for a reduction in board positions. (HDB) (Director of Planning and Development Services).

12. Discussion on the installation of an electrical plug by the City of Kingsville specifically dedicated to the Veterans Administration (VA) Medical Mobile Unit. (Commissioner Torres).

VII. Adjournment.

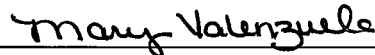
1. No person's comments shall exceed 5 minutes. Cannot be extended by Commission.
2. No person's comments shall exceed 5 minutes without permission of majority of Commission.
3. Comments are limited to 3 minutes per person. May be extended or permitted at other times in the meeting only with 5 affirmative Commission votes. The speaker must identify himself by name and address.
4. Items being considered by the Commission for action except citizen's comments to the Mayor and Commission, no comment at this point without 5 affirmative votes of the Commission.

NOTICE

This City of Kingsville and Commission Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 361/595-8002 or FAX 361/595-8024 or E-Mail mvalenzuela@cityofkingsville.com for further information. Braille Is Not Available. The City Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551-071 (Consultation with Attorney), 551-072 (Deliberations about Real Property), 551-073 (Deliberations about Gifts and Donations), 551-074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551-086 (Certain Public Power Utilities: Competitive Matters), and 551-087 (Economic Development).

I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall, City of Kingsville, 400 West King Avenue, Kingsville, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

January 4, 2024 at 3:30 P.M. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.



Mary Valenzuela, TRMC, City Secretary
City of Kingsville, Texas

This public notice was removed from the official posting board at the Kingsville City Hall on the following date and time: _____

By: _____
City Secretary's Office
City of Kingsville, Texas

MINUTES OF PREVIOUS MEETING(S)

DECEMBER 11, 2023

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, DECEMBER 11, 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 (arrived at 5:11 p.m.)
Hector Hinojosa, Commissioner
Norma N. Alvarez, Commissioner
Edna Lopez, Commissioner
Ann Marie Torres, Commissioner (leaves meeting at 5:34 p.m.)

CITY STAFF PRESENT:

Mark McLaughlin, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Kyle Benson, Director of Information & Technology
Derek Williams, IT
Bill Donnell, Public Works Director
Kwabena Agyekum, Senior Planner/HPO
Brad Lile, Interim Police Chief
Rudy Mora, Engineer
Susan Ivy, Parks Director
Charlie Sosa, Purchasing Manager
Emilio Garcia, Health Director
Juan J. Adame, Fire Chief
Belinda Tovar, Building Official
Deborah Balli, Finance Director
Janine Reyes, Tourism Director
Joseph Ramirez, Engineer's Assistant

I. Preliminary Proceedings.

OPEN MEETING

Mayor Fugate opened the meeting at 5:00 P.M. with all five commission members present. Commissioner Torres leaves the meeting at 5:34 p.m.

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 – November 27, 2023

Motion made by Commissioner Lopez to approve the minutes of November 27, 2023, as presented, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Torres, Fugate voting "FOR".

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

1. Conduct hearing regarding proposed Tax Increment Reinvestment Zone Number One, City of Kingsville, Texas. (City Attorney).

Mayor Fugate opened this public hearing at 5:04 p.m.

Ms. Alvarez stated that the public notice covers the same area as the Somerset Development so this will be a TIRZ for that property. This covers 58.69 acres of land.

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.

Mr. James Glusing 3209 S. Brahma Blvd commented that he has been looking where to find the TIRZ District. He stated that he could not comment on this as it is nowhere to be seen. He further stated that he sent a letter last week to make an appointment to come in or visit to view it but has not heard anything back. He stated that he has nothing to comment on or say one way or the other at this time.

There being no further comments Mayor Fugate closed this public hearing at 5:06 p.m.

2. Public hearing on condemnation of structure at 1225 E. Santa Gertrudis, Kingsville, Texas. (Interim Planning & Development Services Director).

Mayor Fugate opened this public hearing at 5:06 p.m.

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.

Mr. Kwabena Agyekum, Senior Planner/HPO stated that this property was built in 1950 and owned by Ramon Espinoza, Jr. The property has code violations that date back to October 24, 2013. Various violations are high grass in 2016, 2017, and 2020 through 2023 with numerous fees assessed for mowing by the city. The property was identified as a potential condemnation on February 28, 2019. Notice was sent to the property owner on March 1, 2019, with a 2nd notice sent on August 15, 2013, to which the owner has not responded to. A letter was also sent to the property to appear at a City Commission meeting on September 7, 2023. There have not been any water services since December 7, 2017, and no electricity since 2018. The property is currently vacant and owed back taxes of \$1979.03 in 2022 and 2023.

Ms. Alavarez stated that this is an insecure property that has broken windows and issues with the plumbing and electrical.

There being no further comments, Mayor Fugate closed this public hearing at 5:08 p.m.

3. Public hearing on condemnation of structure at 508 S. 2nd Street, Kingsville, Texas. (Interim Planning & Development Services Director).

Mayor Fugate opened this public hearing at 5:08 p.m.

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.

Mr. Leotis Carter, 829 S. 24th commented that he is the owner of this property and will be working on this property. He commented that he has a permit to work on the garage but has not had the opportunity to work on it due to weather and inflation. Mr. Carter further commented that beginning the first of the year he intends to begin work on the garage area in which he has to get an engineer to give him a quote which will take some time but will be done by April 15th.

Mr. Agyekum reported that this property was built in 1955 and owned by 8 sisters and 4 brothers. The property has code violations dated back to July 9, 2015. Various violations include high grass, junked vehicle, and debris since 2016, 2021, and 2023. The property was identified as a potential condemnation on March 23, 2023. Notice was sent to the property owner on April 1, 2021, with a second notice mailed on March 10, 2022. A third notice was also sent on June 1, 2022. A letter was sent to appear at City Commission on August 22, 2022. Staff granted a roofing permit on August 23, 2022, and expired on August 23, 2023. No work was ever completed during the permit timeframe. A letter was mailed to

appear at the City Commission on September 7, 2023. This property has had no water or electricity services since August 31, 2004. The property is currently vacant and owe \$437.94 in back taxes.

Ms. Alvarez commented that the photos will show that the roof is missing, and the garage door is broken. There are also some issues with the walls as previously noted. Right after the prior building official sent a violation letter, a permit was pulled but nothing was done in that year that the permit was pulled.

Mayor Fugate asked what year the permit was pulled. Ms. Alvarez responded that the permit was pulled in August 2022 and expired in August 2023. Ms. Alvarez further stated that this property came before the commission back in 2015 when a request for an extension was granted. The commission granted the request at that time and authorized the building to not be condemned at that point.

Commissioner Alvarez asked if this building was the cleaners building at one time.

There being no further comments, Mayor Fugate closed this public hearing at 5:12 p.m.

4. Public hearing on condemnation of structure at 424 W. Fordyce, Kingsville, Texas. (Interim Planning & Development Services Director).

Mayor Fugate opened this public hearing at 5:12 p.m.

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.

Mr. Agyekum stated that this property was built in 1964 and owned by Javier De La Cruz. This property has code violations that date back to July 3, 2023, for debris. This property was identified as a potential condemnation on January 4, 2023. Notice was sent to the property owner on April 19, 2023, as well as a letter mailed to appear at a City Commission on September 7, 2023. There has been no electricity or water services since March 2023. The property is currently vacant and owes back taxes for an amount of \$5,597.97 for 2007 through 2023.

Ms. Alvarez stated that pictures will show there are gaps between the wall and the roof. The property also has broken windows and is unsecured.

Commissioner Torres asked if all these properties were vacant. Mr. Agyekum responded yes.

There being no further comments, Mayor Fugate closed this public hearing at 5:15 p.m.

5. Public hearing on condemnation of structure at 406 E. Lee, Kingsville, Texas. (Interim Planning & Development Services Director).

Mayor Fugate opened this public hearing at 5:15 p.m.

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.

Mr. Agyekum stated that this property was built in 1951. The property is owned by Chris Besa. This property has code violations that date back to October 24, 2013. Various violations are for high grass in 2014, 2015, 2020, 2021, and 2023 which have incurred numerous fees for mowing by the city. This property was identified as a potential condemnation on March 22, 2021. A notice was sent to the property owner on March 24, 2021, with a 2nd notice sent on March 15, 2022. A letter was sent to appear at the City Commission on January 23, 2023. This property has had no electricity or water service since June 19, 1989. The property is currently vacant and owes back taxes of \$1,163.22 for 2018 and 2023.

Ms. Alvarez reported that photos show that there was an apparent fire at the property. The property has missing walls and missing parts of the roof and is an unsecured property.

There being no further comments, Mayor Fugate closed this public hearing at 5:18 p.m.

6. Public hearing on condemnation of structure at 527 E. Alice, Kingsville, Texas. (Interim Planning & Development Services Director).

Mayor Fugate opened this public hearing at 5:18 p.m.

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.

Mr. Raul Gonzales Longoria., 828 N. Reynolds, Alice, TX 78332, commented that two units are not aesthetically pleasing. There is some minor structural damage that has to do with a pier and beam that runs along the access. He stated that all this is a four-inch rod that collapsed along the pier or the beam and all that has to be done is lift and replace. Mr. Longoria stated that the other unit is structurally sound and has nothing wrong with it. He stated that what they want to do is take two units for the price of one. Mr. Longoria also commented that he is here to find out if the city wants him to stop paying the \$1,600 a year that he pays in taxes for this property. If it is said that there are back taxes owed, he would like to know what happened to that money that he has been paying as he has paid over \$2,000 per year in taxes to the city. He further asked if the city wants him to continue paying the taxes or wants him to use the present resources set aside to go ahead and demolish the one unit that the city finds aesthetically unpleasing. Mr. Longoria further commented that he has made an endeavor for this property but the young man that he hired from Kingsville and after Mr. Longoria had a medical issue the young man found out and vanished from the situation. Mr. Longoria stated that at that time he was immobile and was not able to confront the young man to get him back in line. Mr. Longoria stated that what he would prefer to do is repair the property as it belongs to his parents, which carries some sentimental value to him. He further stated that this property is current on all property taxes.

Ms. Alvarez commented that this property is not behind on property taxes.

Mr. Agyekum reported that this property was built in 1950 and owned by Ramon Garcia. Code violations for this property date back to August 14, 2018. Various violations are debris, and untrimmed trees in 2022 and 2023. This property was identified as a potential condemnation on January 19, 2023. Notice was sent to the property owner on April 17, 2023. Mr. Agyekum further commented that an adjacent apartment was demolished by the city in the past. He also commented that letters were sent to appear at the city commission on October 23, 2023. This property has no water or electricity services since January 24, 2023. The property is currently vacant and is current on all property taxes.

There being no further comments Mayor Fugate closed this public hearing at 5:24 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 Services - Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports; Police & Fire Department – Grant Update, Police & Fire Reports; Street Updates; Public Works-Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Administration –Workshop Schedule, Interlocal Agreements,

Public Information, Hotel Occupancy Report, Quiet Zone, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Water And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time."

Mr. Mark McLaughlin, City Manager, reported that the Employee Recognition and Safety Banquet had a very good turnout. He further thanked the staff for all their hard work in preparation for the safety banquet. Mr. McLaughlin further gave a brief update on streets that will be chip sealed, 1st Street and Elizabeth Street.

Ms. Courtney Alvarez, City Attorney reported that the next scheduled commission meeting will be on January 8, 2024. The deadline for staff to submit their agenda items for that meeting is set for Monday, December 18, 2023. Ms. Alvarez further announced dates that city offices will be closed for the upcoming holidays, Christmas Holiday, December 25th & December 26, 2023, and New Year's Holiday, December 29, 2023 & January 1, 2024. Ms. Alvarez further reported that as per the city's financial advisor, it is being requested that the City Commission take no action for agenda item #3 regarding the PID.

Commissioner Alvarez reported that she had attended the Employee Recognition and Safety Banquet and would like to thank staff for their work in preparation for it.

IV. Public Comment on Agenda Items.³

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

James Glusing, 3209 S. Brahma Blvd. commented that he has some questions on the work that is going in and the subdivision that is going in between their house. The road in between them has an easement. With the TIRZ, he has been trying to get information to find out if they are involved with that in some way, but what has happened is people have been coming out to take measurements and put down the roadway. He commented that he still has to see it put down on any map of any kind. He stated that he has been told in the city council meeting and by four different sets of people, four different ideas, to set him at ease at the last meeting he attended when Mr. McLaughlin commented that you all are going to miss the things, but now people are on his property laughing at them and other people that are working around about where it is going to go and that they are going to take property away. Mr. Glusing commented that it's not where he was told it was going to be. He further commented that he is just trying to find out where can they find it written down and he was told when he called in to try and make appointments for the TIRZ session, even this meeting, somebody came out and spoke to them and said that nothing is set in stone until the engineers for the contractor come up with the plans and have them approved. Mr. Glusing stated that no one had seen it yet and no one could give him an idea of what is going on. He stated that the problem is that he is being told that he can trust things and the decision has been made and then it turns around that the decision hasn't been made until after the documents have been received, therefore he doesn't know where they stand. He further stated that there needs to be a great push to communicate what is going on as they simply don't know. He stated that he has stood before the commission and have stated that he doesn't know if he has a complaint or not and then stepped down and said that he doesn't have a complaint when they came forward and let him know. But now everything is wiped cleaned and now there is a new idea.

Leotis Carter, 829 S. 24th commented that he is commenting on the property at 508 and some of the things that were said such as the property taxes which will be paid on the 1st. As for the high grass, that belongs to the city, county, and water district as he does not own that property. It has not been cut so he complains about it and why does he complain about it, everyone drives past it all the time. He further commented that as for the permit, the permit ends this year and not last year. The property that is being spoken about is the

barber shop, not the property across the street that he owns which is called the cleaners. The other side of the road his family owns but he runs it and fixes it as they are not in the state at this time.

Mr. Raul Gonzales Longoria., 828 N. Reynolds, Alice, TX 78332 asked staff who is Ramon Garcia. He further stated that the City of Kingsville has been mailing him tax bills for the past six years. He also stated that this property has been in his family since the 1920s.

Ms. Alvarez responded that the staff member misspoke, and it was proper on the notices.

Mayor Fugate asked for a brief 5-minute recess at 5:34 p.m. Commissioner Torres left the meeting at this time.

Mayor Fugate resumed the meeting at 5:37 p.m.

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

1. Motion to approve final passage of an ordinance amending the Fiscal Year 2023-2024 Budget to accept and expend grant funding from Lone Star for Police Department personnel, training & travel, computer equipment, vehicle and associated equipment. (Interim Police Chief).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

2. Consideration and approval of an ordinance of the City Commission of the City of Kingsville, Texas designating an area within its corporate limits as Reinvestment Zone Number One, City of Kingsville, Texas, for tax increment financing purposes, pursuant to Chapter 311, as amended, Texas Tax Code; creating a board of directors for such zone; providing for an effective date and termination date; and containing findings and provisions related to the foregoing matters. (City Attorney).

Ms. Alvarez stated that there may be some misunderstanding about what a TIRZ does. A TIRZ does not have anything to do with how things are developed and how they look or where things go.

Mayor Fugate commented that the city has a right-of-way or easement to be able to build a street through there.

Ms. Alvarez commented that this may be another item for discussion at another time. With regards to the TIRZ and further answered Mayor Fugate's question by responding yes. She further stated that there is a mechanism in the Tax Code for economic development purposes. When a TIRZ is approved there is a set area of land that is identified then you go through a process, which is part of the process, to establish the TIRZ. This establishes a baseline for the taxes on the property. After that baseline year, once development occurs within the TIRZ Zone, then the additional evaluations increase in the taxes and are looked at separately such that with the agreement the city could retain part of the increase, although the city will always get the base level year, but the city will keep part of the increase and through the agreement it would give part of the additional increased evaluation that the city wouldn't have received without the development. Ms. Alvarez stated that this is another tool that the State Legislature has in place for cities and counties to use and participate in.

Commissioner Hinojosa asked if a different budget would need to be created for TIRZ.

Ms. Alvarez responded that if the city moves forward the city would establish a TIRZ Board and then the Board would oversee the expenses and look at revenues coming in and determine what gets paid out and when.

Commissioner Hinojosa further asked if the city would need to have a different budget for this.

Ms. Alvarez responded yes, as it does not go into the city's general fund.

Mr. Matt Luhan of Estrada Hinojosa, stated that this item is for the approval of the TIRZ and it is their recommendation, as the city's financial advisors, to move forward with the approval of the TIRZ, subject to the following: a revised development agreement that is associated with the PID and with that item being recommended to table for tonight's meeting, it is being recommended to have a revised development agreement for the TIRZ. Mr. Luhan further stated that it is recommended to also have the terms revised referencing the length and max capacity of the contribution of the TIRZ as well as certain completion requirements and any other items that may come up to their attention regarding the TIRZ.

Dan Martinez, the City's Bond Counsel, stated that these types of requirements that Mr. Luhan is discussing are typically with the development agreement when there is a developer that develops within the TIRZ. He further stated that the city would want to tie in with what the developer is going to do with the authorized improvements so that he may receive reimbursement. Mr. Martinez further gave an example by stating that when you have a designated area and a TIRZ is created and the increment that is agreed upon to reimburse the developer for some improvements that would not occur if the developer chose not to develop within that area. As part of this process, to generate revenue within that TIRZ you would look to all the taxing entities, not just the city, although school districts do not participate anymore, but the county can also participate in this. Mr. Martinez further stated that when you create the TIRZ, you want the county to participate so they would contribute as much as the city. This would allow more revenue to go into the TIRZ so that we can get these improvements.

Commissioner Hinojosa asked if the TIRZ Board would involve a member from the county to sit on the Board or would the County have a Board of its own.

Mr. Martinez responded that it is one Board as it is one TIRZ. The way it is written is to have all the City Commissioners, City Manager, and one participant from the County, if the county chooses to participate in the TIRZ because they would be contributing, as required by law.

Mayor Fugate asked for staff to address the issues that the citizens have regarding the TIRZ, transparency, and why they are unable to find answers to their questions.

Ms. Alvarez responded that everything that is being discussed tonight is published in the agenda packet which is posted on the city's website and available for viewing through the public viewing printed packet that is located at the entrance of city hall.

Mayor Fugate asked if what is posted for public viewing is the same thing that is given to the City Commission. Mr. McLaughlin responded yes.

Mr. Martinez commented that the notice states that the information is available for viewing at City Hall.

Mrs. Gotschalk commented that she had sent an email and never received a response from staff.

Mr. McLaughlin responded that a response was sent with regard to her email.

Motion made by Commissioner Hinojosa to approve the ordinance of the City Commission of the City of Kingsville, Texas designating an area within its corporate limits as Reinvestment Zone Number One, City of Kingsville, Texas, for tax increment financing purposes, pursuant to Chapter 311, as amended, Texas Tax Code; creating a board of directors for such zone; providing for an effective date and termination date; and containing findings and provisions related to the foregoing matters, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Lopez, Hinojosa, Alvarez, Fugate voting "FOR".

3. Consideration and approval of a resolution accepting a Petition for and calling for a public hearing on the creation of the Somerset at Kingsville Public Improvement District Number 1 within the City of Kingsville, Texas pursuant to Chapter 372 of the Texas Local Government Code and authorizing the mailing and publication of notice of the public hearing. (City Attorney).

No discussion or action was taken on this item.

4. Consider condemnation of structure located at 1225 E. Santa Gertrudis, Kingsville, Texas. (Interim Planning & Development Services Director).

Motion made by Commissioner Alvarez, motion finding not able to repair, building or structure is unsafe and present condition is a violation of ordinances and cannot be corrected without substantial reconstruction; then declare the building or structure to be a public nuisance and order its demolition by owner/agent/person in charge with 30 days; city shall abate in any manner it deems necessary and proper, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Fugate voting "FOR".

5. Consider condemnation of structure located at 508 S. 2nd Street, Kingsville, Texas. (Interim Planning & Development Services Director).

Commissioner Alvarez asked when the last time a permit was pulled for this property.

Ms. Belinda Tovar responded that the last permit pulled for this property was back in August 2022, which expired in August 2023.

Mayor Fugate stated that this property had been brought to the Commission back in 2015 and no improvements have been made.

Commissioner Lopez commented that no work has been done since 2015.

Ms. Alvarez commented that currently there are no permits pulled for this property.

Motion made by Commissioner Lopez, motion finding not able to repair, building or structure is unsafe and present condition is a violation of ordinances and cannot be corrected without substantial reconstruction; then declare the building or structure to be a public nuisance and order its demolition by owner/agent/person in charge with 30 days; city shall abate in any manner it deems necessary and proper,

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

6. Consider condemnation of structure located at 424 W. Fordyce, Kingsville, Texas. (Interim Planning & Development Services Director).

Motion made by Commissioner Hinojosa, motion finding not able to repair, building or structure is unsafe and present condition is a violation of ordinances and cannot be corrected without substantial reconstruction; then declare the building or structure to be a public nuisance and order its demolition by owner/agent/person in charge with 30 days; city shall abate in any manner it deems necessary and proper, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Lopez, Hinojosa, Alvarez, Fugate voting "FOR".

7. Consider condemnation of structure located at 406 E. Lee, Kingsville, Texas. (Interim Planning & Development Services Director).

Motion made by Commissioner Lopez, motion finding not able to repair, building or structure is unsafe and present condition is a violation of ordinances and cannot be corrected without substantial reconstruction; then declare the building or structure to be a public nuisance and order its demolition by owner/agent/person in charge with 30 days; city shall abate in any manner it deems necessary and proper, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Fugate voting "FOR".

8. Consider condemnation of structure located at 527 E. Alice, Kingsville, Texas. (Interim Planning & Development Services Director).

Mr. McLaughlin stated that Mr. Longoria has worked with the city on the apartments that were demolished that were paid for by Mr. Longoria. Mr. McLaughlin continued to state that he believes it is the two-story structure that the building department has identified which is connected by a breezeway that is fully enclosed to the one-story next to it. Mr. Laughlin further stated that the city is not intending to take down the one-story structure, it is only the two-story structure.

Mr. Longoria stated that the structure, from the pictures being displayed by staff, on the left which has the garage portion on it, is sound. The structure on the right photo has a high beam that runs along the access of the house. Once these beams are replaced that structure will be sound.

Mayor Fugate commented that what the city is considering for condemnation is the two-story structure.

Mr. Longoria commented that the two-story structure is salvageable. He further stated that he has the resources to salvage that structure.

Mayor Fugate commented that the neighbors have to look at this daily, and not Mr. Longoria, as he resides in Alice. If Mr. Longoria is truly interested in bringing this property up to code, then it needs to be done. Mayor Fugate further stated that he is sure that the City Commission will agree to give Mr. Longoria some additional time to repair this property.

Mr. Longoria commented that as he will be going into spinal surgery, he will need some time to get this property up to code.

Mayor Fugate stated that if the Commission agreed, he would like to propose giving Mr. Longoria additional time to bring this property up to code. No objections were made by the commission. Mayor Fugate further commented that he would like this property to be revisited in mid to late April 2024.

No action was taken on this condemnation.

9. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to provide funding for Fire Fighter Radios. (IT Director).

Mr. Kyle Benson, IT Director commented that this item is for the purchase of additional radios for additional staff in the Fire Department.

Introduction item

10. Consider accepting donation from KKB for replacement trees for Chamberlain Park. (Purchasing Manager).

Mr. Charlie Sosa, Purchasing Manager stated that Keep Kingsville Beautiful (KKB) donations will be instrumental in the replacement of the few oak trees in Chamberlain Park that did not survive. Total donations of \$5,892.80 were received.

Motion made by Commissioner Lopez to accept the donation from KKB for replacement trees for Chamberlain Park, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Alvarez, Lopez, Hinojosa, Fugate voting "FOR".

11. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to accept and expend donation from Keep Kingsville Beautiful for replacement trees in Chamberlain Park. (Purchasing Manager).

Introduction item.

12. Consider authorizing purchase of 2024 Laydown Machine for the Street Department from Holt Cat Equipment Company via Sourcewell Purchasing Cooperative, as per staff recommendation. (CO2023A). (Purchasing Manager).

Mr. Sosa stated that this item authorizes the purchase of a new 2024 Cat APO1000 Laydown Machine from Holt Cat Equipment Company, through Sourcewell Purchasing Cooperative Contract #032119-CAT for the Street Department. The existing Laydown Machine has been in the repair shop with mechanical issues waiting on parts from the manufacturer. This machine is a major component of the Street Department paving operation. Funds are available from CO 2023-A.

Motion made by Commissioner Alvarez to authorize purchase of 2024 Laydown Machine for the Street Department from Holt Cat Equipment Company via Sourcewell Purchasing Cooperative, as per staff recommendation, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Lopez, Hinojosa, Alvarez, Fugate voting "FOR".

13. Consider authorizing purchase of 2024 Chipsreader for the Street Department from Cooper Equipment Company via BuyBoard Purchasing Cooperative, as per staff recommendation. (CO2023A). (Purchasing Manager).

Mr. Sosa stated that this item authorizes the purchase of a new 2024 Etnyre chip spreader from Cooper Equipment Company through BuyBoard Purchasing Cooperative Contract. The existing chip spreader is 21 years old and used for the Street Department's seal coat application for streets. The new chip spreader is a major component of the Street Department's daily operation.

Motion made by Commissioner Hinojosa to authorize purchase of 2024 Chip Spreader for the Street Department from Cooper Equipment Company via BuyBoard Purchasing Cooperative, as per staff recommendation, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Fugate voting "FOR".

14. Consider awarding Bid #23-09 for GLO CDBG-Mitigation Contract #22-082-016-D218 Project 2-Monhole Rehabilitation Project. (authorization to accept lone bidder came after 11/26/23). (City Engineer).

Mr. Rudy Mora, City Engineer stated that the project includes the rehabilitation of 74 existing manholes, concrete collars, ring and covers, CIP liners, and other related appurtenances. The project will be completed in 120 calendar days.

Motion made by Commissioner Lopez to award Bid #23-09 for GLO CDBG-Mitigation Contract #22-082-016-D218 Project 2-Monhole Rehabilitation Project. (authorization to accept lone bidder came after 11/26/23, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Fugate voting "FOR".

15. Consider a resolution of the City of Kingsville, Texas 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 legal notice of this resolution to legal counsel. (City Attorney).

Mayor Fugate commented that this has been done in the past.

Ms. Alvarez commented that this was correct and that it would not cost the city any funds to participate.

Motion made by Commissioner Alvarez to approve the resolution of the City of Kingsville, Texas 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 legal notice of this resolution to legal counsel, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alvarez, Lopez, Hinojosa, Fugate voting "FOR".

VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 6:09 P.M.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, TRMC, CMC, City Secretary

PUBLIC HEARING(S)

PUBLIC HEARING #1



MEMO

Date: January 3, 2024

To: Mark McLaughlin (City Manager)

From: Erik Spitzer (Director of Planning and Development Services)

Subject: **Michael L. Currie, applicant, requesting a Special Use Permit for Liquor Store in C2 (Retail District) at BROOKS, BLOCK 8, LOT 1-10, also known as 825 West King, Kingsville, TX 78363. (Property ID 15273 also known as the 800 Block of West King, Kingsville, TX 78363)**

The Planning and Zoning Commission meeting was held as scheduled this evening, January 3rd, 2024, with 6 members in attendance.

Members deliberated over the issue of granting approval for the **Special Use Permit** for a liquor store use in C2 zoned for Retail at **BROOKS, BLOCK 8, LOT 1-10, also known as 825 West King Avenue, Kingsville, TX 78363** to enable the applicant to sell alcohol. Notice letters were sent out to neighbors within the 300 feet buffer and the City received no feedback.

Commissioners, after deliberations, voted to approve the recommendation for the Special Use Permit for Liquor Store use at the said property. A recorded vote of all members present was taken and Board Commissioners Brian Coufal, Larry Garcia, Mike Klepac, Rev. Idotha Battle, Debbie Tiffie and the Chairman – Steve Zamora all voted “YES.”

The meeting was adjourned by 6.10 p.m.

Thank you.

Erik Spitzer
Director of Planning and Development Services

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8093



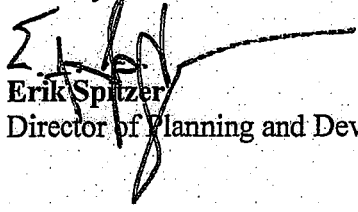
MEMO

Date: December 22, 2023
To: Mark McLaughlin (City Manager)
From: Erik Spitzer (Director of Planning and Development Services)
Subject: Michael L. Currie, applicant, requesting a Special Use Permit for Liquor Store in C2 (Retail District) at BROOKS, BLOCK 8, LOT 1-10 also known as 825 West King, Kingsville TX 78363. (Property ID 15273 also known as the 800 Block of West King, Kingsville TX 78363)

Michael. L. Currie, the applicant, approached the department requesting a Special Use Permit to open a Liquor Store. The current location is unoccupied and requires approval. The property is currently zoned C2 (Retail).

Consequently, this application is being submitted for your consideration. The department has reviewed the application and has found no adverse impact on the environment and the development complies with the relevant code of ordinances. Therefore, it is recommended that you consider the said application and approve same since this will encourage development within the City of Kingsville.

Thank you.


Erik Spitzer
Director of Planning and Development Services

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

SUITE 825 W. KING

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 800 W. KING SUITE 825 W. KING Nearest Intersection WANDA / W. KING

(Proposed) Subdivision Name BROOKS Lot 1-10 Block 8

Legal Description: BROOKS BLOCK 8, LOT 1-10

Existing Zoning Designation C2 Future Land Use Plan Designation LIQUOR STORE

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent MICHAEL L. CURRIE Phone 361-701-0043 FAX _____

Email Address (for project correspondence only): MLCURRIE@SBCGLOBAL.NET

Mailing Address 4718 GEMINI City CORPUS CHRISTI State TX Zip 78405

Property Owner MARIN RENTAL MGT. Phone 361-442-7101 FAX 361-452-5035

Email Address (for project correspondence only): WILLIAMPOPEYES@AOL.COM

Mailing Address 4718 GEMINI City CORPUS CHRISTI State TX Zip 78405

Select appropriate process for which approval is sought. Attach completed checklists with this application.

Annexation Request	No Fee	Preliminary Plat	Fee Varies
Administrative Appeal (ZBA)	\$250.00	Final Plat	Fee Varies
Comp. Plan Amendment Request	\$250.00	Minor Plat	\$100.00
Re-zoning Request	\$250.00	Re-plat	\$250.00
<input checked="" type="checkbox"/> SUP Request/Renewal	\$250.00	Vacating Plat	\$50.00
Zoning Variance Request (ZBA)	\$250.00	Development Plat	\$100.00
PUD Request	\$250.00	Subdivision Variance Request	\$25.00 ea

Please provide a basic description of the proposed project:

CONVERTING PREVIOUS RENTAL PROPERTY (TATTOO PARLOR) INTO
LIQUOR STORE

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature Michael L. Currie Date: 11.30.23

Property Owner's Signature [Signature] Date: 11/30/23

Accepted by: 21. [Signature] Date: 6 Dec 2023

PRINTED ON RECYCLED PAPER - HOLD TO LIGHT TO VIEW - FOR ADDITIONAL SECURITY FEATURES SEE BACK

CASHIER'S CHECK

0006485
Office AU # 11-24
1210(6)
Remitter: MICHAEL CURRIE
Operator ID: u035142

0648510336

November 30, 2023

PAY TO THE ORDER OF ***CITY OF KINGSVILLE***

Two Hundred Fifty and 00/100 -US Dollars

\$250.00

Payee Address:
Memo:

WELLS FARGO BANK, N.A.
1128 E MAIN ST
ALICE, TX 78332
FOR INQUIRIES CALL (480) 394-3122

VOID IF OVER US \$ 250.00

Michael Currie
CONTROLLER

Security Features Included. Details on Back.

0648510336

Kleberg CAD

Property Search > 15273 MARIN'S COMMERCIAL RENTAL
MANAGEMENT LLC for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	15273	Legal Description:	BROOKS, BLOCK 8, LOT 1-10
Geographic ID:	106800801000192	Zoning:	C2
Type:	Real	Agent Code:	71526
Property Use Code:			
Property Use Description:			

Location

Address:	800 W KING BLK TX	Map ID:	A2
Neighborhood:			
Neighborhood CD:			

Owner

Name:	MARIN'S COMMERCIAL RENTAL MANAGEMENT LLC	Owner ID:	69616
Mailing Address:	4542 BARNARD DR CORPUS CHRISTI, TX 78413	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: MARIN'S COMMERCIAL RENTAL MANAGEMENT LLC
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

CKI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

Improvement #1: COMMERCIAL State Code: F1 Living Area: 14774.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SCT2L	EW5	1965	14774.0
CN1	CANOPY BASIC (20%)	NV		1965	66.0
CN1	CANOPY BASIC (20%)	NV		1965	1555.0
ASP	ASPHALT (100%)	NV		1965	19761.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	0.8035	35000.00	250.00	140.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$472,130	\$70,000	0	542,130	\$0	\$542,130
2021	\$445,040	\$70,000	0	515,040	\$0	\$515,040
2020	\$445,040	\$70,000	0	515,040	\$0	\$515,040
2019	\$351,900	\$70,000	0	421,900	\$0	\$421,900
2018	\$258,820	\$70,000	0	328,820	\$0	\$328,820
2017	\$258,820	\$70,000	0	328,820	\$0	\$328,820
2016	\$258,820	\$70,000	0	328,820	\$0	\$328,820
2015	\$231,400	\$70,000	0	301,400	\$0	\$301,400
2014	\$229,870	\$70,000	0	299,870	\$0	\$299,870
2013	\$229,870	\$70,000	0	299,870	\$0	\$299,870
2012	\$229,870	\$70,000	0	299,870	\$0	\$299,870
2011	\$229,870	\$70,000	0	299,870	\$0	\$299,870
2010	\$229,870	\$70,000	0	299,870	\$0	\$299,870


Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Numb
1	2/1/2022	GWD	GENERAL WARRANTY DEED	MARIN WILLIAM	MARIN'S COMMERCIAL RENTAL MANAGEMENT LLC			329242
2	10/15/2018	SPWD/VL	SPECIAL WARRANTY DEED WITH VENDORS LEIN	C T ALLEN LTD	MARIN WILLIAM			316260

3 4/24/2009 OT Other

JOHNSON C T ALLEN
GLENDA LTD
ALLEN**Tax Due**

Property Tax Information as of 12/06/2023

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

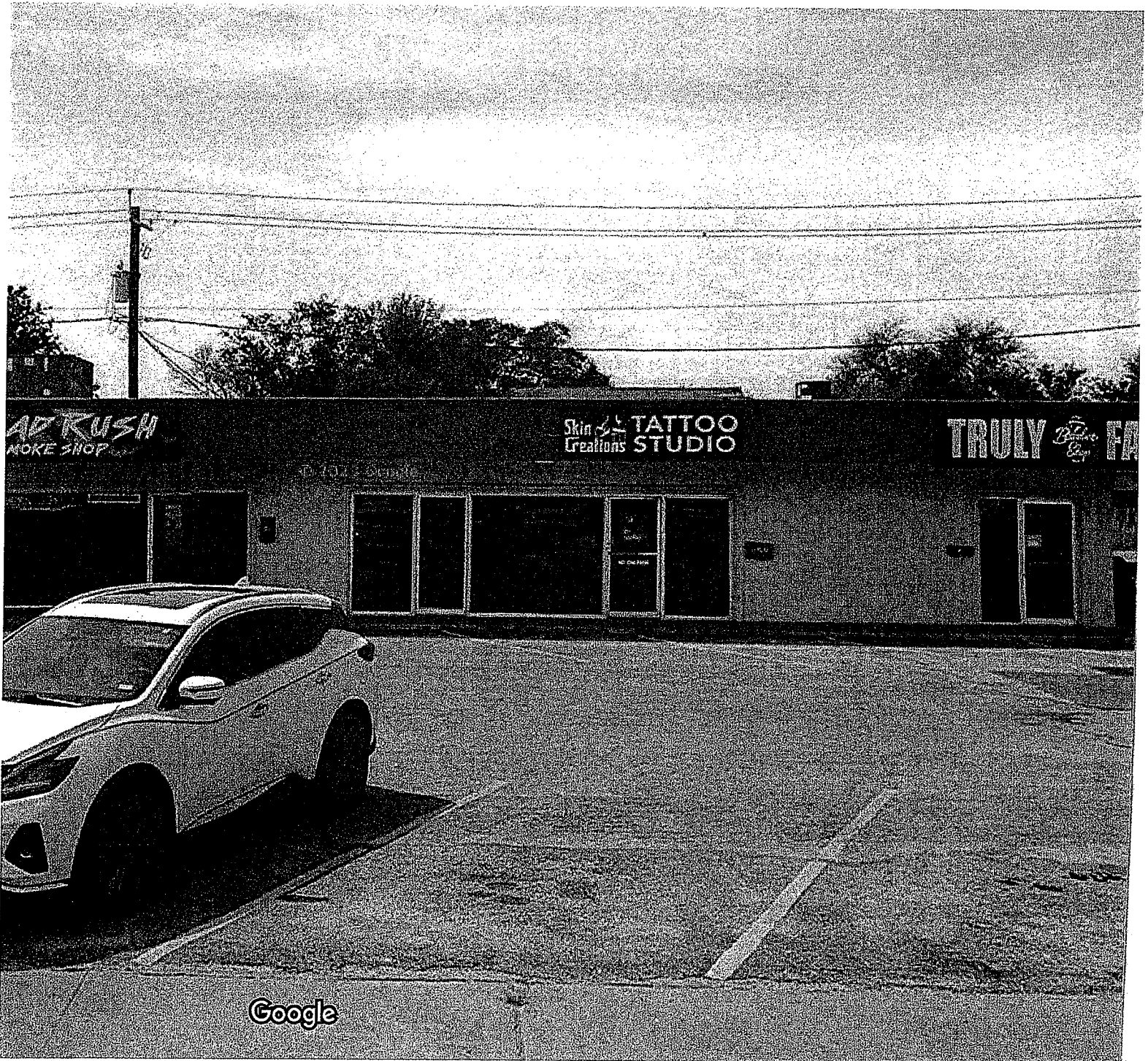
NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 595-5775**This year is not certified and ALL values will be represented with "N/A".**

Website version: 1.2.2.33

Database last updated on: 12/5/2023 8:17 PM

© N. Harris Computer Corporation



Image

Salazar named to state board

A Kleberg County business leader recently earned a statewide workforce appointment.

Gov. Greg Abbott has appointed Manny Salazar to the Lone Star Workforce of the Future Fund Advisory Board for a term set to expire on Sept. 1, 2025. The Advisory Board was created by HB 1755 during the 88th Legislative Session to make recommendations to the Texas Workforce Commission on awarding grants from the Lone Star Workforce of the Future Fund.

Salazar is president and CEO of the Kingsville Chamber of Commerce and Greater Kingsville Economic Develop-

ment Council. He is a member of the USS Kingsville Commissioning Committee, Kleberg County Communities in Schools Board of Directors, Kingsville Independent School District (ISD) and Riviera ISD Career and Technical Education Advisory Boards, Frank H. Dotterweich College of Engineering Dean's Leadership Board and Centennial Committee for Texas A&M University - Kingsville, and Workforce Services of the Coastal Bend Board, where he chairs the Workforce Services Committee.

Previously, he served on the Product Development and Small Business Incu-

bator Board. Salazar received a Bachelor of Arts in Political Science from Texas A&M University - Kingsville.

"I am excited to serve on this board and thankful that Gov. Abbott appointed me for the position," said Salazar. "Creating training programs to help Texans fill job openings is not only great for the employer, it can provide the sort of job that can completely change the trajectory for a family."

The grant program will provide funds to public junior colleges, public technical schools, and nonprofit organizations to create training programs, focusing on high-demand occupations.



Manny Salazar



Alianza de Oro hold election meeting, introduce new officers

Alianza de Oro officers for 2024 and previous officers were recognized at the election meeting held Dec. 6 at the Kleberg County Human Services Center. Pictured, seated, from left are Domingo Puentes - two-year trustee, Carmen Cortez - treasurer, Mary Ann Sanchez - secretary, Ester Perez - fraternity committee, Gloria Daniels - vice-president, activities committee, Gino Castillo - previous treasurer. Standing, from left are Norma Olivares - previous secretary, Alicia Garza - one-year trustee, Gloria Soliz - three-year trustee, Alfredo "Chito" Mendietta - sergeant-at-arm, Mary McLivain - president, Griselda Trevino - by-laws committee and Fanny Lerma - bingo committee. People over 60 and live in Kleberg or Kenedy counties may join the organization. Meetings are held at 12:30 p.m. on the first Wednesday of each month. The Alianza de Oro has more than 60 members and sponsors a monthly activity, luncheons, free bingos and a trip to the Lucky Eagle Casino in Eagle Pass. (Photo by Gloria Bigger-Cantu)



Dr. Jose Ugarte and the staff of the Ugarte Family Medical Clinic wish everyone a very

Merry Christmas

Now accepting new patients

Phone : 361-221-1087 Fax: 361-488-5030

Welcome to a friendly atmosphere where the patient's welfare is top priority.

Merry Christmas & Happy New Year

From the staff at **EmbroidMe**

(361) 592-4700 • 230 E. King Ave.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, January 03, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Michael L. Currie, applicant, requesting a Special Use Permit for Liquor Store in C2 (Retail District) at BROOKS, BLOCK 8, LOT 1-10 also known as 825 West King, Kingsville TX 78363 (Property ID 15273 also known as 800 West King, Kingsville TX 78363)

The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, January 08, 2024, at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard:

Michael L. Currie, applicant, requesting a Special Use Permit for Liquor Store in C2 (Retail District) at BROOKS, BLOCK 8, LOT 1-10 also known as 825 West King, Kingsville TX 78363. (Property ID 15273 also known as 800 West King, Kingsville TX 78363)

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361)

PEST RUDY'S CONTROL

Did you know mice and rats can carry a variety of disease producing germs including Salmonella and Hantavirus?

NOT CUTE

Protect your family and pets with our safe and effective pest control solutions against these and other potentially harmful household pests.

*Ask about our affordable maintenance plans for a pest-free home

365 days a year!

• Roaches • Ants • Fleas • Ticks • Bees • Scorpions • Termites • Other Pests

816 N. 14th Street
Kingsville, TX 78363

595-RUDY

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, January 03, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Michael L. Currie, applicant, requesting a Special Use Permit for Liquor Store in C2 (Retail District) at BROOKS, BLOCK 8, LOT 1-10 also known as 825 West King, Kingsville TX 78363. (Property ID 15273 also known as the 800 Block of West King, Kingsville TX 78363)

The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.






PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, January 08, 2024, at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard:

Michael L. Currie, applicant, requesting a Special Use Permit for Liquor Store in C2 (Retail District) at BROOKS, BLOCK 8, LOT 1-10 also known as 825 West King, Kingsville TX 78363. (Property ID 15273 also known as the 800 Block of West King, Kingsville TX 78363)

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

Legend

 825 W King Ave
 300ft Buffer
 Churches
 Streets
 Ownership

DISCLAIMER:
THIS MAP IS FOR VISUAL PURPOSES ONLY.
THE INFORMATION ON THIS SHEET MAY
CONTAIN INACCURACIES OR ERRORS.
THE CITY OF KINGSVILLE IS NOT
RESPONSIBLE IF THE INFORMATION
CONTAINED HEREIN IS USED FOR ANY
DESIGN, CONSTRUCTION, PLANNING, BUILDING,
OR ANY OTHER PURPOSE.



CITY OF KINGSVILLE
ENGINEERING DEPARTMENT
400 W King Ave; Kingsville, TX 78363
Office: (361) 595-8007
Fax: (361) 595-8064

Cynthia Ann Gonzales
907 W Kleberg Ave
Kingsville, TX 78363
#22667

Gilberto & Olga Uresti
Family Limited Partnership
830 W King Ave
Kingsville, TX 78363
#24187

Yolanda B Flores
828 W Kenedy Ave
Kingsville, TX 78363
#18440

Celso Abundez Jr
Zolia Vita Abundez
829 W Kleberg Ave
Kingsville, TX 78363
#24620

Brian C Sabala
PO Box 6033
Kingsville, TX 78364
#25715

Jose Luis De Leon
Etux Isabell L
221 S Wanda Dr
Kingsville, TX 78363
#11915

Mary Villarreal
823 W Kleberg Ave
Kingsville, TX 78363
#17791

Ellen D Young (Life Est)
Robert Walter Kuenzle Jr
7300 County Road 2347
Sinton, TX 78387
#24921

Lionel G Deleon
906 W Kenedy
Kingsville, TX 78363
#12729

Ricardo G Vega
805 W Kleberg Ave
Kingsville, TX 78363
#20127

Dembski Holdings LLC
1359 Glenwood Loop
Bulverde, TX 78163
#25673

Roberto Luis Quintanilla
7402 Lake Run LN
Richmond, TX 77407
#13544

Ponciano Barrientos Jr
813 W Kleberg
Kingsville, TX 78363
#19325

Marin's Commercial
Rental Management LLC
4542 Barnard Dr
Corpus Christi, TX 78413
#15273

Cruz C Garza III
902 E Ave C
Kingsville, TX 78363
#14353

Patricia Deleon Mcelhaney
821 W Kleberg
Kingsville, TX 78363
#18579

Paul J Loney Jr
1004 Gibson Dr
Alice, TX 78332
#21427

Sylvester Lewis
Etux Gloria & Paul Lewis
803 W Kenedy Ave
Kingsville, TX 78363
#26015

Luis Humberto Marquez
1918 John St
Kingsville, TX 78363
#14838

Robert Villa
Etux Barbara
808 W Kenedy Ave
Kingsville, TX 78363
#22207

Pete Mirles
Etux Juanita G De La Rosa
301 S Francs St
Kingsville, TX 78363
#19413

D & B Environmental Services Inc
810 W King
Kingsville, TX 78363
#42236

Aida Orozco
814 W Kenedy Ave
Kingsville, TX 78363
#22974

Jack Poland Est
Etux Clara J Poland
PO Box 1085
Kingsville, TX 78364
#19453

Sabala Properties LLC
816 W King
Kingsville, TX 78363
#25485

Raul R Soliz
Etux Patricia L
816 W Kenedy Ave
Kingsville, TX 78363
#23730

Marcel C Alaniz
Revoc Living Trust
Marcel C Alaniz (TR)
301 S Wanda
Kingsville, TX 78363
#19594

Gilberto & Olga Uresti
Family Limited Partnership
830 W King Ave
Kingsville, TX 78363
#19451

William P Rogers
818 W Kenedy Ave
Kingsville, TX 78363
#24502

Ernesto Vera Jr
2804 N Armstrong St
Kingsville, TX 78363
#20095

Celeste A Morales
307 Frances St
Kingsville, TX 78363
#18783

Ali Sana LLC
4733 Tuscan Way
Corpus Christi, TX 78410
#19082

CONSENT AGENDA

AGENDA ITEM #1

**City of Kingsville
Finance Department**

TO: Mayor and City Commissioners
CC: Mark McLaughlin, City Manager
FROM: Kyle Benson, Director of Information Technology
DATE: December 11, 2023
SUBJECT: Budget Amendment- KFD Portable Radios

Summary:

The City has increased the number of Firefighters employed by KFD which has exhausted the portable radios in on-hand inventory. This has created a situation in which there are no spare portable radios available if an issue occurs with an issued device. This item will cover the purchase of radios to restore the original on-hand spare inventory.

Financial Impact:

Total cost for 5 radios with associated programming and licensing is \$11,613.25. These devices will be procured from Dailey-Wells Communications of San Antonio, Texas.

Recommendation:

Staff recommends the approval of this budget amendment.



ORDINANCE NO. 2023-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO PROVIDE FUNDING FOR FIRE FIGHTER RADIOS.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2023-2024 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT – BA#17

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 001 – General Fund					
<u>Expenditures - 5</u>					
1902	IT	Computer & Assoc Eq	22600	\$15,000.00	
1030	City Special	Budget Amendment Res	86000		\$15,000.00
		Total:		\$15,000.00	\$15,000.00

[To amend the City of Kingsville FY 23-24 budget to provide funding for Fire Fighter radios. Funding will come from the Budget Amendment Reserve line item in General Fund.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 11th day of December 2023.

PASSED AND APPROVED on this the 8th day of January, 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #2

Budget Am -
donation

**City of Kingsville
Finance Department**

TO: Mayor and City Commissioners
CC: Mark McLaughlin, City Manager
FROM: Charlie Sosa, Purchasing Manager
DATE: November 30, 2023
SUBJECT: Request Accept Donations from KKB for Chamberlain Park & Approve Budget Amendment for Same

Summary:

This item authorizes the Commission to accept the donations from Keep Kingsville Beautiful ("KKB") and approve the budget amendment for the purchase of replacement oak trees for Chamberlain Park.

Background:

The KKB donations will be instrumental in the replacement of the few oak trees in Chamberlain Park that did not survive.

Financial Impact:

Total Donations are in the amount of \$5,892.80 that will go in GL fund #206-5-4503-59100.

Recommendation:

It is recommended the Commission: 1) accept the donation from KKB, and 2) approve the budget amendment to accept and expend these funds for the purpose of buying replacement oak trees for Chamberlain Park.



ORDINANCE NO. 2023-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO ACCEPT AND EXPEND DONATION FROM KEEP KINGSVILLE BEAUTIFUL FOR REPLACEMENT TREES IN CHAMBERLAIN PARK.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2023-2024 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT – BA#18

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 206 – Chamberlain Park					
<u>Revenues - 4</u>					
0000	Non-Dept	Donations	72030	\$5,892.80	
<u>Expenditures – 5</u>					
4503	Parks	Grounds & Perm Fixture	59100	\$5,892.80	

[To amend the City of Kingsville FY 23-24 budget to accept and expend donation from Keep Kingsville Beautiful for replacement trees in Chamberlain Park. Funding will come from the Donation received for this stated purpose.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 11th day of December 2023.

PASSED AND APPROVED on this the 8th day of January, 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

REGULAR AGENDA

AGENDA ITEM #3



MEMO

Date: January 3, 2024

To: Mark McLaughlin (City Manager)

From: Erik Spitzer (Director of Planning and Development Services)

Subject: **Michael L. Currie, applicant, requesting a Special Use Permit for Liquor Store in C2 (Retail District) at BROOKS, BLOCK 8, LOT 1-10, also known as 825 West King, Kingsville, TX 78363. (Property ID 15273 also known as the 800 Block of West King, Kingsville, TX 78363)**

The Planning and Zoning Commission meeting was held as scheduled this evening, January 3rd, 2024, with 6 members in attendance.

Members deliberated over the issue of granting approval for the **Special Use Permit** for a liquor store use in C2 zoned for Retail **at BROOKS, BLOCK 8, LOT 1-10, also known as 825 West King Avenue, Kingsville, TX 78363** to enable the applicant to sell alcohol. Notice letters were sent out to neighbors within the 300 foot buffer and the City received no feedback.

Commissioners, after deliberations, voted to approve the recommendation for the Special Use Permit for Liquor Store use at the said property. A recorded vote of all members present was taken and Board Commissioners Brian Coufal, Larry Garcia, Mike Klepac, Rev. Idotha Battle, Debbie Tiffie and the Chairman – Steve Zamora all voted “YES.”

The meeting was adjourned by 6.10 p.m.

Thank you.

Erik Spitzer
Director of Planning and Development Services



MEMO

Date: December 22, 2023

To: Mark McLaughlin (City Manager)

From: Erik Spitzer (Director of Planning and Development Services)

Subject: **Michael L. Currie, applicant, requesting a Special Use Permit for Liquor Store in C2 (Retail District) at BROOKS, BLOCK 8, LOT 1-10 also known as 825 West King, Kingsville TX 78363. (Property ID 15273 also known as the 800 Block of West King, Kingsville TX 78363)**

Michael. L Currie, the applicant, approached the department requesting a Special Use Permit to open a Liquor Store. The current location is unoccupied and requires approval. The property is currently zoned C2 (Retail).

Consequently, this application is being submitted for your consideration. The department has reviewed the application and has found no adverse impact on the environment and the development complies with the relevant code of ordinances. Therefore, it is recommended that you consider the said application and approve same since this will encourage development within the City of Kingsville.

Thank you.


Erik Spitzer

Director of Planning and Development Services

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

SUITE 825 W. KING

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 800 W. KING / SUITE 825 W. KING Nearest Intersection WANDA / W. KING

(Proposed) Subdivision Name BROOKS Lot 1-10 Block 8

Legal Description: BROOKS BLOCK 8, LOT 1-10

Existing Zoning Designation C2 Future Land Use Plan Designation LIQUOR STORE

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent MICHAEL L. CURRIE Phone 361-701-0043 FAX _____

Email Address (for project correspondence only): MLCURRIE@SBCGLOBAL.NET

Mailing Address 4718 GEMINI City CORPUS CHRISTI State TX Zip 78405

Property Owner MARIN RENTAL MGT. Phone 361-442-7101 FAX 361-452-5035

Email Address (for project correspondence only): WILLIAMPOPEYES@AOL.COM

Mailing Address 4718 GEMINI City CORPUS CHRISTI State TX Zip 78405

Select appropriate process for which approval is sought. Attach completed checklists with this application.

<input type="checkbox"/> Annexation Request	No Fee	<input type="checkbox"/> Preliminary Plat	Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA)	\$250.00	<input type="checkbox"/> Final Plat	Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request	\$250.00	<input type="checkbox"/> Minor Plat	\$100.00
<input type="checkbox"/> Re-zoning Request	\$250.00	<input type="checkbox"/> Re-plat	\$250.00
<input checked="" type="checkbox"/> SUP Request/Renewal	\$250.00	<input type="checkbox"/> Vacating Plat	\$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA)	\$250.00	<input type="checkbox"/> Development Plat	\$100.00
<input type="checkbox"/> PUD Request	\$250.00	<input type="checkbox"/> Subdivision Variance Request	\$25.00 ea

Please provide a basic description of the proposed project:

CONVERTING PREVIOUS RENTAL PROPERTY (TATTOO PARLOR) INTO
LIQUOR STORE

I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature Michael L. Currie Date: 11.30.23
Property Owner's Signature [Signature] Date: 11/30/23
Accepted by: 21. [Signature] Date: 6 Dec 2023

PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW FOR ADDITIONAL SECURITY FEATURES SEE BACK

CASHIER'S CHECK

0006485 Office AU # 11-24 1210(8)
Remitter: MICHAEL CURRIE
Operator I.D.: u035142

0648510336

November 30, 2023

PAY TO THE ORDER OF ***CITY OF KINGSVILLE***

***Two Hundred Fifty and 00/100 -US Dollars**

\$250.00

VOID IF OVER US \$ 250.00

Payee Address:
Memo:

WELLS FARGO BANK, N.A.
1128 E MAIN ST
ALICE, TX 78332
FOR INQUIRIES CALL (480) 394-3122

Michael Currie
CONTROLLER

Security Features Included. Details on Back.

⑈0648510336⑈

Kleberg CAD

Property Search > 15273 MARIN'S COMMERCIAL RENTAL
MANAGEMENT LLC for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	15273	Legal Description:	BROOKS, BLOCK 8, LOT 1-10
Geographic ID:	106800801000192	Zoning:	C2
Type:	Real	Agent Code:	71526
Property Use Code:			
Property Use Description:			

Location

Address:	800 W KING BLK TX	Mapsco:	
Neighborhood:		Map ID:	A2
Neighborhood CD:			

Owner

Name:	MARIN'S COMMERCIAL RENTAL MANAGEMENT LLC	Owner ID:	69616
Mailing Address:	4542 BARNARD DR CORPUS CHRISTI, TX 78413	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: MARIN'S COMMERCIAL RENTAL MANAGEMENT LLC
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

CKI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: COMMERCIAL State Code: F1 Living Area: 14774.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SCT2L	EW5	1965	14774.0
CN1	CANOPY BASIC (20%)	NV		1965	66.0
CN1	CANOPY BASIC (20%)	NV		1965	1555.0
ASP	ASPHALT (100%)	NV		1965	19761.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	0.8035	35000.00	250.00	140.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$472,130	\$70,000	0	542,130	\$0	\$542,130
2021	\$445,040	\$70,000	0	515,040	\$0	\$515,040
2020	\$445,040	\$70,000	0	515,040	\$0	\$515,040
2019	\$351,900	\$70,000	0	421,900	\$0	\$421,900
2018	\$258,820	\$70,000	0	328,820	\$0	\$328,820
2017	\$258,820	\$70,000	0	328,820	\$0	\$328,820
2016	\$258,820	\$70,000	0	328,820	\$0	\$328,820
2015	\$231,400	\$70,000	0	301,400	\$0	\$301,400
2014	\$229,870	\$70,000	0	299,870	\$0	\$299,870
2013	\$229,870	\$70,000	0	299,870	\$0	\$299,870
2012	\$229,870	\$70,000	0	299,870	\$0	\$299,870
2011	\$229,870	\$70,000	0	299,870	\$0	\$299,870
2010	\$229,870	\$70,000	0	299,870	\$0	\$299,870


Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Numb
1	2/1/2022	GWD	GENERAL WARRANTY DEED	MARIN WILLIAM	MARIN'S COMMERCIAL RENTAL MANAGEMENT LLC			329242
2	10/15/2018	SPWD/VL	SPECIAL WARRANTY DEED WITH VENDORS LEIN	C T ALLEN LTD	MARIN WILLIAM			316260

3 4/24/2009 OT Other

JOHNSON
GLENDA
ALLEN
CT ALLEN
LTD**Tax Due**

Property Tax Information as of 12/06/2023

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	------------------------	------------------	-------------	-----------------------	-----------------	-------------------------------------	------------------	---------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 595-5775**This year is not certified and ALL values will be represented with "N/A".**

Website version: 1.2.2.33

Database last updated on: 12/5/2023 8:17 PM

© N. Harris Computer Corporation



Image

Salazar named to state board

A Kleberg County business leader recently earned a statewide workforce appointment.

Gov. Greg Abbott has appointed Manny Salazar to the Lone Star Workforce of the Future Fund Advisory Board for a term set to expire on Sept. 1, 2025. The Advisory Board was created by HB 1755 during the 88th Legislative Session to make recommendations to the Texas Workforce Commission on awarding grants from the Lone Star Workforce of the Future Fund.

Salazar is president and CEO of the Kingsville Chamber of Commerce and Greater Kingsville Economic Develop-

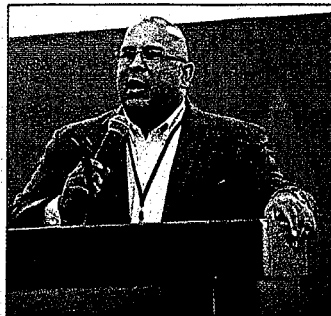
ment Council. He is a member of the USS Kingsville Commissioning Committee, Kleberg County Communities in Schools Board of Directors, Kingsville Independent School District (ISD) and Riviera ISD Career and Technical Education Advisory Boards, Frank H. Dotterweich College of Engineering Dean's Leadership Board and Centennial Committee for Texas A&M University - Kingsville, and Workforce Services of the Coastal Bend Board, where he chairs the Workforce Services Committee.

Previously, he served on the Product Development and Small Business Incu-

bator Board. Salazar received a Bachelor of Arts in Political Science from Texas A&M University - Kingsville.

"I am excited to serve on this board and thankful that Gov. Abbott appointed me for the position," said Salazar. "Creating training programs to help Texans fill job openings is not only great for the employer, it can provide the sort of job that can completely change the trajectory for a family."

The grant program will provide funds to public junior colleges, public technical schools, and nonprofit organizations to create training programs, focusing on high-demand occupations.



Manny Salazar

Alianza de Oro hold election meeting, introduce new officers

Alianza de Oro officers for 2024 and previous officers were recognized at the election meeting held Dec. 6 at the Kleberg County Human Services Center. Pictured, seated, from left are Domingo Puentes - two-year trustee, Carmen Cortez - treasurer, Mary Ann Sanchez - secretary, Ester Perez - fraternity committee, Gloria Daniels - vice-president, activities committee, Gino Castillo - previous treasurer. Standing, from left are Norma Olivares - previous secretary, Alicia Garza - one-year trustee, Gloria Soliz - three-year trustee, Alfredo "Chito" Mendietta - sergeant-at-arm, Mary McIlwain - president, Griselda Trevino - by-laws committee and Fanny Lerma - bingo committee. People over 60 and live in Kleberg or Kenedy counties may join the organization. Meetings are held at 12:30 p.m. on the first Wednesday of each month. The Alianza de Oro has more than 60 members and sponsors a monthly activity, luncheons, free bingos and a trip to the Lucky Eagle Casino in Eagle Pass. (Photo by Gloria Bigger-Cantu)



Dr. Jose Ugarte and the staff of the Ugarte Family Medical Clinic wish everyone a very

Merry Christmas

Now accepting new patients

Phone : 361-221-1087 Fax: 361-488-5030

Welcome to a friendly atmosphere where the patient's welfare is top priority.

Merry Christmas & Happy New Year

From the staff at **EmbroidMe**

(361) 592-4700 • 230 E. King Ave.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, January 03, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Michael L. Currie, applicant, requesting a Special Use Permit for Liquor Store in C2 (Retail District) at BROOKS, BLOCK 8, LOT 1-10 also known as 825 West King, Kingsville TX 78363 (Property ID 15273 also known as 800 West King, Kingsville TX 78363)

The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, January 08, 2024, at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard:

Michael L. Currie, applicant, requesting a Special Use Permit for Liquor Store in C2 (Retail District) at BROOKS, BLOCK 8, LOT 1-10 also known as 825 West King, Kingsville TX 78363. (Property ID 15273 also known as 800 West King, Kingsville TX 78363)

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361)

PEST RUDY'S CONTROL

Did you know mice and rats can carry a variety of disease producing germs including Salmonella and Hantavirus?

NOT CUTE

Protect your family and pets with our safe and effective pest control solutions against these and other potentially harmful household pests.

*Ask about our affordable maintenance plans for your pest-free home

365 days a year

• Roaches • Ants • Fleas • Ticks • Bees • Scorpions • Termites • Spiders • Wasps

816 N. 14th Street
Kingsville, TX 78363

595-RUDY

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, January 03, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Michael L. Currie, applicant, requesting a Special Use Permit for Liquor Store in C2 (Retail District) at BROOKS, BLOCK 8, LOT 1-10 also known as 825 West King, Kingsville TX 78363. (Property ID 15273 also known as the 800 Block of West King, Kingsville TX 78363)

The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, January 08, 2024, at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard:

Michael L. Currie, applicant, requesting a Special Use Permit for Liquor Store in C2 (Retail District) at BROOKS, BLOCK 8, LOT 1-10 also known as 825 West King, Kingsville TX 78363. (Property ID 15273 also known as the 800 Block of West King, Kingsville TX 78363)

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

Legend

- 825 W King Ave
- 300ft Buffer
- Churches
- Streets
- Ownership

0 100 200 400 Feet

Source: Esri, Mapbox, Satellite, GeoEye, AeroGRID, IGN, SDA, CNES-Airbus

Cynthia Ann Gonzales
907 W Kleberg Ave
Kingsville, TX 78363
#22667

Gilberto & Olga Uresti
Family Limited Partnership
830 W King Ave
Kingsville, TX 78363
#24187

Yolanda B Flores
828 W Kenedy Ave
Kingsville, TX 78363
#18440

Celso Abundez Jr
Zolia Vita Abundez
829 W Kleberg Ave
Kingsville, TX 78363
#24620

Brian C Sabala
PO Box 6033
Kingsville, TX 78364
#25715

Jose Luis De Leon
Etux Isabell L
221 S Wanda Dr
Kingsville, TX 78363
#11915

Mary Villarreal
823 W Kleberg Ave
Kingsville, TX 78363
#17791

Ellen D Young (Life Est)
Robert Walter Kuenzle Jr
7300 County Road 2347
Sinton, TX 78387
#24921

Lionel G Deleon
906 W Kenedy
Kingsville, TX 78363
#12729

Ricardo G Vega
805 W Kleberg Ave
Kingsville, TX 78363
#20127

Dembski Holdings LLC
1359 Glenwood Loop
Bulverde, TX 78163
#25673

Roberto Luis Quintanilla
7402 Lake Run LN
Richmond, TX 77407
#13544

Ponciano Barrientos Jr
813 W Kleberg
Kingsville, TX 78363
#19325

Marin's Commercial
Rental Management LLC
4542 Barnard Dr
Corpus Christi, TX 78413
#15273

Cruz C Garza III
902 E Ave C
Kingsville, TX 78363
#14353

Patricia Deleon Mcelhaney
821 W Kleberg
Kingsville, TX 78363
#18579

Paul J Loney Jr
1004 Gibson Dr
Alice, TX 78332
#21427

Sylvester Lewis
Etux Gloria & Paul Lewis
803 W Kenedy Ave
Kingsville, TX 78363
#26015

Luis Humberto Marquez
1918 John St
Kingsville, TX 78363
#14838

Robert Villa
Etux Barbara
808 W Kenedy Ave
Kingsville, TX 78363
#22207

Pete Mirles
Etux Juanita G De La Rosa
301 S Francis St
Kingsville, TX 78363
#19413

D & B Environmental Services Inc
810 W King
Kingsville, TX 78363
#42236

Aida Orozco
814 W Kenedy Ave
Kingsville, TX 78363
#22974

Jack Poland Est
Etux Clara J Poland
PO Box 1085
Kingsville, TX 78364
#19453

Sabala Properties LLC
816 W King
Kingsville, TX 78363
#25485

Raul R Soliz
Etux Patricia L
816 W Kenedy Ave
Kingsville, TX 78363
#23730

Marcel C Alaniz
Revoc Living Trust
Marcel C Alaniz (TR)
301 S Wanda
Kingsville, TX 78363
#19594

Gilberto & Olga Uresti
Family Limited Partnership
830 W King Ave
Kingsville, TX 78363
#19451

William P Rogers
818 W Kenedy Ave
Kingsville, TX 78363
#24502

Ernesto Vera Jr
2804 N Armstrong St
Kingsville, TX 78363
#20095

Celeste A Morales
307 Frances St
Kingsville, TX 78363
#18783

Ali Sana LLC
4733 Tuscan Way
Corpus Christi, TX 78410
#19082

ORDINANCE NO. 2024-_____

AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR PACKAGE LIQUOR STORE USE IN C2 (RETAIL DISTRICT) AT BROOKS, BLOCK 8, LOT 1-10, ALSO KNOWN AS 825 WEST KING, KINGSVILLE, TEXAS (PROPERTY ID 15273 ALSO KNOWN AS THE 800 BLOCK OF WEST KING, KINGSVILLE, TX); AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; PROVIDING FOR PUBLICATION.

WHEREAS, the Planning Commission has forwarded to the City Commission it's reports and recommendations concerning the application of Michael L. Currie (applicant), Marin Rental Mgt. (owner) for amendment to the zoning map of the City of Kingsville;

WHEREAS, the property is currently zoned C2-Retail District and it is desired for the area to be used for package liquor store use, while its prior use was a package liquor store;

WHEREAS, the City Code of Ordinances, Chapter XV-Land Usage, Appendix A- Land Use Categories states that in C2 a special use permit is required to have a package liquor store use as listed on the SUP application; and

WHEREAS, the City of Kingsville Code of Ordinances section 15-6-142 regulates special use permits; and

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, January 3, 2024, during a meeting of the Planning Commission, and on Monday, January 8, 2024, a public hearing was held during a meeting of the City Commission, in the Helen Kleberg Groves Community Room/Commission Chambers, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, a majority of the Planning and Zoning Commission voted 6-0 to APPROVE, with 0 abstentions, the requested special use permit; and

WHEREAS, the City Commission has determined that this amendment would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended and a Special Use Permit is granted for package liquor store use on the premises known as Brooks, Block 8, Lot 1-10, also known as 825 West King, Kingsville, TX (Property ID 15273

also known as the 800 Block of West King, Kingsville, TX 78363), as more specifically describe on site plan attached as Exhibit A.

SECTION 2. That the Special Use Permit granted in Section 1 of this Ordinance is subject the following conditions:

1. **ALLOWED USE:** The only uses authorized by this Special Permit other than the permitted "C2" Retail District use is for package liquor store use.

2. **STATE LICENSE:** The premises or operator will be licensed or registered by the State of Texas, if needed, to have such a business.

3. **TIME LIMIT:** This Special Permit is good for the duration of the business from the date of this ordinance unless the property is not being used for the purpose outlined in Condition 1 or any other conditions have not been complied with.

4. **SPECIAL CONDITION:** The applicant shall obtain all required background checks, business licenses and have and cooperate with all annual fire safety, health, and sanitation inspections, or other inspections required for this type of use by the City of Kingsville and any State and Federal requirements, in order to maintain compliance with federal, state and city regulations for the facility.

SECTION 3. That the official Zoning Map of the City of Kingsville, Texas, is amended to reflect the amendment to the Zoning Ordinance made by Section 1 of this ordinance.

SECTION 4. That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

SECTION 5. That to the extent that this amendment to the Zoning Ordinance represents a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

SECTION 6. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

SECTION 7. That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville.

INTRODUCED on this the 8th day of January, 2024.

PASSED AND APPROVED on this the 22nd day of January, 2024.

Effective Date: _____, 2024

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

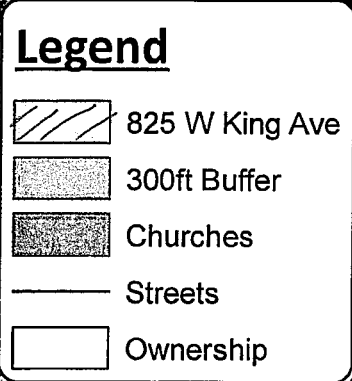
ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

Chlorophyll



AGENDA ITEM #4

To: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

From: Kingsville Economic Development Grant Administrative Board

Date: December 19, 2023

Subject: Kingsville Economic Development Grant Application Approvals

BACKGROUND:

On January 10, 2022 via Resolution #2022-03, the Kingsville City Commission approved an Economic Development Grant Program and Manual to spur new economic activity within the Kingsville city limits. The Commission subsequently appointed members to the Economic Development Grant Administrative Board to review and make recommendations on grant applications.

Application One World Children's Rehab, LLC:

Applicant: Adriana Martinez

Project Name: One World Children's Rehab, LLC

Project Location: 622 S. 6th Street

New or Existing Business: Existing Business- 10 months

Grant Request: \$50,000

Total Project Costs: \$200,208.21

Grant Request Percentage: 24.97%

Board Recommendation: \$50,000

Number of New Jobs:

- FT Year 1- 0
- PT Year 1- 1
- FT Year 2- 4
- PT Year 2- 0

Number of Jobs Retained:

FT Year 1- 5
PT Year 2- N/A
FT Year 2- 5
PT Year 2- N/A

Project Summary:

The applicant is seeking a grant to cover the following:

- Parking lot improvements: \$20,525.00
- Occupational therapist salary: \$22,615.00
- Children's equipment: \$6,860.00
 - Total of \$50,000

Manny Salazar moved to approve \$50,000 for the uses stated in the application.

Mark McLaughlin seconded the motion and it passed with unanimous consent. Total Project Costs: \$1,017,219

FINANCIAL IMPACT:

There is \$500,000 allocated in the City's FY22-23 budget for the Economic Development Grant Program in line item #123-5-1060-34900.

The recommended award total is \$50,000.

If the recommended award is approved by City Commission that would leave \$240,000 available for other applications.

RECOMMENDATION:

The Grant Administrative Board recommends approval of the grant application as follows:

1. Applicant: Adriana Martinez, One World Children's Rehab, LLC
 - a. Approval for \$50,00 grant application

Kingsville Economic Development Grant

Administrative Board Meeting

10:00AM, December 7, 2023

Present

Deborah Balli
Mark McLaughlin
Sharon Pennington
Stefanie Perryman
Manny Salazar
Erik Spitzer
Charlie Williams

Absent

Justin Bray
Rodney Rodriguez

Call to Order: Manny Salazar called the meeting to order. A quorum was present.

Discussion and Potential Approval of Applications:

Application 1: The Committee met with and reviewed an application by Adriana and Ernie Martinez of One World Children's Rehabilitation. The committee reviewed the business plan with the applicants. The applicants confirmed that they are fully approved by insurance, including tri-care.

The applicant requests \$50,000 for the following uses:

- a) Parking lot improvements: \$20,525.00
- b) Occupational therapist salary: \$22,615.00
- c) Children's equipment: \$6,860.00

The funds for the Occupational Therapist salary is a portion of the total salary. The applicant stated that the condition of the parking lot creates a safety hazard for the patients who may use a wheelchair, a walker, or braces.

Manny Salazar moved to approve \$50,000 for the uses stated in the application. Mark McLaughlin seconded the motion and it passed with unanimous consent.

Other Business:

Being no other business, Manny Salazar adjourned the meeting.

AGENDA ITEM #5

**City of Kingsville
Engineering Dept.**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Rutilio P. Mora Jr, P.E., City Engineer

DATE: January 8, 2024

SUBJECT: Consider Approving Agreement with Ardurra for Professional Surveying Services at 811 E. Vela Avenue.

Summary:

Ardurra will create a boundary survey of the City property at 811 E. Vela Avenue and determine the extents of the encroachment.

Background:

The City owns property 811 E. Vela Avenue, located at the intersection of N. 12th Street and E. Vela Avenue and is north of and adjoins Tranquitas Creek. The property owner at 813 E. Vela Ave has made substantial improvements on City property. The Engineering Department created an exhibit of the area and they are approximately 7,660 square feet of encroachment onto City property. The encroachment obstructs the operation and maintenance of an existing 24" wastewater line; it also includes a concrete parking pad, fences, and building structures. None of the encroachment improvements were permitted or approved.

Financial Impact:

Professional Services will be funded by account 001-5-1601-80098 Planning Professional Services in the amount of \$5,500.00.

Recommendation:

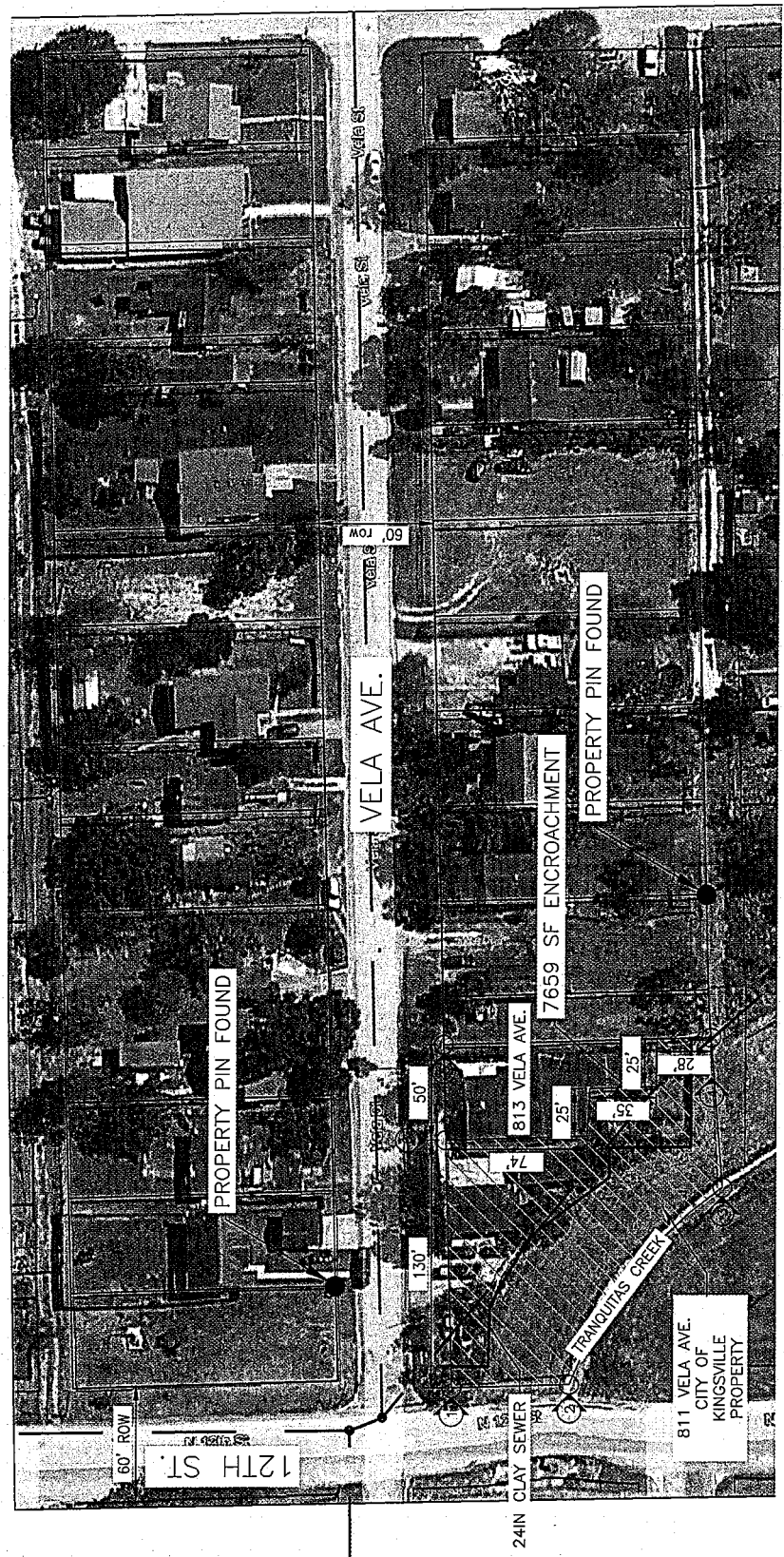
Staff recommends:

1. Approving the Professional Services agreement with Ardurra in the amount \$5,500.00.
2. Authoring the City Manager to sign the Agreement.

Attachments:

Exhibit
Professional Services Agreement





A VELA AVE.
1
SCALE: 1"=60'



LEGEND

PROPERTY PIN
FOUND

PROPERTY PIN
NOT FOUND

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO APPROPRIATE FUNDING FOR SURVEYING SERVICES.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2023-2024 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT – BA#20

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 001 – General Fund					
<u>Expenditures – 5</u>					
1030	City Special	Budget Amend Reserve	86000		\$5,500
1601	Planning	Professional Services	80098	\$5,500	

[To amend the City of Kingsville FY 23-24 budget to appropriate funding for surveying services. Funding will come from the General Fund Budget Amendment Reserve line item.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 8th day of January 2024.

PASSED AND APPROVED on this the 22nd day of January, 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #6

**City of Kingsville
Engineering Dept.**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Rutilio P. Mora Jr, P.E., City Engineer

DATE: January 8, 2024

SUBJECT: Consider Approving Construction Contract to Infrastructure Rehabilitation USA, Inc for the General Land Office (GLO) Community Development Block Grant Mitigation (CDBG-MIT) Contract No. 22-082-016-D218 Project 2 – Manhole Rehabilitation Project

Summary:

Bid was awarded at the last Commission meeting on December 11, 2023, we are requesting the construction contract be awarded in the amount of \$473,306.40.

Background:

Sealed bids were received on August 28, 2023. This project was advertised in the local newspaper, Historically Underutilized Business (HUB), Minority- and Women-Owned Business Enterprises (MWBE), and on the City's website. Bids were opened, read aloud, and the apparent low bidder was identified. One (1) bid was received from Infrastructure Rehabilitation USA Inc, from Shreveport, Louisiana. The sole base bid received tabulated \$473,306.40. Since there was only one bidder, GLO considers the bid as non-competitive and GrantWorks submitted on behalf of the city a request for consideration to accept the single bid and allow the city to award the project. GLO was asked to approve this request prior to the 90 days of bid opening which was November 26, 2023. During the November 13, 2023 Commission meeting, we requested the City Commission award the project to Infrastructure Rehabilitation USA Inc. contingent on GLO approving our request. We received notice from the GLO that they accepted the lone bidder project shortly after the November 26th deadline. We are asking the commission to award the bidder with no contingency.

Financial Impact:

Project 2 will be funded by Fund 113 Citywide Wastewater Collection System Improvements in the amount of \$473,306.40.



**City of Kingsville
Engineering Dept.**

Recommendation:

Staff recommends:

1. Approving Construction Contract between City and Infrastructure Rehabilitation USA, Inc. in the amount \$473,306.40.
2. Authoring the City Manager to sign the Construction Contract.

Attachments:

Construction Contract



RESOLUTION # 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF KINGSVILLE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH INFRASTRUCTURE REHAB USA INC. FOR PROJECT 2 OF THE COMMUNITY DEVELOPMENT BLOCK GRANT-MITIGATION PROGRAM (CDBG-MIT) GENERAL LAND OFFICE (GLO) STATE CONTRACT NUMBER 22-082-016-D218.

WHEREAS, the City of Kingsville has applied for and received a Community Development Block Grant-Mitigation (CDBG-MIT) award to provide Flood & Drainage Improvements; and

WHEREAS, the City advertised for Project 2: Manhole Rehabilitation Project bids (Bid #23-09) in the newspaper, on the City's website, with Historically Underutilized Business, and with Minority-and Women-Owned Business Enterprises, in the time period required by law, prior to the August 28, 2023 bid opening; and

WHEREAS, the City received one bid by the August 28, 2023 bid deadline and the City Commission awarded the bid to the sole bidder conditioned on GLO approval (of a lone bid) by 11/26/23 and approval was not received by GLO to go with a lone bidder under after that date, so the City Commission awarded the bid to Infrastructure Rehabilitation USA Inc. again on December 11, 2023 with a base bid of \$473,306.40; and

WHEREAS, the City and Infrastructure Rehabilitation USA Inc. have negotiated a contract for the construction services bid previously awarded; and

WHEREAS, it is mutually deemed sound, desirable, practicable, and beneficial for the parties to enter into the agreement attached hereto.

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

SECTION 1: The City Manager is authorized to execute Construction Contract documents between the City of Kingsville, Texas and Infrastructure Rehabilitation USA Inc. for the GLO CDBG-MIT Contract No. 22-082-016-D218, Project 2: Manhole Rehabilitation Project.

SECTION 2: All resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

SECTION 3: This Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED by a majority vote of the City Commission the 8th day of January, 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM

Courtney Alvarez, City Attorney

CONSTRUCTION CONTRACT

THIS AGREEMENT made this the 8th day of January, 2024, by and between Infrastructure Rehab USA Inc. (a corporation organized and existing under the laws of the State of Louisiana) hereinafter called the "Contractor", and City of Kingsville hereinafter called the "City".

WITNESSETH, that the Contractor and the City for the considerations stated herein mutually agree as follows:

ARTICLE 1. Statement of Work. The Contractor shall furnish all supervision, technical personnel, labor, materials, machinery, tools, equipment and services, including utility and transportation services, and perform and complete all work required for the construction of the Improvements embraced in the Project; namely, (GLO SS PROJECT 2 (MANHOLE REHABILITATION PROJECT) SANITARY SEWER IMPROVEMENTS (CDBG-MIT GLO CONTRACT NO. 22-082-016-D218) for the Community Development Block Grant – Mitigation (CDBG-MIT) project, all in strict accordance with the contract documents including all addenda thereto, numbered N/A, dated N/A and N/A, all as prepared by International Consulting Engineers (ICE) acting and in these contract documents preparation, referred to as the "Engineer".

ARTICLE 2. The Contract Price. The City will pay the Contractor for the performance of the Contract in current funds, for the total quantities of work performed at the *unit prices* stipulated in the Bid for the several respective items of work completed subject to additions and deductions as provided in the Total Bid \$473,306.40 hereof.

ARTICLE 3. The Contract. The executed contract documents shall consist of the following components:

- | | |
|------------------------------|---|
| a. This Agreement (pgs. 1-3) | f. General Conditions, Part I |
| b. Addenda | g. Special Conditions |
| c. Invitation for Bids | h. Technical Specifications |
| d. Instructions to Bidders | i. Drawings (as listed in the Schedule of Drawings) |
| e. Signed Copy of Bid | j. [Add any applicable documents] |

ARTICLE 4. Performance. Work, in accordance with the Contract dated January 8, 2024, shall commence on or before January 29, 2024, and Contractor shall complete the WORK within 120 consecutive calendar days thereafter. The date of completion of all WORK is therefore May 28, 2024.

This Agreement, together with other documents enumerated in this ARTICLE 3, which said other documents are as fully a part of the Contract as if hereto attached or herein repeated, forms the Contract between the parties hereto. In the event that any provision in any component part of this Contract conflicts with any provision of any other component part, the provision of the component part first enumerated in this ARTICLE 3 shall govern, except as otherwise specifically stated.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in triplicate original copies on the day and year first above written.

FOR CONTRACTOR:

Infrastructure Rehabilitation USA, Inc
401 Edwards Street Suite 2100
Shreveport, LA 71101

By Theodore J. Casten
Title Owner

FOR CITY:

City of Kingsville
400 West King Ave., 78363
P.O. Box 1458
Kingsville, TX 78364

By Mark McLaughlin
Title City Manager

Corporate Certifications

I, _____, certify that I am the _____ of the corporation named as Contractor herein; that _____ who signed this Agreement on behalf of the Contractor, was then _____ of said corporation; that said Agreement was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

Corporate
Seal

(Corporate Secretary)

AGENDA ITEM #7



KPD Heroes

Badge Retirement Ceremony

Friday, November 4th, 2022

11:00AM

Kingsville Police Department Front Lobby



SGT.
GENE CHRISTOPHER
E.O.W. 02/09/1958



OFFICER
FELIX SALINAS
E.O.W. 05/29/1981



SR. OFFICER
SHERMAN O. BENYS, JR.
E.O.W. 11/04/2021

RESOLUTION #2024-_____

A RESOLUTION OF THE CITY OF KINGSVILLE CITY COMMISSION IN SUPPORT OF KINGSVILLE POLICE DEPARTMENT BADGE RETIREMENT FOR FALLEN OFFICERS.

WHEREAS, in the past 65 years, the City of Kingsville Police Department has lost three officers in the line of duty; and

WHEREAS, the three fallen officers are Sgt. Gene Christopher, end-of-watch (EOW) 2/09/1958; Officer Felix Salinas, EOW 5/29/1981; and Sr. Officer Sherman O. Benys, Jr., EOW 11/04/2021; and

WHEREAS, the Chief of Police has the authority to assign badge numbers to police officers; and

WHEREAS, on November 4, 2022, then Police Chief Ricardo Torres officially retired the badge numbers of the fallen officers; and

WHEREAS, the badge numbers for Sgt. Christopher and Officer Salinas were unknown, they were assigned badge numbers #189 and #188, respectively; and

WHEREAS, the badge number for Sr. Officer Sherman O. Benys, Jr. was #81; and

WHEREAS, the City Commission now desires to memorialize its support of the badge retirement in order to preserve the service, memory, and ultimate sacrifice the officers gave to the City and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

1. That the City Commission of the City of Kingsville, Texas supports the retirement of the three badge numbers (#189, #188, and #81) for the three Kingsville Police Department officers (Sgt. Gene Christopher, Officer Felix Salinas, and Sr. Officer Sherman O. Benys, Jr.) that have died in the line of duty and hereby recommends the badge numbers stay retired to honor their service to our community.
2. That this Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED by the City Commission of the City of Kingsville this the 8th day of January, 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM

Courtney Alvarez, City Attorney

AGENDA ITEM #8

**City of Kingsville
Department Name**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Diana Gonzales, Human Resource Director/Civil Service Director

DATE: December 18, 2023

SUBJECT: Appointment of Department Head – Police Department

Summary: The City of Kingsville advertised for the position of Police Chief from 09/08/2023 to 09/29/2023. Three candidates were selected for interview on 11/15/2023. City Manager Mark McLaughlin selected John Blair to lead the Kingsville Police Department after conducting meet and greets, panel interviews and individual interviews.

Mr. Blair shall be considered Civilian Chief Administrator of the Kingsville Police Department until such time as all Texas Commission on Law Enforcement (TCOLE) required documents are processed by the state.

Background: As per Texas Local Government Code (TLGC) Chapter 143.013 Appointment and Removal of Department Head, the appointment of a Police Chief by the municipality's chief executive (City Manager) requires confirmation by the municipality's governing body (City Commission).

The applicable section of TLGC is below:

TLGC 143.013 Appointment and Removal of Department Head

(a) Unless elected, each department head is:

(1) Appointment by the municipality's chief executive and confirmed by the municipality's governing body...

(b) ...A person appointed as head of a police department must be eligible for certification by the Texas Commission on Law Enforcement at the intermediate level or its equivalent as determined by that commission and must have served as a bona fide law enforcement officer for at least five years.

Mr. Blair meets the criteria stated in Section 143.013 of the TLGC, so the next step in the process is for the City Commission to approve the City Manager's appointment.

Recommendation: Confirmation of selected candidate, John Blair, to lead the Kingsville Police Department effective on or after January 16, 2024.



RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY OF KINGSVILLE CONFIRMING THE SELECTION OF JOHN BLAIR TO LEAD THE KINGSVILLE POLICE DEPARTMENT.

WHEREAS, the City of Kingsville advertised for the position of Police Chief in September 2023 and three candidates were selected for interview in November 2023;

WHEREAS, under the Kingsville City Charter the City Manager as chief executive/administrator has the authority fill all employment positions for the City with the exception of the City Manager, City Attorney, and Municipal Court Judge;

WHEREAS, the City Manager has selected candidate John Blair for the position of Police Chief for the City and Mr. Blair has accepted and should start on or after January 16, 2024;

WHEREAS, the Texas Commission on Law Enforcement requires certain documents be processed prior to an individual being officially called Chief of Police, Mr. Blair shall be considered Civilian Chief Administrator of the Kingsville Police Department until that process is completed by the state;

WHEREAS, Texas Local Government Code Chapter 143.013 requires the person appointed as the head of a municipality's police department be confirmed by the municipality's governing body;

WHEREAS, Mr. Blair meets the statutory requirements and has been appointed by the City Manager as the head of the police department, the City Commission needs to confirm the appointment of Mr. Blair to lead the Police Department;

NOW, THEREFORE, BE IT RESOLVED BY THE KINGSVILLE CITY COMMISSION:

I.

THAT the City of Kingsville, acting through its governing body, hereby confirms the appoint of John Blair as the head of the Kingsville Police Department beginning on or after January 16, 2024.

II.

THAT this Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED this 8th day of January, 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #9



MEMO

Date: December 15, 2023

To: Mayor & City Commission Members

Cc: Mr. Mark McLaughlin (City Manager)

From: Kobby Agyekum (Senior Planner/ Historical Preservation Officer)

Subject: Consider and discuss the request to amend and reduce the membership of the boards below from 9 members to 7 members in order to attain a quorum at all times.
They are:

- ① Board of Adjustment
2. Planning and Zoning Commission
3. Historical Development Board

Exhibits:

The Board of Adjustment, the Planning and Zoning Commission, and the Historical Development Board have been designated membership of 9 each according to our city ordinances. Sec. 15-6-157 (A), Sec. 3-3-15. & Sec. 15-5-16 (A)

While 9 members is an appropriate number for each of these boards, of late it has become a slight obstacle to reaching our quorum and there have been some cancellations making it longer for citizens to get decisions and feedback on their applications.

Recommendations:

Consequently, Planning and Development Services recommend that the membership of the Board of Adjustment, the Planning and Zoning Commission and the Historical Development Board be reduced to 7 members per board and the ordinances be amended to state as such. This will allow the boards to have the opportunity to attain a quorum of 4 members that would be sustainable to the operation of the boards.

Benefits:

The designation will allow for members to meet and deliberate with flexibility in a timely manner for citizens requests and decision making.

This option will have a significant impact on the operations of the Planning and Development Services and the citizens project timeframes.

Sec. 15-6-157. Board of adjustment.

- (A) *Organization.* The Board of Adjustment shall consist of five members each to be appointed by the City Commission for a term of two years. The Board of Adjustment shall also consist of three two alternate members, each to be appointed by the City Commission for a term of two years, who will serve in the absence of one or more regular members when requested to do so by the mayor or city manager. Any member may be removed by the City Commission upon written charges after public hearing. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. A maximum of five members may attend and vote at a Board of Adjustment meeting.
- (B) *Chairman.* The Board shall elect a chairman and adopt rules to govern its proceedings in accordance with this article and the statutes of the State of Texas. Meetings shall be held at the call of the chairman or such times as designated by the Board. The Board shall have the power to administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings showing the vote of each member upon the question, or if absent and failing to vote, indicating such fact, and shall keep records of its examinations and other official action; all of which shall be immediately filed in the office of the Planning Department and shall be a public record.
- (C) *Appeals.* Appeals to the Board of Adjustment may be taken by any person aggrieved or by an officer, department, board or department municipality affected by any decision of an administrative officer. Such appeal shall be made within a reasonable time as provided by the rules of the Board by filing with the officer from whom the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall secure all papers and facts constituting the basis of the action being appealed for transmittal to the Board.
- (D) *Stay of proceeding.* An appeal stays all proceedings in furtherance of the action appealed, unless the officer from whom the appeal is taken certifies to the Board of Adjustment that by reason of acts stated in his certificate that a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed except by a restraining order granted by the Board of Adjustment or by the District Court on applications and notice and on the cause shown.
- (E) *Notice.* The secretary of the Planning Division of the Management Services Department in charge of handling Board of Adjustment appeals shall: mail announcements of appeals to all property owners within 200 feet of the site or parcel in question; advertise the hearing; and collect an application fee of \$250.00 (to cover the actual costs of materials used, mailing and publication costs), which must be collected prior to scheduling any hearing or appeal. Interested parties may appear in person, or be represented by an agent or attorney.
- (F) *Powers of the Board of Adjustment.* The Board of Adjustment shall have the following powers: to hear and decide appeals where it is alleged that there is error in any order, requirement, decision, or determination made by an administrative official. To authorize upon appeal such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this article will result in unnecessary hardship; provided, that the spirit of the ordinance shall be observed and substantial justice done. Before any variance may be authorized, the Board shall find specifically all of the following conditions exist:
- (1) The variance will not authorize the operation of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought.
 - (2) The development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this article, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district.
 - (3) The variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district.

-
- (4) The variance will not alter the essential character of the district in which is located the property for which the variance is sought.
 - (5) The variance will not weaken the general purposes of this article or the regulations herein established for the specific district.
 - (6) The variance will be in harmony with the spirit and purposes of this article.
 - (7) The variance will not adversely affect the public health, safety, or welfare.
 - (8) The variance will not substantially affect the comprehensive plan or zoning in the city and that adherence to the strict letter of the article will cause difficulties and hardships, the imposition of which upon the petitioner is unnecessary in or to carry out the general purpose of the plan.
 - (9) Special circumstances attached to the property covered by the application which do not generally apply to the other property in the same district.
 - (10) Because of the special circumstances, property covered by application is deprived of privileges possessed by other properties in the same district; and that the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.
- (G) *Findings of fact.* Every decision of the Board shall be based upon findings of fact and every finding of fact shall be supported in the record of its proceedings. The enumerated conditions required to exist on any matter upon which the Board is required to pass under this article shall be construed as limitation on the power of the Board to act. A mere finding or recitation of the enumerated conditions unaccompanied by findings of specific fact shall not be deemed findings of fact, and shall not be deemed compliance with this article.
- (H) *Decisions permitted.* The Board may affirm, modify, or reverse the order, requirement, decision or determination appealed.
- (I) *Vote for modification or reversal.* The concurring vote of four members of the Board shall be necessary to modify or reverse any order, requirement, decision or determination of any administrative officer or to decide in favor of the appellant or to effect any variation in the ordinance.
- (J) *Appeal from Board.* The city or any person aggrieved by any decision of the Board may have and maintain plenary action for relief therefrom in any court of competent jurisdiction; provided, petition for such relief is presented to the court within 10 days after the filing of such decision in the office of the City Recorder.
- (K) *Advertisement and announcement procedure.* When required, advertisement giving the time, place and subject of the hearing shall be published in a newspaper of general circulation in the city no less than 15 days prior to such hearing for the Board of Adjustment. Mailings to property owners in the vicinity, when required, shall contain the time, place, and subject of the hearing and be mailed at least 10 days prior to the hearing.

(1962 Code, § 11-6-7; Ord. 84009, passed 6-18-84; Ord. 90027, passed 6-25-90; Ord. 200022, passed 11-20-00; Ord. No. 2015-05, § I, passed 1-26-2015, eff. 2-11-2015)

Statutory reference—Board of Adjustment, see Tex. Loc. Gov't Code, §§ 211.008 et seq.

ORDINANCE NO. 2024- _____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER XV, ARTICLE 6, ZONING, SECTION 157 PROVIDING FOR A REDUCTION IN ALTERNATE BOARD POSITIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, this Ordinance is necessary to protect the public safety, health, and welfare of the City of Kingsville;

WHEREAS, this ordinance is necessary for the efficient and timely administration of city business as Zoning Board of Adjustment (ZBA) meetings must be noticed through advertisement in the newspaper and mailing out letters to property owners within 200 feet of the site or parcel in question, and when a meeting must be cancelled due to a lack of quorum it is costly and slows this process;

WHEREAS, the City has experienced difficulties obtaining and retaining full board membership at the current number of board positions;

WHEREAS, the City needs an adequate number of board members to attend to conduct the Board's business for the City;

WHEREAS, staff proposes to reduce the number of board positions to better ensure a quorum of the board is able to be achieved to conduct business in a timely manner;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

I.

THAT Section 15-6-157 of Article 6: Zoning of Chapter XV, Land Usage, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

§15-6-157 BOARD OF ADJUSTMENT.

(A) *Organization.* The Board of Adjustment shall consist of five members each to be appointed by the City Commission for a term of two years. The Board of Adjustment shall also consist of two ~~three~~ alternate members, each to be appointed by the City Commission for a term of two years, who will serve in the absence of one or more regular members when requested to do so by the mayor or city manager. Any member may be removed by the City Commission upon written charges after public hearing. Vacancies shall be filled for the

unexpired term of any member whose term becomes vacant. A maximum of five members may attend and vote at a Board of Adjustment meeting.

...

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall be codified and become effective on and after adoption and publication as required by law.

INTRODUCED on this the 8th day of January, 2024.

PASSED AND APPROVED on this the 22nd day of January, 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Jr., Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #10



MEMO

Date: December 15, 2023

To: Mayor & City Commission Members

Cc: Mr. Mark McLaughlin (City Manager)

From: Kobby Agyekum (Senior Planner/ Historical Preservation Officer)

Subject: Consider and discuss the request to amend and reduce the membership of the boards below from 9 members to 7 members in order to attain a quorum at all times.
They are:

1. Board of Adjustment
- ② Planning and Zoning Commission
3. Historical Development Board

Exhibits:

The Board of Adjustment, the Planning and Zoning Commission, and the Historical Development Board have been designated membership of 9 each according to our city ordinances. Sec. 15-6-157 (A), Sec. 3-3-15. & Sec. 15-5-16 (A)

While 9 members is an appropriate number for each of these boards, of late it has become a slight obstacle to reaching our quorum and there have been some cancellations making it longer for citizens to get decisions and feedback on their applications.

Recommendations:

Consequently, Planning and Development Services recommend that the membership of the Board of Adjustment, the Planning and Zoning Commission and the Historical Development Board be reduced to 7 members per board and the ordinances be amended to state as such. This will allow the boards to have the opportunity to attain a quorum of 4 members that would be sustainable to the operation of the boards.

Benefits:

The designation will allow for members to meet and deliberate with flexibility in a timely manner for citizens requests and decision making.

This option will have a significant impact on the operations of the Planning and Development Services and the citizens project timeframes.

PLANNING AND ZONING COMMISSION

Sec. 3-3-15. Commission created.

There is hereby created and established for the city a Planning and Zoning Commission which shall be composed of seven nine members. The members shall be resident citizens, taxpayers and qualified voters of the city, all of whom shall be appointed by the City Commission, to serve for terms of two years. All vacancies shall be filled for the unexpired term in the same manner as provided for the original appointments. All expired terms shall be filled for terms as provided for the original appointments and in the same manner. Members of the Commission may be removed by the City Commission, after public hearing and for cause assigned in writing. The members of the Commission shall serve without compensation. The City Attorney shall be an ex-officio member of the Commission.

(1962 Code, § 2-1-1)

Statutory reference—State law concerning a Zoning Commission, see Tex. Loc. Gov't Code, § 211.007.

Sec. 3-3-16. Organization.

- (A) The Planning and Zoning Commission shall elect a Chairman and Vice Chairman from its membership and shall have power to employ such qualified persons as may be necessary for the proper conduct and undertakings of the Commission and to pay for their services and such other necessary expenses, provided that the cost of such services and expenses shall not exceed the amount appropriated by the City Commission for the use of the Planning and Zoning Commission. It shall also have the power to make rules, regulations, and by-laws for its own government, which shall also conform as nearly as possible with those governing the City Commissioners, and same shall be subject to approval by such Commission.
- (B) Such by-laws shall include, among other items, provisions for:
 - (1) Regular and special meetings, open to the public;
 - (2) Records of its proceedings, to be open for inspection by the public;
 - (3) Reporting to the City Commission and the public, from time to time and annually; and
 - (4) For the holding of public hearings on its recommendations.

(1962 Code, § 2-1-2)

Statutory reference—Open Meetings Act, see Tex. Gov't Code, §§ 551.001 et seq.; Public Information Act, see Tex. Gov't Code, §§ 552.001 et seq.

Sec. 3-3-17. Powers and duties.

The Planning and Zoning Commission shall have the power and it shall be its duty to make and recommend for adoption a master plan, as a whole or in parts, or the future development and redevelopment of the municipality and its environs and shall have the power and duty to prepare a comprehensive plan and zoning regulations for the city in accordance with Chapter 283, Acts of the Regular Session of the Legislature, 1927, (Tex.

Loc. Gov't Code, §§ 211.001 et seq.). The Commission shall perform such other duties as may be prescribed by the provisions of this code.

(1962 Code, § 2-1-3; Ord. —, passed 12-12-49)

Secs. 3-3-18—3-3-24. Reserved.

ORDINANCE NO. 2024- _____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER III, ARTICLE 3, SECTION 15 PROVIDING FOR A REDUCTION IN BOARD POSITIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, this Ordinance is necessary to protect the public safety, health, and welfare of the City of Kingsville;

WHEREAS, this ordinance is necessary for the efficient and timely administration of city business as the Planning & Zoning Commission (P&Z) meetings must be noticed through advertisement in the newspaper and mailing out letters to property owners within 200 feet of the site or parcel in question, and when a meeting must be cancelled due to a lack of quorum it is costly and slows this process;

WHEREAS, the City has experienced difficulties obtaining and retaining full board membership at the current number of board positions;

WHEREAS, the City needs an adequate number of board members to attend to conduct the Board's business for the City;

WHEREAS, staff proposes to reduce the number of board positions to better ensure a quorum of the board is able to be achieved to conduct business in a timely manner.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

I.

THAT Section 3-3-15 of Article 3: Departments, Boards & Commissions of Chapter III Administration, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

§3-3-15 COMMISSION CREATED.

There is hereby created and established for the city a Planning and Zoning Commission which shall be composed of seven ~~nine~~ members. The members shall be resident citizens, taxpayers and qualified voters of the city, all of whom shall be appointed by the City Commission, to serve for terms of two years. All vacancies shall be filled for the unexpired term in the same manner as provided for the original appointments. All expired terms shall be filled for terms as provided for the original appointments and in the same manner. Members of the Commission may be removed by the City Commission, after public hearing and

for cause assigned in writing. The members of the Commission shall serve without compensation. The City Attorney shall be an ex-officio member of the Commission.

...

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall be codified and become effective on and after adoption and publication as required by law.

INTRODUCED on this the 8th day of January, 2024.

PASSED AND APPROVED on this the 22nd day of January, 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Jr., Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #11



MEMO

Date: December 15, 2023

To: Mayor & City Commission Members

Cc: Mr. Mark McLaughlin (City Manager)

From: Kobby Agyekum (Senior Planner/ Historical Preservation Officer)

Subject: Consider and discuss the request to amend and reduce the membership of the boards below from 9 members to 7 members in order to attain a quorum at all times.
They are:

1. Board of Adjustment
2. Planning and Zoning Commission
- ③ Historical Development Board

Exhibits:

The Board of Adjustment, the Planning and Zoning Commission, and the Historical Development Board have been designated membership of 9 each according to our city ordinances. Sec. 15-6-157 (A), Sec. 3-3-15. & Sec. 15-5-16 (A)

While 9 members is an appropriate number for each of these boards, of late it has become a slight obstacle to reaching our quorum and there have been some cancellations making it longer for citizens to get decisions and feedback on their applications.

Recommendations:

Consequently, Planning and Development Services recommend that the membership of the Board of Adjustment, the Planning and Zoning Commission and the Historical Development Board be reduced to 7 members per board and the ordinances be amended to state as such. This will allow the boards to have the opportunity to attain a quorum of 4 members that would be sustainable to the operation of the boards.

Benefits:

The designation will allow for members to meet and deliberate with flexibility in a timely manner for citizens requests and decision making.

This option will have a significant impact on the operations of the Planning and Development Services and the citizens project timeframes.

PART 2 - CODE OF ORDINANCES
Chapter XV - LAND USAGE
ARTICLE 5. - HISTORIC DISTRICTS AND LANDMARKS
BOARD OF REVIEW FOR HISTORIC DISTRICTS AND LANDMARKS

BOARD OF REVIEW FOR HISTORIC DISTRICTS AND LANDMARKS

Sec. 15-5-15. Creation; duties.

- (A) There is hereby created a Board of Historical Development whose primary duties will be to act out in an advisory capacity to the City Commission and to advise the city in the following particulars:
- (1) To effect and accomplish the protection, enhancement and perpetuation of such historic structures and landscape features and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
 - (2) Safeguard the city's historic, aesthetic and cultural heritage;
 - (3) Foster civic pride in the beauty and noble accomplishments of the past;
 - (4) Protect and enhance the city's attraction to tourists and visitors and the support to business and industry thereby provided;
 - (5) Strengthen the economy of the city;
 - (6) Promote the use of historic districts, landmarks, and structures for the education, pleasure and welfare of the citizens of the city; and
 - (7) Designate historic landmarks, districts, subjects, areas and sites.
- (B) Duties.
- (1) The Board shall make an annual report to the City Commission on the state of historic preservation and development in the city and shall include in the report a summary of its activities for the past year and a proposed program for the next year.
 - (2) The Board shall have the further responsibility of recommending to the City Commission, City Manager, and city departments the adoption of policies, the sources of funds, and designation of districts and landmarks, that may further the city's preservation and development effort.
 - (3) The Board shall provide recommendations to the City Commission concerning the establishment of city policies, approvals or projects, designations of additional historic landmarks and any other project or efforts which might affect a designated historic landmark or historic district.
 - (4) The Board shall, with staff advice and support, determine a suitable emblem for marking buildings, structures, and sites within historic districts and for designated landmarks, both public and private. This emblem shall be submitted for approval to the Texas Historical Commission and then recommended for approval to the City Commission, along with a list of locations and sites and estimates as to cost, for approval by the City Commission.
 - (5) The Board may adopt such rules and regulations as it deems necessary to carry out its duties and responsibilities as set forth in this article. All such rules and regulations shall not be inconsistent with any law, statute or city ordinance presently in existence or hereafter enacted or amended.
 - (6) Maintain an inventory of designated historical buildings, structures, districts, landmarks, subjects, areas, sites within the city and surrounding areas as may be requested by citizens in the county.
 - (7) Approve, approve with recommended changes, or disapprove applications as outlined in this article.

(1962 Code, §§ 2-10-1, 2-10-16; Ord. 91034, passed 10-28-91; Ord. 97044, passed 12-8-97; Ord. 2012-07, passed 3-8-2012)

Sec. 15-5-16. Composition; membership; functions.

- (A) The members of the Board of Historical Development shall be appointed by the City Commission and shall serve without compensation. The members of the Board, if possible, shall include ~~nine~~ seven members representing the following professions or organizations: history, business, attractions, economic development, architectural, engineering, education, and the like. All members, at the time of their selection must be taxpayers of the city.
- (B) The Board shall act in an advisory capacity only, and shall have no power to bind the city by contract or otherwise, except as specifically provided for herein regarding applications. It shall be the function of the Board to advise the City Commission concerning all public policy matters related to the protection, enhancement, and perpetuation of historic sites, buildings, historic districts and historic landmarks.

(1962 Code, § 2-10-6; Ord. 91034, passed 10-28-91; Ord. 2002-01, passed 1-14-02; Ord. 2012-07, passed 3-8-2012)

Sec. 15-5-17. Secretary of board.

The Administrative Assistant from the City Planning and Development Serviced Department to act as Secretary and keep minutes of all meetings and shall not have voting rights.

(1962 Code, § 2-10-7; Ord. 91034, passed 10-28-91; Ord. 2016-32, passed 6-13-16)

Sec. 15-5-18. Terms of members.

Each member of the Board shall be appointed for a term of three years, except that of the members of the first Board to be appointed, two three shall be appointed to serve for three years, two three shall be appointed to serve for two years and three shall be appointed to serve for one year. The members of the Board shall likewise from the voting membership fill any vacancy in either of the offices of Chairman or Vice-Chairman. Any vacancy on the Board shall be filled by appointment by the City Commission for the remainder of the unexpired term. Any member of the Board who does not attend three consecutive Board meetings without good cause, may be replaced for the remainder of his or her term, after being sent proper notice. Proper notice shall be notice by certified mail sent to the last known address of the member.

(1962 Code, § 2-10-8; Ord. 91034, passed 10-28-91; Ord. 2002-01, passed 1-14-02; Ord. 2016-32, passed 6-13-16)

Sec. 15-5-19. Meetings.

- (A) The Board shall hold regularly scheduled meetings with advance notice posted according to the Texas Open Meetings Law. Additionally, meetings may be called upon request of the Chairman, or upon written request of three members, or upon notice from the Secretary of the Board that a matter requires the consideration of the Board.
- (B) A majority of the members appointed pursuant to § 15-5-16 of this article, shall constitute a quorum and action taken at a meeting shall require the affirmative vote of a majority of the members of the Board present at the meeting.

-
- (C) All decisions of the Board shall be in writing and shall state its findings, pertaining to approval, denial or recommended modification to the application. Copies shall be furnished to the applicant and to the Director of Development Services, or designee, and filed as part of the Board's public record.

(1962 Code, § 2-10-9; Ord. 91034, passed 10-28-91; Ord. 2002-01, passed 1-14-02; Ord. 2012-07, passed 3-8-2012; Ord. 2016-32, passed 6-13-16)

Sec. 15-5-20. Appointment of historic preservation officer.

- (A) The Board shall appoint a qualified city official or staff person to serve as Historic Preservation Officer. This officer shall administer this article and advise the Board on matters submitted to it.
- (B) In addition to serving as representative of the Board, the officer is responsible for coordinating the city's preservation activities with those of state and federal agencies and with local, state, and national nonprofit preservation organizations.

(1962 Code, § 2-10-11; Ord. 91034, passed 10-28-91; Ord. 2016-32, passed 6-13-16)

Secs. 15-5-21—15-5-29. Reserved.

ORDINANCE NO. 2024-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER XV, ARTICLE 5, HISTORICAL DISTRICTS AND LANDMARKS, SECTION 15-5-16, PROVIDING FOR A REDUCTION IN BOARD POSITIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, Chapter 211 Texas Local Government Code, Section 211.005 authorizes the governing body of a municipality to divide the municipality into districts, within which the governing body may regulate the erection, construction, reconstruction, alteration, repair, or use of buildings, other structures, or land;

WHEREAS, the City has experienced difficulties obtaining and retaining full board membership at the current number of board positions;

WHEREAS, the City needs an adequate number of board members to attend to conduct the Board's business for the City;

WHEREAS, staff proposes to reduce the number of board positions to better ensure a quorum of the board is able to be achieved to conduct business in a timely manner;

WHEREAS, this Ordinance is necessary to protect the public safety, health, and welfare of the City of Kingsville.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

I.

THAT Section 15-5-16 of Article 5: Historical Districts and Landmarks of Chapter XV, Land Usage, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

...

§ 15-5-16 COMPOSITION; MEMBERSHIP; FUNCTIONS.

- (A) The members of the Board of Historical Development shall be appointed by the City Commission and shall serve without compensation. The members of the Board, if possible, shall include seven ~~nine~~ members representing the following professions or organizations: history, business, attractions, economic development, architectural, engineering, education, and the like. All members, at the time of their selection must be taxpayers of the city.
- (B) The Board shall act in an advisory capacity only, and shall have no power to bind the city by contract or otherwise, except as specifically

provided for herein regarding applications. It shall be the function of the Board to advise the City Commission concerning all public policy matters related to the protection, enhancement, and perpetuation of historic sites, buildings, historic districts and historic landmarks.

...

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall be codified and become effective on and after adoption and publication as required by law.

INTRODUCED on this the 8th day of January, 2024.

PASSED AND APPROVED on this the 22nd day of January, 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #12