

City of Kingsville, Texas

AGENDA CITY COMMISSION

MONDAY, FEBRUARY 12, 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

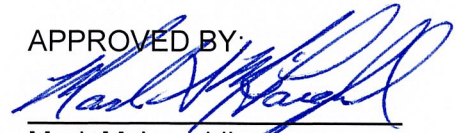
INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S)

Regular Meeting – January 8, 2024

Regular Meeting – January 22, 2024

APPROVED BY:



Mark McLaughlin
City Manager

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

1. Public Hearing on request to replat Chamb Pl, Block 5, Lot 1-32 & ½ of W. Ella St., also known as 400 Block of West Nettie, Kingsville, TX, 78363. (Cynthia Tobar, applicant; Alejandro Zaragoza, owner). (Director of Planning and Development Services).
2. Public Hearing on request to rezone Chamb Pl, Block 6, Lot 1-32 (Flato School), also known as 400 Block of West Santa Gertrudis (Property ID#18241), Kingsville, TX 78363 from R1 (Single Family District) to C2 (Retail District). (James Maddalone, applicant; MVGG Isaiah 6 Kingsville Series, owner). (Director of Planning and Development Services).

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.

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)

1. Motion to approve final passage of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate funding for advertisements for grant projects and engineering in-house projects. (City Engineer).
2. Motion to approve final passage of an ordinance amending the Fiscal Year 2023-2024 Budget to accept and expend donation from TJ Electric for Police Department luncheon. (Police Chief).
3. Motion to approve reappointment of Kathy Pawelek as the Conner Museum representative on the Hotel Occupancy Tax Advisory Board for a two-year term (2/12/24-2/12/26). (Tourism Director).
4. Motion to approve reappointment of Sandra Seymour and Clarice Williams to Park Advisory Board each for a one-year term that would expire on February 11, 2025. (Parks Director).
5. Motion to approve reappointment of David Thibodeaux, Sylvia Molina, Rose Morales, and Ryder Takesuye (Downtown Merchant Reps); Todd Lucas (TAMUK Rep); Gloria Bigger-Cantu (Resident Rep) to the Main Street Advisory Board each for a two-year term (2/12/24-2/12/26). (Downtown Manager).
6. Motion to approve a resolution of the City of Kingsville authorizing the release of Chapter 59 Funds of the Kingsville Police Department for donation to the Kingsville Amateur Boxing Club, Inc. for drug and alcohol prevention programs. (Police Chief).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

7. Consider a request to replat Chamb Pl (Chamberlain Place), Block 5, Lot 1-32 & ½ of W. Ella St., also known as 400 Block of West Nettie, Kingsville, TX, 78363. (Cynthia Tobar, applicant; Alejandro Zaragoza, owner). (Director of Planning and Development Services).

8. Consider introduction of an ordinance amending the zoning ordinance by changing the zoning map in reference to Chamberlain Place, Block 6, Lot 1-32 (old Flato School), also known as 400 Block of West Santa Gertrudis (Property ID#18241), Kingsville, Texas from R1 (Single Family District) to C2 (Retail District); amending the comprehensive plan to account for any deviations from the existing comprehensive plan. (Director of Planning and Development Services).
9. Consider the appointment of Sally Macias to Park Advisory Board to fill an unexpired two-year term ending February 8, 2025. (Parks Director).
10. Consider resolution ordering the City of Kingsville General Election, designating voting precincts, polling places establishing election procedures and appointing Early Voting Clerk. (City Secretary). *(CONSIDERE UNA RESOLUCIÓN QUE ORDENA LAS ELECCIONES GENERALES DE LA CIUDAD DE KINGSVILLE, DESIGNA LOS DISTRITOS ELECTORALES Y LOS SITIOS DE VOTACIÓN, ESTABLECE LOS PROCEDIMIENTOS DE LAS ELECCIONES Y NOMBRA A LA SECRETARIA ENCARGADA DE LA VOTACIÓN ANTICIPADA). (SECRETARIA MUNICIPAL).*
11. Consider a resolution appointing Election Judges and the Early Voting Ballot Board Judge for the City of Kingsville General Election on May 4, 2024. (City Secretary). *(CONSIDERE UNA RESOLUCIÓN QUE NOMBRA JUECES ELECTORALES Y EL JUEZ DE LA JUNTA DE VOTACIÓN ANTICIPADA PARA LAS ELECCIONES GENERALES DE LA CIUDAD DE KINGSVILLE, QUE SE LLEVARÁN A CABO EL 4 DE MAYO DE 2024.) (SECRETARIA MUNICIPAL).*
12. Consider awarding TIRZ Creation Services to David Pettit Economic Development, LLC,, as per staff recommendation, and approving a resolution authorizing the City Manager to execute an Agreement for TIRZ Creation Services between the City of Kingsville and David Pettit Economic Development, LLC. (for Kings Plaza TIRZ-Flato School site). (Economic Development Director).
13. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate funding for professional services fee for the creation of a Kings Plaza TIRZ District. (old Flato School Property off 400 Block of W. Santa Gertrudis area). (Economic Development Director).
14. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate funding for the purchase of a range ball picker for the golf course. (Parks Director).
15. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate funding for the animal shelter and current project balances. (Purchasing Manager).
16. Consider a resolution authorizing application to, administration of, and acceptance of Office of the Governor, Public Safety Office, Criminal Justice Division's Body-Worn Camera Grant Program, FY2025; authorizing the Chief of Police to act on the City's behalf with such program. (Police Chief).
17. Consider a resolution authorizing the Mayor to execute Amendment No. 2 for Grant Administration Services Agreement with GrantWorks for GLO State Contract Number 22-082-016-D218. (City Engineer).
18. Consider a resolution of the City of Kingsville, Texas finding that the Statement of Intent of CenterPoint Energy Resources Corp., D/B/A CenterPoint Energy Entex and CenterPoint Energy to change rates filing within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel. (City Attorney).

19. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter VII, Article 4, Bicycles, Sections 15-22; providing for the removal of bicycle licensing regulations. (City Attorney).

20. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Sections 15-6-115, 116 and 126, providing for revisions to the sign ordinance to reflect legislative changes. (City Attorney/Director of Planning and Development Services).

21. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate funding for plumbing work approved last FY22-23, but completed this FY23-24 for the Tourism Department. (Tourism Director).

22. Discussion on ordinances and regulations regarding sidewalks. (Commissioner Lopez).

23. Executive Session: Pursuant to Section 551.072, Texas Government Code, Deliberations regarding Real Property Exception, the City Commission shall convene in Executive Session to discuss the purchase, exchange, lease, or value of real property as deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third party. (City Manager).

24. Executive Session: Pursuant to Section 551.074, of the Texas Open Meetings Act, the City Commission shall convene in executive session to deliberate the evaluation & duties of the City Manager. (Mayor Fugate).

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:

February 8, 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 my V. Eche
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)

JANUARY 8, 2024

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, JANUARY 8, 2024, IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 5:00 P.M.

CITY COMMISSION PRESENT:

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

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
Emilio Garcia, Health Director
Janine Reyes, Tourism Director
Joseph Ramirez, Engineer's Assistant
Manny Salazar, Economic Development Director
Diana Gonzales, HR Director
Mike Mora, Capital Improvements Manager
Erik Spitzer, Planning & Development Services Director

I. Preliminary Proceedings.

OPEN MEETING

Mayor Fugate opened the meeting at 5:00 P.M. with all five commission members present.

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 – December 11, 2023

Motion made by Commissioner Lopez to approve the minutes of December 11, 2023 as presented, seconded by Commissioner Alvarez. 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. 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).

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

Mr. Erik Spitzer, Planning and Development Services Director reported that a special use permit request was submitted by Mr. Michael L. Currie to open a liquor store in Zone R2 which is listed as retail. The department has reviewed the application and did not receive

any feedback from anyone in the city. The department has found no adverse impact on the environment and the development complies with all relevant code of ordinances. The location was formally a tattoo parlor and never a liquor store in the past. The Planning & Zoning Commission met on January 3, 2024, with six members in attendance with all six agreeing to recommend approval of the requested special use permit.

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

There being no further comments, Mayor Fugate closed this public hearing at 5:06 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 Health Director held a successful Animal Control and Care Center Open House on Saturday. He further gave an update on street projects, with Elizabeth Street being hot mixed on Thursday.

Mayor Fugate commented that the city needs to send out letters to the community members keeping them updated on certain projects that are reported to be done but then are not done due to the hot mix plant in Corpus Christi being down for some time now and not being able to get hot mix.

Mr. McLaughlin further reported that the city's filing period for the May 4, 2024, election opens on Wednesday, January 17, 2024, and closes on Friday, February 16, 2024. City offices will be closed on Monday, January 15, 2024, for Martin Luther King Day.

Ms. Courtney Alvarez, City Attorney reported that the next commission meeting is scheduled for Monday, January 22, 2024. The deadline for staff to submit agenda items for the upcoming agenda is Friday, January 12, 2024.

Commissioner Lopez reported that January 9, 2024, is Law Enforcement Appreciation Day. She further thanked law enforcement staff for their service and encouragement.

Public Comment on Agenda Items.³

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

Mrs. Vicky Benys, 1914 Martin, commented that it has been a tough couple of years with one of the challenges being the retirement of badges, which she doesn't understand the reluctance that she received. She stated that she would like to elaborate that is she is

thankful to Commission Lopez and Mayor Fugate for making this happen, not only for Sherman but for the other two fallen officers who gave the ultimate sacrifice. She further commented that tomorrow is Law Enforcement Appreciation Day. This day was created in 2015 as a way to express gratitude for officers in the United States and was created following a series of events in 2014 when a police officer was involved in a shooting in Missouri. The backlash after the shooting led the National Organization, which is COPS, Concerns of Police Survivors to work to change a negative perception of police officers to a positive one. The day also raises awareness about the difficult decisions that police officers have to make. In light of the recent negativity towards law enforcement nationally. There is a need to show law enforcement officers that our citizens recognize the difficult and sometimes impossible career they have chosen in public service. Mrs. Benys stated that she would like to comment on the incident that occurred on November 4, 2021, because to forget this would mean that we would forget the sacrifice that our law enforcement makes every day. She stated that for two years her family was told how everyone responded that day, but it sunk in to see it with their own eyes. It put everything into perspective about the very sacrifice that these officers make daily. She further stated that number one, Sherman took the hit like a real hero. It was as if he was disappointed that he was no longer able to render aid. As for the other officers that were on the scene with him, went into action with no hesitation. Immediately trying to find the wound to stop the bleeding and providing cover while it still being an active crime scene. They kept reassuring him and comforting him. She further stated that he, himself had even mentioned that when something goes down you always want to know who is on the scene with you. Sherman knew with no doubt that the officers who were with him would take care of him and do whatever they could to save his life until EMS arrived. Although he realized the seriousness of his injury, he remained calm. She also stated that seeing what these officers did on that day, to provide aid to him, has helped comfort their shattered hearts. She stated that not to take away what EMS did but everyone on that scene, the ones that made the arrest were determined, and they had control. Mrs. Benys stated that everything went as best as we could have wished. It was as though they were well-trained, well-practiced, and knew exactly what to do. She stated that they were amazed before watching the videos, at what they were told that the officers did. When they watched and saw everything with their own eyes, they were even more amazed, if that's even possible. She stated that this makes them want to work more diligently at their cause. She stated that in 2024, she invites continued support, and together working towards one goal, take care of those who take care of us, so let's all start by wearing blue tomorrow.

Mr. Lance Hamm, 912 South Creek commented that he is here to talk about highway safety. To talk about the email that he sent the Commission a couple of days ago. Through the Open Records Act, he was able to confirm that the City Ordinance speed limit for General Cavazos Blvd out by Walmart and Lowe's is 35 mph. TxDOT's posted speed limit is currently 45 mph. In 2019, a college student, 22-year-old on a motorcycle was in a crash. She died on General Cavazos Blvd at a speed limit that was 45 mph and the city ordinance called for 35. That 10 mph difference equates to 65% more blunt force trauma that a 22-year-old student had to endure and may have caused her death. He further stated that last summer we had a bicyclist that was killed on US77 Service Road out by General Cavazos Blvd and McDonald's. The speed limit on that service road is 45 mph. The bicyclist was hit. The bicyclist was tragically killed. The human body (whether it be a motorcyclist, bicyclist, or pedestrian) cannot withstand the blunt force trauma created by the kinetic energy of a vehicle going 45 mph. There are studies done, whether it be the NTSB or the National Highway Traffic Safety Administration. It's proven. It's a math equation. It's math. So, I'm primarily here today to implore you, when somebody, if somebody, comes to you asking to change the city ordinance to 45 mph on General Cavazos in front of Lowe's or Walmart, that you protect the citizens, our local citizens. Don't make them endure 65% more blunt force trauma in a future crash. And hopefully, you will side on the side of safety rather than allowing a driver to save another minute or two going 45 rather than 35.

IV.

Consent Agenda

Notice to the Public

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

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

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

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

- 1. Motion to approve final passage of an ordinance amending the Fiscal Year 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).**

Introduction item.

- 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).**

Mr. Manny Salazar, Economic Development Director stated that the applicant is owner Adriana Martinez from One World Children's Rehab, LLC, located at 622 S. 6th Street. The business was opened in January 2023. The applicant is seeking \$50,000 in grant funding to cover \$20,525 for parking lot improvements, \$22,615 for occupational therapist salaries, and \$6,860 for children's equipment. The parking lot improvements are needed as they have young patients that come in crutches, wheelchairs, and walkers which present a hazard in the present form that it is in. A smooth surface is needed for the safety of their patients. Mr. Salazar stated that the Grant Administrative Board met on December 7, 2023 where they approved recommending a grant for the amount of \$50,000 to One World Children's Rehab, LLC.

Mayor Fugate asked if some of this grant was to be used to supplement a position.

Mr. Salazar stated that it is to supplement the salary. This will provide the applicant with a cushion needed to pay the salary for the person that will come on. This will give them some working capital to build up a client base so that in the future she can continue to pay that. This establishment is certified for all the insurances including TriCare.

Mayor Fugate asked Ms. Alvarez, City Attorney if this is something that the grant can be used for.

Ms. Alvarez responded that the guidelines that the commission previously approved said for base salary but nothing for fringe, no insurance or workers' compensation, and nothing else.

Mayor Fugate commented that generally, you don't use grant money for employment purposes.

Mr. Salazar commented that this is their request and they feel that they can make up the difference in year two for the therapist salary.

Ms. Alvarez commented that the commission has the authority to approve as requested or make any modifications to the request.

Mr. McLaughlin stated that during the meeting with the board, it was discussed and in the commitment letter to the owner, it states clearly salary only and no fringe.

Ms. Alvarez commented that this will come back to the Commission at the next meeting if the item is approved.

Motion made by Commissioner Alvarez to approve the application from Adriana Martinez for an Economic Development Grant (EDG) for One World Children's Rehab, LLC recommended by the EDG Administrative Board, seconded by Mayor Fugate.

Commissioner Torres asked if this was the grant where the guidelines were specific on what the grant was to be used for. Mr. Salazar responded yes. She further stated that she does not recall it stating in the guidelines anything about the base salary.

Mr. Salazar responded that it doesn't say specifically base salary, it states working capital which this is considered working capital.

Mayor Fugate asked if everyone felt that this was within the grant guidelines. Mr. Salazar responded yes; this was the board's consensus.

Commissioner Torres asked if they have looked at other types of services for assistance such as the Work Force Solutions.

Mr. Salazar responded that he was not aware if they had or not.

Commissioner Hinojosa asked that as for the \$22,000, this is a one-time thing only. Mr. Salazar responded that this is a one-time request, but the applicant can apply at a different time, as there is nothing that prohibits them from applying again, this is only approved for year 1 and there is no year 2 commitment on the part of the city.

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

5. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate funding for surveying services. (City Engineer).

Mr. Rudy Mora, City Engineer stated that Ardurra will create a boundary survey on the property at 811 E. Vela Ave. and determine the extent of the encroachment. The city owns the property at 811 E. Vela Ave., located at the intersection of N. 12th Street and E. Vela Ave., and is north of and adjoins Tranquitas Creek. The property owner at 813 E. Vela Ave. has made substantial improvements to the city property. The encroachment obstructs the operation and maintenance of an existing 24' wastewater line. None of the encroachment improvements were permitted or approved.

Introduction item.

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).

Mr. Mora stated that this bid was awarded at the last commission meeting on December 11, 2023. It is staff's recommendation to approve the construction contract between the city and Infrastructure Rehabilitation USA, Inc. for \$473,306.40 and authorize the City Manager to sign the construction contract.

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

7. Consider a resolution of the City of Kingsville City Commission in support of Kingsville Police Department badge retirement for fallen officers. (Commissioner Lopez).

Commissioner Lopez stated that there was a presentation made by the former police chief, but nothing was in writing. She feels that it is necessary to have something in writing so that there won't be any problems when the badge is retired. She stated that she felt that this was necessary.

Motion made by Commissioner Alvarez to approve the resolution of the City of Kingsville City Commission in support of Kingsville Police Department badge retirement for fallen officers, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Torres, Fugate voting "FOR".

8. Consider a resolution of the City of Kingsville confirming the selection of John Blair to lead the Kingsville Police Department. (Human Resources Director).

Motion made by Commissioner Alvarez to approve the resolution of the City of Kingsville confirming the selection of John Blair to lead the Kingsville Police Department, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Alvarez, Lopez, Torres, Hinojosa, Fugate voting "FOR".

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).

Mr. Spitzer stated that this item is to consider reducing the membership of the Board of Adjustments from a 9-member board to a 7-member board. This would make it easier to attain a quorum at all times. The Board of Adjustment has a 5-member board with 4 alternates. It is being requested to reduce the number of alternates from 4 to 2. He further stated that from all three boards listed on the agenda tonight, 5 to 7 meetings have needed to be canceled due to not making a quorum.

Mayor Fugate commented that in the past it has been difficult to get a quorum.

Commissioner Hinojosa asked if there were 5 or 9 members.

Mr Spitzer responded that there are 5 permanent members and 4 alternates on the Board of Adjustments. This would only reduce the number of alternates from 4 to 2.

Mr. McLaughlin stated that it is hard to fill in the alternate positions, which is the reason for the request for a reduction.

Commissioner Hinojosa asked if the board does not make a quorum with the appointed members, it could call in the alternates to make up that quorum. Mr. McLaughlin responded yes. Commissioner Hinojosa stated that reducing the number of alternates will make it harder for the board to make a quorum. Mr. McLaughlin stated that the board has always only had two alternate positions and never has had the four alternate positions filled.

Commissioner Lopez asked if this board or any of our boards is covered in the city charters that list the number of members for each board. Commissioner Lopez asked if this is not covered in the city charter. Ms. Alvarez responded no.

Mr. McLaughlin responded that it is done through an ordinance that does not show that there is a nine-member requirement.

Commissioner Torres stated that she had never seen this in the city's charter. She further stated that by reducing from 4 alternates to 2 alternates, there is still no quorum with the five members that are on this board.

Commissioner Hinojosa commented that making the change would make no difference and that the ordinance should be left as is. He stated that maybe in the future there will be some individuals that will be willing to volunteer to be on this board.

Mr. McLaughlin stated that the board is not missing anyone. There are five members on the board, but if he can get three members to a meeting then the meeting can occur. The problem is getting there to show up, which is why there is an alternate list. The alternate list, since he's been here, has only had two alternates.

Introduction item.

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).

Mr. Spitzer stated that item would reduce the membership from a 9 member to 7-member board which will assist in attaining a quorum.

Mr. McLaughlin stated that this board does not have any alternate members. This board is a 9-member board and currently has two vacancies.

Commissioner Torres asked how many meetings have been canceled due to lack of quorum.

Mr. Spitzer stated that amongst the three boards, there were 5 to 7 meetings that needed to be canceled due to quorum.

Commissioner Alvarez asked if these items were going to be placed on the consent agenda for the January 22nd meeting.

Mayor Fugate commented that items can be pulled from consent if the commission wishes.

Introduction item.

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).

Mr. Spitzer stated that this would reduce this board from a 9-member board to a 7-member board.

Mayor Fugate asked if staff had discussed this with Mrs. Maggie Salinas. Mr. McLaughlin responded that Mrs. Salinas is okay with the proposed change as it is hard for her to get a quorum to hold a meeting.

Commissioner Lopez asked how many vacancies were on this board. Mr. McLaughlin responded that this board has 4 vacancies.

Commissioner Torres stated that she has referred people to serve on the P&Z or HDB Boards. She further asked what the requirements are and why are these positions not getting filled.

Ms. Alvarez stated that every board has a different set of requirements. This also sets the terms responsibilities, and positions.

Introduction item.

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).

Commissioner Torres stated that there was some discussion regarding the VA Medical Mobile Unit from Spohn Kleberg Hospital being housed at the American Legion Post 99 parking lot. The reason for the transfer of the mobile unit is that Spohn does not have a place for the family members to wait for the patient. At this time, they have to wait outside and do not have bathroom facilities to use close to where they are parked. The American Legion Board has agreed to house the mobile unit where VA patients can be seen. The mobile unit is a large vehicle that provides medical services to veterans. This unit only comes to the area once a month, which is on a Tuesday. The location where the mobile unit would be housed is in the parking lot of the American Legion which needs an electrical plug to run the medical equipment in the mobile unit. She stated that the plug that is needed is an odd plug that is needed for this unit. It has been asked if the city would be able to assist with putting the electrical plug so that the mobile unit could provide services on Tuesday to its veterans. Commissioner Torres further stated that she and the Mayor have someone else who can install the electrical plug at no charge. If this individual can install an electrical plug, then there would be nothing being asked from the city. She stated that one thing that came up was if the city could assist a private organization. She further stated that the Legion is not a private organization, and the veteran is not considered a private organization. They are part of the community and are not an entity that will only benefit one organization. The only reason it's at the American Legion is because the Legion is allowing them to house the mobile unit on its property. She further stated that according to Texas

law, this can be used since it will also be benefitting, not only veterans but caretakers and benefitting the community through gas, restaurant, groceries because at that time, those individuals come in. She stated that now, the number of veterans, caretakers, spouses, or dependents that the mobile unit sees in this area is 2,965 individuals within the Kingsville area. She stated that they have 15 slots per day which is only on Tuesday, once a month, and they are booked until April. She stated that the unit not only provides medical services to the veteran, it also provides services to the caretakers and to their dependents that qualify for these services. She further stated that it is important to give back to that community that has done more than they actually should have. She further stated that this is something to look at in the future, but the electrical plug will be installed by a private individual. She further states that she cannot see how we cannot find a home for this mobile unit that is sustainable and permanent in some place within our city that would allow 2,965 individuals to be seen, individuals that wrote a blank check and didn't ask anybody for anything at the time that they did their service.

Mayor Fugate commented that he would have his guy go out to the area and look at it and see what it would all take to install the plug. It will also depend on whether or not the electrical box at the location can sustain such a plug as it is an unusual plug that will carry a lot of electricity.

Commissioner Alvarez stated that it was her impression when representatives of this unit came in from Brownsville, that the unit would be housed at the old Exxon Building and the city would be able to assist them, as the city could because it was assisting another entity, County.

Ms. Alvarez commented that she does not recall the city having any involvement with that. She further stated that while it is necessary to have it in the community and it is for a good cause, this should not be a city plug. What needs to be determined is either in statute or charter, authority for the city to take on the purpose. If you determine that there is authority for the city to take on this municipal purpose or a city function or responsibility, then you would have to check to see if it is a public purpose that primarily or incidentally only benefits private individuals or a select group and not the public at large. When you get through that analysis and it is determined that there is a predominantly that is both municipal and public and if there is a way to figure out a way to retain sufficient control for this endeavor such that the public service is accomplished and protects the city's investment if any, then the other thing that needs to be looked at is if there is a benefit to the public, they must receive that benefit. She further stated that there are various ways, by contract, assuming that you can get by the first hurdle. As it is being mentioned, if this was a city plug, which it isn't, then the city would have to have contracts and possibly an easement from the property owner as you can't put city property on a private person's property without there being an easement and generally a contract. The city would then have to make sure that there is a contract with the VA as well.

Mayor Fugate commented that this issue is mute, and the city will not have to take care of it. This will be taken care of privately.

V. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 5:55 P.M.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, TRMC, CMC, City Secretary

JANUARY 22, 2024

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, JANUARY 22, 2024, IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 5:00 P.M.

CITY COMMISSION PRESENT:

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

CITY STAFF PRESENT:

Mark McLaughlin, City Manager
Courtney Alvarez, City Attorney
Kyle Benson, Director of Information & Technology
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
Belinda Tovar, Building Official
Deborah Balli, Finance Director
Janine Reyes, Tourism Director
Joseph Ramirez, Engineer's Assistant
John Blair, Chief of Police
Nick Chavez, IT
Mike Mora, Capital Improvements Manager
Diana Gonzalez, Human Resources Director
Daryl Meadows, Landfill Supervisor
Avelino Valadez, Street Supervisor

I. Preliminary Proceedings.

OPEN MEETING

Mayor Fugate opened the meeting at 5:00 P.M. with all five commission members present.

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)

None.

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

1. Public hearing on request for an Alcohol Variance for a BG-Wine and Malt Beverage Retail Dealer's On-Premise permit and a LH-Late Hours certificate for the establishment known as Javelina Mart located at 1202 N. Armstrong, Kingsville, Texas. (Planning & Development Services Director).

Mayor Fugate opened this public hearing at 5:04 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. Mark McLaughlin, City Manager commented that for clarification, in the agenda packet, the memo from the department has the wrong address on the subject line it has the W.

King address for the alcohol variance that is in the consent agenda for a different property. He stated that the agenda item is correct and all the backup to the memo is correct, but has the wrong address on the subject line. He further stated that the address that is being spoken about, in this public hearing is 1200 N. Armstrong.

Ms. Courtney Alvarez commented that it is for the Javelina Mart.

Mayor Fugate commented that due to new ownership, it is a requirement that they apply for an alcohol license. This establishment has been here for many years and has sold alcohol in the past.

There being no further comments, Mayor Fugate closed this public hearing at 5:06 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. McLaughlin reported that there are guests in the audience tonight, Vet Tech Program Representatives, and Lucio from TxDOT. He further introduced Mr. John Blair, the city's new Police Chief. Mr. McLaughlin gave an update on the weather.

Ms. Courtney Alvarez, City Attorney reported that the next commission meeting is scheduled for February 12, 2024. The deadline for staff to submit their agenda items for that meeting is February 1, 2023. She further stated that she has been re-elected for another two-year term as President of TCAP.

Commissioner Torres stated that last week she attended the South Texas Communities Summit at the Capitol. The speakers were from different state departments and gave them some information on grants. She stated that she would be sharing this information with the rest of the commission and staff.

Mayor Fugate reopened this section, Reports from Commission & Staff, 20 minutes into the meeting to give Mr. Lucio Ramos, TxDOT Area Engineer.

Mr. Ramos gave an update on the Kingsville project that TxDOT is currently working on between FM 2130 and General Cavazos. Mr. Ramos further commented that TxDOT is looking at, mid-March, putting traffic back on the original lanes. In mid-March, the southbound traffic will move to the original main lanes and shortly thereafter, the intersection at 2120 and the intersection at 1717. Once all the traffic is moved to the main lanes then they will start coordinating in opening up the overpasses. He further stated that they have added some work to it which is why they are going a little longer than expected, but its for the purpose of coordinating with the job that they have south of this location which is the other project that extends from 130 to a mile and a half north of Riviera. To be able to transition the traffic, before 2120. He stated that once the traffic is moved back

to the main lanes they shouldn't have to move them back over to the frontage road within the segment of General Cavazos and 2120. He further stated that the approval of the resolution for the 35 mph lines up with what TxDOT was recommending which is the safest and prudent way to what the speed limit should be. Mr. Ramos further stated that there is a signal that is setup in the project which was just let on the 4th of January. The pre-construction meeting has not occurred but should be scheduled within the next month. He expects for this project to begin at the end of March to early April. Once they get to the pre-construction meeting they will have a better idea as to when they will have the signal scheduled for and when it will be completed.

Mr. McLaughlin asked Mr. Ramos to mention where this signal will be placed.

Mr. Ramos stated that the signal is where the current light is to the main entrance to the King Ranch, the flashing yellow light that is currently there now.

Ms. Alvarez commented that on Santa Gertrudis.

Mayor Fugate recommended that the Kingsville Police Department be out in this area when the change occurs, as you will have some drivers running the light, at least until they get used to it. Mr. Ramos that TxDOT usually provides two weeks advance notice through message boards on both sides of the road.

IV. Public Comment on Agenda Items.³

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

No public comments were made.

V.

Consent Agenda

Notice to the Public

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

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

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

Motion made by Commissioner Hinojosa to approve the consent agenda and seconded by Commissioner Lopez.

Commissioner Torres stated that agenda items #3 & #4 stated that these are two of the agenda items she had questions on at the previous meeting and further asked if those could be voted on separately.

Mayor Fugate commented that these could be approved and then talk about what Commissioner Torres would like to talk about.

Commissioner Alvarez asked if one of those items was already on the regular section of the agenda. Staff responded yes.

Ms. Alvarez began to call for roll call vote. Commissioner Torres stated that she would like to vote for only 1, 2, and 5 yes, 3 & 4 no. Ms. Alvarez explained that what should have

happened was that those particular items should have been removed from the consent agenda and placed in the regular section of the agenda to allow for discussion.

Commissioner Hinojosa stated that he would like to remove his motion from the table. Commissioner Lopez also stated that she would remove her second to the motion.

Mayor Fugate stated that he would like to remove agenda items 3 and 4 from the consent agenda and place them in the regular section of the agenda.

Motion made by Commissioner Lopez to approve agenda items 1, 2, and 5 as presented, seconded by Commissioner Hinojosa and Commissioner Torres. The motion was passed and approved by the following vote: Torres, Alvarez, Lopez, Hinojosa, Fugate voting "FOR".

1. Motion to approve final passage 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).

2. Motion to approve final passage of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate funding for surveying services. (City Engineer).

3. Motion to approve final passage 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).

Mr. McLaughlin stated that this board is a nine-member board and it is difficult to get five members for a quorum. It is being requested to reduce this to a seven-member board, and this board has no alternates. With a seven-member board, it will only require four members to make a quorum. At this time, this board has six members with one vacancy. Mr. McLaughlin stated that he has reached out to two individuals but has not heard back from them.

Commissioner Torres asked what is being requested is going from a nine-member board to a seven-member board and a quorum is always a four-member board. She further asked that if this board does not have a quorum with nine members, they will have it with a seven-member board.

Mr. McLaughlin responded more often than not, as seven members to make four members is easier than nine members to make five members.

Commissioner Torres stated that she had asked the question of all these boards on who qualifies, who chooses them, and who reaches out to them because she has sent people over and either they were accepted, denied, or didn't receive a call from staff.

Ms. Alvarez commented that the only thing that can be discussed with item 3, which would be the Planning and Zoning Board.

Mayor Fugate commented that this discussion is on the agenda for later this evening.

Motion made by Commissioner Hinojosa to approve the final passage 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), seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Fugate voting "FOR". Torres "AGAINST".

4. Motion to approve final passage 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).

Mr. McLaughlin stated that this board is a nine-member board and staff is requesting a reduction in board members to seven. This would make it easier to form a quorum of four members. Currently, there are two vacancies on this board. A meeting of the Historical Board was held last week, where only four members were available as Mrs. Maggie Salinas was out sick. This board has some requirements that the member would need to meet for the Historical Board. The current board members are skilled and understand the complexities of approving stuff in the historic board based on state statutes.

Motion made by Commissioner Hinojosa to approve the final passage 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), seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Fugate voting "FOR". Torres "AGAINST".

5. Motion to approve a resolution authorizing the City of Kingsville to continue participation in the Texas Main Street Program, authorizing the City Manager to execute the Texas Main Street Locally Designated Program 2024 Contract, and designating Downtown Manager Alicia Tijerina as the Main Street Program manager for the City of Kingsville to coordinate program activities. (Downtown Manager).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

6. Consider an Alcohol Variance for a BG-Wine and Malt Beverage Retail Dealer's On-Premise permit and a LH-Late Hours certificate for the establishment known as Javelina Mart located at 1202 N. Armstrong, Kingsville, Texas. (Interim Planning & Development Services Director).

Motion made by Commissioner Lopez to approve the Alcohol Variance for a BG-Wine and Malt Beverage Retail Dealer's On-Premise permit and a LH-Late Hours certificate for the establishment known as Javelina Mart located at 1202 N. Armstrong, Kingsville, Texas, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Torres, Lopez, Alvarez, Hinojosa, Fugate voting "FOR".

Mayor Fugate asked if there were no objections, he would like to move agenda items 17 and 19 before agenda item 7. No objections were made.

7. Consider a resolution authorizing the Mayor to execute an Economic Development Grant Letter of Commitment between the City of Kingsville and Adriana Martinez for One World Children's Rehab, LLC. (application approved 1/08/24-One World Children's Rehab, LLC). (Economic Development Director).

Motion made by Commissioner Lopez to approve the resolution authorizing the Mayor to execute an Economic Development Grant Letter of Commitment between the City of Kingsville and Adriana Martinez for One World Children's Rehab, LLC. (application approved 1/08/24-One World Children's Rehab, LLC), seconded by Commissioner Torres. The motion was passed and approved by the following vote: Torres, Alvarez, Lopez, Hinojosa, Fugate voting "FOR".

8. Consider final passage 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).

Mr. McLaughlin stated that this board is a five-member board with three alternates. After some discussion at the previous meeting, he was going to leave the alternates as is,

although the Planning Department is requesting to reduce the number of alternates for this board from three alternates to two alternates.

Mayor Fugate asked if what is being requested is to remove one alternate position from this board. Mr. McLaughlin responded that this is what is being recommended by the Planning Department.

Motion made by Commissioner Hinojosa to approve the final passage 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), seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Alvarez, Lopez, Hinojosa, Fugate voting "FOR". Torres "AGAINST".

9. Consider authorizing the purchase of one Commercial Garbage Truck, two Residential Garbage Trucks, and three Brush Trucks from Southwest International Trucks, Inc. via Buy Board purchasing cooperative, as per staff recommendation. (for Sanitation Department) (Purchasing Manager).

Mr. Charlie Sosa, Purchasing Manager stated that this item authorizes the purchase of one commercial, two residential garbage trucks, and three brush trucks from Southwest International Trucks through Buy Board Purchasing Cooperative Contract. The six new trucks will assist the current trucks in the garbage and brush pick-up schedule and to be rotated to extend the lifespan of the current trucks thus eliminating the high maintenance cost. The purchase of the new garbage and brush trucks will increase productivity for the Sanitation Department.

Commissioner Hinojosa asked if the city had received a letter from the manufacturer that the price would be increasing.

Mr. Sosa stated that he spoke with them last week and they are holding the prices now and he will be providing them with a purchase order number by tomorrow.

Motion made by Commissioner Torres to authorize the purchase of one Commercial Garbage Truck, two Residential Garbage Trucks, and three Brush Trucks from Southwest International Trucks, Inc. via Buy Board purchasing cooperative, as per staff recommendation. (for Sanitation Department), seconded by Commissioner's Lopez, Hinojosa, Alvarez. The motion was passed and approved by the following vote: Torres, Alvarez, Lopez, Hinojosa, Fugate voting "FOR".

10. Consider authorizing the purchase of three 14-yard Dump Trucks from Southwest International Trucks, Inc. via Buy Board purchasing cooperative, as per staff recommendation. (for Street Department) (Purchasing Manager).

Mr. Sosa stated that this item authorizes the purchase of three 14-yard dumb trucks from Southwest International Trucks through the Buy Board Purchasing Cooperative Contract. The three new trucks will assist the street department with street paving and miscellaneous material moving, thus eliminating the high maintenance cost.

Commissioner Hinojosa asked if the city had received a letter from the manufacturer that the price would be increasing. Mr. Sosa responded that it is the same company.

Motion made by Commissioner Alvarez to authorize the purchase of three 14-yard Dump Trucks from Southwest International Trucks, Inc. via Buy Board purchasing cooperative, as per staff recommendation. (for Street Department), seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Torres, Alvarez, Lopez, Hinojosa, Fugate voting "FOR".

11. Consider authorizing the purchase of a 2024 Etnyre Centennial Distributor from Cooper Equipment Company via Buy Board purchasing cooperative, as per staff recommendation. (for Street Department) (Purchasing Manager).

Mr. Sosa stated that this authorizes the purchase of a new 2024 Etnyre Centennial Distributor from Cooper Equipment Company. The existing distributor is approximately 12 years old and used for the street department's sealcoat and asphalt application for streets. The new distributor is a major component to the street department's daily operations.

Motion made by Commissioner Lopez to authorize the purchase of a 2024 Etnyre Centennial Distributor from Cooper Equipment Company via Buy Board purchasing cooperative, as per staff recommendation. (for Street Department), seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Torres, Alvarez, Lopez, Hinojosa, Fugate voting "FOR".

12. Consider authorizing the purchase of a 2024 John Deer 310G Backhoe from Doggett Heavy Machinery Service LLC via Sourcewell purchasing cooperative, as per staff recommendation. (for Street Department) (Purchasing Manager).

Mr. Sosa stated that this is for the purchase of a 2024 John Deer 310G Backhoe from Doggett Heavy Machinery Service, LLC through Sourcewell Purchasing Cooperative. The existing backhoe is approximately 17 years old and has been sent in for repairs frequently. The street department backhoe is a major component of the department's daily operations.

Motion made by Commissioner Lopez to authorize the purchase of a 2024 John Deer 310G Backhoe from Doggett Heavy Machinery Service LLC via Sourcewell purchasing cooperative, as per staff recommendation. (for Street Department), seconded by Commissioner Torres. The motion was passed and approved by the following vote: Torres, Alvarez, Lopez, Hinojosa, Fugate voting "FOR".

13. Consider authorizing the purchase of a 2024 John Deer 670G Motor Grader from Doggett Heavy Machinery Service LLC via Sourcewell purchasing cooperative, as per staff recommendation. (for Street Department) (Purchasing Manager).

Mr. Sosa stated that this authorizes the purchase of a 2024 John Deer 670G Motor Grader from Doggett Heavy Machinery Service, LLC through Sourcewell Purchasing Cooperative Contract. The existing Motor Grader is approximately 15 years old and has been sent in for repairs frequently. The Motor Grader is a major component of the street department's daily operations.

Motion made by Commissioner Alvarez to authorize the purchase of a 2024 John Deer 670G Motor Grader from Doggett Heavy Machinery Service LLC via Sourcewell purchasing cooperative, as per staff recommendation. (for Street Department), seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Torres, Alvarez, Lopez, Hinojosa, Fugate voting "FOR".

14. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate funding for advertisements for grant projects and engineering in-house projects. (City Engineer).

Mr. Rudy Mora, City Engineer stated that this will be allocated for printing and publishing advertisements twice in the local paper in order to meet the Texas Local Government Code chapter 2155. Over 20 projects are scheduled to be advertised this fiscal year.

Introduction item.

15. Consider accepting a donation from TJ Electric for Police Department luncheon. (Interim Police Chief).

Motion made by Commissioner Alvarez to accept the donation from TJ Electric for Police Department luncheon, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Torres, Alvarez, Lopez, Hinojosa, Fugate voting "FOR".

16. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to accept and expend donation from TJ Electric for Police Department luncheon. (Interim Police Chief).

Introduction item.

17. Consider a resolution authorizing the Mayor to enter into an Interlocal Cooperation Agreement between the City of Kingsville and Texas A&M University Kingsville relating to the Veterinary Technology Training Program. (City Attorney).

Ms. Alvarez stated that she received contact from the Veterinarian/Director for the Veterinary Technology Training Program, Dr. Galloway asking to renew the agreement with the university in order to keep the program going. She further stated that the city has participated in this program with the university since 2015. The City Manager has reviewed the agreement and had some updates to the signatories and terms of the agreement. Alvarez further stated that all the parties involved in this agreement have agreed to move forward with the agreement as presented.

Motion made by Commissioner Torres to approve the resolution authorizing the Mayor to enter into an Interlocal Cooperation Agreement between the City of Kingsville and Texas A&M University Kingsville relating to the Veterinary Technology Training Program, seconded by Commissioner Lopez.

Mr. McLaughlin thanked the Veterinary Technology Program for partnering up with the City as it assists the city when they remove some of the animals that need to be worked and usually are adopted by the students that are working on these animals.

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

18. Consider a resolution appointing a new representative and a new alternate representative to the Coastal Bend Council of Governments. (Commissioner Alvarez).

Commissioner Torres stated that the change is to have Commissioner Alvarez to be the COG with Mr. McLaughlin being the alternate. This would need to be done in order to nominate Commissioner Alvarez to be on the Executive Board for the COG and would need to be an elected official. That would give the city extra people to be on the executive board and she couldn't nominate the City Manager as he is not an elected official. She then nominated Commissioner Alvarez which could not be on the executive board as she is an alternate. She therefore requested the two, Commission Alvarez and Mr. McLaughlin could be switched in order for Commissioner Alvarez to be nominated to the COG Executive Board.

Motion made by Commissioner Lopez to approve the resolution appointing a new representative and a new alternate representative to the Coastal Bend Council of Governments, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Torres, Alvarez, Lopez, Hinojosa, Fugate voting "FOR".

19. Consider a resolution of the City of Kingsville City Commission requesting Texas Department of Transportation (TxDOT) conduct a Traffic Speed Study of General Cavazos Blvd. between U.S. Highway 77/I-69 to 6th Street/Business US 77. (Commissioner Torres).

Mayor Fugate commented that there has been a lot of recent development on this stretch of road and some potential development coming soon. With the development of over 200 homes that will be built in this area, it would be best that TxDOT do a speed study in this location.

Motion made by Commissioner Torres to approve the resolution of the City of Kingsville City Commission requesting Texas Department of Transportation (TxDOT) conduct a Traffic Speed Study of General Cavazos Blvd. between U.S. Highway 77/I-69 to 6th Street/Business US 77, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Torres, Alvarez, Lopez, Hinojosa, Fugate voting "FOR".

20. Discussion on the eligibility requirements for the City of Kingsville Commissions, Committees, and Boards. (Commissioner Torres).

Mayor Fugate asked that some clarification is needed as to what qualifies an individual to be able to be appointed to one of the city's boards.

Ms. Alvarez stated that it would depend on the boards' ordinance and/or resolution or state statutes.

Mr. McLaughlin explained that until two months ago he did not have a master list of all the boards and their appointees. If there is a vacancy in a board, the board chair brings it up and may have someone in mind that they would like to fill that seat. He further explained the board list he created for all city boards. He stated that he relies on the Board President/Chair to let him know of an opening within their board. Mr. McLaughlin further stated that emails had gone out to the two individuals but never received a response. He also stated that depending on the board, some board requirements are such as you must be a taxpayer of the entity or as in Main Street Board, you must be a Main Street merchant, so depending on the board will depend on the requirements for someone to serve. He further stated that the Main Street Board members have all expired and staff is working on that now to get them either reappointed or get new members to be appointed. The only board that has members that are from outside the city limits is the Joint Airport Zoning Board (JAZB). This particular board has two members from the County, two members from the city, and those four individuals chose the at-large person which is the fifth member. The JAZB has not met in the past few years.

Commissioner Lopez asked about the Planning & Zoning Commission having to be a qualified voter of the City of Kingsville. Mr. McLaughlin responded that he is not sure why that would be a qualification for this board, but it is on the ordinance.

Commissioner Torres asked if staff keeps track of those members on boards as to whether or not they attend meetings and how many meetings that particular member has missed. Mr. McLaughlin responded that staff does keep track of their attendance. There is a board that has a requirement as to how many meetings a member can miss before they are replaced. Mr. McLaughlin stated that the Civil Service Commission is the only board that has term limits and some of the members on this commission may be termed out.

Commissioner Hinojosa asked if these boards are only advisory boards. Mr. McLaughlin responded that the only board that is not an advisory board is the Zoning Board of Adjustments (ZBA).

Mayor Fugate commented that the one board that is not a commission appointee board is the Kingsville Housing Authority. The Mayor is the only one that can appoint to this board.

VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 5:51 P.M.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, TRMC, CMC, City Secretary

PUBLIC HEARING(S)

PUBLIC HEARING #1

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



MEMO

Date: February 7th, 2024

To: Mark McLaughlin (City Manager)

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

Subject: **Cynthia A. Tobar, applicant, requesting a replat of CHAMB PL, BLOCK 5, LOT 1-32 & ½ OF W ELLA ST, also known as 400 West Nettie BLK, Kingsville, TX, 78363**

The Planning and Zoning Commission meeting was held as scheduled this evening, February 7th, 2024, with 4 members in attendance.

Members deliberated over the request of a replat of CHAMB PL, BLOCK 5, LOT 1-32 & ½ OF W ELLA ST, also known as 400 West Nettie BLK, Kingsville, TX, 78363. 26 Notice letters were sent out to neighbors within the 200 feet buffer and the City received no feedback.

The Planning and Zoning Commission board members voted to approve the replat of the property mentioned above. A recorded vote of all members present was taken and board members Brian Coufal, Rev. Idotha Battle, Debbie Tiffie and the Chairman, Steve Zamora, all voted "YES."

The meeting was adjourned by 6:18 p.m.

Erik Spitzer
Director of Planning and Development Services

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



MEMO

Date: January 31st, 2024

To: Mark McLaughlin (City Manager)

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

Subject: **Cynthia A. Tobar, applicant, requesting a replat of CHAMB PL, BLOCK 5, LOT 1-32 & ½ OF W ELLA ST, also known as 400 West Nettie BLK, Kingsville, TX, 78363**

Cynthia A. Tobar, applicant, approached the department on January 9th, 2024, representing Alejandro Zaragoza, requesting a replat of CHAMB PL, BLOCK 5, LOT 1-32 & ½ OF W ELLA ST, also known as 400 West Nettie BLK, Kingsville, TX, 78363.

The department has reviewed the application and is recommending approval.

Erik Spitzer
Director of Planning and Development Services

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 400 W. Nettie Blk Nearest Intersection Nettie/2nd
(Proposed) Subdivision Name Chamb. Pl. Lot 1-32 & 1/2 Block 5 of W. Elia St.
Legal Description: Chamb Pl., Block 5, Lot 1-32 & 1/2 of W. Elia St.
Existing Zoning Designation R1 Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Cynthia A. Tobar Phone 361-765-6911 FAX 961
Email Address (for project correspondence only): SOLD@Cynthiatobar.com
Mailing Address 503 E. King City Kingsville State Tx Zip 78363
Property Owner Alejandro Zaragoza Phone 361-695-3855 FAX _____
Email Address (for project correspondence only): Alejandro.zaragoza.122@gmail.com
Mailing Address 1803 Margaret Ln. City Kingsville State Tx Zip 78363

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 checked="" type="checkbox"/> Re-plat _____	<u>\$250.00</u>
<input 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:

We would request the replat to separate ^{CRP-4} 2 properties

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 Cynthia A. Tobar Date: February 8, 2024
Property Owner's Signature Alejandro Zaragoza Date: Jan 9, 2024
Accepted by: [Signature] Date: 1-9-24
Date: 1-11-2024

Kleberg CAD
Property Search > 11514 ZARAGOZA ALEJANDRO Tax Year: 2024 - Values not available
for Year 2024
Property**Account**

Property ID:	11514	Legal Description:	CHAMB PL, BLOCK 5, LOT 1-32 & 1/2 OF W ELLA ST
Geographic ID:	112300501000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	400 W NETTIE BLK	Mapsc0:	
Neighborhood:		Map ID:	A1
Neighborhood CD:			

Owner

Name:	ZARAGOZA ALEJANDRO	Owner ID:	63993
Mailing Address:	JOSE ZARAGOZA 630 W SANTA GERTRUDIS KINGSVILLE, TX 78363	% 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: ZARAGOZA ALEJANDRO

% Ownership: 100.000000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A	
SKI	KINGSVILLE I.S.D.	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: 1200.0 sqft Value: N/A**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW3	1945	1200.0
ASP	ASPHALT (100%)	*		1950	6412.0
CON	CONCRETE SLAB COMMERCIAL	*		1950	4521.0

Improvement #2: COMMERCIAL State Code: F1 Living Area: 4609.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SC2L		1950	4609.0
OP1	OPEN PORCH BASIC (20%)	*		1950	77.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	1.3774	60000.00	400.00	150.00	N/A	N/A
2	F1	F1	1.3774	60000.00	400.00	150.00	N/A	N/A
3	F1	F1	0.2755	12000.00	400.00	30.00	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	\$50,620	\$85,680	0	136,300	\$0	\$136,300
2021	\$50,530	\$85,680	0	136,210	\$0	\$136,210
2020	\$47,660	\$85,680	0	133,340	\$0	\$133,340
2019	\$45,640	\$85,680	0	131,320	\$0	\$131,320
2018	\$35,850	\$85,680	0	121,530	\$0	\$121,530
2017	\$39,400	\$85,680	0	125,080	\$0	\$125,080
2016	\$109,220	\$85,680	0	194,900	\$0	\$194,900


2015	\$109,220	\$85,680	0	194,900	\$0	\$194,900
2014	\$109,220	\$85,680	0	194,900	\$0	\$194,900
2013	\$109,220	\$85,680	0	194,900	\$0	\$194,900
2012	\$109,220	\$86,040	0	195,260	\$0	\$195,260
2011	\$109,220	\$86,040	0	195,260	\$0	\$195,260
2010	\$109,220	\$86,040	0	195,260	\$0	\$195,260

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/26/2017	SPWD	SPECIAL WARRANTY DEED	K I S D	ZARAGOZA ALEJANDRO			311967
2		OT	Other	UNKNOWN	K I S D			

Tax Due

Property Tax Information as of 01/09/2024

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".

STATE OF TEXAS
COUNTY OF KLEBERG

WE, ALEJANDRO ZARAGOZA AND JOSE ZARAGOZA, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 1R, BLOCK 5, CHAMBERLAIN PLACE, AND SAID LANDS EMBRACED WITHIN THE SUBDIVISION SHOWN ON THE MAP HEREIN, AND WE HAVE BEEN FULLY ADVISED OF THE RIGHTS AND DUTIES OF THE PUBLIC FOR THE INSTALLATION, OPERATION, AND DEDICATION OF THE PUBLIC UTILITIES, THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2024.

ALEJANDRO ZARAGOZA, OWNER
COUNTY OF KLEBERG

JOSE ZARAGOZA, OWNER
COUNTY OF KLEBERG

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ALEJANDRO ZARAGOZA, THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
COUNTY OF KLEBERG

THE FINAL PLAT WAS ACKNOWLEDGED AND APPROVED ON BEHALF OF THE MAYOR AND THE CITY COMMISSION OF KINGSVILLE, TEXAS.

THIS THE _____ DAY OF _____, 2024.

DIRECTOR OF PLANNING
COUNTY OF KLEBERG

MAYOR _____ CITY SECRETARY _____

GENERAL NOTES

1.) BEARINGS ARE BASED ON THE RECORDED PLAT OF CHAMBERLAIN PLACE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, ENVELOPES 69 AND 70, MAP RECORDS OF KLEBERG COUNTY, TEXAS.

2.) TOTAL AREA CONTAINS 0.321 ACRES OF LAND (14,000 SQ. FT.).

3.) BY GRAPHIC LOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48273C 0115 E, WHICH BEARS AN EFFECTIVE DATE OF MARCH 17, 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

4.) SET 5/8-INCH STEEL REBAR AT ALL CORNERS.

STATE OF TEXAS
COUNTY OF KLEBERG

I, SALVADOR "SONNY" BARRERA, CLERK OF THE COUNTY COURT IN AND FOR KLEBERG COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M., AND IT IS CORRECTLY INDEXED IN VOLUME _____ PAGE _____ MAP RECORDS OF KLEBERG COUNTY, TEXAS.

SALVADOR "SONNY" BARRERA III
COUNTY CLERK
KLEBERG COUNTY, TEXAS

AT _____ O'CLOCK _____ M., 2024.

BY _____ DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

I, VICTOR S. MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT HE HAS EXAMINED THE SURFACE OF THE LAND SHOWN ON THE MAP HEREIN, AND THAT HE IS TRUE AND CORRECT, AND THAT HE HAS BEEN EMPLOYED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE _____ DAY OF _____, 2024.

VICTOR S. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3419

MEDINA CONSULTANTS
ENGINEERING & LAND SURVEYING

4531 AYERS, SUITE 225
CORPUS CHRISTI, TEXAS 78415
PH. (961) 877-1255 FAX (361) 993-2965

JANUARY 10, 2024

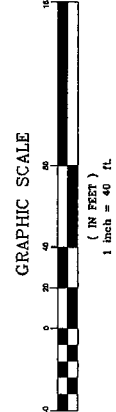
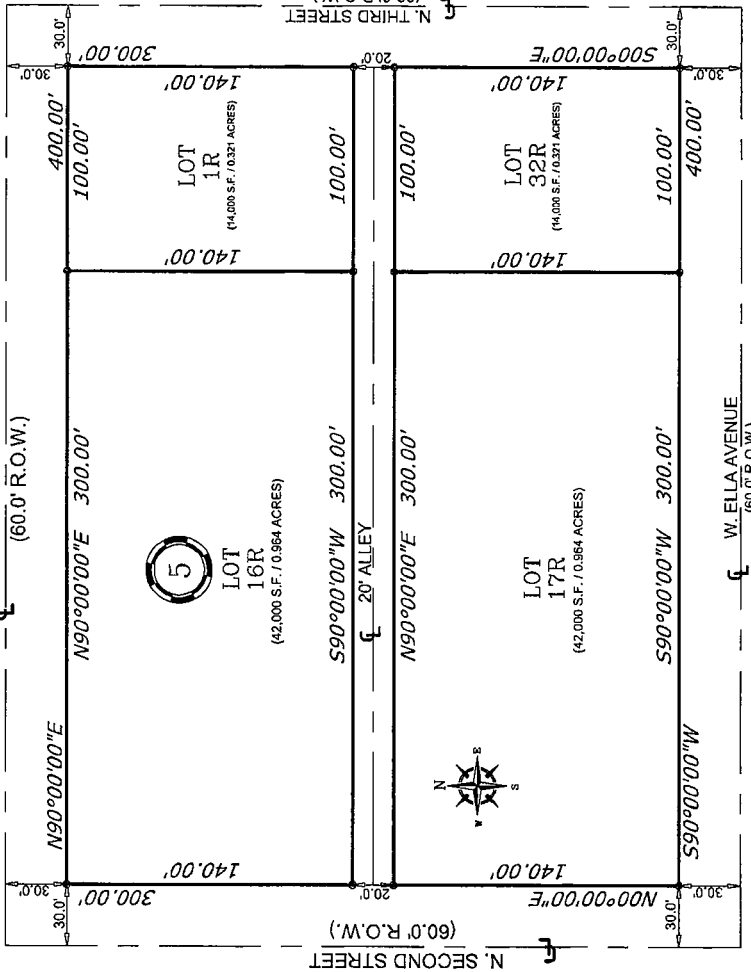
PLAT OF:
LOTS 1R, 16R, 17R, AND 32R
BLOCK 5
CHAMBERLAIN PLACE

BEING A REPLAT OF LOTS 1 THRU 32, BLOCK 5
CHAMBERLAIN PLACE ADDITION
TO THE CITY OF KINGSVILLE
KLEBERG COUNTY, TEXAS.

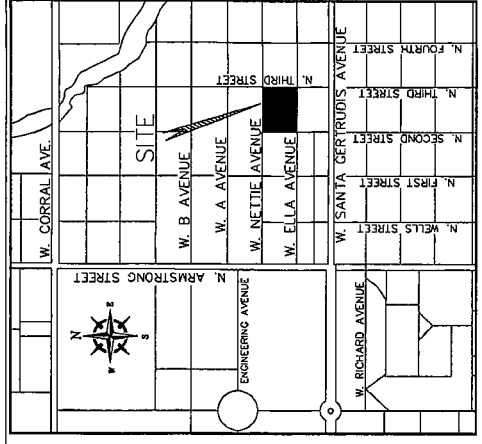
FILED FOR RECORD THE 12TH DAY OF JUNE, 1912
AND DULY RECORDED THE 12TH DAY OF JUNE
IN BOOK 2 MAP RECORD OF SAID COUNTY ON PAGE 19, 20 THEREOF

ALSO BEING A REPLAT OF LOTS 1 THRU 4, BLOCK 5
CHAMBERLAIN PLACE, AN ADDITION
TO THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS,
ACCORDING TO MAP OR PLAT OF RECORD IN
CABINET 1, ENVELOPES 69 THRU 70,
MAP AND PLAT RECORDS, KLEBERG COUNTY, TEXAS

W. NETTIE AVENUE
(60.0' R.O.W.)



LOCATION MAP
N.T.S.



This aerial map displays a residential neighborhood with property boundaries and a 200-foot buffer around a specific property. The central property, labeled 11514, is highlighted in dark blue. A green shaded area represents the 200-foot buffer surrounding this property. The map includes a legend in the bottom-left corner, a scale bar in the bottom-right corner, and a north arrow in the top-right corner. The legend identifies the following elements:

- Prop_ID_11514 (Dark Blue)
- 200ft Buffer (Green)
- Streets (Black lines)
- Ownership (Thin black lines)
- City Limits (Red dashed line)

The scale bar indicates distances in feet, ranging from 0 to 300. The north arrow points towards the top of the map. The map shows various streets, including W Nettie Ave, W Ella Ave, N 2nd St, and N 3rd St. Property numbers are visible throughout the area, such as 15919, 24252, 16669, 25019, 17426, 25770, 18193, 10467, 18966, 11215, 19745, 24577, 177, 16022, 23592, 15244, 22835, 14454, 22051, 13653, 12825, 12029, 11697, 18640, 25447, 17858, 18648, 24694, 25561, 19370, 11806, 18773, 24839, 18241, 11077, 20392, 19836, 10540, 16754, 20624, 21375, and 22155.

Alejandro Zaragoza
1803 Margaret LN
Kingsville, TX 78363
#16022

Onelia Ibanez
AKA Onelia Ibanez Hernandez
205 W Ave B
Kingsville, TX 78363
#18640

Paul Timothy Strubhart
Etux Cynthia L
PO Box 2723 Station 1
Kingsville, TX 78364
#11806

Equity Gains LLC
1802 Nix ST
Roma, TX 78584
#23592

Norma S Adrian (Life Est)
Marlo M Adrian ETAL
513 W Nettie Ave
Kingsville, TX 78363
#18648

Rolando Vasquez
ETUX Tanya
4284 E Phillips BLVD
Pomona, CA 91766-4644
#18778

Mario L Serrano
504 W Nettie
Kingsville, TX 78363
#15244

Always A Way LLC
PO Box 913
Seguin, TX 78156
#10540

Terra Costa Investments LLC
302 Rosebud Ave
Corpus Christi, TX 78404
#24839

Victor S Saenz
593 N County Road 1050
Kingsville, TX 78363
#22835

Marlo Margot Adrian
511 W Nettie Ave
Kingsville, TX 78363
#17858

MVGG Isaiah 6 Kingsville Series
2506 CR 33
Corpus Christi, TX 78415
#18241

Emilio Calzada Est
Etux Virginia R
PO Box 943
Kingsville, TX 78364
#14454

Frank M Goff
Etux Amelia R
1603 E Huisache Ave
Kingsville, TX 78363
#24694

Rajab Chaloo
Etux Linda
PO Box 867
Kingsville, TX 78364
#19836

Ruben Mata
Margie Mata
124 W Nettie Ave
Kingsville, TX 78363
#22051

Maria H Alvarez (Life Est)
Omar X Alvarez
820 N 3rd ST
Kingsville, TX 78363
#25620

Dennis L Yaklin
618 W Ave C (Office)
Kingsville, TX 78363
#16754

Jesus S Luna Jr
1221 W Circle Dr
Kingsville, TX 78363
#13653

Gumaro Mendoza
Maria Luisa Mejia
2306 Gilmour Ave
Corpus Christi, TX 78414
#24868

Herminia Juarez Est
Eric Salazar
16 W Nettie Ave
Kingsville, TX 78363
#12825

Anita G Pena
1316 FM 1717
Kingsville, TX 78363
#11077

Jose Longoria Jr
Etux Rose M
02 W Nettie Ave
Kingsville, TX 78363
#12029

Noe Antonio Chavez
Cristela Chavez
320 W Ella Ave
Kingsville, TX 78363
#20392

Israel G Ortiz
PO Box 531124
Grand Prairie, TX 75050
#11697

Tadeo Reyna Jr
1325 Michael Dr
Kingsville, TX 78363
#19370

Kingsville's Ceranda Silva rising to stardom

By Ted Figueroa
Reporter

Pop Music singles like 'Sugar Rush' and 'Come and Get it' go viral on YouTube

Kingsville native Ceranda Silva is quickly rising to stardom in Los Angeles with her hit pop music singles that have hit over 400,000 views on YouTube and garnered the attention of producers who work with artists like Ariana Grande.

Ceranda is the daughter of Cesar and Amanda Silva of Kingsville who own local businesses here and Cesar has his own band as well. That is where it all started for the rising star.

"When I was three years old my dad had a gig and was doing a sound check and I walked over to the microphone and picked it up. I sang 'Somewhere over the rainbow' and that's what started it all," Ceranda Silva said.

Silva attended Academy High School where she was the varsity cheer captain for three years. She performed two musicals with the school and graduated in 2015. From there she would go on to receive her BA degree from the University of Incarnate Word in Music Business and she studied classical voice, piano, and was in the school choir.

Silva began performing with her dad at an early age and focused on country music. She sang the national anthem for the Corpus Christi Hooks, during high school games, and performed at tailgates for Relay for Life. She opened for Texas Country Music singer John Wolfe in 2015 at a festival in Bishop.

She was invited to sing the National Anthem at Anaheim Stadium and Sofi Stadium for the Monster Jam shows and was approached by Hollywood actors Dak Shepard and Sarah Michelle Gellar who congratulated her on her performance. She has also performed at American Bank Center and the Alamogordo Dome.

After college, Silva moved to Austin and COVID hit. Soon after she got her first real job opportunity with YouTube Music at one of their division offices in Austin.



Ceranda Silva performing in Kingsville. (Photo by Ted Figueroa)



Ceranda Silva. (Photo by Ted Figueroa)

"I saw an opportunity to combine music and business and put in an application. I got hired doing meta data, cleaning up data, and data analysis for artists who were on YouTube," Silva said.

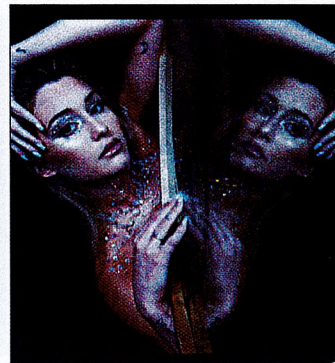
After COVID was over Silva decided she didn't want to do country music anymore and found herself falling in love with pop music and dance. She decided to move to Los Angeles and pursue her career in music.

"I got to L.A., parked my car, and went to a bar and met a producer and a songwriter Drew Louis and Jayelle Gerber that I ended up cutting my first four singles with. I would bring them a song I created then we all worked together to develop it," Silva said.

It takes about six hours in the studio to write a song, it could be one session or multiple ones. Silva works with Devon Hicks who is her co-



Visual from the single "Cry With Me" (Submitted)



Visual from the single "Come and Get It" (Submitted)

reographer, the process from writing a song, dancing, recording it in the studio, and then making a music video takes about three months. Silva and her team will practice for two weeks prior to shooting a video. Other videos are more complicated. Silva's single "Hands Tied" was filmed in the desert.

"It was outdoors in a harsh environment in the desert north of L.A. It was 100 degrees during the day and

dropped to the 50s at night. There was lots of outfit changes and I do all my own hair and make-up. It was worth it though it was a tribute to my youth growing up listening to Shania Twain and Britney Spears," Silva said.

The last video she filmed was for "Sugar Rush" and it was not as difficult to shoot.

"On the day of shooting it went pretty smooth, it was indoors and we started late but finished early," Silva said.

Silva came up with the lyrics to "Sugar Rush" while she was in her kitchen at home and hanging out with friends.

"I was just being silly and freestyling which turned out to be the pre chorus to the song. My friend loved it and told me I had to record it," Silva said.

"Sugar Rush" is quickly becoming popular and has about 131,000 views on YouTube. Her other hit "Come and Get It" has 454,000 views. Hannah Lux Davis who is a music video producer for artists like Ariana Grande has been following Silva on Instagram and commented on the "Sugar Rush" video.

"Hannah Lux Davis commented on my Instagram page after the 'Sugar Rush' video came out and called me a star, it's a good feeling to know I'm getting noticed," Silva said.

Silva has performed at The Viper Room and opened for Pop Star Keshi (Keshi) at the Evita Club.

"I opened immediately before her and it has been one of my career highlights," Silva said.

Silva's next project is a small album with probably around eight songs and one or two new music videos. It is expected to be out by October or November and while she didn't go into details, she did promise there would be a surprise with it. In the meantime, Silva continues to play at clubs in L.A. and is thankful for the people around her.

"My favorite thing is meeting new people and all the people I work with are my best friends. I'm thankful for those relationships and I'm grateful that they believe in my vision and the type of music I want to create," Silva said.

Her advice to new artists is simple.

"Don't give up and become best friends with the internet," Silva said.

Ceranda's music and videos are available on iTunes and all streaming platforms. For booking she can be reached at cerandabooking@gmail.com.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, February 7, 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:

Applicant, James Maddalone; Owner MVGG Isaiah 6 Kingsville Series; requesting the Re-zone from R1(Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), 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 Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, February 12, 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:

Applicant, James Maddalone; Owner MVGG Isaiah 6 Kingsville Series; requesting the Re-zone from R1(Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363.

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Applicant, Cynthia A. Tobar; Owner Alejandro Zaragoza; requesting the replat of CHAMB PL, BLOCK 5, LOT 1-32 & 1/4 of W Ella St, also known as 400 West Nettie BLK, Kingsville, TX, 78363.

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Visit us at www.KingsvilleRecord.com

PUBLIC HEARING #2

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



Pub Hrg - Rezone

MEMO

Date: February 7th, 2024

To: Mark McLaughlin (City Manager)

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

Subject: **James Maddalone, applicant, requesting the rezone from R1 (Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363**

The Planning and Zoning Commission meeting was held as scheduled this evening, February 7th, 2024, with 4 members in attendance.

Members deliberated over the request of a rezone of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363 from R1 (Single Family) to C2 (Retail). 27 Notice letters were sent out to neighbors within the 200 feet buffer and the City received no feedback.

The Planning and Zoning Commission board members voted to approve the rezone of the property mentioned above. A recorded vote of all members present was taken and board members Brian Coufal, Rev. Idotha Battle, Debbie Tiffie and the Chairman, Steve Zamora, all voted "YES."

The meeting was adjourned by 6:18 p.m.

Erik Spitzer
Director of Planning and Development Services

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



MEMO

Date: January 31st, 2024

To: Mark McLaughlin (City Manager)

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

Subject: **James Maddalone, applicant, requesting the rezone from R1 (Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363**

James Maddalone, applicant, approached the department on January 11th, 2024, requesting the rezone from R1 (Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363.

The department has reviewed the application and is recommending approval.

Erik Spitzer
Director of Planning and Development Services

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 400 W Santa Gertrudis Ave Nearest Intersection third street & Santa Gertrudis
(Proposed) Subdivision Name Kings Plaza Lot 1-32 Block 6
Legal Description: CHAMB PL (Flato School)
Existing Zoning Designation R1 Future Land Use Plan Designation C-2

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent James Maddalone Phone 3 FAX _____
Email Address (for project correspondence only): sales@maddalonedevelopment.com
Mailing Address 2506 CR 33 City CC State TX Zip 78415
Property Owner MVgg, LLC Phone 361-877-0595 FAX _____
Email Address (for project correspondence only): James@maddalonedevelopment.com
Mailing Address 2506 CR 33 City CC State TX Zip 78415

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 checked="" type="checkbox"/> Re-zoning Request	\$250.00	<input type="checkbox"/> Re-plat	\$250.00
<input 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:

convert Flato School to a Retail Plaza -
Rezone From R-1 to C-2

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 James Maddalone Date: 1/11/24
Property Owner's Signature James Maddalone Date: 1/11/24
Accepted by: E. Lopez Date: 1/11/24

Kleberg CAD

Property Search > 18241 MVGG ISAIAH 6
KINGSVILLE SERIES for Year 2024

Tax Year: 2024 - Values not available

Property

Account

Property ID:	18241	Legal Description:	CHAMB PL, BLOCK 6, LOT 1-32, (FLATO SCHOOL)
Geographic ID:	112300601000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	W SANTA GERTRUDIS TX	Mapsco:	
Neighborhood:		Map ID:	A1
Neighborhood CD:			

Owner

Name:	MVGG ISAIAH 6 KINGSVILLE SERIES	Owner ID:	71966
Mailing Address:	2506 CR 33 CORPUS CHRISTI, TX 78415	% 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

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A
(-) HS Cap:	-	N/A
<hr/>		
(=) Assessed Value:	=	N/A

Taxing Jurisdiction

Improvement / Building

Improvement #1: COMMERCIAL State Code: F1 Living Area: 7920.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SC2G		1950	3720.0
MA	MAIN AREA	SC2G		1950	4200.0
CN1	CANOPY BASIC (20%) *			1950	2112.0
ASP	ASPHALT (100%) *			1950	12486.0

Improvement #2: COMMERCIAL State Code: F1 Living Area: 19346.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SC2G		1950	12074.0
MA	MAIN AREA	SC2G		1950	1598.0
MA	MAIN AREA	SC2G		1950	1950.0
MA	MAIN AREA	SC2G		1950	3724.0
BRZ	BREEZEWAY (20%)	*		1950	664.0
CN1	CANOPY BASIC (20%)	*		1950	2902.0
SG2	STORAGE UNFINISHED (30%)	*		1950	168.0
EP1	ENCLOSED PORCH FINISHED (40%)	*		1950	160.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	1.3774	60000.00	400.00	150.00	N/A	N/A
2	F1	F1	1.3774	60000.00	400.00	150.00	N/A	N/A
3	F1	F1	0.2755	12000.00	400.00	30.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
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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	\$165,220	\$85,680	0	250,900	\$0	\$250,900
2021	\$171,030	\$85,680	0	256,710	\$0	\$256,710
2020	\$23,150	\$85,680	0	108,830	\$0	\$108,830
2019	\$16,150	\$85,680	0	101,830	\$0	\$101,830
2018	\$0	\$85,680	0	85,680	\$0	\$85,680
2017	\$0	\$85,680	0	85,680	\$0	\$85,680
2016	\$0	\$85,680	0	85,680	\$0	\$85,680
2015	\$0	\$85,680	0	85,680	\$0	\$85,680
2014	\$0	\$85,680	0	85,680	\$0	\$85,680
2013	\$0	\$85,680	0	85,680	\$0	\$85,680
2012	\$0	\$86,040	0	86,040	\$0	\$86,040
2011	\$0	\$86,040	0	86,040	\$0	\$86,040
2010	\$0	\$86,040	0	86,040	\$0	\$86,040

Questions Please Call (361) 595-5775

This year is not certified and ALL values will be represented with "N/A".



OPPORTUNITY DETAILS

Introducing a transformative real estate development in Kingsville, Texas, poised to bring substantial economic impact. With a total of \$7 million invested into the development, this project is set to house 12-14 new businesses, generating an estimated \$10.5 million in combined gross revenue.

Anticipate a boost in local employment with 50 full-time and 25 part-time positions. The development is projected to yield \$866,250 in annual sales tax revenue, totaling \$8,662,500 over 10 years.

Recreational amenities, including green spaces, a splash pad, and pickleball courts, will be a focal point with \$2 million of the development budget. Additionally, \$0.5 million will be allocated for concrete parking facilities.

Investors can leverage sponsorship opportunities and benefit from a 10-year tax abatement program, while the Tax Increment Reinvestment Zone (TURS) District may reinvest up to 25% of construction costs.

This development promises a vibrant, profitable venture with diverse business opportunities and a significant economic uplift for Kingsville, Texas.

ABOUT PROPERTY



DEVELOPMENT
\$7,000,000.00



BUSINESSES
12



JOBS
75



ANNUAL TAXES
\$866,250



Population

2021:	50,436
2026:	51,386

Educational Attainment %

Graduate or Professional Degree:	6.2%
Bachelors Degree:	14.7%
Associate Degree:	5.3%
Some College:	22.6%
Highschool Graduate:	27.7%
Some Highschool:	12.4%
Less Than 9th Grade:	11.2%

Income

Average HH:	\$60,323
Median HH:	\$42,544
Per Capita	\$22,478

Age

0 - 9 Years:	14.05%
10 - 17 Years:	11.15%
18 - 24 Years :	14.93%
25 - 34 Years :	14.12%
35 - 44 Years :	11.01%
45 - 54 Years :	9.66%
55 - 64 Years :	9.76%
65 and Older:	15.33%
Median Age:	31.53
Average Age:	36.33



W. SANTA GERTRUDIS ST. BETWEEN N. 1ST ST. & N. 6TH ST.

SCALE: 1:150

CITY OF KINGSVILLE
ENGINEERING DEPARTMENT
200 W. 1st St., Suite 200
Kingsville, TX 77801
Phone: 361.571.1000
Fax: 361.571.1001

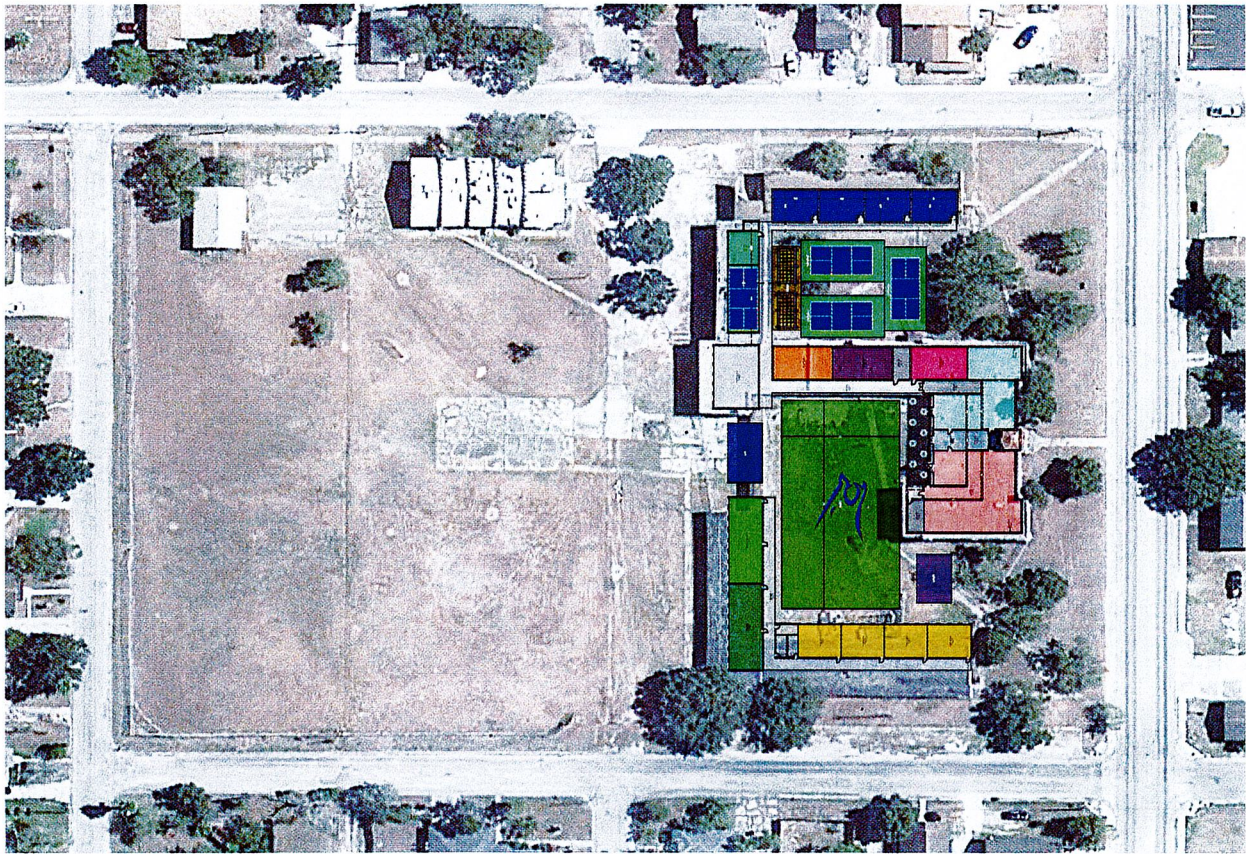


Drawn by: A. REYES
Date: 09/05/2023
Checked by: A. JACOB
Scale: AS NOTED

2023 W. SANTA GERTRUDIS ST. BETWEEN N. 1ST ST. & N. 6TH ST.

TRAFFIC COUNTER DATA REQUEST

SHEET



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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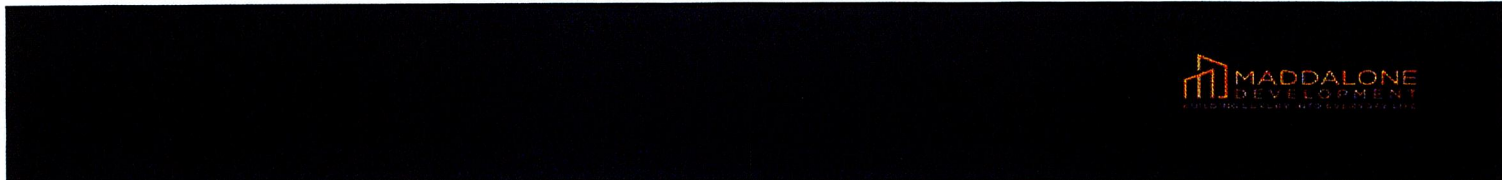
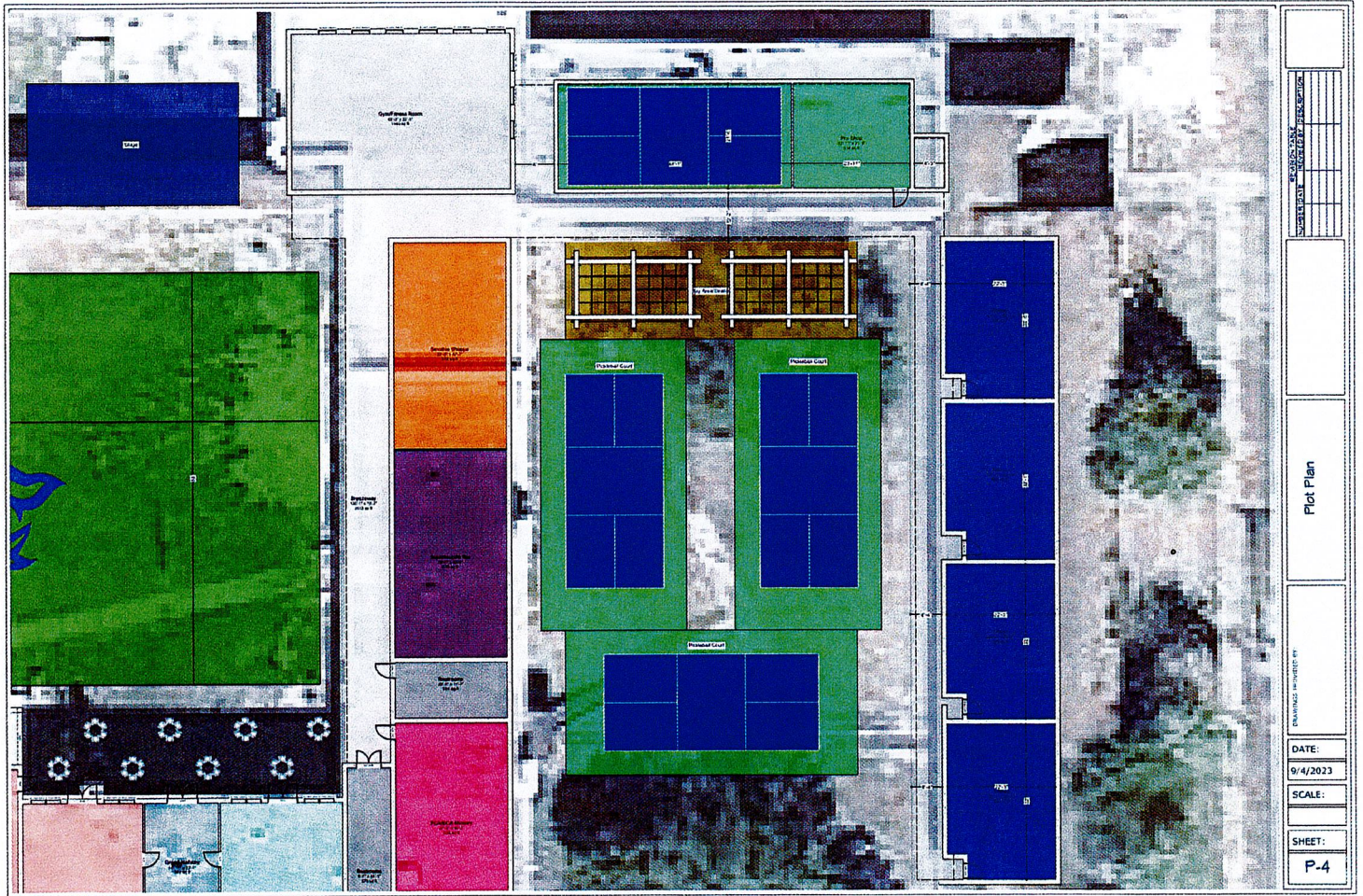
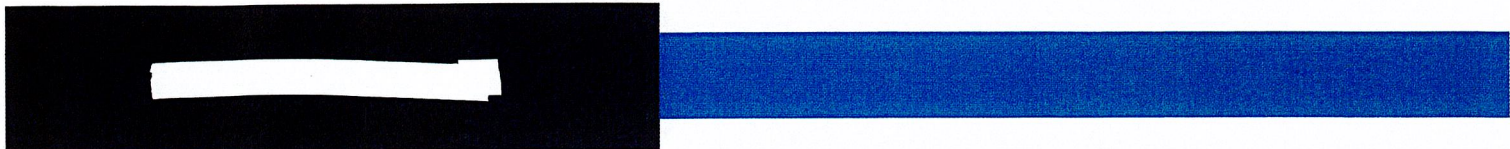
Project Overview

DATE: 9/4/2023

SCALE:

SHEET:

P-1





About Maddalone Development

Maddalone Development has been operating in the Coastal Bend for over a decade.

Building is not just something we do to earn a living – it's in our blood.

My father was a hands-on builder and he involved his sons in his building projects. At 5 years old, I was helping with a roof replacement on a neighbor's home down the road. I picked up the basics just by osmosis and spent my high school years pitching in and learning the ropes of remodeling and construction.

At 20, I married my wife and we purchased our first fixer-upper home. Naturally, we made a go of renovating it ourselves. We fixed it up, flipped it – and bought another fixer-upper.

Skip to five years later, we had flipped two homes and were on our third.

That's when I realized how much I LOVED doing this.

- CEO, James Maddalone . Pictured at the London Square Plaza Groundbreaking 2022

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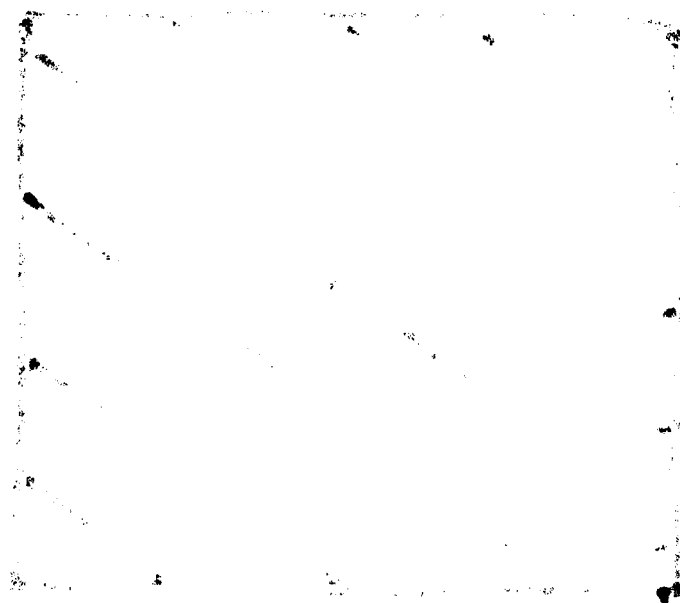
Legend

-  Prop ID 18241
 200ft Buffer
 Streets
 Ownership
 City Limits

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



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Alice, TX 78332
#17462

Anita G Pena
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Kingsville, TX 78363
#11077

Rolando Vasquez
Etux Tanya
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Pomona, CA 91766-4644
#18778

LOK Investments LLC
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Kingsville, TX 78363
#16754

Raul F Rojas Jr
David R Hinojosa II
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Kingsville, TX 78363
#18110

Kleberg County
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#20221

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#11077

Wanda Gail Bencze
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Kingsville, TX 78363
#18878

Iza A Gonzalez
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Corpus Christi, TX 78413
#13305

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Omar Alvarez
ETAL
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Kingsville, TX 78363
#25620

Terra Costa Investments LLC
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Corpus Christi, TX 78404
#24839

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Kingsville, TX 78363
#22155

Alejandro Zaragoza
Jose Zaragoza
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Kingsville, TX 78363
#11514

Paul Timothy Strubhart
Etux Cynthia L
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#11806

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Antonia Ragsdale
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Kingsville, TX 78363
#21375

Frank Goff Jr
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Kingsville, TX 78363
#24694

Velma Veliz
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#10540

Jesse Roel Ramirez Sr
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#23515

Rajab Chaloo
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Jennifer Sholtis
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5445 Boxwood CRK
Kingsville, TX 78363
#24288

Noe Antonio Chavez
Cristela Chavez
320 W Ella Ave
Kingsville, TX 78363
#20392

Kingsville's Ceranda Silva rising to stardom

By Ted Figueroa
Reporter

Kingsville native Ceranda Silva is quickly rising to stardom in Los Angeles with her hit pop music singles that have hit over 400,000 views on YouTube and garnered the attention of producers who work with artists like Ariana Grande.

Ceranda is the daughter of Cesar and Amanda Silva of Kingsville who own local businesses here and Cesar has his own band as well. That is where it all started for the rising star.

"When I was three years old my dad had a gig and was doing a sound check and I walked over to the microphone and picked it up. I sang 'Somewhere over the rainbow' and that's what started it all," Ceranda Silva said.

Silva attended Academy High School where she was the varsity cheer captain for three years. She performed two musicals with the school and graduated in 2015. From there she would go on to receive her BA degree from the University of Incarnate Word in Music Business and she studied classical voice, piano, and was in the school choir.

Silva began performing with her dad at an early age and focused on country music. She sang the national anthem for the Corpus Christi Hooks, during high school games, and performed at tailgates for Relay for Life. She opened for Texas Country Music singer John Wolfe in 2015 at a festival in Bishop.

She was invited to sing the National Anthem at Anaheim Stadium and Sofi Stadium for the Monster Jam shows and was approached by Hollywood actors Dak Shepard and Sarah Michelle Gellar who congratulated her on her performance. She has also performed at American Bank Center and the Alamo Dome.

After college, Silva moved to Austin and COVID hit. Soon after she got her first real job opportunity with YouTube Music at one of their division offices in Austin.

Pop Music singles like 'Sugar Rush' and 'Come and Get it' go viral on YouTube



Ceranda Silva performing in Kingsville. (Photo by Ted Figueroa)



Ceranda Silva. (Photo by Ted Figueroa)

"I saw an opportunity to combine music and business and put in an application. I got hired doing meta data, cleaning up data, and data analysis for artists who were on YouTube," Silva said.

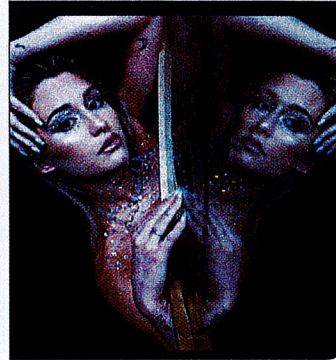
After COVID was over Silva decided she didn't want to do country music anymore and found herself falling in love with pop music and dance. She decided to move to Los Angeles and pursue her career in music.

"I got to L.A., parked my car, and went to a bar and met a producer and a songwriter Drew Louis and Jayelle Gerber that I ended up cutting my first four singles with. I would bring them a song I created then we all work together to develop it," Silva said.

It takes about six hours in the studio to write a song, it could be one session or multiple ones. Silva works with Devon Hicks who is her choreographer, the process from writing a song, dancing, recording it in the studio, and then making a music video takes about three months. Silva and her team will practice for two weeks prior to shooting a video. Other videos are more complicated. Silva's single "Hands Tied" was filmed in the desert.



Visual from the single "Cry With Me" (Submitted)



Visual from the single "Come and Get It" (Submitted)

"It was outdoors in a harsh environment in the desert north of L.A. It was 100 degrees during the day and

dropped to the 50s at night. There was lots of outfit changes and I do all my own hair and make-up. It was worth it though it was a tribute to my youth growing up listening to Shania Twain and Britney Spears," Silva said.

The last video she filmed was for "Sugar Rush" and it was not as difficult to shoot.

"On the day of shooting it went pretty smooth, it was indoors and we started late but finished early," Silva said.

Silva came up with the lyrics to "Sugar Rush" while she was in her kitchen at home and hanging out with friends.

"I was just being silly and freestyling which turned out to be the pre chorus to the song. My friend loved it and told me I had to record it," Silva said.

"Sugar Rush" is quickly becoming popular and has about 131,000 views on YouTube. Her other hit "Come and Get It" has 454,000 views. Hannah Lux Davis who is a music video producer for artists like Ariana Grande has been following Silva on Instagram and commented on the "Sugar Rush" video.

"Hannah Lux Davis commented on my Instagram page after the 'Sugar Rush' video came out and called me a star, it's a good feeling to know I'm getting noticed," Silva said.

Silva has performed at The Viper Room and opened for Pop Star Kesha (Ke\$ha) at the Evita Club.

"I opened immediately before her and it has been one of my career highlights," Silva said.

Silva's next project is a small album with probably around eight songs and one or two new music videos. It is expected to be out by October or November and while she didn't go into details, she did promise there would be a surprise with it. In the meantime, Silva continues to play at clubs in L.A. and is thankful for the people around her.

"My favorite thing is meeting new people and all the people I work with are my best friends. I'm thankful for those relationships and I'm grateful that they believe in my vision and the type of music I want to create," Silva said.

Her advice to new artists is simple.

"Don't give up and become best friends with the internet," Silva said.

Ceranda's music and videos are available on iTunes and all streaming platforms. For booking she can be reached at cerandabooking@gmail.com.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, February 7, 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:

Applicant, James Maddalone; Owner MVGG Isaiah 6 Kingsville Series; requesting the Re-zone from R1(Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), 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 Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, February 12, 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:

Applicant, James Maddalone; Owner MVGG Isaiah 6 Kingsville Series; requesting the Re-zone from R1(Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363.

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Applicant, Cynthia A. Tobar; Owner Alejandro Zaragoza; requesting the replat of CHAMB PL, BLOCK 5, LOT 1-32 & 1/4 of W Ella St, also known as 400 West Nettie BLK, 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 Planning Department at (361) 595-8055.

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Applicant, Cynthia A. Tobar; Owner Alejandro Zaragoza; requesting the replat of CHAMB PL, BLOCK 5, LOT 1-32 & 1/4 of W Ella St, also known as 400 West Nettie BLK, 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.

CONSENT AGENDA

AGENDA ITEM #1

**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 22, 2024

SUBJECT: Consider Introduction of Ordinance Amending the Fiscal Year 2023-2024 Budget to Appropriate Funding for Printing and Publishing - Advertisement for General Land Office (GLO), Texas Water Development Board (TWDB) and Engineering In-house Projects.

Summary:

The Budget Amendment will be allocated for printing and publishing advertisements twice in the local paper, to meet Texas Local Government Code Chapter 2155. Over 20 projects are scheduled to be advertised this fiscal year.

Background:

The city was awarded several grants and loans for wastewater and drainage improvements by the General Land Office and Texas Water Development Board. The City Commission approved several drainage and street improvements in the FY23-24 Adopted Budget for the Engineering Department to design in-house. State law requires each project be advertised twice in the newspaper, so advertising funds are needed to cover those costs. It is anticipated to cost \$15,850.

Financial Impact:

The anticipated cost will be covered by the unappropriated balances in two funds, the Utility Fund 051 account 051-5-7001-86000 (\$5,250.00) and Fund 068 account 068-5-3050-53100 (\$10,600.00). The total Budget Amendment is \$15,850.00.

Recommendation:

Staff recommends approval of the Budget Amendment.

Attachments:

Ordinance No. 2024- _____



**City of Kingsville
Engineering Dept.**

City's Procurement Policies and Procedures for Federal Grants
Updated Project Schedule



ID	Task	Duration	2024																												2025											
			J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J									
1	CITY OF KINGSVILLE GLO MASTER CONSTRUCTION SCHEDULE																																									
2	WASTEWATER PROJECTS																																									
3	Project 3 - To 3 MGD Plant	120 days																																								
4	Project 2 - 78 Man Hole Rehab	120 days																																								
5	Project 1 - 3 Pump Lift Station and Slip Line	360 days																																								
6	Project 6 - 10th Street	120 days																																								
7	Project 7 - 9 Lift Station Rehab	120 days																																								
8	Project 5 - Lott Street	180 days																																								
9	Project 4 - Alley Re-route on Johnson	180 days																																								
10	STORMWATER PROJECTS																																									
11	Location 3 - Caesar Ditch	540 days																																								
12	Location 5 - Caesar	540 days																																								
13	Location 1 - Fairview @ Santa Gertrudis	120 days																																								
14	Location 4 - Brahma Blvd.	690 days																																								
15	Location 7 - BU 77	240 days																																								
16	Location 6 - Carlos Truan	120 days																																								
17	Location 2 - 19th Street	180 days																																								
18	Location 8 - Paulson Falls	240 days																																								
19	Location 10 - Armstrong near University	180 days																																								
20	Location 9 - Corral	360 days																																								
21	Location 11 - King Street near HEB	180 days																																								
22	Location 12 - 14th Street	180 days																																								
23	Location 13 - Johnson near Memorial	240 days																																								
24	Location 14 - Santa Gertrudis near University	360 days																																								
25	TWDB PROJECTS																																									
26	Location 1 - Fairview	320 days																																								
27	Location 3 - 21st Street	320 days																																								
28	Location 4 - Alexander	320 days																																								
29	Location 7 - Pasadena	320 days																																								
30	Location 8 - Paulson Falls	320 days																																								

City of Kingsville Master Construction Schedule	Task	Project Summary	Manual Task	Start-only	Deadline
	Split	Inactive Task	Duration-only	Finish-only	Progress
	Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
	Summary	Inactive Summary	Manual Summary	External Milestone	

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CITY OF KINGSVILLE Procurement Policies and Procedures for Federal Grants

Policies

1. Those closely involved in the establishment of the written selection criteria and selection shall have no potential conflicts of interest with any of the individuals, firms, or agencies under review (e.g., family relationships, close friendships, business dealings). Any person who might potentially receive benefits from grant-assisted activities may not participate in the decision-making process. Nepotism and conflict of interest regulations can be found in the Texas Government Code Chapter 573, Texas Local Government Code Chapter 171, and 2 CFR 200.318 - 2 CFR 200.326 and Appendix II to Part 200.
2. All procurement transactions will be conducted in a manner providing full and open competition.
 - a. No unreasonable requirements are placed on firms in order for them to qualify;
 - b. No unnecessary experience or excessive bonding required;
 - c. Noncompetitive pricing practices between firms or between affiliated companies is disallowed;
 - d. Noncompetitive contracts to consultants that are on retainer contracts;
 - e. No organizational conflicts of interest;
 - f. If a "brand name" product is specified, an equal or like product is acceptable; and
 - g. A vendor that intends to respond to the Request for Proposals, Request for Qualifications and/or Invitation for Bid may not participate in the development or drafting of specifications, requirements, statements of work, or invitations for bids or requests for proposals, including, but not limited to, the development of the scoring criteria, the final selection of firms to be contacted, or the scoring of proposals.
3. All procurement transactions shall incorporate a clear and accurate description of the technical requirements for the material, product, or service to be procured.
4. All procurement transactions shall identify all requirements which the offerors must fulfill and all other factors to be used in evaluating bids or proposals.
5. If the City of Kingsville uses a prequalified list when acquiring goods or services, the City of Kingsville will ensure the list is updated regularly, provides enough qualified sources to ensure maximum open and free competition.
6. All procurement transactions must conform to applicable local, state, and federal laws and regulations.
7. Small and minority businesses, women's business enterprises, and labor surplus area firms are encouraged to participate. If the awarded vendor is a prime contractor and may use subcontractors, the following affirmative steps are required of the prime contractor:
 - a. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
 - b. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
 - c. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
 - d. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;
 - e. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

Procedures

Procurement Cycle Steps

Need Defined—City of Kingsville Finance Department submits request and specifications. Purchaser reviews request and specifications for unnecessary or duplicative items in accordance with 2 CFR 200.318 (d).

Procurement Method Selected—Based on type and estimated cost of good/service as well as purchasing authority, purchaser determines the procurement method that will result in a best value acquisition for the City of Kingsville.

Contract Cost and Price - A cost or price analysis must be conducted in connection with every procurement action more than the federal Simplified Acquisition Threshold including contract modifications (2 CFR 200.323).

The simplified acquisition threshold for federal procurement actions is currently set by the Federal Acquisition Regulation at 48 CFR Subpart 2.1 (Definitions) and in accordance with 41 U.S.C. 1908 as \$50,000, but this threshold is periodically adjusted for inflation. 2 C.F.R. §200.88

The method and degree of analysis is dependent on the facts surrounding the particular procurement situation, but as a starting point, an independent estimate must be made before receiving bids or proposals. 2 C.F.R. § 200.323(a).

Cost analysis is the evaluation of the separate elements (e.g., labor, materials, etc.) that make up a contractor's total cost proposal or price (for both new contracts and modifications) to determine if they are allowable, directly related to the requirement and ultimately, reasonable.

Price analysis is essentially price comparison. It is the evaluation of a proposed price (i.e., lump sum) without analyzing any of the separate cost elements of which it is composed.

Solicitation— City of Kingsville creates the appropriate solicitation document, with terms and conditions and evaluation criteria clearly defined, and notifies vendor sources for an informal or formal bid process.

Receipt of Bids and Responses to Solicitation—Vendors submit their response to the solicitation.

Evaluation and Awards— City of Kingsville reviews the responses from vendors, determines compliance with the solicitation and makes an award recommendation based on the pre-defined best value criteria.

Negotiation of Profit - Federal Guidelines require negotiations of profit as a separate element of the price for each contract and modification in which there is no price competition and, in all cases, where cost analysis must be performed. 2 C.F.R. § 200.323(b)

The City of Kingsville will use one of the following five methods of procurement described at 2 CFR Section 200.320: (1) procurement by micro-purchases, (2) procurement by small purchase procedures, (3) procurement by sealed bids, (4) procurement by competitive proposals, or (5) procurement by noncompetitive proposals.

1. Simplified Acquisition Procedures for Purchases Below Micro-Purchase Threshold

For purposes of this section, the micro-purchase threshold is \$3,000.

Procurement by micro-purchase is the acquisition of supplies or services, the aggregate dollar amount of which does not exceed the micro-purchase threshold (§200.67 Micro-purchase). To the extent practicable, the City of Kingsville must distribute micro-purchases equitably among qualified suppliers. Micro-purchases may be awarded without soliciting competitive quotations if the non-Federal entity considers the price to be reasonable.

2. Small Purchase

Small purchase procedures are those relatively simple and informal procurement methods for securing services, supplies, or other property that cost less than the lesser of the Federal Simplified Acquisition Threshold or the \$50,000 threshold defined in state law (Local Government Code §262.003 for counties and §252.021 for municipalities). If small purchase procedures are used, price or rate quotations must be obtained from an adequate number of qualified sources.

For service contracts that are under the small purchase threshold and do not fall under professional services as defined in Section 2254.002(2) of Local Government Code, the City of Kingsville may receive quotes and award the contract to any reasonable and responsible bidder. The local governing body has the final authority to award contracts.

3. Construction and Materials Contracts

In order for sealed bidding to be feasible, the following conditions should be present:

- a. A complete, adequate, and realistic specification or purchase description is available;
- b. Two or more responsible bidders are willing and able to compete effectively for the business; and
- c. The procurement lends itself to a firm fixed price contract and the selection of the successful bidder can be made principally on the basis of price.

If sealed bids are used, the following requirements apply:

- a. Bids must be solicited from an adequate number of known suppliers, providing them sufficient response time prior to the date set for opening the bids, for local, and tribal governments, the invitation for bids must be publicly advertised;
- b. The invitation for bids, which will include any specifications and pertinent attachments, must define the items or services in order for the bidder to properly respond;
- c. All bids will be opened at the time and place prescribed in the invitation for bids, and for local and tribal governments, the bids must be opened publicly;
- d. A firm fixed price contract award will be made in writing to the lowest responsive and responsible bidder. Where specified in bidding documents, factors such as discounts, transportation cost, and life cycle costs must be considered in determining which bid is lowest. Payment discounts will only be used to determine the low bid when prior experience indicates that such discounts are usually taken advantage of; and
- e. Any or all bids may be rejected if there is a sound documented reason.

4. Professional Services Contracts

This method is generally used when conditions are not appropriate for the use of sealed bids. If this method is used, the following requirements apply:

- a. Requests for proposals must be publicized and identify all evaluation factors and their relative importance. Any response to publicized requests for proposals must be considered to the maximum extent practical;
- b. Proposals must be solicited from an adequate number of qualified sources;
- c. The City of Kingsville must have a written method for conducting technical evaluations of the proposals received and for selecting recipients;
- d. Contracts must be awarded to the responsible firm whose proposal is most advantageous to the program, with price and other factors considered; and
- e. The City of Kingsville may use competitive proposal procedures for qualifications-based procurement of architectural/engineering (A/E) professional services whereby competitors' qualifications are evaluated and the most qualified competitor is selected, subject to negotiation of fair and reasonable compensation. The method, where price is not used as a selection factor, can only be used in procurement of A/E professional services. It cannot be used to purchase other types of services though A/E firms are a potential source to perform the proposed effort.

5. Noncompetitive Proposals

This method may be used only when one or more of the following circumstances apply:

- a. The item is available only from a single source;
- b. The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation;
- c. The Federal awarding agency or pass-through entity expressly authorizes noncompetitive proposals in response to a written request; or
- d. After solicitation of a number of sources, competition is determined inadequate.

These Policies and Procedures are implemented through of the City of Kingsville's administrative team of:

LIST TITLES ONLY HERE:

City Manager

City Attorney

City Engineer

Finance Director

Purchasing Manager



Sam R. Fugate, Mayor

October 26, 2020

Date

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO APPROPRIATE FUNDING FOR ADVERTISEMENTS FOR GRANT PROJECTS AND ENGINEERING IN-HOUSE PROJECTS.

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#21**

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 113 – CW WW Collection System					
<u>Revenues - 4</u>					
0000	Non-Dept	Transfer From Fund 051	75010	\$5,250.00	
<u>Expenditures - 5</u>					
7003	WW	Professional Services	31400	\$5,250.00	
Fund 051 – Utility Fund					
6900	Transfers	Transfer to Fund 113	80113	\$5,250.00	
7001	WW	Budget Amend Reserve	86000		\$5,250.00
Fund 116 – Drainage Master Plan Loc 7					
<u>Revenues - 4</u>					
0000	Non-Dept	Transfer from Fund 068	75068	\$500.00	
<u>Expenditures - 5</u>					
3050	Street	Professional Services	31400	\$500.00	
Fund 117 – Drainage Master Plan Loc 1					
<u>Revenues - 4</u>					
0000	Non-Dept	Transfer from Fund 068	75068	\$500.00	

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
<u>Expenditures - 5</u>					
3050	Street	Professional Services	31400	\$500.00	
Fund 118 – Drainage Master Plan Loc 3					
<u>Revenues - 4</u>					
0000	Non-Dept	Transfer from Fund 068	75068	\$500.00	
<u>Expenditures - 5</u>					
3050	Street	Professional Services	31400	\$500.00	
Fund 119 – Drainage Master Plan Loc 4					
<u>Revenues - 4</u>					
0000	Non-Dept	Transfer from Fund 068	75068	\$500.00	
<u>Expenditures - 5</u>					
3050	Street	Professional Services	31400	\$500.00	
Fund 128 – Drainage Master Plan Loc 8					
<u>Revenues - 4</u>					
0000	Non-Dept	Transfer from Fund 068	75068	\$500.00	
<u>Expenditures - 5</u>					
3050	Street	Printing & Publishing	31500	\$500.00	
Fund 122 – GLO Hurr Harvey Mitigation Grant					
<u>Revenues - 4</u>					
0000	Non-Dept	Transfer from Fund 068	75068	\$7,100.00	
<u>Expenditures - 5</u>					
3050	Street	Professional Services	31400	\$7,100.00	
Fund 055 – Stormwater Drainage Capital Project					
<u>Revenues - 4</u>					
0000	Non-Dept	Transfer from Fund 068	75068	\$500.00	
<u>Expenditures - 5</u>					
8600	Stormwater	Professional Services	31400	\$500.00	
Fund 068 – CO Series 2013 Drainage					
<u>Expenditures - 5</u>					
3050	Street	Professional Services	31400	\$500.00	
6900	Transfers To	Transfers to Fund 116	80116	\$500.00	

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
6900	Transfers To	Transfers to Fund 117	80117	\$500.00	
6900	Transfers To	Transfers to Fund 118	80118	\$500.00	
6900	Transfers To	Transfers to Fund 119	80119	\$500.00	
6900	Transfers To	Transfers to Fund 128	80128	\$500.00	
6900	Transfers To	Transfers to Fund 122	80122	\$7,100.00	
6900	Transfers To	Transfers to Fund 055	80055	\$500.00	

[To amend the City of Kingsville FY 23-24 budget to appropriate funding for advertisements for grant projects and in-house Engineering projects. Funding will come from the Utility Fund Budget Amendment Reserve line item and the unappropriated fund balance of Fund 068.]

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 22nd day of January 2024.

PASSED AND APPROVED on this the 12th day of February, 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #2



**City of Kingsville
Finance Department**

TO: Mayor and City Commissioners
CC: Mark McLaughlin, City Manager
FROM: Deborah Balli, Finance Director
DATE: January 18, 2024
SUBJECT: Budget Amendment #22 – Donation From TJ Electric

Summary:

TJ Electric made a \$500 donation to provide lunch for the Police Department officers.

Financial Impact:

This Budget Amendment accepts the donation and sets up the budget for the actual donation and the corresponding expenditure for the donation purpose.

Recommendation:

Staff recommends the approval of this budget amendment.

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO ACCEPT AND EXPEND DONATION FROM TJ ELECTRIC FOR POLICE DEPARTMENT LUNCHEON.

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#22

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 001 – General Fund					
<u>Revenues - 4</u>					
2102	Patrol	Donations	72030	\$500.00	
<u>Expenditures – 5</u>					
2101	PD Admin	Catering	31900	\$500.00	

[To amend the City of Kingsville FY 23-24 budget to accept and expend donation from TJ Electric for Police Department luncheon. 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.

AGENDA ITEM #3

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

Date: January 18, 2024

To: City Commission via City Manager Mark McLaughlin

CC: Courtney Alvarez, City Attorney and Mary Valenzuela, City Secretary

From: Janine Reyes, Director of Tourism Services

Re: Reappointment of Conner Museum Representative to HOT Board

Summary: The Hotel Occupancy Tax Advisory Board was created in 2016 by City of Kingsville City Commissioners. The board meets quarterly and makes recommendations for activities, programs and expenditures authorized by state tax code guiding appropriate use of occupancy tax funds.

All members will be appointed to the board by the City Commission at the recommendation of the City Manager. The board consists of seven members; two Hotel Industry representatives, one King Ranch representative, one Main Street Merchant representative, one Texas A&M University-Kingsville representative, one Conner Museum representative and one resident. Kathy Pawelek has served as the Conner Museum representative since November 2021. Ms. Pawelek is the Director of Administration & Operations at John E. Conner Museum, so she is still qualified to hold the position.

City Manager Mark McLaughlin is recommending Ms. Pawelek fill the Conner Museum representative position on the HOT Advisory Board. Her new term would run 2/12/24-2/12/26.

Fiscal Impact: None.

Recommendation: Reappoint Kathy Pawelek as the Conner Museum Representative to the HOT Advisory Board for a two-year term.

AGENDA ITEM #4

**City of Kingsville
Parks & Recreation Department**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Susan Ivy, Director of Parks & Recreation

DATE: January 30, 2024

SUBJECT: Agenda Request – Appointments to Park Advisory Board Revised

Summary: We are asking that Sandra Seymour and Clarice Williams be re-appointed for 1 year terms to the Park Advisory Board. Their current places expire on February 8, 2024. We also ask that Sally Macias, NASK School/Family Liaison, be appointed to a 2-year term to the Park Advisory Board. This appointment replaces Joey D. Lee who has resigned. Sally will serve the remainder of Joey's term which will end February 8, 2025 and will then be proposed for re-appointed.

Background: Sandra's and Clarice's current places expire on February 8, 2024. The appointment replaces Joey D. Lee that has recently resigned. Letter of Interest from Sally Macias is attached.

Financial Impact: This agenda item has no financial impact to the City.

Recommendation: Please vote to re-appoint Sandra Seymore and Clarice Williams to new one-year terms effective February 12, 2024 through February 11, 2025 and appoint Sally Macias to serve the remainder of Joey's term which will end February 8, 2025 and will then be proposed for re-appointed to a two year term ending February 8, 2027.



AGENDA ITEM #5

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

Date: January 31, 2024

To: City Commission via City Manager Mark McLaughlin

CC: Courtney Alvarez, City Attorney and Mary Valenzuela, City Secretary

From: Alicia Tijerina, Downtown Manager

Re: Reappointment of Members to Kingsville Main Street Board

Summary: The Main Street Advisory Board was created in 2017 by City of Kingsville City Commissioners. The board meets monthly to develop and make recommendations to the City Manager regarding the Main Street District.

All members will be appointed to the board by the City Commission at the recommendation of the City Manager. The board consists of seven members; four Downtown Merchant representatives, two Community representatives and one Texas A&M University-Kingsville representative.

David Thibodeaux, Downtown Merchant representative since May 2021.
Sylvia Molina, Downtown Merchant representative since February 2022.
Rose Morales, Downtown Merchant representative since February 2020.
Todd Lucas, Texas A&M University-Kingsville representative since August 2018.
Ryder Takesuye, Downtown Merchant representative since August 2019.
Gloria Bigger-Cantu, Resident of Kingsville representative since June 2017.

All members listed above are still eligible representatives in their respective category and have agreed to serve another two-year term on the board.

City Manager Mark McLaughlin is recommending the members listed to be reappointed to the Main Street Advisory Board. Their new term would run 2/12/24-2/12/26.

Fiscal Impact: None.

Recommendation: Reappoint David Thibodeaux, Sylvia Molina, Rose Morales and Ryder Takesuye as the Downtown Merchant Representatives, Todd Lucas as the Texas A&M University-Kingsville Representative and Gloria Bigger-Cantu as the one of the Resident of Kingsville Representatives to the Main Street Advisory Board for a two-year term.

AGENDA ITEM #6

**City of Kingsville
Police Department**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: John Blair, Chief of Police

DATE: February 7, 2024

SUBJECT: Donation to Kingsville Boxing Club from Chapter 59 Funds

Summary:

The police department is in receipt of a request for a donation to the Kingsville Boxing Club.

Background:

I am in receipt of a letter from the Kingsville Boxing Club requesting a donation from the Kingsville Police Department. The Kingsville Boxing Club is a non-profit organization that provides anti-drug programs to the youths of the city and the area by providing educational studies opportunities, athletic programs, field trips and other activities with a drug-free message that have a positive impact on the children of Kingsville. This donation will assist them in implementing their program to assist in the prevention of Alcohol, tobacco, and other drugs for our youth.

We here at the City of Kingsville Police Department have a longstanding relationship with the Kingsville Boxing Club and would like to assist them in their goal.

Financial Impact:

Donation in the amount of **\$5,000.00** to assist Kingsville Boxing Club with our mission to help young people to stay drug free and succeed. Funding for this item is already in the budget in line item # 005-5-2100-31444.

Recommendation:

We request that our request be granted for our donation in the amount of \$5,000.00





TEL: (361) 728-3955
EMAIL: kingsvilleboxingclub@yahoo.com
WEB: 12thstreetgym.org
FACEBOOK: Kingsville Boxing Club

Chief of Police
Kingsville Police Department
Kingsville, Texas

7 Nov 2023

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

The Kingsville Boxing Club (a federally recognized 501(c) (3) Non Profit Organization) is applying for a grant to help and assist the club with its program. The club was formed with the intent of offering our youth an alternative from the streets. The club has grown considerable since its organization back in 1997. Currently the club allows all members of this community to attend and utilize its facilities with the purpose of getting fit and staying healthy. Members of the Kingsville Boxing Club who are registered with USA boxing are required to attend various classes throughout the year that teach and lecture on subjects such as; Drug and Alcohol Abuse, Dealing with Teen Pressure, Building one's Self Esteem, Nutrition and The United States Anti Doping Agency policy on drug use. Our instructor for those classes is a licensed and registered drug and alcohol counselor for the state of Texas. Speakers are invited to come in and share their experience with our athletes to help them better understand the consequences of abusing drugs and alcohol as well as giving motivational speeches to help our participants succeed. Pamphlets are located on site in the gym and are used to help educate our athletes in these various areas.

Our club is a very unique program that offers so many different types of character building programs (See List of Additional Programs). Our program has not only impacted the "At Risk" student but has also impacted those who want to volunteer and make a difference in our community.

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

We are requesting that a \$5,000.00 grant be awarded to our program to be used in the following manner:

1. Money will be used to help our program continue to spread our Drug Free Message to members of our community (primarily our youth).
2. A portion of this grant will be used to purchase additional equipment needed to ensure that all participants are properly equipped to conduct their physical training.

3. **All money will be used to directly impact our program. Our program has no paid staff and all money will be used to help operate our program.**

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

List of additional programs run by the Kingsville Boxing Club

- **Provide Internet Hot Spot** – for students to log onto for their school work.
- **Provide a classroom** used to have Support Group Meetings for Veterans
- **Provide FREE physical training** for all individuals referred to our program from the local Coastal Plains Community Center (MHMR), be it for Mental Health or to help with discipline and Self Esteem.
- **Juvenile Character Development Program**: Work with individuals referred by the Juvenile Department at No cost to individuals or the department.
- **Drug, Alcohol and Substance abuse education** – Twice a month, a certified Drug and Alcohol Abuse Counselor conducts classes for all individuals.
- **Drug Awareness Information Give Away** – The Kingsville Boxing Club gives away for free, Educational Activity books and other items that focus on Drug Awareness and City Leadership. Participate in Red Ribbon Week
- **Anti-Bullying Campaign** – This past year, the boxing club initiated our Anti Bullying Campaign by handing out activity books, book markers and other items that talk about bullying. In addition, pamphlets about Sexting are also given out.
- **Knock Out HomeWork/Tutoring Program** – Once a week (Wednesdays) the Kingsville Boxing Club opens its doors and allows students from throughout the community to come in and get assistance with their homework or for tutoring. Additional days are made available at the students' request. (Most volunteers and tutors are from our local University)
- **Camp of Champs** – This program was established in 2008 and is a cost free camp that is geared towards children ages 8-14 and focuses on the importance of health, fitness, discipline and faith. (The same type of training is given on a daily basis and if there aren't enough participants, the program is run during normal training hours).
- **Training Facility** – Our facility has opened its doors to Law Enforcement Personnel as well as Military Personnel to use as a fitness center or an instructional facility.
- **Community Service** – Members of the Kingsville Boxing Club volunteer once a month to assist Senior Citizens whose alley ways are in violation of our city codes and they must be cleaned up. The club contacts the local enforcement office for a list of addresses. In addition, our club assisted with the city wide clean-up program.
- **Community Involvement** – The Kingsville Boxing club members volunteered for several different community events to include: National Night Out, Lil Oscar Day, and Motivational speaking for different organizations and supported a "Back to School" School Supply Drive. All of these events were free to the public to include food and drinks.

RESOLUTION #2024-_____

A RESOLUTION OF THE CITY OF KINGSVILLE AUTHORIZING THE RELEASE OF CHAPTER 59 FUNDS OF THE KINGSVILLE POLICE DEPARTMENT FOR DONATION TO THE KINGSVILLE AMATEUR BOXING CLUB, INC. FOR DRUG AND ALCOHOL PREVENTION PROGRAMS.

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

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

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

I.

THAT the City Commission authorizes the Kingsville Police Department to assist with a \$5,000 donation to the Kingsville Amateur Boxing Club, Inc., to help educate young people about living a drug-free and alcohol-free lifestyle. The Kingsville Amateur Boxing Club, Inc. will submit quarterly charitable contribution reporting forms to the Kingsville Police Department.

II.

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

PASSED AND APPROVED by a majority vote of the City Commission on the 12th day of February, 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

REGULAR AGENDA

AGENDA ITEM #7

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



MEMO

Date: February 7th, 2024

To: Mark McLaughlin (City Manager)

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

Subject: **Cynthia A. Tobar, applicant, requesting a replat of CHAMB PL, BLOCK 5, LOT 1-32 & ½ OF W ELLA ST, also known as 400 West Nettie BLK, Kingsville, TX, 78363**

The Planning and Zoning Commission meeting was held as scheduled this evening, February 7th, 2024, with 4 members in attendance.

Members deliberated over the request of a replat of CHAMB PL, BLOCK 5, LOT 1-32 & ½ OF W ELLA ST, also known as 400 West Nettie BLK, Kingsville, TX, 78363. 26 Notice letters were sent out to neighbors within the 200 feet buffer and the City received no feedback.

The Planning and Zoning Commission board members voted to approve the replat of the property mentioned above. A recorded vote of all members present was taken and board members Brian Coufal, Rev. Idotha Battle, Debbie Tiffie and the Chairman, Steve Zamora, all voted "YES."

The meeting was adjourned by 6:18 p.m.

Erik Spitzer
Director of Planning and Development Services

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



MEMO

Date: January 31st, 2024

To: Mark McLaughlin (City Manager)

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

Subject: Cynthia A. Tobar, applicant, requesting a replat of CHAMB PL, BLOCK 5, LOT 1-32 & ½ OF W ELLA ST, also known as 400 West Nettie BLK, Kingsville, TX, 78363

Cynthia A. Tobar, applicant, approached the department on January 9th, 2024, representing Alejandro Zaragoza, requesting a replat of CHAMB PL, BLOCK 5, LOT 1-32 & ½ OF W ELLA ST, also known as 400 West Nettie BLK, Kingsville, TX, 78363.

The department has reviewed the application and is recommending approval.

Erik Spitzer
Director of Planning and Development Services

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 400 W. Nettie Bk Nearest Intersection Nettie/2nd
(Proposed) Subdivision Name Chamb. Pl. Lot 1-32 & 1/2 Block 5 of W. Elba St.
Legal Description: Chamb Pl., Block 5, Lot 1-32 & 1/2 of W. Elba St.
Existing Zoning Designation R1 Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Cynthia A. Tobar Phone 361-765-6911 FAX 961
Email Address (for project correspondence only): SOLD@Cynthiatobar.com
Mailing Address 503 E. King City Kingsville State TX Zip 78363
Property Owner Alejandro Zaragoza Phone 361-695-3855 FAX _____
Email Address (for project correspondence only): Alejandro.zaragoza.122@gmail.com
Mailing Address 1803 Margaret Ln. City Kingsville State TX Zip 78363

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 checked="" type="checkbox"/> Re-plat _____	<u>\$250.00</u>
<input 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:

We would request the replat to separate 2 properties

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 Cynthia A. Tobar Date: February 8, 2024
Property Owner's Signature [Signature] Date: Jan 9, 2024
Accepted by: [Signature] Date: 1-9-24
Date: 1-11-2024

Kleberg CAD
Property Search > 11514 ZARAGOZA ALEJANDRO Tax Year: **2024 - Values not available**
for Year 2024
Property**Account**

Property ID:	11514	Legal Description:	CHAMB PL, BLOCK 5, LOT 1-32 & 1/2 OF W ELLA ST
Geographic ID:	112300501000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	400 W NETTIE BLK	Map ID:	A1
Neighborhood:			
Neighborhood CD:			

Owner

Name:	ZARAGOZA ALEJANDRO	Owner ID:	63993
Mailing Address:	JOSE ZARAGOZA 630 W SANTA GERTRUDIS KINGSVILLE, TX 78363	% 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: ZARAGOZA ALEJANDRO

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	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: 1200.0 sqft Value: N/A**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW3	1945	1200.0
ASP	ASPHALT (100%)	*		1950	6412.0
CON	CONCRETE SLAB COMMERCIAL	*		1950	4521.0

Improvement #2: COMMERCIAL State Code: F1 Living Area: 4609.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SC2L		1950	4609.0
OP1	OPEN PORCH BASIC (20%)	*		1950	77.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	1.3774	60000.00	400.00	150.00	N/A	N/A
2	F1	F1	1.3774	60000.00	400.00	150.00	N/A	N/A
3	F1	F1	0.2755	12000.00	400.00	30.00	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	\$50,620	\$85,680	0	136,300	\$0	\$136,300
2021	\$50,530	\$85,680	0	136,210	\$0	\$136,210
2020	\$47,660	\$85,680	0	133,340	\$0	\$133,340
2019	\$45,640	\$85,680	0	131,320	\$0	\$131,320
2018	\$35,850	\$85,680	0	121,530	\$0	\$121,530
2017	\$39,400	\$85,680	0	125,080	\$0	\$125,080
2016	\$109,220	\$85,680	0	194,900	\$0	\$194,900


2015	\$109,220	\$85,680	0	194,900	\$0	\$194,900
2014	\$109,220	\$85,680	0	194,900	\$0	\$194,900
2013	\$109,220	\$85,680	0	194,900	\$0	\$194,900
2012	\$109,220	\$86,040	0	195,260	\$0	\$195,260
2011	\$109,220	\$86,040	0	195,260	\$0	\$195,260
2010	\$109,220	\$86,040	0	195,260	\$0	\$195,260

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/26/2017	SPWD	SPECIAL WARRANTY DEED	K I S D	ZARAGOZA ALEJANDRO			311967
2		OT	Other	UNKNOWN	K I S D			

Tax Due

Property Tax Information as of 01/09/2024

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: 1/8/2024 8:17 PM

© N. Harris Computer Corporation

STATE OF TEXAS
COUNTY OF KLEBERG
ALEJANDRO ZARAGOZA, OWNER
STATE OF TEXAS
COUNTY OF KLEBERG
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
ALEJANDRO ZARAGOZA.
THIS THE _____ DAY OF _____ 2024.

STATE OF TEXAS
COUNTY OF KLEBERG
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
THIS THE _____ DAY OF _____ 2024.

STATE OF TEXAS
COUNTY OF KLEBERG
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
THIS THE _____ DAY OF _____ 2024.

STATE OF TEXAS
COUNTY OF KLEBERG
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
THIS THE _____ DAY OF _____ 2024.

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE RECORDED PLAT OF CHAMBERLAIN PLACE, ACCORDING TO THE RECORDS OF KLEBERG COUNTY, TEXAS.
- 2) TOTAL AREA CONTAINS 0.321 ACRES OF LAND (14,000 SQ. FT.).
- 3) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48272C 0115 E, WHICH BEARS AN INSURANCE DATE OF MARCH 17, 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- 4) SET 5/8-INCH STEEL REBAR AT ALL CORNERS.

STATE OF TEXAS
COUNTY OF KLEBERG
I, SALVADOR "SONNY" BARBERA, III, CLERK OF THE COUNTY COURT IN AND FOR KLEBERG COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____ 2024, HAVING BEEN DULY RECORDED THE _____ DAY OF _____ 2024, AT _____ O'CLOCK _____ M., AND O'CLOCK _____ M., IN VOLUME _____ PAGE _____ MAP RECORDS KLEBERG COUNTY, TEXAS.

SALVADOR "SONNY" BARBERA, III
CLERK OF THE COUNTY COURT
KLEBERG COUNTY, TEXAS
AT _____ O'CLOCK _____ M.,
2024

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF KLEBERG
I, VICTOR S. MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A MEASUREMENT MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE _____ DAY OF _____ 2024.

VICTOR S. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3419

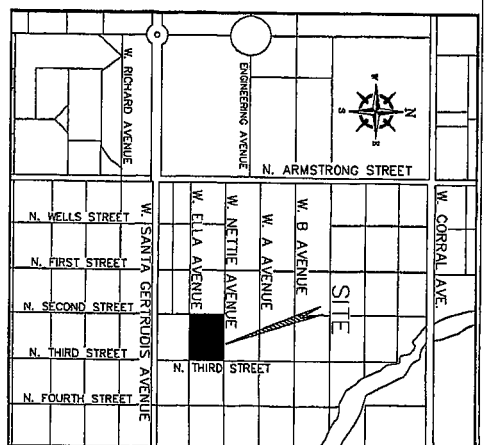
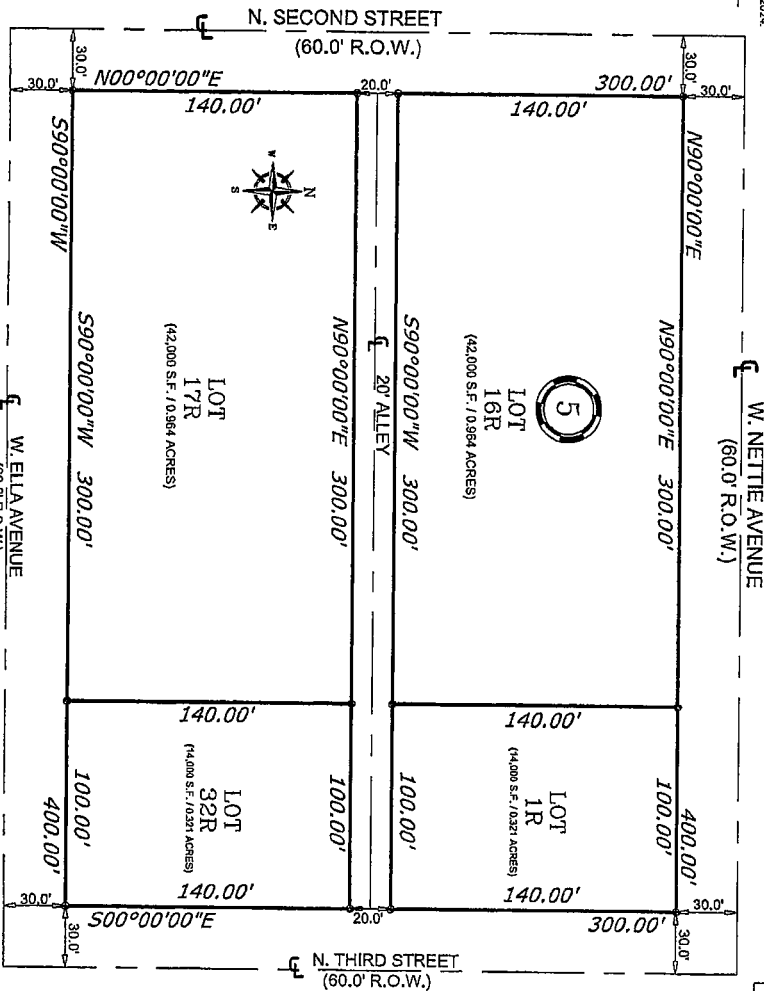
MEDINA CONSULTANTS ENGINEERING & LAND SURVEYING

4831 AYERS, SUITE 225
CORPUS CHRISTI, TEXAS 78415
PH: (361) 877-1255 FAX: (361) 993-2865
JANUARY 10, 2024

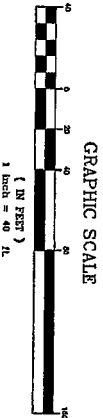
PLAT OF: LOTS 1R, 16R, 17R, AND 32R BLOCK 5 CHAMBERLAIN PLACE

BEING A REPLAT OF LOTS 1 THRU 32, BLOCK 5
CHAMBERLAIN PLACE ADDITION
TO THE CITY OF KINGSVILLE
KLEBERG COUNTY, TEXAS.
FILED FOR RECORD THE 12TH DAY OF JUNE, 1912
AND DULY RECORDED THE 12TH DAY OF JUNE
IN BOOK 2 MAP RECORD OF SAID COUNTY ON PAGE 19, 20 THEREOF

ALSO BEING A REPLAT OF LOTS 1 THRU 4, BLOCK 5
CHAMBERLAIN PLACE, AN ADDITION
TO THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS,
ACCORDING TO MAP OR PLAT OF RECORD IN
CABINET 1, ENVELOPES 69 THRU 70,
MAP AND PLAT RECORDS, KLEBERG COUNTY, TEXAS



LOCATION MAP
N.T.S.



200ft Buffer at Prop ID: 11514



Alejandro Zaragoza
1803 Margaret LN
Kingsville, TX 78363
#16022

Onelia Ibanez
AKA Onelia Ibanez Hernandez
205 W Ave B
Kingsville, TX 78363
#18640

Paul Timothy Strubhart
Etux Cynthia L
PO Box 2723 Station 1
Kingsville, TX 78364
#11806

Equity Gains LLC
1802 Nix ST
Roma, TX 78584
#23592

Norma S Adrian (Life Est)
Marlo M Adrian ETAL
513 W Nettie Ave
Kingsville, TX 78363
#18648

Rolando Vasquez
ETUX Tanya
4284 E Phillips BLVD
Pomona, CA 91766-4644
#18778

Mario L Serrano
504 W Nettie
Kingsville, TX 78363
#15244

Always A Way LLC
PO Box 913
Seguin, TX 78156
#10540

Terra Costa Investments LLC
302 Rosebud Ave
Corpus Christi, TX 78404
#24839

Victor S Saenz
593 N County Road 1050
Kingsville, TX 78363
#22835

Marlo Margot Adrian
511 W Nettie Ave
Kingsville, TX 78363
#17858

MVGG Isaiah 6 Kingsville Series
2506 CR 33
Corpus Christi, TX 78415
#18241

Emilio Calzada Est
Etux Virginia R
PO Box 943
Kingsville, TX 78364
#14454

Frank M Goff
Etux Amelia R
1603 E Huisache Ave
Kingsville, TX 78363
#14694

Rajab Challoo
Etux Linda
PO Box 867
Kingsville, TX 78364
#19836

Ruben Mata
Margie Mata
124 W Nettie Ave
Kingsville, TX 78363
#22051

Maria H Alvarez (Life Est)
Omar X Alvarez
820 N 3rd ST
Kingsville, TX 78363
#25620

Dennis L Yaklin
618 W Ave C (Office)
Kingsville, TX 78363
#16754

Jesus S Luna Jr
1221 W Circle Dr
Kingsville, TX 78363
#13653

Gumaro Mendoza
Maria Luisa Mejia
2306 Gilmour Ave
Corpus Christi, TX 78414
#24868

Terminia Juarez Est
Eric Salazar
16 W Nettie Ave
Kingsville, TX 78363
#12825

Anita G Pena
1316 FM 1717
Kingsville, TX 78363
#11077

Jose Longoria Jr
Etux Rose M
02 W Nettie Ave
Kingsville, TX 78363
#12029

Noe Antonio Chavez
Cristela Chavez
320 W Ella Ave
Kingsville, TX 78363
#20392

Israel G Ortiz
PO Box 531124
Grand Prairie, TX 75050
#11697

Tadeo Reyna Jr
1325 Michael Dr
Kingsville, TX 78363
#19370

Kingsville's Ceranda Silva rising to stardom

By Ted Figueroa
Reporter

Pop Music singles like 'Sugar Rush' and 'Come and Get it' go viral on YouTube

Kingsville native Ceranda Silva is quickly rising to stardom in Los Angeles with her hit pop music singles that have hit over 400,000 views on YouTube and garnered the attention of producers who work with artists like Ariana Grande.

Ceranda is the daughter of Cesar and Amanda Silva of Kingsville who own local businesses here and Cesar has his own band as well. That is where it all started for the rising star.

"When I was three years old my dad had a gig and was doing a sound check and I walked over to the microphone and picked it up. I sang 'Somewhere over the rainbow' and that's what started it all," Ceranda Silva said.

Silva attended Academy High School where she was the varsity cheer captain for three years. She performed two musicals with the school and graduated in 2015. From there she would go on to receive her BA degree from the University of Incarnate Word in Music Business and she studied classical voice, piano, and was in the school choir.

Silva began performing with her dad at an early age and focused on country music. She sang the national anthem for the Corpus Christi Hooks, during high school games, and performed at tailgates for Relay for Life. She opened for Texas Country Music singer John Wulfe in 2015 at a festival in Bishop.

She was invited to sing the National Anthem at Anaheim Stadium and Sofi Stadium for the Monster Jam shows and was approached by Hollywood actors Dak Shepard and Sarah Michelle Gellar who congratulated her on her performance. She has also performed at American Bank Center and the Alamito Dome.

After college, Silva moved to Austin and COVID hit. Soon after she got her first real job opportunity with YouTube Music at one of their division offices in Austin.



Ceranda Silva performing in Kingsville. (Photo by Ted Figueroa)



Ceranda Silva. (Photo by Ted Figueroa)

"I saw an opportunity to combine music and business and put in an application. I got hired doing meta data, cleaning up data, and data analysts for artists who were on YouTube," Silva said.

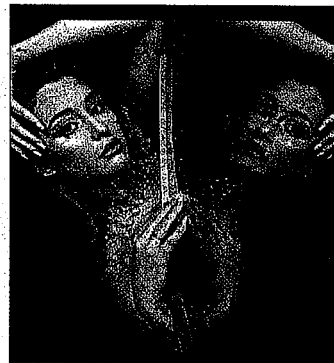
After COVID was over Silva decided she didn't want to do country music anymore and found herself falling in love with pop music and dance. She decided to move to Los Angeles and pursue her career in music.

"I got to L.A., parked my car, and went to a bar and met a producer and a songwriter Drew Louis and Jayelle Gerber that I ended up cutting my first four singles with. I would bring them a song I created then we all work together to develop it," Silva said.

It takes about six hours in the studio to write a song, it could be one session or multiple ones. Silva works with Devon Hicks who is her choreographer, the process from writing a song, dancing, recording it in the studio, and then making a music video takes about three months. Silva and her team will practice for two weeks prior to shooting a video. Other videos are more complicated. Silva's single "Hands Tied" was filmed in the desert.



Visual from the single "Cry With Me" (Submitted)



Visual from the single "Come and Get It" (Submitted)

"It was outdoors in a harsh environment in the desert north of L.A. It was 100 degrees during the day and dropped to the 50s at night. There was lots of outfit changes and I do all my own hair and make-up. It was worth it though it was a tribute to my youth growing up listening to Shania Twain and Britney Spears," Silva said.

The last video she filmed was for "Sugar Rush" and it was not as difficult to shoot. "On the day of shooting it went pretty smooth. It was indoors and we started late but finished early," Silva said.

Silva came up with the lyrics to "Sugar Rush" while she was in her kitchen at home and hanging out with friends. "I was just being silly and freestyling which turned out to be the pre chorus to the song. My friend loved it and told me I had to record it," Silva said.

"Sugar Rush" is quickly becoming popular and has about 131,000 views on YouTube. Her other hit "Come and Get It" has 454,000 views. Hannah Lux Davis who is a music video producer for artists like Ariana Grande has been following Silva on Instagram and commented on the "Sugar Rush" video.

"Hannah Lux Davis commented on my Instagram page after the 'Sugar Rush' video came out and called me a star, it's a good feeling to know I'm getting noticed," Silva said.

Silva has performed at The Viper Room and opened for Pop Star Kesha (Kesha) at the Eivita Club.

"I opened immediately before her and it has been one of my career highlights," Silva said.

Silva's next project is a small album with probably around eight songs and one or two new music videos. It is expected to be out by October or November and while she didn't go into details, she did promise there would be a surprise with it. In the meantime, Silva continues to play at clubs in L.A. and is thankful for the people around her.

"My favorite thing is meeting new people and all the people I work with are my best friends. I'm thankful for those relationships and I'm grateful that they believe in my vision and the type of music I want to create," Silva said.

Her advice to new artists is simple.

"Don't give up and become best friends with the internet," Silva said.

Ceranda's music and videos are available on iTunes and all streaming platforms. For booking she can be reached at cerandabooking@gmail.com.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, February 7, 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:

Applicant, James Maddaloni; Owner MVGG Isaiah 6 Kingsville Series; requesting the Re-zone from R1 (Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), 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 Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, February 12, 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:

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Visit us at www.KingsvilleRecord.com

AGENDA ITEM #8

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



MEMO

Date: February 7th, 2024

To: Mark McLaughlin (City Manager)

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

Subject: **James Maddalone, applicant, requesting the rezone from R1 (Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363**

The Planning and Zoning Commission meeting was held as scheduled this evening, February 7th, 2024, with 4 members in attendance.

Members deliberated over the request of a rezone of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363 from R1 (Single Family) to C2 (Retail). 27 Notice letters were sent out to neighbors within the 200 foot buffer and the City received no feedback.

The Planning and Zoning Commission board members voted to approve the rezone of the property mentioned above. A recorded vote of all members present was taken and board members Brian Coufal, Rev. Idotha Battle, Debbie Tiffie and the Chairman, Steve Zamora, all voted "YES."

The meeting was adjourned by 6:18 p.m.

Erik Spitzer
Director of Planning and Development Services

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



MEMO

Date: January 31st, 2024

To: Mark McLaughlin (City Manager)

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

Subject: James Maddalone, applicant, requesting the rezone from R1 (Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363

James Maddalone, applicant, approached the department on January 11th, 2024, requesting the rezone from R1 (Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363.

The department has reviewed the application and is recommending approval.

Erik Spitzer
Director of Planning and Development Services

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 400 W Santa Gertrudis Ave Nearest Intersection third street & Santa Gertrudis
(Proposed) Subdivision Name Kings Plaza Lot 1-32 Block 6
Legal Description: CHAMBERLAIN PL (Flato School)
Existing Zoning Designation R1 Future Land Use Plan Designation C-2

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent James Maddalone Phone 3 FAX _____
Email Address (for project correspondence only): Sales@MaddaloneDevelopment.com
Mailing Address 2506 CR 33 City CC State TX Zip 78415
Property Owner MVgg, LLC Phone 361-877-0525 FAX _____
Email Address (for project correspondence only): James@MaddaloneDevelopment.com
Mailing Address 2506 CR 33 City CC State TX Zip 78415

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 checked="" type="checkbox"/> Re-zoning Request	\$250.00	<input type="checkbox"/> Re-plat	\$250.00
<input 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:

convert Flato School to a Retail Plaza -
Rezone From R-1 to C-2

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 James Maddalone Date: 1/11/24
Property Owner's Signature James Maddalone Date: 1/11/24
Accepted by: [Signature] Date: 1/11/24

Kleberg CAD

Property Search > 18241 MVGG ISAIAH 6
KINGSVILLE SERIES for Year 2024

Tax Year: 2024 - Values not available

Property

Account

Property ID:	18241	Legal Description:	CHAMB PL, BLOCK 6, LOT 1-32, (FLATO SCHOOL)
Geographic ID:	112300601000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	W SANTA GERTRUDIS TX	Mapsco:	
Neighborhood:		Map ID:	A1
Neighborhood CD:			

Owner

Name:	MVGG ISAIAH 6 KINGSVILLE SERIES	Owner ID:	71966
Mailing Address:	2506 CR 33 CORPUS CHRISTI, TX 78415	% 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

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A
(-) HS Cap:	-	N/A
<hr/>		
(=) Assessed Value:	=	N/A

Taxing Jurisdiction

Improvement / Building

Improvement #1: COMMERCIAL **State Code:** F1 **Living Area:** 7920.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SC2G		1950	3720.0
MA	MAIN AREA	SC2G		1950	4200.0
CN1	CANOPY BASIC (20%)	*		1950	2112.0
ASP	ASPHALT (100%)	*		1950	12486.0

Improvement #2: COMMERCIAL **State Code:** F1 **Living Area:** 19346.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SC2G		1950	12074.0
MA	MAIN AREA	SC2G		1950	1598.0
MA	MAIN AREA	SC2G		1950	1950.0
MA	MAIN AREA	SC2G		1950	3724.0
BRZ	BREEZEWAY (20%)	*		1950	664.0
CN1	CANOPY BASIC (20%)	*		1950	2902.0
SG2	STORAGE UNFINISHED (30%)	*		1950	168.0
EP1	ENCLOSED PORCH FINISHED (40%)	*		1950	160.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	1.3774	60000.00	400.00	150.00	N/A	N/A
2	F1	F1	1.3774	60000.00	400.00	150.00	N/A	N/A
3	F1	F1	0.2755	12000.00	400.00	30.00	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	\$165,220	\$85,680	0	250,900	\$0	\$250,900
2021	\$171,030	\$85,680	0	256,710	\$0	\$256,710
2020	\$23,150	\$85,680	0	108,830	\$0	\$108,830
2019	\$16,150	\$85,680	0	101,830	\$0	\$101,830
2018	\$0	\$85,680	0	85,680	\$0	\$85,680
2017	\$0	\$85,680	0	85,680	\$0	\$85,680
2016	\$0	\$85,680	0	85,680	\$0	\$85,680
2015	\$0	\$85,680	0	85,680	\$0	\$85,680
2014	\$0	\$85,680	0	85,680	\$0	\$85,680
2013	\$0	\$85,680	0	85,680	\$0	\$85,680
2012	\$0	\$86,040	0	86,040	\$0	\$86,040
2011	\$0	\$86,040	0	86,040	\$0	\$86,040
2010	\$0	\$86,040	0	86,040	\$0	\$86,040

Questions Please Call (361) 595-5775

This year is not certified and ALL values will be represented with "N/A".



OPPORTUNITY DETAILS

Introducing a transformative real estate development in Kingsville, Texas, poised to bring substantial economic impact. With a total of \$7 million invested into the development, this project is set to house 12-14 new businesses, generating an estimated \$10.5 million in combined gross revenue.

Anticipate a boost in local employment with 50 full-time and 25 part-time positions. The development is projected to yield \$866,250 in annual sales tax revenue, totaling \$8,662,500 over 10 years.

Recreational amenities, including green spaces, a splash pad, and pickleball courts, will be a focal point with \$2 million of the development budget. Additionally, \$0.5 million will be allocated for concrete parking facilities.

Investors can leverage sponsorship opportunities and benefit from a 10-year tax abatement program, while the Tax Increment Reinvestment Zone (TURS) District may reinvest up to 25% of construction costs.

This development promises a vibrant, profitable venture with diverse business opportunities and a significant economic uplift for Kingsville, Texas.

ABOUT PROPERTY



DEVELOPMENT
\$7,000,000.00



BUSINESSES
12

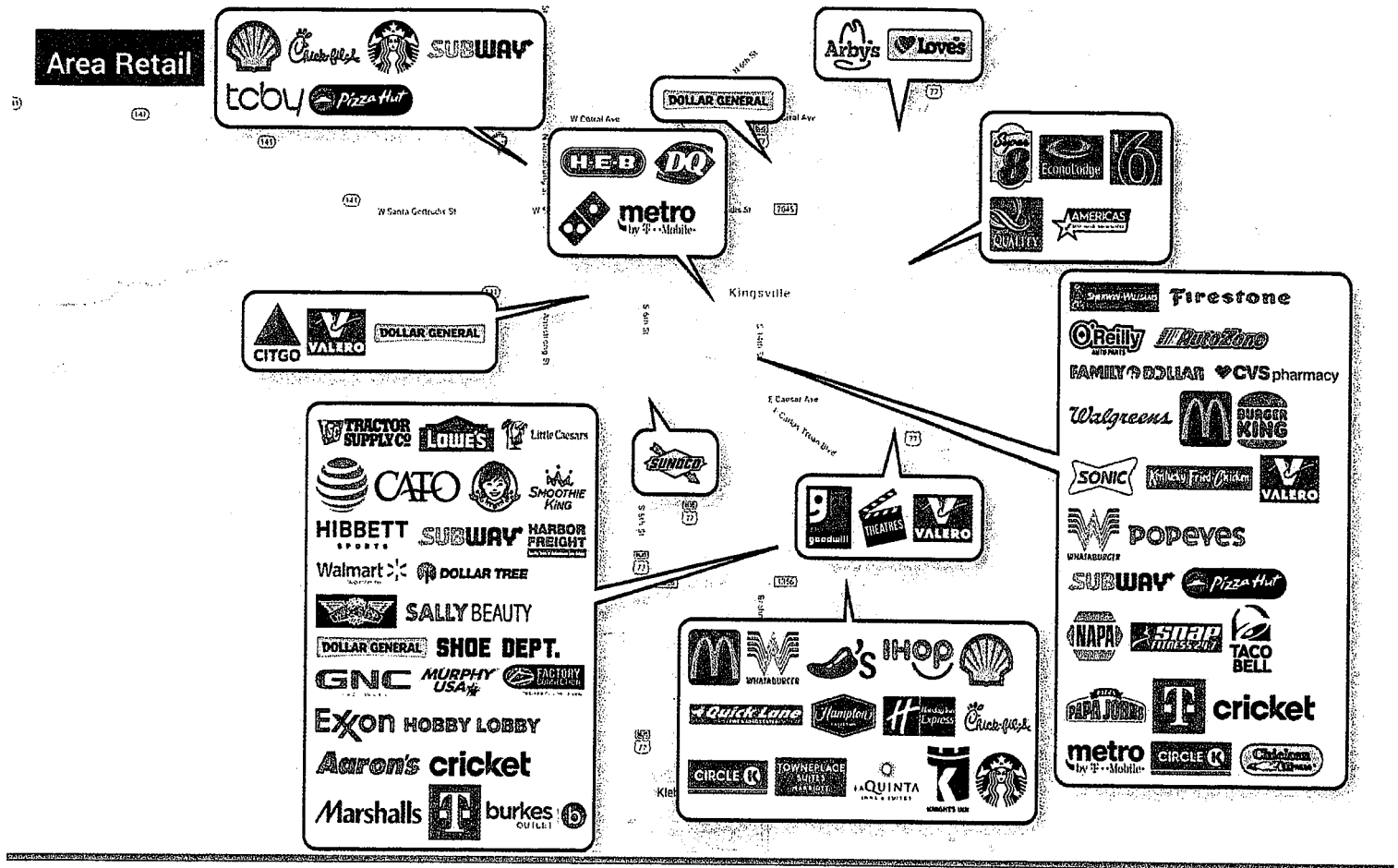


JOB
75



ANNUAL TAXES
\$866,250





Population

2021:	50,436
2026:	51,386

Educational Attainment %

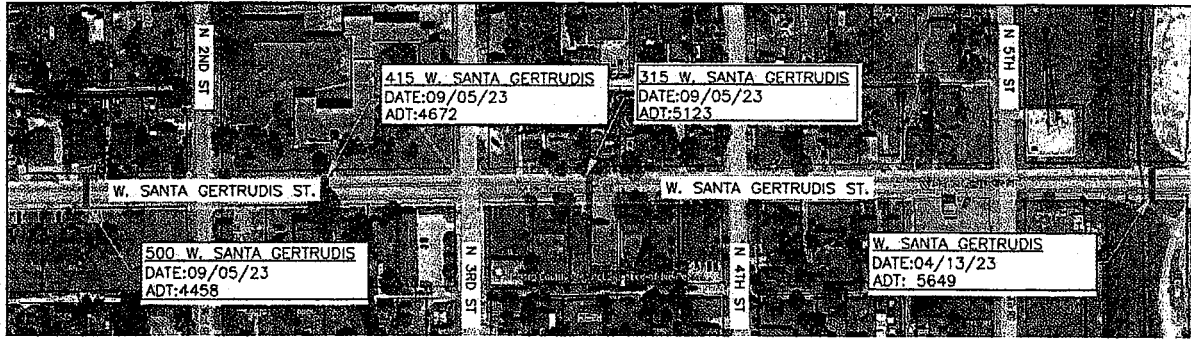
Graduate or Professional Degree:	6.2%
Bachelors Degree:	14.7%
Associate Degree:	5.3%
Some College:	22.6%
Highschool Graduate:	27.7%
Some Highschool:	12.4%
Less Than 9th Grade:	11.2%

Income

Average HH:	\$60,323
Median HH:	\$42,544
Per Capita	\$22,478

Age

0 - 9 Years:	14.05%
10 - 17 Years:	11.15%
18 - 24 Years :	14.93%
25 - 34 Years :	14.12%
35 - 44 Years :	11.01%
45 - 54 Years :	9.66%
55 - 64 Years :	9.76%
65 and Older:	15.33%
Median Age:	31.53
Average Age:	36.33



W. SANTA GERTRUDIS ST. BETWEEN N. 1ST ST. & N. 6TH ST.

SCALE:1:150

CITY OF KINGSTONVILLE
ENGINEERING DEPARTMENT
KINGSTONVILLE, OHIO
44862-1000
PHONE: 419.391.2700
FAX: 419.391.2705

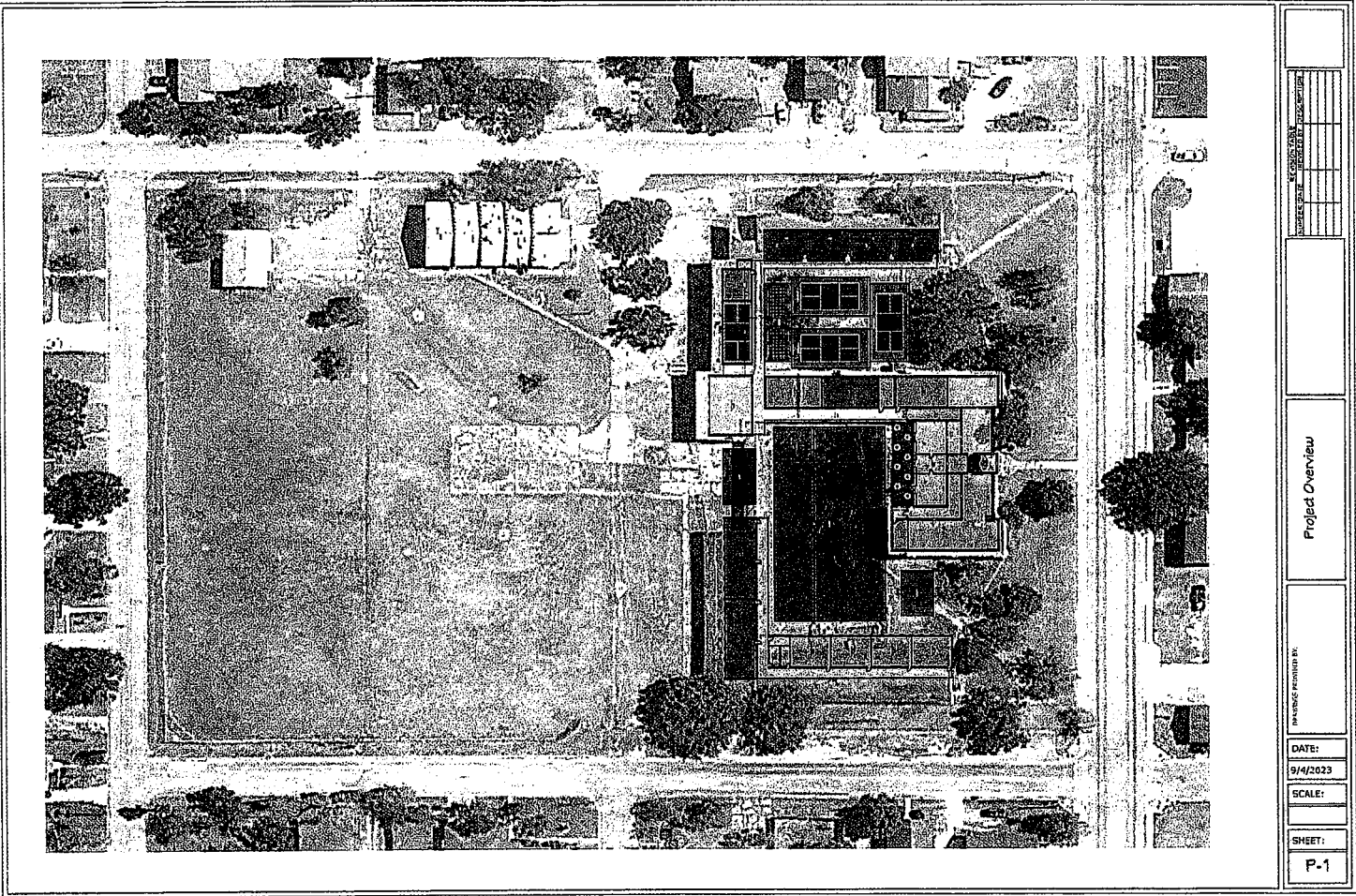


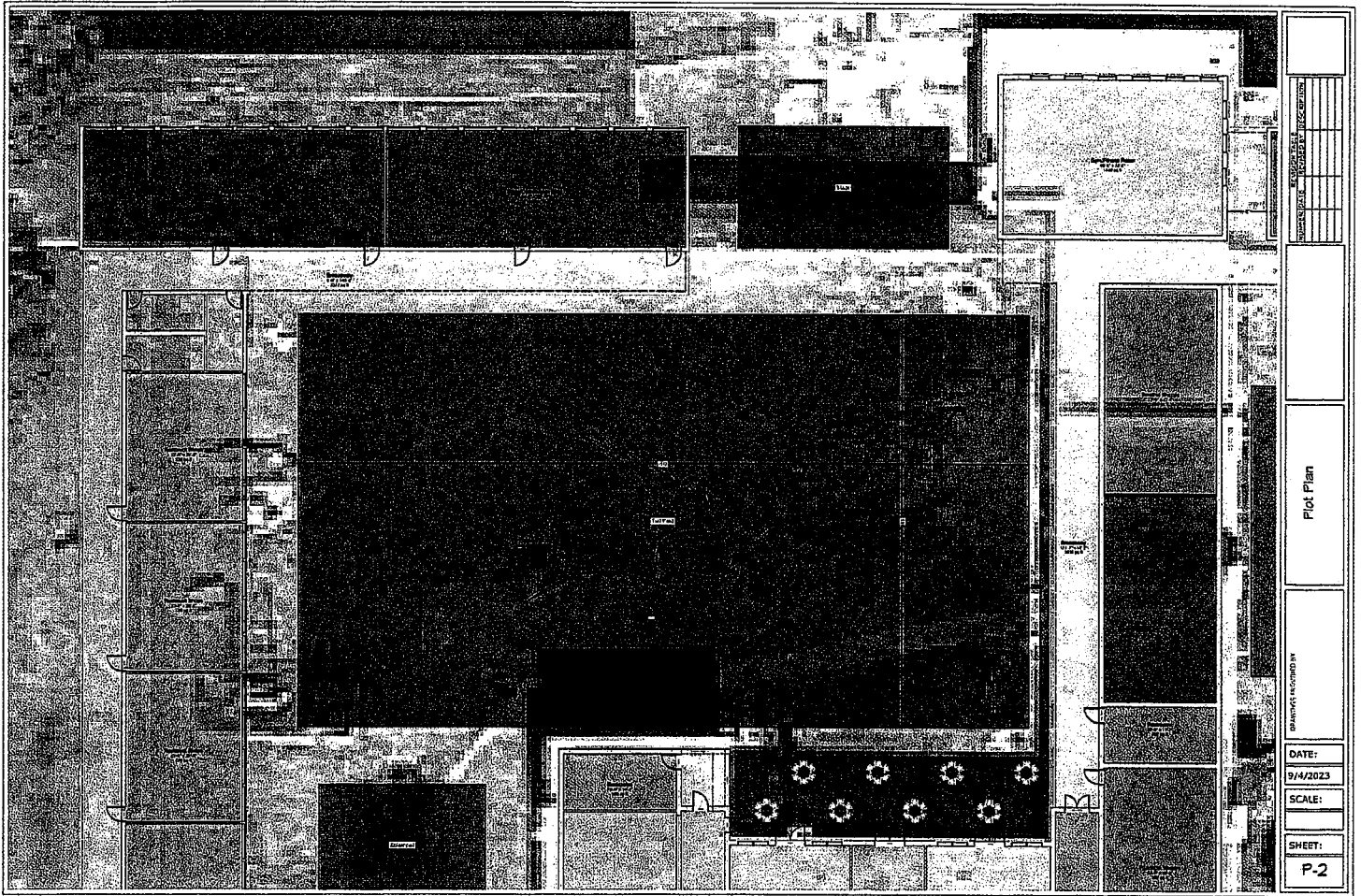
Drawn by: A. NICKS
Date: 09/05/2023
Checked by: K. GOSHA
Sub:
Scale: AS NOTED

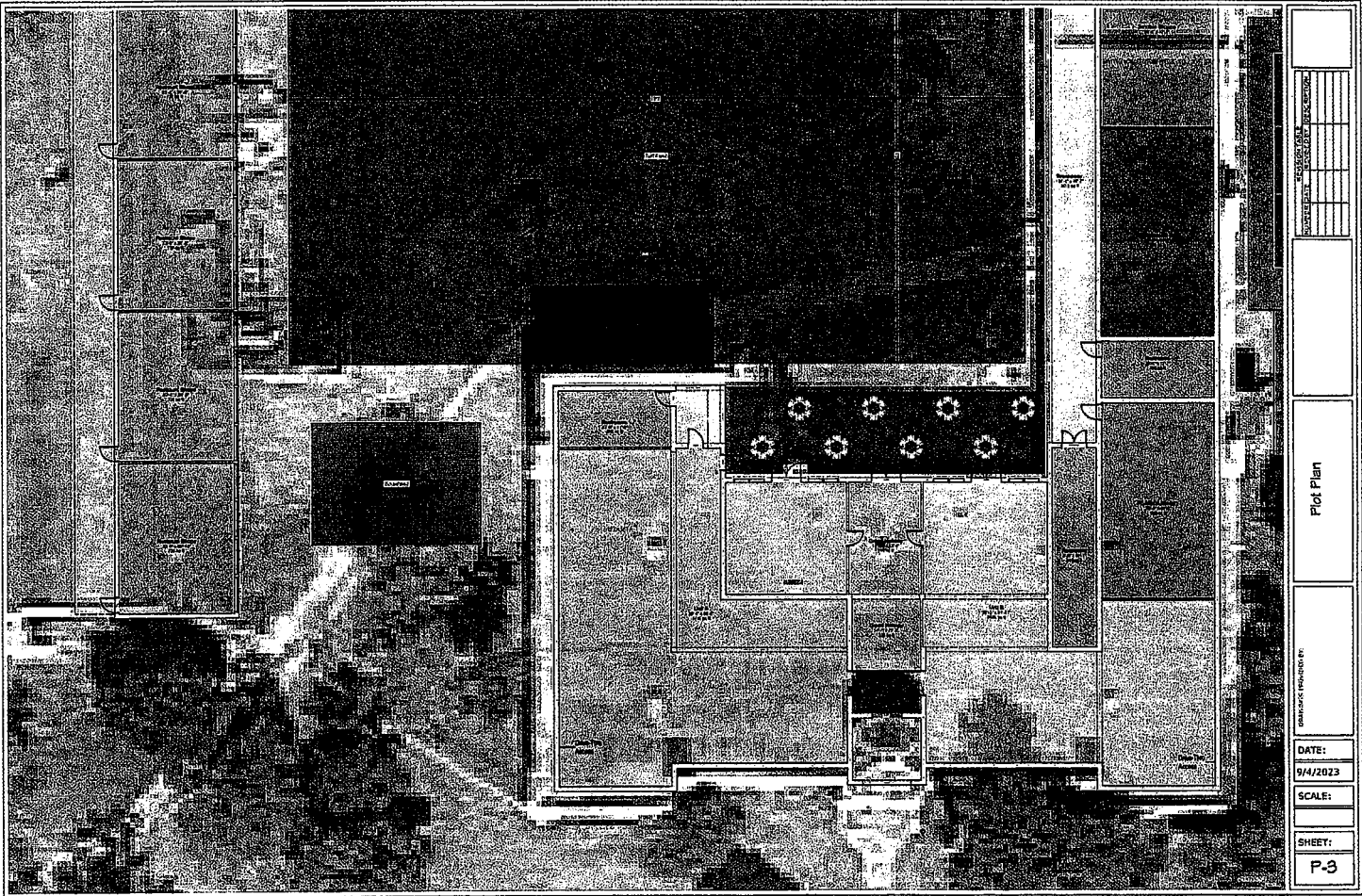
2023 W. SANTA GERTRUDIS ST. BETWEEN N. 1ST ST. & N. 6TH ST.

TRAFFIC COUNTER DATA REQUEST

SHEET







[Redacted]





About Maddalone Development

Maddalone Development has been operating in the Coastal Bend for over a decade.

Building is not just something we do to earn a living – it's in our blood.

My father was a hands-on builder and he involved his sons in his building projects. At 5 years old, I was helping with a roof replacement on a neighbor's home down the road. I

picked up the basics just by osmosis and spent my high school years pitching in and learning the ropes of remodeling and construction.

At 20, I married my wife and we purchased our first fixer-upper home. Naturally, we made a go of renovating it ourselves. We fixed it up, flipped it – and bought another fixer-upper.

Skip to five years later, we had flipped two homes and were on our third.

That's when I realized how much I LOVED doing this.

- CEO, James Maddalone . Pictured at the London Square Plaza Groundbreaking 2022

Last Update: 1/9/2024

DISCLAIMER:
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OR ANY OTHER PURPOSE.



400 W King Ave; Kingsville, TX 78363
Office: (361) 595-8007
Fax: (361) 595-8064

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1325 Michael Dr
Kingsville, TX 78363
#19370

Paul J Loney Jr
1004 Gibson Dr
Alice, TX 78332
#17462

Anita G Pena
1316 FM 1717
Kingsville, TX 78363
#11077

Rolando Vasquez
Etux Tanya
4284 E Phillips BLVD
Pomona, CA 91766-4644
#18778

LOK Investments LLC
PO Box 657
Kingsville, TX 78364
#18226

Dennis L Yaklin
618 W Ave C (Office)
Kingsville, TX 78363
#16754

Raul F Rojas Jr
David R Hinojosa II
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Kingsville, TX 78363
#18110

Kleberg County
PO Box 72
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#20221

Anita G Pena
1316 FM 1717
Kingsville, TX 78363
#11077

Wanda Gail Bencze
514 W Santa Gertrudis St
Kingsville, TX 78363
#18878

Iza A Gonzalez
7014 Mona Lisa CIR
Corpus Christi, TX 78413
#13305

Maria H Alvarez (Life Est)
Omar Alvarez
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#25620

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Paul Timothy Strubhart
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#11936

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Seguin, TX 78156
#10540

Jesse Roel Ramirez Sr
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Driscoll, TX 78351
#23515

Rajab Chaloo
Etux Linda
PO Box 867
Kingsville, TX 78364
#19836

Jennifer Sholtis
ETVIR Arthur
5445 Boxwood CRK
Kingsville, TX 78363
#24288

Noe Antonio Chavez
Cristela Chavez
320 W Ella Ave
Kingsville, TX 78363
#20392

Kingsville's Ceranda Silva rising to stardom

By Ted Figueroa
Reporter

Pop Music singles like 'Sugar Rush' and 'Come and Get it' go viral on YouTube

Kingsville native Ceranda Silva is quickly rising to stardom in Los Angeles with her hit pop music singles that have hit over 400,000 views on YouTube and garnered the attention of producers who work with artists like Ariana Grande.

Ceranda is the daughter of Cesar and Amanda Silva of Kingsville who own local businesses here and Cesar has his own band as well. That is where it all started for the rising star.

"When I was three years old my dad had a gig and was doing a sound check and I walked over to the microphone and picked it up. I sang 'Somewhere over the rainbow' and that's what started it all," Ceranda Silva said.

Silva attended Academy High School where she was the varsity cheer captain for three years. She performed two musicals with the school and graduated in 2015. From there she would go on to receive her BA degree from the University of Incarnate Word in Music Business and she studied classical voice, piano, and was in the school choir.

Silva began performing with her dad at an early age and focused on country music. She sang the national anthem for the Corpus Christi Hooks, during high school games, and performed at tag-along for Relay for Life. She opened for Texas Country Music singer John Wolfe in 2015 at a festival in Bishop.

She was invited to sing the National Anthem at Anaheim Stadium and Sofi Stadium for the Monster Jam shows and was approached by Hollywood actors Dak Shepard and Sarah Michelle Gellar who congratulated her on her performance. She has also performed at American Bank Center and the Alamo Dome.

After college, Silva moved to Austin and COVID hit. Soon after she got her first real job opportunity with YouTube Music at one of their division offices in Austin.



Ceranda Silva performing in Kingsville. (Photo by Ted Figueroa)



Ceranda Silva. (Photo by Ted Figueroa)

"I saw an opportunity to combine music and business and put in an application. I got hired doing meta data, cleaning up data, and data analysis for artists who were on YouTube," Silva said.

After COVID was over Silva decided she didn't want to do country music anymore and found herself falling in love with pop music and dance. She decided to move to Los Angeles and pursue her career in music.

"I got to L.A., parked my car, and went to a bar and met a producer and a songwriter Drew Louis and Jayelle Gerber that I ended up cutting my first four singles with. I would bring them a song I created then we all work together to develop it," Silva said.

It takes about six hours in the studio to write a song, it could be one session or multiple ones. Silva works with Devon Hicks who is her choreographer, the process from writing a song, dancing, recording it in the studio, and then making a music video takes about three months. Silva and her team will practice for two weeks prior to shooting a video. Other videos are more complicated. Silva's single "Hands Tied" was filmed in the desert.



Visual from the single "Cry With Me" (Submitted)



Visual from the single "Come and Get It" (Submitted)

"It was outdoors in a harsh environment in the desert north of L.A. It was 100 degrees during the day and

dropped to the 50s at night. There was lots of outfit changes and I do all my own hair and make-up. It was worth it though it was a tribute to my youth growing up listening to Shania Twain and Briny Spears," Silva said.

The last video she filmed was for "Sugar Rush" and it was not as difficult to shoot. "On the day of shooting it went pretty smooth, it was indoors and we started late but finished early," Silva said.

Silva came up with the lyrics to "Sugar Rush" while she was in her kitchen at home and hanging out with friends.

"I was just being silly and freestyling which turned out to be the pre chorus to the song. My friend loved it and told me I had to record it," Silva said.

"Sugar Rush" is quickly becoming popular and has about 131,000 views on YouTube. Her other hit "Come and Get It" has 454,000 views. Hannah Lux Davis who is a music video producer for artists like Ariana Grande has been following Silva on Instagram and commented on the "Sugar Rush" video.

"Hannah Lux Davis commented on my Instagram page after the 'Sugar Rush' video came out and called me a star, it's a good feeling to know I'm getting noticed," Silva said.

Silva has performed at The Viper Room and opened for Pop Star Kesha (Ke\$ha) at the Evita Club.

"I opened immediately before her and it has been one of my career highlights," Silva said.

Silva's next project is a small album with probably around eight songs and one or two new music videos. It is expected to be out by October or November and while she didn't go into details, she did promise there would be a surprise with it. In the meantime, Silva continues to play at clubs in L.A. and is thankful for the people around her.

"My favorite thing is meeting new people and all the people I work with are my best friends. I'm thankful for those relationships and I'm grateful that they believe in my vision and the type of music I want to create," Silva said.

Her advice to new artists is simple.

"Don't give up and become best friends with the internet," Silva said.

Ceranda's music and videos are available on iTunes and all streaming platforms. For booking she can be reached at cerandabooking@gmail.com.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, February 7, 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:

Applicant, James Maddaloni; Owner MVGG Isaiah 6 Kingsville Series; requesting the Re-zone from R1 (Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), 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 Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, February 12, 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:

Applicant, James Maddaloni; Owner MVGG Isaiah 6 Kingsville Series; requesting the Re-zone from R1 (Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), 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.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, February 7, 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:

Applicant, Cynthia A. Tobar; Owner Alejandro Zaragoza; requesting the replat of CHAMB PL, BLOCK 5, LOT 1-32 & 1/4 of W Ella St, also known as 400 West Nettie BLK, 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 Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, February 12, 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:

Applicant, Cynthia A. Tobar; Owner Alejandro Zaragoza; requesting the replat of CHAMB PL, BLOCK 5, LOT 1-32 & 1/4 of W Ella St, also known as 400 West Nettie BLK, 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.

Visit us at www.KingsvilleRecord.com

ORDINANCE #2024-_____

AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO CHAMBERLAIN PLACE, BLOCK 6, LOT 1-32 (OLD FLATO SCHOOL), ALSO KNOWN AS 400 BLOCK WEST SANTA GERTRUDIS (PROPERTY ID #18241), KINGSVILLE, TEXAS FROM R1 (SINGLE FAMILY DISTRICT) TO C2 (RETAIL DISTRICT); AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION.

WHEREAS, the Planning Commission has forwarded to the City Commission its reports and recommendations concerning the application of applicant James Maddalone for owner MVGG Isaiah 6 Kingsville Series, for amendment to the zoning ordinance and zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, February 7, 2024 during a meeting of the Planning and Zoning Commission, and on Monday, February 12, 2024 during a meeting of the City Commission, in the Helen Kleberg Groves Community Room at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the item was APPROVED with a 4-0 vote of the Planning Commission regarding the requested rezone with no abstentions; 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 by changing the zoning of Chamberlain Place, Block 6, Lot 1-32 (Old Flato School), also known as 400 Block West Santa Gertrudis (Property ID #18241), Kingsville, Texas from R1 (Single Family District) to C2 (Retail District), as more specifically described on the Zone Change Map, attached as Exhibit A.

SECTION 2. That the official Zoning Map of the City of Kingsville, Texas, is amended to reflect the amendments to the Zoning Ordinance made by Section 1 of this ordinance.

SECTION 3. 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 4. That to the extent that these amendments to the Zoning Ordinance represent a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

SECTION 5. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

SECTION 6. 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 12th day of February, 2024.

PASSED AND APPROVED on this the 26th day of February, 2024.

Effective Date: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED:

Courtney Alvarez, City Attorney

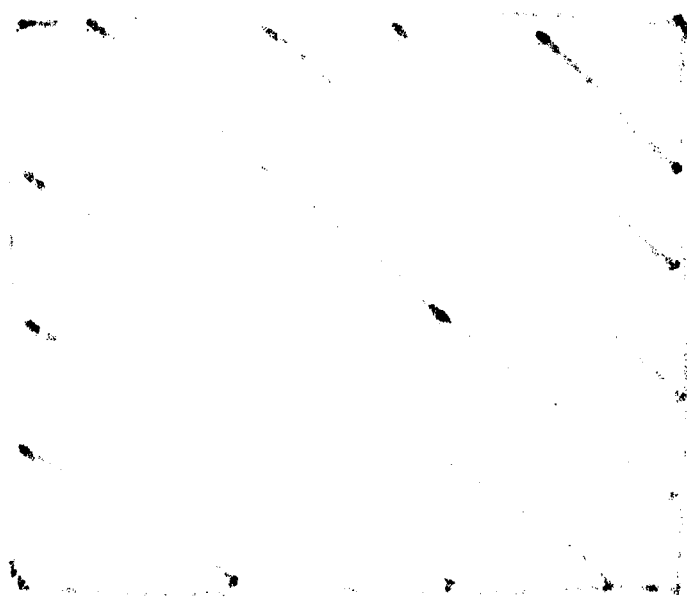
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Last Update: 1/9/2024

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Fax: (361) 595-8064



AGENDA ITEM #9

Appt.

**City of Kingsville
Parks & Recreation Department**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Susan Ivy, Director of Parks & Recreation

DATE: January 30, 2024

SUBJECT: Agenda Request – Appointments to Park Advisory Board Revised

Summary: We are asking that Sandra Seymour and Clarice Williams be re-appointed for 1 year terms to the Park Advisory Board. Their current places expire on February 8, 2024. We also ask that Sally Macias, NASK School/Family Liaison, be appointed to a 2-year term to the Park Advisory Board. This appointment replaces Joey D. Lee who has resigned. Sally will serve the remainder of Joey's term which will end February 8, 2025 and will then be proposed for re-appointed.

Background: Sandra's and Clarice's current places expire on February 8, 2024. The appointment replaces Joey D. Lee that has recently resigned. Letter of Interest from Sally Macias is attached.

Financial Impact: This agenda item has no financial impact to the City.

Recommendation: Please vote to re-appoint Sandra Seymore and Clarice Williams to new one-year terms effective February 12, 2024 through February 11, 2025 and appoint Sally Macias to serve the remainder of Joey's term which will end February 8, 2025 and will then be proposed for re-appointed to a two year term ending February 8, 2027.



Courtney Alvarez

From: Susan Ivy
Sent: Wednesday, January 31, 2024 3:48 PM
To: Courtney Alvarez; Mark McLaughlin
Subject: FW: Parks Advisory Board

For consideration to fill park advisory board vacancy left by Joey Lee. Already sent the Agenda request in for reappointments and this appointment

From: Macias, Sally G NAF (USA) <sally.g.macias.naf@us.navy.mil>
Sent: Wednesday, January 31, 2024 3:30 PM
To: Susan Ivy <Slvy@cityofkingsville.com>
Cc: Carman, Steven A NAF USN NAS KINGSVILLE TX (USA) <steven.a.carman.naf@us.navy.mil>
Subject: Parks Advisory Board

Caution! This message was sent from outside your organization.

Hello Mrs. Ivy,

I am the School Liaison for NAS Kingsville and am interested in being on the Parks Advisory Board. I think it would be a great opportunity to stay abreast of resources in our local community as I assist our military families that are stationed at NASK.

I have cc'd Steven Carman on this email as well. He is the new MWR Director at NASK and is interested in participating so that he can work with the city in cross promotion for programming.

Very Respectfully,
Sally Macias

School Liaison
NAS Kingsville
476 Rosendahl St., Suite 126
Kingsville, TX 78363-5111
Phone (361) 516-6073 DSN 876
Cell (361) 537-7595

Controlled By: DON NASK
CUI Category: PRVCY
Distribution/ Dissemination Control: FEDCON
POC: Sally Macias, sally.macias@navy.mil
(361) 516-6073

AGENDA ITEM #10

RESOLUTION _____

A RESOLUTION ORDERING THE CITY OF KINGSVILLE GENERAL ELECTION, DESIGNATING VOTING PRECINCTS, POLLING PLACES ESTABLISHING ELECTION PROCEDURES AND APPOINTING EARLY VOTING CLERK.

WHEREAS, the City Commission of the City of Kingsville under Article V, Section 9 of the Charter of the City of Kingsville, shall conduct, and the results canvassed and announced by the election authorities prescribed by the General Election Laws of the State of Texas, and said General Election Laws shall control in all municipal elections, except as otherwise herein provided; and

WHEREAS, the General Election is to be held on Saturday, May 4, 2024, as prescribed by the General Election Laws of the State of Texas; and

WHEREAS, the terms of all five commission members expire in May 2024.

BE IT ORDAINED, by the City Commission of the City of Kingsville, Texas, that an election be held in said City on the 4th day of May 2024 to elect one (1) Mayor, and four (4) City Commissioners.

BE IT FURTHER ORDAINED that this City has six election polling places comprised of the following voting precincts.

<u>CITY POLLING PLACE</u>	<u>COUNTY VOTING PRECINCT</u>
1	24 & 41
2	22, 23, 32, & 44
3	43
4	42
5	11, 13, & 14
6	12, 21, 31, & 33

THAT this City shall hold the election between 7:00 A.M. and 7:00 P.M. at the following places in said City.

Polling Place #1	Martinez Event Center, 1000 West Corral (Kingsville Housing Authority)
Polling Place #2	KISD Administration Bldg., 207 North 3rd Street
Polling Place #3	Kleberg County Annex Bldg., 720 E. King & 12th Street
Polling Place #4	Gillett Intermediate School, 1007 North 17th Street
Polling Place #5	Harvey Elementary School, 1301 East Kenedy
Polling Place #6	H.M. King High School, 2210 S. Brahma Blvd

BE FURTHER RESOLVED THAT: the method of voting for Early Voting by personal appearance and by mail and voting on Election Day will be by use of paper ballot and Elections Systems and Software DS200 and AutoMark.

THAT: The City Secretary Mary Valenzuela or designated person is hereby appointed Clerk for Early Voting. Early voting for the election shall be held at City Hall, 400 W. King Avenue, Kingsville, TX in the Helen Kleberg Groves Community Room, and said place of early voting shall remain open on weekdays between the hours of 8:00 A.M. and 5:00 P.M. Monday, April 22, 2024 through April 26, 2024; and continuing from 8:00 A.M. to 5:00 P.M. on Monday, April 29, 2024

and terminating on Tuesday, April 30, 2024, after voting occurs between the hours of 8:00 A.M. and 5:00 P.M.

THAT: the City Secretary Mary Valenzuela or designated person shall give notice of said election by publishing the notice at least one time in at least one newspaper of general circulation in the City; that the City Secretary Mary Valenzuela or designated person is hereby authorized and instructed to provide and furnish all necessary election supplies to conduct said election; and that the Presiding Officer of the Commission shall issue all necessary orders, writs and notices for said election and returns of said election shall be made to the City Commission.

BE IT FINALLY RESOLVED that in accordance with the order of this governing body, the City Secretary Mary Valenzuela posted written notice of the date, place, and subject of this meeting, and said notice having been so posted and remaining posted and continuously for at least 72 hours preceding the scheduled time of said meeting.

PASSED AND APPROVED by a majority vote of the City Commission of the City of Kingsville, Texas this the 12th day of February 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

RESOLUCIÓN #2024-_____

RESOLUCIÓN QUE ORDENA LAS ELECCIONES GENERALES DE LA CIUDAD DE KINGSVILLE, DESIGNANDO LOS RECINTOS ELECTORALES, LOS LUGARES DE VOTACIÓN; ASI COMO ESTABLECIENDO LOS PROCEDIMIENTOS ELECTORALES Y NOMBRANDO AL SECRETARIO DE VOTACIÓN ANTICIPADA.

CONSIDERANDO QUE, la Comisión Municipal de la Ciudad de Kingsville, de conformidad con el Artículo V, Sección 9 de la Carta Constitutiva de la Ciudad de Kingsville, llevará a cabo las elecciones, debiendo los resultados ser escrutados y anunciados por las autoridades electorales dispuestas por las Leyes Electorales Generales del Estado de Texas; y dichas Leyes Electorales Generales prevalecerán en todas las elecciones municipales, salvo que se disponga lo contrario en el presente documento;

CONSIDERANDO QUE, las Elecciones Generales se llevarán a cabo el sábado 4 de mayo de 2024, de conformidad con lo dispuesto por las Leyes de Electorales Generales del Estado de Texas;

CONSIDERANDO QUE, los mandatos de los cinco miembros de la comisión expiran en mayo de 2024.

ORDÉNESE por la Comisión Municipal de la Ciudad de Kingsville, Texas, que se celebren las elecciones en dicha Ciudad el día 4 de mayo de 2024 para elegir un (1) Alcalde y cuatro (4) Comisionados de la Ciudad, respectivamente.

ORDÉNESE ADEMÁS que la Ciudad cuente con seis lugares de votación electoral, los cuales comprenden los siguientes recintos electorales.

<u>LUGARES DE VOTACIÓN DE LA CIUDAD</u>	<u>RECINTOS ELECTORALES DEL CONDADO</u>
1	24 y 41
2	22, 23, 32 y 44
3	43
4	42
5	11, 13 y 14
6	12, 21, 31 y 33

QUE, la Ciudad celebrará las elecciones en el horario de las 7:00 A. M. a 7:00 P. M. en los siguientes lugares de dicha Ciudad.

Lugar de votación #1	Martinez Event Center, 1000 West Corral (Kingsville Housing Authority),
Lugar de votación #2	KISD Administration Bldg., 207 North 3 rd Street
Lugar de votación #3	Kleberg County Annex Bldg., 720 E. King & 12 th Street
Lugar de votación #4	Gillett Intermediate School, 1007 North 17 th Street
Lugar de votación #5	Harvey Elementary School, 1301 East Kenedy
Lugar de votación #6	H.M. King High School, 2210 S. Brahma Blvd

RESUÉLVASE ADEMÁS QUE: el método de votación para la Votación Anticipada por comparecencia personal y por correo, y la votación el Día de las Elecciones, será mediante el uso de la boleta electoral en papel y los Sistemas y Software Electorales DS200 y AutoMark, respectivamente.

QUE: La Secretaria de la Ciudad, Mary Valenzuela, o la persona designada, es nombrada como Secretaria de Votación Anticipada. La votación anticipada para las elecciones se llevará a cabo en City Hall, 400 W. King Avenue, Kingsville, TX, en el Salón Comunitario Helen Kleberg Groves, y dicho lugar de votación anticipada estará abierto en el horario de lunes a viernes de 8:00 a. m. a 5:00 p. m. del 22 de abril de 2024 al 26 de abril de 2024; y, continuando en el horario de 8:00 a. m. a 5:00 p. m. del lunes 29 de abril de 2024 al martes 30 de abril de 2024, respectivamente; terminando así el día martes después de que se lleve a cabo la votación en el horario de 8:00 a. m. y las 5:00 p. m.

QUE: la Secretaria de la Ciudad, Mary Valenzuela, o la persona designada, dará aviso de las elecciones mediante la publicación de dicho aviso, el cual se hará por lo menos por una vez, en un periódico de circulación general de la Ciudad; que la Secretaria de la Ciudad, Mary Valenzuela o la persona designada, está autorizada e instruida para proporcionar y proveer todos los suministros electorales necesarios para la realización de las elecciones; y que el Presidente de la Comisión emitirá todas las órdenes, escritos y avisos, según sea necesario, para la realización de las elecciones, procediendo a la emisión de los resultados correspondientes para la Comisión de la Ciudad.

RESUÉLVASE FINALMENTE que, conforme con la orden de este órgano de gobierno, la Secretaria de la Ciudad, Mary Valenzuela publicó un aviso por escrito dando cuenta de la fecha, lugar y objeto de esta sesión, y dicho aviso ha sido publicado y su publicación estará en vigor en forma continua durante al menos las 72 horas anteriores a la hora programada de dicha sesión.

SE OTORGÓ Y APROBÓ por una mayoría de votos de la Comisión Municipal de la Ciudad de Kingsville, Texas este día 12 de febrero de 2024.

Sam R. Fugate, Alcalde

DA FE:

Mary Valenzuela, Secretaria de la Ciudad

APROBADO EN CUANTO A LA FORMA SE REFIERE:

Courtney Alvarez, Abogada de la Ciudad

AGENDA ITEM #11

RESOLUTION #2024-_____

A RESOLUTION APPOINTING ELECTION JUDGES AND THE EARLY VOTING BALLOT BOARD JUDGE FOR THE CITY OF KINGSVILLE GENERAL ELECTION ON MAY 4, 2024.

BE IT RESOLVED, by the City Commission of the City of Kingsville (City) that the following named persons are hereby appointed as Election Judges for the City's General Election to be conducted on Saturday, May 4, 2024.

<u>CITY POLLING PLACE</u>	<u>PRESIDING JUDGE</u>	<u>ALTERNATE JUDGE</u>
1 – Martinez Event Center (Kingsville Housing Authority)	Frances Garcia	Sally Lara
2 – KISD Administration Bldg.	Julie Flores	Monika Mascorro
3 – Kleberg County Annex Bldg.	Anna Ramirez	Kathy Quinones
4 – Gillett Intermediate School	Deeann Esquivel	Sonya Reyna
5 – Harvey Elementary School	Alicia Tijerina	Selina Tijerina
6 – H.M. King High School	Sylvia Martinez	Dora Martinez

BE IT FURTHER RESOLVED that each Presiding Judge is authorized to appoint one clerk to assist him/her with the election and that each Presiding Judge shall be compensated eighteen dollars (\$18.00) per hour for each hour worked and each Alternate Judge shall be compensated fifteen dollars (\$15.00) per hour for each hour worked and that the judge delivering the election returns and supplies to the central counting station shall be compensated an additional twenty-five dollars (\$25.00) for that service, and that Clerks shall be compensated thirteen dollars (\$13.00) per hour for each hour worked.

BE IT FURTHER RESOLVED that Connie Cashen be appointed as the Presiding Judge of the Early Voting Ballot Board. That said Presiding Judge is authorized to appoint two clerks to assist him/her and the members shall be paid the same wage as regular election judges. If the Board concludes its work in less than 10 hours, the compensation paid may exceed that regularly payable for the amount of time worked but cannot exceed the amount payable for ten hours' work.

PASSED AND APPROVED by the majority vote of the City Commission of the City of Kingsville, Texas this the 12th day of February, 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

RESOLUCIÓN #2024-_____

RESOLUCIÓN DE NOMBRAMIENTO DE JUECES ELECTORALES Y DEL JUEZ DE LA JUNTA DE BOLETAS ELECTORALES DE LA VOTACIÓN ANTICIPADA PARA LAS ELECCIONES GENERALES DE LA CIUDAD DE KINGSVILLE DEL 4 DE MAYO DE 2024.

RESUÉLVASE por la Comisión Municipal de la Ciudad de Kingsville (la Ciudad) designar a las siguientes personas que, por medio del presente se nombran como Jueces Electorales de las Elecciones Generales de la Ciudad a celebrarse el sábado 4 de mayo de 2024.

LUGAR DE VOTACIÓN DE LA CIUDAD	JUEZ QUE PRESIDE	JUEZ SUPLENTE
1 – Martinez Event Center (Kingsville Housing Authority)	Frances Garcia	Sally Lara
2 – KISD Administration Bldg.	Julie Flores	Monika Mascorro
3 – Kleberg County Annex Bldg.	Anna Ramirez	Kathy Quinones
4 – Gillett Intermediate School	Deeann Esquivel	Sonya Reyna
5 – Harvey Elementary School	Alicia Tijerina	Selina Tijerina
6 – H.M. King High School	Sylvia Martinez	Dora Martinez

RESUÉLVASE ADEMÁS que, cada Juez que preside esté autorizado a nombrar un secretario que lo asista en las elecciones y que a cada Juez que preside se le pagará la cantidad de dieciocho dólares (\$18.00) por cada hora trabajada; asimismo, que a cada Juez Suplente se le pagará la cantidad de quince dólares (\$15.00) por cada hora trabajada; igualmente, que al juez que haga entrega de los resultados de las elecciones, así como los suministros, a la estación central de cómputos electorales, se le pagará la cantidad adicional de veinticinco dólares (\$25.00) por este servicio brindado; y, finalmente, que a los Secretarios se les pagará la cantidad de trece dólares (\$13.00) por cada hora trabajada, respectivamente.

RESUÉLVASE ADEMÁS que, Connie Cashen será nombrada como la Jueza que preside la Junta de Boletas Electorales de la Votación Anticipada. Que el Juez que preside esté autorizado a nombrar dos secretarios que lo asistan y a los miembros se les deberá pagar el mismo salario que reciben los jueces electorales regulares. Si la Junta finaliza su trabajo en menos de 10 horas, la suma pagada podrá exceder de la cantidad regularmente pagadera por la cantidad de tiempo trabajado, pero no podrá exceder de la cantidad pagadera por el trabajo de diez horas.

SE PASÓ Y APROBÓ por una mayoría de votos de la Comisión Municipal de la Ciudad de Kingsville, Texas en este día 12 de febrero de 2024.

Sam R. Fugate, Alcalde

DA FE:

Mary Valenzuela, Secretaria de la Ciudad

APROBADO EN CUANTO A LA FORMA SE REFIERE:

Courtney Alvarez, Abogada de la Ciudad

AGENDA ITEM #12

- am - 12
- rslm. Sucs. Agrmt.

To: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

From: Economic Development Director

Date: February 6, 2024

Subject: Budget Amendment for Tax Increment Reinvestment Zone Creation Services

BACKGROUND:

Utilization of a Tax Increment Reinvestment Zone (TIRZ) is a widely used economic development incentive tool that is designed to spur development within a specific geographic area. The TIRZ is designed to build infrastructure, encourages development, and can reduce the costs to private developers by providing for the reimbursement of funds for eligible public improvements.

The TIRZ will not implement a new tax, it will instead redirect some of the ad valorem tax from the property in a geographic area to the TIRZ to pay for improvements within the zone.

The recently announced redevelopment of the Flato School located on Santa Gertrudis Blvd provides an opportunity for additional growth in that area. The proposed TIRZ zone will be an additional catalyst for development in the area surrounding Texas A&M University Kingsville and the northern area of Kingsville.

Informal bids were requested from two companies providing this service (Municap and David Pettit) on January 3, 2024. Only one responded (David Pettit Economic Development, LLC) by the January 15, 2024 deadline.

Staff would like to utilize outside assistance from David Pettit Economic Development, LLC 306 West 7th, Suite 602, Fort Worth, TX 76102, for the creation of the TIRZ.

SCOPE OF WORK:

David Pettit Economic Development, LLC will complete the following tasks:

Task 1

District Review

Our first step would be to collect and analyze available information in the proposed TIRZ. This includes available development data; existing planning documents such as the comprehensive plan, land use plan, thoroughfare plan; physical information such as existing zoning and land use, existing and planned infrastructure, and topography; and property data such as ownership and tax values.

Task 2

Data Collection and Analysis

Based upon parcel data provided by the City, DPED would provide a geographic information system (GIS) database of existing values for land and improvements, ownership data, and current land use information. The database and maps will provide the baseline data for the analysis. Key products of this task would include a TIRZ database and accompanying maps in digital and hard copy formats.

Task 3

Taxable Value Analysis

A multi-year historic taxable value review of similar developments would be conducted to establish conservative assumptions of future taxable value for each parcel in the proposed zone. We would also develop projections for future land uses, and timing of proposed developments. This task will be the basis for developing a spreadsheet model of potential TIRZ increments, given a reasonable range of development assumptions and taxable values. Key products of this task would include a spreadsheet model on a parcel-by-parcel basis with projections based upon the historical taxable value review, development projections and reasonable timing expectations.

Task 4

Develop TIRZ Cash Flow Model

Based on the anticipated land uses and projections, DPED would develop a draft financing cash flow model (and supporting spreadsheets) for a 15, 20, and 30-year time period. This model will allow the City, consultants and others to underwrite the proposed developments and test various scenarios for the eventual financing plan. Key products of this task would include excel spreadsheets of TIRZ Cash Flow Models with macros established for growth and development assumptions.

Task 5

Prepare TIRZ Project and Financing Plan

DPED would then develop the Finance Plan, Project Plans, and Detailed Description of TIRZ, and other exhibits required for local government review and approval per the state legislative requirements. This work includes the written, graphic, and PowerPoint materials and exhibits, as well as support of the process. Backup materials such as spreadsheets and databases will also be products that support the plans. Key products would include a preliminary TIRZ Project and Financing Plan comprised of a legal description of the zone, proposed TIRZ projects, estimated project costs, term of the zone and a tax increment analysis.

Task 6

TIRZ Documentation Support

DPED will provide assistance with drafting necessary documents for creating the TIRZ including: 1) public hearing notices; 2) resolutions; and 3) ordinances. This can be a time-consuming process for City staff, however DPED's extensive experience in drafting these documents should help streamline the preparation of materials necessary for City Commission consideration. This task would also include assistance in creating and appointing the appropriate TIRZ board per the TIRZ creation ordinance

FINANCIAL IMPACT:

The City will allocate need to \$40,000 plus up to \$2,500 in reimbursable expenditures from the general fund budget reserves for the professional services described above.

RECOMMENDATION:

It is recommended that the City Commission: 1) approve the TIRZ creation services agreement with David Pettit Economic Development, LLC, and 2) approve the budget amendment for same.



DAVID PETTIT
Economic Development

DPED, LLC QUALIFICATIONS

David Pettit Economic Development, LLC. is an economic development firm offering a broad range of development expertise to public, private and institutional clients. With strategic guidance, we help navigate public/private partnerships, local government policies, creative incentive financing, project/program management, and many more of the challenges facing our clients. We present an unsurpassed level of quality and commitment by providing sensible solutions that are customized to meet the shifting needs of today's economy.

Services Include:



Public Private
Partnership Structuring



Incentive
Negotiations



Chapter 380 Grant
Contract Negotiations



Creating and Amending
Tax Increment
Reinvestments Zones



City Council
Workshops



Economic Impact
Reporting

Real Estate Financial Analysis including:

- ▶ Taxable Value Analysis
- ▶ Pro-forma Analysis
- ▶ Underwriting of Incentive Package
- ▶ Market/Financial Feasibility
- ▶ Cost/Benefit Analysis
- ▶ Appraisal review

www.DPEDLLC.com

DPED QUALIFICATIONS

David Pettit

With over 25 years of experience, David Pettit oversees economic development and real estate development projects for David Pettit Economic Development, LLC. David focuses on public-private partnerships for medium to large size real estate projects. His efforts include conducting feasibility analysis, contract negotiations and financing mechanisms such as TIF, abatements, and rebates, for both public and private sector clients. David's extensive experience with multifaceted complex projects provides him with unique insight and creative solutions for complex problems.

His previous projects include the successful development and redevelopment of The Tower, Midtown, Montgomery Plaza, West 7th in Fort Worth, Texas, restructuring Victory Park in Dallas, Texas, Arlington Highlands in Arlington, Texas, and La Palmera Mall in Corpus Christi, Texas. Additionally, he has both managed and created multiple tax increment reinvestment zones and public improvement districts addressing a wide range of issues throughout the state of Texas.

Education:

- ***Master of Public Administration*** - University of North Texas
- ***Bachelor of Arts – Political Science*** – Texas Tech University



DPED QUALIFICATIONS

Natalie Moore

Natalie focuses on economic development and real estate development projects and maximizing opportunities for public-private partnerships. Natalie is a former Business Development Coordinator for the City of Fort Worth's Economic Development Department. During her time with the City, her responsibilities included the implementation of incentives, including tax abatements, economic development program grants, tax increment financing, EB-5 funding, and state tax incentives.

Prior to joining the City of Fort Worth, Natalie was an Analyst with Integra Realty Resources in Fort Worth, where her work focused on commercial real estate appraisals used for loan underwriting purposes for a variety of property types, including office, hotel, industrial, retail, and multifamily. Earlier in her career, Natalie was an Associate in CBRE's brokerage services division. In her role, she was responsible for negotiating and executing office and industrial lease and sale transactions.

Education:

- ▶ **Master of Business Administration** – Corporate Finance – Texas Christian University
- ▶ **BBA – Management** – Texas A&M University



Public Clients:

- Amarillo
- Arlington
- Azle
- Bay City
- Brownwood
- Celina
- Cedar Hill
- Corinth
- Crandall
- Euless
- El Paso
- Grapevine
- Grand Prairie
- Kaufman
- Midland
- Trophy Club
- Stephenville
- Wilmer

Private Clients:

- Cambridge Homes
- Centurion American
- Centennial Real Estate
- Cypress Equities
- Fine Line Diversified
- Hines
- Hoque Global
- Jackson Shaw
- Kimco Realty
- Majestic Realty
- MK Developments
- PNL
- Rex Glendenning
- Tanger Outlets
- Trademark
- United Commercial Developmen

RESOLUTION #2024-_____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR TIRZ CREATION SERVICES BETWEEN THE CITY OF KINGSVILLE AND DAVID PETTIT ECONOMIC DEVELOPMENT., LLC; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kingsville seeks to utilize an economic development tool known as a Tax Increment Reinvestment Zone (TIRZ) to spur development within a specific geographic area and desires to enlist the services of a firm to assist with that endeavor;

WHEREAS, a TIRZ is designed to build infrastructure, encourage development and can reduce the costs to private developers for those things by providing for the reimbursement of funds for eligible public improvements using a portion of the incremental increase in ad valorem taxes in the area of improvement;

WHEREAS, the City solicited informal Requests for Proposal for TIRZ Creation Services to vendors providing that service starting January 3, 2024 and accepted responses until the deadline on January 15, 2024 with one response being received;

WHEREAS, the City reviewed the respondent's qualifications and is recommending the sole respondent, David Pettit Economic Development, LLC, be selected for the service;

WHEREAS, the City and David Pettit Economic Development, LLC worked to prepare an agreement for TIRZ Creation Services between the City of Kingsville and David Pettit Economic Development, LLC and the parties both agreed to the terms of the proposed agreement, which is presented for approval by the City Commission.

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

I.

THAT the City Manager is authorized and directed as an act of the City of Kingsville, Texas to enter and execute an Agreement for TIRZ Creation Services between the City of Kingsville and David Pettit Economic Development, LLC in accordance with Exhibit A hereto attached and made a part hereof.

II.

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

III.

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

PASSED AND APPROVED by a majority vote of the City Commission on the
12th day of February, 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

January 8, 2024

Mark McLaughlin
City Manager
City of Kingsville
P.O. Box 1458
Kingsville, TX 78364

RE: Professional Services Proposal

Dear Mr. McLaughlin:

David Pettit Economic Development, LLC ("DPED") is pleased to provide this proposal for economic development professional services relating to the potential creation of multiple Tax Increment Reinvestment Zones ("TIRZ") in the **City of Kingsville, Texas** ("City").

The Project

It is our understanding that the City is interested in potentially creating multiple TIRZ districts with the purpose of facilitating development.

The Assignment

Our work under this proposal would be to provide professional economic development services. DPED's primary role will be to provide professional economic development services relating to creating a TIRZ.

Additionally, DPED may provide ongoing professional services related to economic development within the City of Kingsville on an hourly basis, to include but not be limited to, educational workshops for City Council and community stakeholders, and assistance with the implementation of the TIRZs.

The Team

We propose working in a team organized as follows:

- You will be our point of contact and will provide overall direction to our team. You may also include other members of City staff with which we will meet regularly to review our progress and to get input and direction on our work.
- At this time, we do not anticipate the need for any additional consultants to accomplish the work described in this proposal.

Statutory Requirements

Chapter 311 of the Texas Tax Code outlines the various procedures for creating and amending a TIRZ. The designation TIRZ ordinance is approved by the governing body of the municipality and establishes four key elements, including:

- Boundary;
- Term;
- TIRZ Board; and
- Preliminary project and financing plan.

Before adopting an ordinance designating the reinvestment zone, the governing body of the municipality must hold a public hearing on the creation of the zone and publish notice of the hearing not later than the seventh

day before the public hearing. A final project and financing plan is subsequently approved by the TIRZ Board and then by the governing body of the municipality. Any amendment to an existing TIRZ would follow these same procedures.

Scope of Services

Based on our conversations and our experience on previous projects, we propose the following scope of services for the TIRZ. Our proposed scope of services is divided into separate tasks, each providing a description of the work to be performed and the key products resulting from the task.

Task 1

District Review

Our first step would be to collect and analyze available information in the proposed TIRZ. This includes available development data; existing planning documents such as the comprehensive plan, land use plan, thoroughfare plan; physical information such as existing zoning and land use, existing and planned infrastructure, and topography; and property data such as ownership and tax values.

Task 2

Data Collection and Analysis

Based upon parcel data provided by the City, DPED would provide a geographic information system (GIS) database of existing values for land and improvements, ownership data, and current land use information. The database and maps will provide the baseline data for the analysis. Key products of this task would include a TIRZ database and accompanying maps in digital and hard copy formats.

Task 3

Taxable Value Analysis

A multi-year historic taxable value review of similar developments would be conducted to establish conservative assumptions of future taxable value for each parcel in the proposed zone. We would also develop projections for future land uses, and timing of proposed developments. This task will be the basis for developing a spreadsheet model of potential TIRZ increments, given a reasonable range of development assumptions and taxable values. Key products of this task would include a spreadsheet model on a parcel-by-parcel basis with projections based upon the historical taxable value review, development projections and reasonable timing expectations.

Task 4

Develop TIRZ Cash Flow Model

Based on the anticipated land uses and projections, DPED would develop a draft financing cash flow model (and supporting spreadsheets) for a 15, 20, and 30-year time period. This model will allow the City, consultants and others to underwrite the proposed developments and test various scenarios for the eventual financing plan. Key products of this task would include excel spreadsheets of TIRZ Cash Flow Models with macros established for growth and development assumptions.

Task 5

Prepare TIRZ Project and Financing Plan

DPED would then develop the Finance Plan, Project Plans, and Detailed Description of TIRZ, and other exhibits required for local government review and approval per the state legislative requirements. This work includes the written, graphic, and PowerPoint materials and exhibits, as well as support of the process. Backup materials such as spreadsheets and databases will also be products that support the plans. Key products would include a preliminary TIRZ Project and Financing Plan comprised of a legal description of the zone, proposed TIRZ projects, estimated project costs, term of the zone and a tax increment analysis.

Task 6

TIRZ Documentation Support

DPED will provide assistance with drafting necessary documents for creating the TIRZ including: 1) public hearing notices; 2) resolutions; and 3) ordinances. This can be a time-consuming process for City

staff, however DPED's extensive experience in drafting these documents should help streamline the preparation of materials necessary for City Council consideration. This task would also include assistance in creating and appointing the appropriate TIRZ board per the TIRZ creation ordinance.

Fee for Services

Our fee for services relating to the scope of services would be a lump sum fee of \$40,000 per TIRZ creation. Each TIRZ assignment would be initiated by DPED through separate written authorization by City. Individual written TIRZ authorization shall be provided via email to dpettit@dpedllc.com. Fees would be charged monthly, subject to on-going progress on the work effort related to the creation of the TIRZ.

Ongoing professional services related to economic development within the City of Kingsville, to include but not be limited to, educational workshops for City Council and community stakeholders, and assistance with the implementation of the TIRZs, would be billed on an hourly basis and would be charged monthly.

Reimbursable expenses not to exceed \$2,500 would be charged to include out-of-pocket expenses incurred in the interest of the project at actual costs.

Changes of Scope and Additional Services

Minor additions to our scope will be treated as Additional Services. Work on Additional Services will not begin until authorized in writing by the Client.

Additional Services and Rates for Hourly Services

Additional Services shall be billed on an hourly not to exceed basis unless a fixed fee or other method of compensation is mutually agreed upon. Our current hourly rates are:

<u>Classification</u>	<u>Hourly Billing Rate</u>
David Pettit	\$325.00
Project Manager	\$250.00
Project Specialist	\$120.00
Planning Intern	\$100.00
Administrative	\$80.00

These rates apply for the current calendar year and are subject to revision on January 1, when they may be revised to reflect changes in staff salaries over the preceding year.

Term of Agreement

It is anticipated that the services covered in the proposal will be completed within twelve (12) months of the date services begin. This Agreement will terminate upon the earlier of completion of services or twelve (12) months from the date of this Agreement. Additionally, Client may terminate this Agreement for any reason upon thirty (30) days written notice to DPED and DPED will cease any and all work upon receipt of such notice, unless otherwise directed in the notice. In the event of a termination as described above, Client shall be responsible for the payment of the fees and expenses incurred by DPED pursuant to this agreement through the date of such termination.

Reimbursables

We propose to be reimbursed for out-of-pocket expenses incurred in the interest of the project at DPED actual cost. Reimbursable expenses include: our direct consultants and their expenses (to be reimbursed, all consultants and their bids must be approved in writing, in advance by the client); reproduction; long distance communication; document printing and delivery; document graphics and binding; delivery, postage and handling; travel time; special materials; photography; etc. (Reasonable backup will be available upon request.)

Invoices and Payments

Payment for services rendered is due within thirty (30) days of Client's next monthly billing cycle following receipt of invoice. In the event any invoices remain unpaid 45 days after the invoice date, we suspend work until we

have been paid in full all amounts due for services and expenses. Amounts unpaid for more than 30 days after the due date may accrue interest at 10% per annum. In the event we are forced to commence a collection proceeding, you agree to pay reasonable attorney's fees and court costs, in addition to our fees billed under this proposal.

Suspension and Termination

If the project is suspended or abandoned, DPED will be compensated for all services billed prior to receipt of written notice by the Client. Services that are not billed or completed between billing periods and receipt of written notice will be reimbursed at DPED's standard hourly rates.

If the scope or schedule of the project should change beyond that to be reasonably expected due to the program changes, schedule or other reason, at their option, DPED may re-negotiate the aforementioned fees and scope of work. Any renegotiation of scope or fee will be in writing and subject to the signing of both parties.

Certifications

Guarantees and Warranties: We will not be required to execute any document that would result in our certifying, guaranteeing or warranting the existence of conditions whose existence we cannot ascertain.

Authorization to Proceed

Thank you again for this opportunity to work with you. Your signature below and the return of one copy to us for our file will confirm your approval and authorize us to proceed.

Insurance

DPED will provide proof of professional liability insurance (including errors and omissions) with minimum limits of \$1,000,000 per occurrence and \$2,000,000 in the aggregate and excess/umbrella liability of \$1,000,000 per occurrence and \$2,000,000 in the aggregate to client. Additionally, DPED shall carry the following insurance coverages:

- (a) Worker's compensation insurance at the statutory limits and employer's liability insurance, with minimum limits of \$1,000,000.00/\$1,000,000.00/\$1,000,000.00; and
- (b) Comprehensive general liability insurance, with minimum limits of \$2,000,000.00 each occurrence and \$4,000,000.00 in aggregate; and
- (c) Comprehensive automobile liability insurance, with minimum limits of \$1,000,000.00 combined single limit each occurrence; and

DPED has previously provided, or concurrently with the execution of this agreement is providing, to Client a certificate of insurance issued to Client evidencing the foregoing insurance coverages and evidencing that Client and Client's lender, if any, are additional insured parties with respect to the insurance policies referred to in the foregoing subparagraphs (b) and (c).

Notices

Any notice required or permitted to be given to either party shall be deemed to be received by such party (a) three (3) days after deposit in the United States Registered or Certified Mail, Return Receipt Requested, or (b) one (1) business day after deposit with a nationally recognized overnight delivery service for next day delivery, or (c) upon personal delivery to the party to whom addressed provided that a receipt of such delivery is obtained, or (d) on the next business day after transmission by telecopy provided that a confirmation copy is concurrently deposited in United States Certified or Registered Mail, Return Receipt Requested, in any case addressed to the parties at the following addresses:

If to Client:

City of Kingsville, Texas
P.O. Box 1458
Kingsville, TX 78364
Attention: Mark McLaughlin, City Manager
Email: citymanager@cityofkingsville.com

If to DPED:

David Pettit Economic Development, LLC.
306 West Seventh Street, Suite 602
Ft. Worth, TX 76102
Attention: David Pettit
Email: dpettit@dpedllc.com

or to the parties at such other addresses or telecopy numbers as they may designate by notice to the other party as herein provided.

SUMMARY

I hope this accurately outlines the professional services you anticipated. If you have any questions or concerns please do not hesitate to contact me at 817.439.9421.

Thank you for considering David Pettit Economic Development, LLC.

Sincerely,



David Pettit
Managing Member

If this agreement meets with your approval, please sign and return one executed copy to our office as notice to proceed.

AGREED TO AND ACCEPTED BY:

By: _____

Date: _____

AGENDA ITEM #13

To: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

From: Economic Development Director

Date: February 6, 2024

Subject: Budget Amendment for Tax Increment Reinvestment Zone Creation Services

BACKGROUND:

Utilization of a Tax Increment Reinvestment Zone (TIRZ) is a widely used economic development incentive tool that is designed to spur development within a specific geographic area. The TIRZ is designed to build infrastructure, encourages development, and can reduce the costs to private developers by providing for the reimbursement of funds for eligible public improvements.

The TIRZ will not implement a new tax, it will instead redirect some of the ad valorem tax from the property in a geographic area to the TIRZ to pay for improvements within the zone.

The recently announced redevelopment of the Flato School located on Santa Gertrudis Blvd provides an opportunity for additional growth in that area. The proposed TIRZ zone will be an additional catalyst for development in the area surrounding Texas A&M University Kingsville and the northern area of Kingsville.

Informal bids were requested from two companies providing this service (Municap and David Pettit) on January 3, 2024. Only one responded (David Pettit Economic Development, LLC) by the January 15, 2024 deadline.

Staff would like to utilize outside assistance from David Pettit Economic Development, LLC 306 West 7th, Suite 602, Fort Worth, TX 76102, for the creation of the TIRZ.

SCOPE OF WORK:

David Pettit Economic Development, LLC will complete the following tasks:

Task 1

District Review

Our first step would be to collect and analyze available information in the proposed TIRZ. This includes available development data; existing planning documents such as the comprehensive plan, land use plan, thoroughfare plan; physical information such as existing zoning and land use, existing and planned infrastructure, and topography; and property data such as ownership and tax values.

Task 2

Data Collection and Analysis

Based upon parcel data provided by the City, DPED would provide a geographic information system (GIS) database of existing values for land and improvements, ownership data, and current land use information. The database and maps will provide the baseline data for the analysis. Key products of this task would include a TIRZ database and accompanying maps in digital and hard copy formats.

Task 3

Taxable Value Analysis

A multi-year historic taxable value review of similar developments would be conducted to establish conservative assumptions of future taxable value for each parcel in the proposed zone. We would also develop projections for future land uses, and timing of proposed developments. This task will be the basis for developing a spreadsheet model of potential TIRZ increments, given a reasonable range of development assumptions and taxable values. Key products of this task would include a spreadsheet model on a parcel-by-parcel basis with projections based upon the historical taxable value review, development projections and reasonable timing expectations.

Task 4

Develop TIRZ Cash Flow Model

Based on the anticipated land uses and projections, DPED would develop a draft financing cash flow model (and supporting spreadsheets) for a 15, 20, and 30-year time period. This model will allow the City, consultants and others to underwrite the proposed developments and test various scenarios for the eventual financing plan. Key products of this task would include excel spreadsheets of TIRZ Cash Flow Models with macros established for growth and development assumptions.

Task 5

Prepare TIRZ Project and Financing Plan

DPED would then develop the Finance Plan, Project Plans, and Detailed Description of TIRZ, and other exhibits required for local government review and approval per the state legislative requirements. This work includes the written, graphic, and PowerPoint materials and exhibits, as well as support of the process. Backup materials such as spreadsheets and databases will also be products that support the plans. Key products would include a preliminary TIRZ Project and Financing Plan comprised of a legal description of the zone, proposed TIRZ projects, estimated project costs, term of the zone and a tax increment analysis.

Task 6

TIRZ Documentation Support

DPED will provide assistance with drafting necessary documents for creating the TIRZ including: 1) public hearing notices; 2) resolutions; and 3) ordinances. This can be a time-consuming process for City staff, however DPED's extensive experience in drafting these documents should help streamline the preparation of materials necessary for City Commission consideration. This task would also include assistance in creating and appointing the appropriate TIRZ board per the TIRZ creation ordinance

FINANCIAL IMPACT:

The City will allocate need to \$40,000 plus up to \$2,500 in reimbursable expenditures from the general fund budget reserves for the professional services described above.

RECOMMENDATION:

It is recommended that the City Commission: 1) approve the TIRZ creation services agreement with David Pettit Economic Development, LLC, and 2) approve the budget amendment for same.

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO APPROPRIATE FUNDING FOR PROFESSIONAL SERVICES FEE FOR THE CREATION OF A KINGS PLAZA TIRZ DISTRICT.

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#19

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		\$42,500
6900	Transfer Out	Transfer to Fund 098	80098	\$42,500	
Fund 098 – Economic Development					
<u>Revenues</u>					
'0000	Transfer In	Transfer from Fund 001	75001	\$42,500	
<u>Expenditures</u>					
1060	Economic Dev	Professional Services	31400	\$42,500	

[To amend the City of Kingsville FY 23-24 budget to appropriate funding for professional services fees for the creation of a Kings Plaza TIRZ district. (Old Flato School property at 400 West Santa Gertrudis). 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 12th day of February 2024.

PASSED AND APPROVED on this the 26th day of February, 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #14

City of Kingsville
Parks & Recreation Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Susan Ivy, Director of Parks & Recreation

DATE: January 30, 2024

SUBJECT: Agenda Request – Budget Amendment for Purchase New Range Ball Picker

Summary: We are asking your approval of a Budget Amendment in the amount of \$3,206.00 to purchase a new Range Ball Picker for the Golf Course.

Background: The Range Picker we have was purchased several years ago and is currently not working, leaving staff to do this time-consuming task manually. It was quoted approximately \$2,000 to have the old one repaired while a new one will cost \$3,206.00 per attached quote.

Financial Impact: The Budget Amendment and purchase of the Range Picker will move \$3,206.00 from the Golf Capital Improvement Fund Balance (026) in the budget to purchase this piece of equipment.

Recommendation: Staff recommends the approval of the Budget Amendment to purchase the Range Picker for the Golf Course.



Quote



Easy Picker Golf Products, Inc.
 415 Leonard Blvd N.
 Lehigh Acres, Florida 33971
 (239) 368-6600

Order Number: 0169925

Order Date: 1/19/2024

Salesperson: 011C

Customer Number: LERGC

Entered By: ChrisF

Sold To:

L.E. Ramey Golf Course
 2522 East Escondido
 Kingsville, TX 78363-2849
 United States

Confirm To:**Ship To:**

L.E. Ramey Golf Course
 2522 East Escondido
 Kingsville, TX 78363-2849
 United States

Customer P.O.	Ship VIA	F.O.B.	Terms			
	FEDEXG		Net 30 Days			
Item Number	Unit	Ordered	Shipped	Back Order	Price	Amount
extcust						
EP-028AH	EACH	1.000	0.000	0.000	3,445.0000	2,756.00
PICKER, 3 GANG, SPLIT HI-RISE			Whse: 000		20.00%	
W/SPLIT HIGH BASKETS						

I ACCEPT THESE TERMS AND CONDITIONS

CUSTOMER SIGNATURE

Net Order: 2,756.00
 Less Discount: 0.00
 Freight: 450.00
 Sales Tax: 0.00
Order Total: 3,206.00

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO APPROPRIATE FUNDING FOR THE PURCHASE OF A RANGE BALL PICKER FOR THE GOLF COURSE.

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#23

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 026 – Golf Course Capital Projects					
<u>Expenditures – 5</u>					
4502	Golf Course	Minor Equipment	21700	\$3,206.00	

[To amend the City of Kingsville FY 23-24 budget to appropriate funding for the purchase of a Range Ball Picker for the Golf Course. Funding will come from the unappropriated fund balance. Currently there is \$16,624 of fund balance available.]

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 12th day of February 2024.

PASSED AND APPROVED on this the 26th day of February, 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #15

**City of Kingsville
Purchasing Department**

TO: Mayor and City Commissioners
CC: Mark McLaughlin, City Manager
FROM: Charlie Sosa, Purchasing Manager
DATE: February 7, 2024
SUBJECT: GF ARP Funding Budget Amendment Request

Summary:

This item authorizes a budget amendment for additional ARP funding for the Health Department to construct the new animal shelter building project and to reallocate balances from completed projects.

Background:

The City of Kingsville previously allocated \$200,000 of GF ARP funding for the construction of the new animal shelter building. Staff is requesting that an additional \$261,869.09 in remaining ARP GF moneys be reallocated to expenditure fund GL account #121-5-4400-71300 for total funding in the amount of \$461,869.09 for the new animal shelter building project.

In the GF ARP fund, there are some completed projects with leftover money (ie, Time & Attendance, Dr. Pepper Access Door, Fire Vehicle Maintenance, PW Remodel, & GC Equipment). It is proposed to send the remaining project balances to 1030-31400 to hold until it is decided what to do with the funding.

In Tourism ARP, there are uncommitted funds of \$26,510.72 and the Grounds and Permanent Fixtures line item is short \$1,268.72 of what was currently budgeted, so funds in the amount of \$1,268.72 are recommended for reallocation to get all remaining funds budgeted.

Financial Impact:

This will appropriate funding in the amount of \$261,869.09 to GL #121-5-4400-71300; \$9,205.47 to #121-5-1030-31400; and \$1,268.72 to #205-5-1071-59100.

Recommendation:

Staff requests the ARP funds be reallocated as described above.



ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO APPROPRIATE ADDITIONAL FUNDING FOR THE ANIMAL SHELTER AND CURRENT PROJECT BALANCES.

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#24

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 121 – GF ARP					
<u>Expenditures – 5</u>					
1030	City Special	Professional Services	31400	\$9,205.47	
4400	Health	Building	71300	\$261,869.09	
Fund 205 – Tourism ARP					
1071	Tourism	Grounds & Perm Fixt	59100	\$1,268.72	

[To amend the City of Kingsville FY 23-24 budget to appropriate additional funding for the animal shelter and project balances. Funding will come from the unappropriated fund balance of the appropriate 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 12th day of February 2024.

PASSED AND APPROVED on this the 26th day of February, 2024.

EFFECTIVE DATE:_____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #16

City of Kingsville Police Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin/City Manager

FROM: John Blair, Chief of Police

DATE: February 2, 2024

SUBJECT: OOG Solicitation Body-Worn Camera Grant Program, FY2024-2025

Summary:

The Kingsville Police Department is requesting a resolution to apply for funds from the FY2024-25 OOG Solicitation Body-Worn Camera Grant Program. The purchase will consist of hardware and software to allow for the replacement of outdated Body Worn Cameras. The upgraded system will improve recording and downloading of camera footage as well as software and hardware upgrades to allow for the storage of video from those cameras.

Background:

Funds may be used for obtaining body-worn cameras, digital video storage, and retrieval systems or cloud-based services.

- Eligible Officers: Applicant assures that grant funds will be used only to equip peace officers of a municipal police department or sheriff's office, who are engaged in traffic or highway patrol otherwise regularly detain or stop motor vehicles; or are primary responders who respond directly to calls for assistance from the public.
- Training: Local units of governments must comply with the Cybersecurity Training requirements described in Section 772.012 and Section 2054.5191 of the Texas Government Code. Local governments determined to not be in compliance with the cybersecurity requirements required by Section 2054.5191 of the Texas Government Code are ineligible for OOG grant funds until the second anniversary of the date the local government is determined ineligible. Government entities must annually certify their compliance with the training requirements using the [Cybersecurity Training Certification for State and Local Governments](#). A copy of the Training Certification must be uploaded to your eGrants application. For more information or to access available training programs, visit the Texas Department of Information [Resources Statewide Cybersecurity Awareness Training](#) page.



**City of Kingsville
Police Department**

- **Body-Worn Camera Policy:** Applicant assures that it will adopt a policy for the use of body-worn cameras which, at a minimum, includes all provisions described in Sec. 1701.655 of the Texas Occupations Code.
- **Reporting Requirements:** Applicant assures that it will annually file reports with the Texas Commission on Law Enforcement (TCOLE), in a manner prescribed by TCOLE, regarding the costs of implementing a body worn camera program, including all known equipment costs and costs for data storage.

Financial Impact:

We are seeking approval through resolution to apply for a grant sponsored by the Office of the Governor under Grant# 5094901.

*Grand Total for 42 Body Worn Camera Package **\$83,088.***

Funds must be used to purchase body-worn cameras and require a 25% match by the grantee.

This will include the following:

From Safefleet Coban

- Body Worn Camera Package with 5 year Technology Support Plan for 42 at \$1,497 each
- Software Licensing at \$14,595
- Professional Services at \$5,619

Grand Total \$83,088

Requires a 25% cash match of \$20,773, which will come from the Budget Amendment Reserve Line item in GF #001-5-1030-86000, via a budget amendment if awarded.

Recommendation:

We request approval of a resolution to apply for and accept and expend funding if the grant is approved, and will seek a budget amendment for the \$20,773 cash match, if awarded.



RESOLUTION #2024-_____

A RESOLUTION AUTHORIZING APPLICATION TO, ADMINISTRATION OF, AND ACCEPTANCE OF OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, CRIMINAL JUSTICE DIVISION'S BODY-WORN CAMERA GRANT PROGRAM, FY2025; AUTHORIZING THE CHIEF OF POLICE TO ACT ON THE CITY'S BEHALF WITH SUCH PROGRAM.

WHEREAS, the City Commission of the City of Kingsville finds it in the best interest of the citizens of Kingsville, that the Kingsville Police Department apply for and, if awarded, accept and administer the Office of the Governor, Public Safety Office, Criminal Justice Division's Body-Worn Camera Grant Program, FY2025 (9/01/24-8/31/25), which provides funding to enable police agencies to purchase body-worn cameras, data, software, digital video storage, and technology; and

WHEREAS, the City agrees to provide the applicable matching funds for the said project as required by the grant application, which are expected to be a 25% match and will specify the exact budgetary line item when an award is made; and

WHEREAS, to support the safety of officers and citizens through the use of body-worn cameras the City would like to use grant funds to purchase body-worn cameras, software, technology, and storage for its law enforcement personnel; and

WHEREAS, the City agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Kingsville City Commission assures that the funds received through the grant will be returned to the Office of the Governor in full;

WHEREAS, the City of Kingsville has previously applied for similar grants that assist with improved officer and citizen safety; and

WHEREAS, the City Commission of the City of Kingsville designates the Kingsville Chief of Police as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, administer, alter or terminate the grant on behalf of the applicant agency.

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

I.

THAT the City Commission of the City of Kingsville approves the submission, acceptance (if awarded), and administration of the grant application for the Office of the Governor, Public Safety Office, Criminal Justice Division's Body-Worn Camera Grant Program, FY2025.

II.

THAT the Chief of Police is hereby authorized and directed to act on the City's behalf in all matters pertaining to the Office of the Governor, Public Safety Office, Criminal Justice Division's Body-Worn Camera Grant Program, FY2025, including but not limited to any certifications, amendments or representations stipulated therein and that the Chief of Police will administer the program and execute and submit all certifications, reports, or contracts necessary for the administration and expenditure of such program.

III.

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

PASSED AND APPROVED by a majority vote of the City Commission on the 12th day of February, 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #17

**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: February 12, 2024

SUBJECT: Consider Approving Grant Administrative Services Agreement No. 2 with GrantWorks, Inc for GLO Contract No. 22-082-016-D218.

Summary:

Amendment No. 2 amends the contract for Administrative Services Agreement with GrantWorks Inc. to implement a progress billing approach for key milestones aligning with all not-to exceed percentages and implementation of LCPtracker of current and future projects with the General Land Office (GLO). LCPtracker is a software solution for certified payroll and workforce reports which will reduce common payroll issues and increase the efficiency of payroll submissions while introducing additional layers of validation to ensure regulatory compliance.

Contract price will not change if this amendment is approved.

Background:

On July 13, 2020, The City Commission approved hiring GrantWorks, Inc. to prepare and submit a Community Development Block Grant – Mitigation grant application to General Land Office (GLO). GLO is requiring that all professional services agreement related to the application are executed and submitted with the application. The application is due October 28, 2020.

Improvements are needed to the City's sanitary sewer system to more efficiently manage inflow and rainwater and reduce its impact on the North and South Wastewater Treatment Plants. This includes the addition of the new lines to add capacity to both plants, replacement of damaged lines, rehabilitation of 78 manholes, repairs, and rehabilitation of 9 lift stations, and the construction of a new lift station. Once complete, these activities will benefit the entire City of Kingsville and make our wastewater system more resilient in the face of major storms.



**City of Kingsville
Engineering Dept.**

Financial Impact:

There is no financial impact to approving Amendment No. 2.

Recommendation:

Staff recommends approval of the contract amendment.

Attachments:

GrantWorks Contract - Amendment No. 2 – GLO Contact No. 22-082-016-D218



January 25, 2024

City of Kingsville
PO Box 1458
Kingsville, TX 78364

RE: Grant Administration Services Amendment No. 2 for City of Kingsville – General
Land Office Contract No. 22-082-016-D218

Dear Mayor Fugate,

In response to the evolving dynamics of GLO disaster recovery and mitigation projects, we are proposing a strategic amendment to the current admin billing structure. This adjustment seeks to enhance billing efficiency and transparency *without altering the financial commitment established within the existing contract.*

This amendment would implement a progress billing approach for key milestones, aligning with all not-to-exceed percentages within the GLO State Contract, resulting in increased predictability in project invoicing. This amendment seeks to acknowledge the inherent complexities of project execution, particularly during the Environmental Authority to Use Grant Funds (AUGF) and Construction progress milestones as well as more closely align with the quarterly billing requirements of the GLO. Ultimately, we hope to mitigate the impact of financial peaks and valleys by spreading costs over time, fostering a more stable and manageable financial landscape.

Additionally, GrantWorks has partnered with LCPtracker, a leading software solution for certified payroll and workforce reporting which will reduce common payroll issues and increase the efficiency of payroll submissions while introducing additional layers of validation to ensure regulatory compliance. The implementation of LCPtracker on other similar projects has already resulted in time and cost savings and a high degree of contractor and client satisfaction.

Enclosed is an amendment to GrantWorks' administration services agreement to amend the milestone structure of the existing contract and support the use of LCPtracker.

Upon the City's approval, please sign and return these documents to me.

Please contact me directly if you have any further questions on this, or if I may be of further assistance. Thank you!

Gustavo Jimenez
Project Manager

RESOLUTION #2024-_____

A RESOLUTION OF THE CITY OF KINGSVILLE, TEXAS AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT NO.2 FOR GRANT ADMINISTRATION SERVICES AGREEMENT WITH GRANTWORKS FOR GLO STATE CONTRACT NO. 22-082-016-D218; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kingsville applied for a Community Development Block Grant-Mitigation (CDBG-MIT) program administered by the Texas General Land Office (GLO) seeking funding for disaster recovery and mitigation projects;

WHEREAS, participation in GLO programs requires implementation by professionals experienced in the administration of federally-funded projects;

WHEREAS, in order to identify qualified and responsive providers for these services a Request for Proposals (RFP) process for administration services was completed in accordance with the GLO requirements and GrantWorks Inc. was selected and subsequently a contract between the parties was executed;

WHEREAS, the City selected a grant administrator to assist with grant compliance for this project with funding for such services coming from the grant;

WHEREAS, an amendment to the Grant Administration Services Agreement is proposed that implement a progress billing approach for key milestones, aligning with all not-to-exceed percentages within the GLO State Contract, resulting in increased predictability in project invoicing and use the LCPtracker software;

WHEREAS, the City and GrantWorks, Inc. have worked to prepare an amendment to the Grant Administration Services between the City of Kingsville and GrantWorks, Inc. for GLO disaster recovery and mitigation projects and the parties are hereby bringing the proposed contract amendment to City Commission for approval.

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

I.

THAT the Mayor is authorized and directed as an act of the City of Kingsville, Texas to execute Amendment No.2 for Grant Administration Services related to GLO State Contract No. 22-082-016-D218 with GrantWorks for GLO disaster recovery and mitigation projects in accordance with Exhibit A hereto attached and made a part hereof.

II.

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

III.

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

PASSED AND APPROVED by a majority vote of the City Commission on the 12th day of February, 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

Amendment No. 2
For GRANT ADMINISTRATION SERVICES
Related to GLO State Contract Number 22-082-016-D218

THIS AMENDMENT, MADE THIS 25 OF JANUARY 2024 BY AND BETWEEN CITY OF KINGSVILLE, hereinafter referred to as the Client, and GRANTWORKS, INC., Austin, Texas, hereinafter referred to as the Consultant.

In summary, this amendment is designed to optimize the billing process, providing Client with financial predictability, a more uniform distribution of grant funds, reduced financial strain, and enhanced compliance with GLO billing requirements, collectively strengthening the overall financial management of the project.

Description of Amendment:

1. Part III. COMPENSATION AND METHOD OF PAYMENT:

Add the following text:

This amendment hereby supersedes and replaces the existing fee schedule outlined on page 1 of the original contract. In its place, the parties agree to adopt the following revised fee schedule. The terms and conditions governing fees, invoicing, and payment outlined in the original contract shall remain in force, except as expressly modified by this amendment.

Administrative Services Milestones	Fee	Progress
Project Kick-Off and Startup Package - signatory form; audit certification; labor standards designations; direct deposit form; acquisition report submitted if applicable	\$ 86,392.350	15%
Environmental Notice to Proceed	\$ 86,392.350	15%
Environmental Site Photos and Field Log	\$ 28,797.450	5%
Environmental Agency Letters Sent	\$ 28,797.450	5%
Finding of No Significant Impact (FONSI) Posted	\$ 28,797.450	5%
Environmental Review Record complete - Authority to Use Grant Funds issued	\$ 28,797.450	5%
Bid Advertised	\$ 57,594.900	10%
Construction Notice to Proceed	\$ 143,987.250	25%
25% Construction Complete	\$ 14,398.730	2.5%
75% Construction Complete	\$ 14,398.730	2.5%
Construction Complete, Final Wage Compliance Report issued	\$ 28,797.450	5%
Closeout Packet submitted and approved	\$ 28,797.440	5%
ADMINISTRATION SUBTOTAL		\$ 575,949.000
Environmental Services Milestones	Fee	Progress
Commencement of Environment Phase	\$ 2,250.000	30%
Environmental Review Record complete - Authority to Use Grant Funds issued	\$ 5,250.000	70%
ENVIRONMENTAL SUBTOTAL		\$ 7,500.00
TOTAL		\$ 583,449.00

Client acknowledges and agrees that Contractor shall be entitled to submit progress invoices periodically and as deemed necessary by the Contractor, reflecting work completed, not to exceed in aggregate the fee service total, until the project's satisfactory completion. Client undertakes to make payment on each such invoice within the specified terms outlined in this agreement.

Contractor shall have the right to bill Client on a pro-rata basis as each identifiable grant Project Site achieves specified billing milestones outlined in the fee schedule. The billing for each Project Site shall be calculated proportionally based on the completion of the respective milestones. The Client agrees to make payments within the specified terms as stipulated in this agreement. The pro-rata billing approach applies independently to each Project Site and does not affect the overall billing for the entire project, which may continue as per other relevant provisions of this contract.

2. GRANT ADMINISTRATION SERVICES PART II – TERMS AND CONDITIONS

Add the following text:

20. USE OF CLOUD-BASED CERTIFIED PAYROLL SOLUTION. Upon procurement of any prime construction contractor or subcontractor subject to Davis-Bacon certified payroll or other prevailing wage compliance requirements to perform work related to the Services described herein, the Client shall require and enforce the use of LCPtracker, a cloud-based SaaS solution, for any certified payroll tracking, construction site compliance, and workforce reporting. Access to LCPtracker will be furnished by the Consultant.

3. AGREEMENT FOR GRANT ADMINISTRATION SERVICES PART III – SCOPE OF WORK. Grant Administration Services – General. (a) Administrative Duties: vi. Labor and procurement duties:

Add the following text:

b. [Consultant to] Furnish access to LCPtracker, a cloud-based SaaS solution, for certified payroll tracking, construction site compliance, and workforce reporting.

All other terms and conditions of the Agreement between the Client and GrantWorks will remain in full force and effect.

City of Kingsville
PO Box 1458
Kingsville, TX 78364

By: _____
Sam Fugate, Mayor

GrantWorks, Inc.
2201 Northland Drive
Austin, TX 78756

By: _____
Bruce J. Spitzengel, President

AGENDA ITEM #18

**City of Kingsville
Legal Department**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Courtney Alvarez, City Attorney

DATE: February 1, 2024

SUBJECT: **Resolution regarding CenterPoint Energy Resources Corp., D/B/A CenterPoint Energy Entex and CenterPoint Energy Texas Gas's Statement of Intent to Increase Rates**

Summary: On October 30, 2023, CenterPoint Energy Resources Corp., d/b/a CenterPoint Entergy Entex and CenterPoint Energy Texas Gas (CenterPoint or Company) filed a Statement of Intent to Increase Rates application with Houston, Texas Coast, Beaumont/East Texas, and South Texas Divisions. In the filing, the Company asserted that it is entitled to a \$37.4 million increase or a 5.8% increase over current adjusted revenues, excluding gas costs.

In November, the Cities Served by CenterPoint Gas (Cities) engaged the services of consultants to review the Company's filing. The consultants identified numerous unreasonable expenses and proposed significant reductions to the Company's request. Accordingly, Cities' attorney recommends that all Cities members adopt the Resolution denying the rate change. Once the Resolution is adopted, CenterPoint will have 30 days to appeal the decision to the Railroad Commission where the appeal will be consolidated with CenterPoint's filing for the environs and those cities that have relinquished their jurisdiction (i.e. Gas Utility Docket 15513) currently pending at the Commission.

Under the law, cities with original jurisdiction over this matter have 125 days from the initial filing to take final action on the application. Since the application was filed on October 30, 2023, all cities with original jurisdiction will need to adopt the resolution no later than March 3, 2024.

Background:

The purpose of the Resolution is to deny the rate application and consolidation proposed by CenterPoint.



City of Kingsville Legal Department

Section 1. This paragraph finds that the Company's application is unreasonable and should be denied.

Section 2. This section states that the Company's current rates shall not be changed.

Section 3. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants, approved by the Cities, will submit monthly invoices that will be forwarded to CenterPoint for reimbursement.

Section 4. This section merely recites that the Resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

Section 5. This section provides CenterPoint and counsel for the cities will be notified of the City's action by sending a copy of the approved and signed resolution to counsel.

Section 6. This section identifies the effective date of the Resolution as the time it is adopted.

Financial Impact: This action has no financial impact to the City.

Recommendation: Approve the resolution as presented.



RESOLUTION NO. 2024-_____

**A RESOLUTION OF THE CITY OF KINGSVILLE, TEXAS
FINDING THAT THE STATEMENT OF INTENT OF
CENTERPOINT ENERGY RESOURCES CORP., D/B/A
CENTERPOINT ENERGY ENTEX AND CENTERPOINT
ENERGY TO CHANGE RATES FILING WITHIN THE CITY
SHOULD BE DENIED; FINDING THAT THE CITY'S
REASONABLE RATE CASE EXPENSES SHALL BE
REIMBURSED BY THE COMPANY; FINDING THAT THE
MEETING AT WHICH THIS RESOLUTION IS PASSED IS
OPEN TO THE PUBLIC AS REQUIRED BY LAW;
REQUIRING NOTICE OF THIS RESOLUTION TO THE
COMPANY AND LEGAL COUNSEL.**

WHEREAS, the City of Kingsville, Texas ("City") is a gas utility customer of CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas ("CenterPoint" or "Company") within the unincorporated areas of the Houston, Texas Coast, Beaumont/East Texas, and South Texas Divisions, and a regulatory authority with an interest in the rates and charges of CenterPoint; and

WHEREAS, the City is a member of Cities Served by CenterPoint Gas ("Cities") (such participating cities are referred to herein as "Cities"), a coalition of similarly situated cities served by CenterPoint that have joined together to efficiently and cost effectively review and respond to natural gas issues affecting rates charged in the Houston, Texas Coast, Beaumont/East Texas, and South Texas Divisions; and

WHEREAS, on or about October 30, 2023, CenterPoint filed with the City a Statement of Intent to Increase Rates seeking to increase natural gas rates by \$37.4 million annually and to all customers residing in the City; and

WHEREAS, Cities is coordinating its review of CenterPoint's Statement of Intent filing with designated attorneys and consultants to resolve issues in the Company's filing; and

WHEREAS, through review of the application, Cities' consultants determined that CenterPoint's proposed rates are excessive; and

WHEREAS, the Cities' members and attorneys recommend that Cities members deny the Statement of Intent; and

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

SECTION 1. That the rates proposed by CenterPoint to be recovered through its gas rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

SECTION 2. That the Company shall continue to charge its existing rates to customers within the City.

SECTION 3. That the City's reasonable rate case expenses shall be reimbursed in full by CenterPoint within 30 days of the adoption of this Resolution.

SECTION 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5. That a copy of this Resolution shall be sent to Keith L. Wall, CenterPoint Energy, at P.O. Box 2628, Houston, Texas 77252-2628, and to Jamie Mauldin, General Counsel to the Cities Served by CenterPoint Gas at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

SECTION 6. That this Resolution shall be and become effective from and after its adoption..

PASSED AND APPROVED by a majority vote of the City Commission on the 12th day of February, 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #19

**City of Kingsville
Legal Department**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Courtney Alvarez, City Attorney

DATE: February 1, 2024

SUBJECT: Removal of Obsolete Bicycle Licensing Ordinance

Summary: It has been decades since bicycle licensing was done at the Police Department, so it is recommended this obsolete ordinance be removed.

Background:

At some point in the 1960's a bicycle licensing ordinance was approved by the City. Since that time, the use of bicycles has diminished and the licensing of bicycles at the Police Department has not been done for decades. As the existing ordinance is not needed or implemented, it is being recommended for removal.

Financial Impact: None.

Recommendation: Approve the ordinance as presented to remove the obsolete ordinance.



Sec. 7-4-15. - License required.

No person shall ride or propel a bicycle on any street or upon any public roadway unless such bicycle has been licensed and a license plate is attached thereto as provided in this article.

(1962 Code, § 10-14-2)

Cross reference— Penalty, see § 1-1-99.

Sec. 7-4-16. - Application for license; fee.

Application for a bicycle license and license plates shall be made upon a form provided by the city and shall be made to the Chief of Police. An annual license fee of \$5.00 shall be paid to the city before any license is granted.

(1962 Code, § 10-14-3; Ord. 96001, passed 1-8-96)

Sec. 7-4-17. - Issuance of license; duration.

The Chief of Police, upon receiving proper application therefor, is authorized to issue a bicycle license which shall be valid from March 1 of each calendar year through March 1 of the following calendar year.

(1962 Code, § 10-14-4; Ord. —, passed 7-26-71)

Sec. 7-4-18. - Records to be kept by chief of police.

The Chief of Police shall keep a record of the number of each license, the date issued, the name and address to whom issued, and the number on the frame of the bicycle, and a record of all bicycle license fees collected by him.

(1962 Code, § 10-14-5)

Sec. 7-4-19. - Issuance and attachment of license plate.

The Chief of Police, upon issuing a bicycle license, shall also issue a license plate bearing the license number assigned to the bicycle. The license plate shall be firmly attached to the rear mud guard or frame of the bicycle so as to be plainly visible from the rear. No person shall remove a license plate from a bicycle during the period for which issued unless the bicycle is dismantled and no longer operated upon any street in the city.

(1962 Code, § 10-14-6)

Cross reference— Penalty, see § 1-1-99.

Sec. 7-4-20. - Inspection of bicycles prior to licensing.

The Chief of Police or any person assigned to such responsibility by the Chief of Police shall inspect each bicycle before licensing the same and shall refuse a license for any bicycle which he determines to be in an unsafe mechanical condition.

(1962 Code, § 10-14-7)

Sec. 7-4-21. - Renewal of license.

Upon the expiration of a license for any bicycle, the same may be renewed upon application and payment of the same fee as upon an original application.

(1962 Code, § 10-14-8)

Sec. 7-4-22. - Transfer of ownership.

Upon the sale or other transfer of a licensed bicycle, the owner shall remove the license plate and shall surrender same to the Chief of Police within a reasonable time thereafter.

(1962 Code, § 10-14-9; Ord. —, passed 7-26-71)

Cross reference— Penalty, see § 1-1-99.

ORDINANCE NO. 2024-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER VII, ARTICLE 4, BICYCLES, SECTIONS 15-22; PROVIDING FOR REMOVAL OF BICYCLE LICENSING REGULATIONS; 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.

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

I.

THAT Sections 7-4-15 through 7-4-22 of Article 4: Bicycles of Chapter VII, Traffic Code of the Code of Ordinances of the City of Kingsville, Texas, shall be deleted to read as follows:

LICENSING

~~§ 7-4-15. -- License required.~~

~~No person shall ride or propel a bicycle on any street or upon any public roadway unless such bicycle has been licensed and a license plate is attached thereto as provided in this article.~~

~~(1962 Code, § 10-14-2)~~

Cross reference— Penalty, see [§ 1-1-99](#).

~~§ 7-4-16. -- Application for license; fee.~~

~~Application for a bicycle license and license plates shall be made upon a form provided by the city and shall be made to the Chief of Police. An annual license fee of \$5.00 shall be paid to the city before any license is granted.~~

~~(1962 Code, § 10-14-3; Ord. 96001, passed 1-8-96)~~

~~§ 7-4-17. -- Issuance of license; duration.~~

~~The Chief of Police, upon receiving proper application therefor, is authorized to issue a bicycle license which shall be valid from March 1 of each calendar year through March 1 of the following calendar year.~~

(1962 Code, § 10-14-4; Ord. —, passed 7-26-71)

§ 7-4-18. -- Records to be kept by chief of police.

The Chief of Police shall keep a record of the number of each license, the date issued, the name and address to whom issued, and the number on the frame of the bicycle, and a record of all bicycle license fees collected by him.

(1962 Code, § 10-14-5)

§ 7-4-19. -- Issuance and attachment of license plate.

The Chief of Police, upon issuing a bicycle license, shall also issue a license plate bearing the license number assigned to the bicycle. The license plate shall be firmly attached to the rear mud guard or frame of the bicycle so as to be plainly visible from the rear. No person shall remove a license plate from a bicycle during the period for which issued unless the bicycle is dismantled and no longer operated upon any street in the city.

(1962 Code, § 10-14-6)

Cross reference— Penalty, see [§ 1-1-99](#).

§ 7-4-20. -- Inspection of bicycles prior to licensing.

The Chief of Police or any person assigned to such responsibility by the Chief of Police shall inspect each bicycle before licensing the same and shall refuse a license for any bicycle which he determines to be in an unsafe mechanical condition.

(1962 Code, § 10-14-7)

§ 7-4-21. -- Renewal of license.

Upon the expiration of a license for any bicycle, the same may be renewed upon application and payment of the same fee as upon an original application.

(1962 Code, § 10-14-8)

§ 7-4-22. -- Transfer of ownership.

Upon the sale or other transfer of a licensed bicycle, the owner shall remove the license plate and shall surrender same to the Chief of Police within a reasonable time thereafter.

(1962 Code, § 10-14-9; Ord. —, passed 7-26-71)

Cross reference— Penalty, see [§ 1-1-99](#).

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 12th day of February, 2024.

PASSED AND APPROVED on this the 26th day of February, 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #20

**City of Kingsville
Legal Department**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Courtney Alvarez, City Attorney

DATE: February 1, 2024

SUBJECT: Revisions to Sign Ordinance to Reference State Law

Summary: The State Legislature revised the state statute that authorizes a city's ability to regulate political signs. It is recommended the sign ordinance be updated to reflect that state regulations for consistency in application and enforcement.

Background:

Staff has been aware of the state statutory change to municipal regulation of political signs even though not currently referenced in the city ordinance. After consulting with the Planning Director, the belief is it would be easier for the public to understand and staff to enforce if the ordinance was updated to reflect the statute.

Financial Impact: None.

Recommendation: Approve the ordinance as presented to add references to the state statute.



ELECTION CODE

TITLE 15. REGULATING POLITICAL FUNDS AND CAMPAIGNS

CHAPTER 259. POLITICAL SIGNS

Sec. 259.003. REGULATION OF POLITICAL SIGNS BY MUNICIPALITY.

(a) In this section, "private real property" does not include real property subject to an easement or other encumbrance that allows a municipality to use the property for a public purpose.

(b) A municipal charter provision or ordinance that regulates signs may not, for a sign that contains primarily a political message and that is located on private real property with the consent of the property owner:

- (1) prohibit the sign from being placed;
- (2) require a permit or approval of the municipality or impose a fee for the sign to be placed;
- (3) restrict the size of the sign; or
- (4) provide for a charge for the removal of a political sign that is greater than the charge for removal of other signs regulated by ordinance.

(c) Subsection (b) does not apply to a sign, including a billboard, that contains primarily a political message on a temporary basis and that is generally available for rent or purchase to carry commercial advertising or other messages that are not primarily political.

(d) Subsection (b) does not apply to a sign that:

- (1) has an effective area greater than 36 feet;
- (2) is more than eight feet high;
- (3) is illuminated; or
- (4) has any moving elements.

Added by Acts 2003, 78th Leg., ch. 1004, Sec. 1, eff. Sept. 1, 2003. Transferred and redesignated from Local Government Code, Section 216.903 by Acts 2019, 86th Leg., R.S., Ch. 824 (H.B. 2554), Sec. 4, eff. September 1, 2019.

ORDINANCE NO. 2024-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES SECTIONS 15-6-115, 116, AND 126, PROVIDING FOR REVISIONS TO THE SIGN ORDINANCE TO REFLECT LEGISLATIVE CHANGES; 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, the City has determined that the sign ordinance is in need of revision due to changes in state law regarding election signs and the revisions are for the ease of users, benefit of the public, and to add clarity between local and state regulations;

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

I.

THAT Article 6: Zoning of Chapter XV, Land Usage, of the Code of Ordinances of the City of Kingsville, Texas, Sections 15-6-115 through 15-6-131 shall be amended to read as follows:

...

§ 15-6-115 SIGNS RESTRICTED.

(A) The size, number, characteristics, and location of signs are restricted by this article, except for political signs that are a/so governed by the Texas Election Code, more specifically Section 259.003. Signs owned by or required by governmental entities are not regulated by this article. Advertising signs (signs not on the lot occupied by the business identified or signs aimed at products sold on site) are limited to business, industrial, and agricultural districts with property having frontage on numbered U.S. and State Highways.

(B) Owner identification signs are permitted in all retail, commercial, industrial and agricultural districts (C-1, C-2, C-3, C-4, I-1, I-2, Ag), but in the case of freestanding signs, all signage shall be limited to a monument type signage.

(C) *Monument sign* means a sign resting on the ground immediately below it or with the bottom of the sign within 18 inches of the ground immediately below it.

(Ord. 97041, passed 12-8-97; Ord. 2012-03, passed 2-27-2012; Ord. 2013-32, §I, passed 7-22-2013)

Sec. 15-6-116. - RESIDENTIAL SIGNS PERMITTED.

No signs other than one real estate sign per street frontage (for rent or for sale) with a maximum area of ten square feet, political signs (any number) with a maximum area of 9 square feet, per sign, occupant's name signs (two) with no business reference and a maximum area of three square feet shall be permitted in the R-1 Single-Family and R-2 Two-Family Districts. In the R-3 Multi-Family and R-4 General Residential Districts, all signs permitted in the R-1 District and one sign per street frontage (maximum size of 80 square feet per sign) identifying the name of apartments are permitted. No sign shall be placed within 20 feet of the point of intersection of any two right-of-way lines.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, §I, passed 7-22-2013)

...

§15-6-126. PERMITS.

(A) All signs and banners are required to be permitted prior to installation. See Texas Election Code Section 259.003 to determine if a political sign needs a permit..

(B) *Exempt signs.* The following signs are exempt from the permit requirements of these sign regulations. No sign, including exempt signs, may be posted within a street right-of-way without written approval from the Director of Public Works or his designee.

(1) Advertising and identifying signs located on currently licensed vehicles such as taxicabs, buses and trucks, as well as on bus benches, except for those vehicle signs prohibited under § 15-6-121;

(2) Any legal or public notice or warning required by a valid and applicable federal, state or local law, regulation or ordinance;

(3) *Noncommercial signs in all zoning districts, including but not limited to political, religious and social commentary signs and personal emblems.* Such signs shall be no greater than nine square feet in area within a residential zoning district or 32 square feet in a nonresidential district and may be free standing or attached flat against a wall so long as they are not painted directly on a structure. Political signs may be placed no more than 90 days prior to the election and can remain throughout the period of primary elections to the conclusion of the general election for those who are still viable political candidates. Upon the completion of the general election all political signs must be removed within ten days after said election. See Texas Election Code Section 259.003 for other political sign regulations.

(4) Holiday and seasonal lights and decorations with no commercial message;

(5) Signs advertising temporary activity on the property such as sale, rent or lease of the property; construction; grand openings; garage and yard sales; and special events and which meet the following requirements:

a. One sign shall be permitted on the property at any one time and shall be removed within 48-hours following the end of the temporary activity or event.

b. May be either installed flat against a structure or affixed in the ground as a freestanding sign.

c. In residential zoning districts, the maximum size shall be nine square feet.

d. In nonresidential zoning districts, the maximum size shall be 32 square feet.

(C) Temporary signs generally, except as otherwise permitted in this sign code, are not classified as exempt signs under § 15-6-126 of the sign code; therefore temporary signs shall:

(1) Obtain a sign permit to be valid for 30 consecutive days, and no more than two temporary sign permits shall be issued for each business per any 180 day period;

(2) Not be placed in street rights-of-way or otherwise diminish public safety such as placement in an intersection visibility triangle;

(3) Not be mounted on a roof or above the roofline;

(4) Not be artificially illuminated; and

(5) Be a maximum of 20 square feet in area when located in residential zoning districts (R3 & R4 districts only);

(6) Be a maximum of 100 square feet in area when located in nonresidential zoning districts;

(7) Be limited to one sign per parcel for each street frontage.

(8) Signs advertising a temporary event may be placed no more than 60 days prior to the event and shall be removed no later than 10 days after the event has ended.

Permit fees will be as follows: \$0.20 per square foot, with a minimum permit fee of \$15.00.

(Ord. 97041, passed 12-8-97; Ord. 98003, passed 2-23-98; Ord. 98013, passed 7-13-98; Ord. 200022, passed 11-20-00; Ord. 2013-32, §I, passed 7-22-2013; Ord. 2029-12, §I, passed 4-8-2019)

...

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 12th day of February, 2024.

PASSED AND APPROVED on this the 26th day of February, 2024.

Effective Date: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #21

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

Date: February 7, 2024

To: City Commission via City Manager Mark McLaughlin

CC: Courtney Alvarez, City Attorney and Mary Valenzuela, City Secretary

From: Janine Reyes, Director of Tourism Services

Summary: City Commission approved a budget amendment in the amount of \$15,200 on September 25th, 2023 in order to address the plumbing problems at the Tourism Department.

Rodriguez & Sons provided the low bid for rerouting plumbing lines due to a mature tree on property. The plumbing project was completed in October and paid during this current fiscal year, requiring another budget amendment to cover the costs.

The original memo presented to commission is attached.

Financial Impact: Total cost is \$15,200. This was not expended last fiscal year when the item was originally approved.

Recommendation: Staff recommends that Commission approve a budget amendment in the amount of \$15,200 to be funded from Tourism's Fund Balance to cover the cost of the plumbing repairs.

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

Date: August 30, 2023

To: City Commission via City Manager Mark McLaughlin

CC: Courtney Alvarez, City Attorney and Mary Valenzuela, City Secretary

From: Janine Reyes, Director of Tourism Services

Summary: The Kingsville Visitors Center has a mature tree on the north side of the building that is causing repeated plumbing problems. In July the flooring in the kitchen was replaced as the area had previously flooded and warped the floors. Within two weeks of the floor replacement, the area flooded again, requiring the new flooring to be removed and placed out to dry.

Purchasing Manager Charlie Sosa determined the tree would likely cause repeated flooding in this area and solicited quotes from two different plumbers to find a long-term plan to address the problem.

Donald Hubert Construction Co. Inc. provided a proposal of \$22,050 to reroute the plumbing lines while Rodriguez & Sons provide a bid of \$15,200. Both quotes are attached.

Financial Impact: Total cost for the low bid is \$15,200 should there be no need for additional length in sewer line or broken drain lines discovered during repair work.

Recommendation: Staff recommends that Commission approve a budget amendment in the amount of \$15,200 to be funded from the Tourism's Fund Balance to make the recommended repairs.



P.O.Box 84, Kingsville, TX 78364

(361) 592-9593 Fax (361) 595-0998

E-mail: dhubertco@sbcglobal.net

August 20, 2023

Attn: Charlie Sosa

Re: Plumbing Work Tourism Building

Mr. Sosa

Donald Hubert Const. Co. Inc. respectfully submits the following proposal for the work.

Scope of work: Provide all labor, tools, equipment, supervision, transportation, and insurance necessary to complete the following

1. Reroute Plumbing lines under building in order replace drain lines serving 2 commodes, 2 lavatories and 1 kitchen sink. Reroute main to existing sewer main approx. 80 linear feet. Saw cut driveway and dispose, City to repair drive.

\$22,050.00

Proposal Amount \$ 22,050.00

If you should have any questions, please call Donnie Hubert at (361)592-9593 or mobile at (361)675-0558.

A handwritten signature in black ink, appearing to read "Donald Hubert", is written over a horizontal line.

Thank you,

Donald Hubert

President

Donald Hubert Const. Co. Inc.



627 N. 14th Street, Kingsville TX 78363
Ph (361)592-7975 Fax# (361)592-1033

Estimate

Date	Estimate #
8/18/2023	2853

Name / Address
City of Kingsville P.O. Box 1458 Kingsville Tx 78364

Job Address/P.O. No.	Terms
Visitor center	

Description	Cost	Total
<p>Tunnel under building in order replace drain lines serving 2 commodes, 2 lavatories and 1 kitchen sink. New lines will be run with PVC shc 40 pipe and fittings. We will saw cut approximately 80 of asphalt in order to reroute main sewer line. ((If more then 80' needs to be replaced it will be extra.)) City of Kingsville will repair and replace asphalt. (((If the rest of the main sewer line needs to be replaced it will be extra.))) Select fill dirt will be brought in to backfill tunnel. Old asphalt will be dumped at landfill if needed. (((If drain lines are broken in or above concrete it will be extra to repair.)))</p>	15,200.00	15,200.00

Licensed By:
Texas State Board Plumbing Examiners
929 East 41 Street, P.O. Box 4200 Austin, Texas
78765
1-800-845-6584
Master License No. M36117

Total	\$15,200.00
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ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO APPROPRIATE FUNDING FOR PLUMBING WORK APPROVED LAST FY 22-23, BUT COMPLETED THIS FY 23-24 FOR THE TOURISM DEPARTMENT.

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#25

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 002 – Tourism					
<u>Expenditures – 5</u>					
1071	Tourism	Professional Services	31400	\$15,200.00	

[To amend the City of Kingsville FY 23-24 budget to appropriate funding for plumbing work approved last FY 22-23, but completed this FY 23-24 for the Tourism Department. Funding will come from the unappropriated Tourism fund balance.]

II.

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

III.

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

IV.

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

INTRODUCED on this the 12th day of February 2024.

PASSED AND APPROVED on this the 26th day of February, 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #22

AGENDA ITEM #23

AGENDA ITEM #24