

City of Kingsville, Texas

AGENDA CITY COMMISSION

MONDAY, JUNE 24, 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.

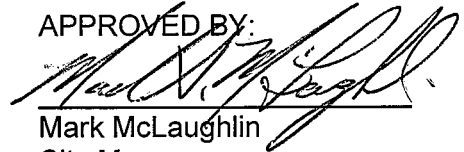
OPEN MEETING

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S)

None.

APPROVED BY:



Mark McLaughlin
City Manager

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

1. None.

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being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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 of the City Commission of the City of Kingsville, Texas, pursuant to Chapter 311 of the Texas Tax Code, creating Tax Increment Financing Reinvestment Zone Number Two, City of Kingsville, Texas. (Economic Development Director).
2. Motion to approve final passage of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate funding for the Reimbursement Agreement for Preliminary Engineering Services with Union Pacific Railroad Company for the Escondido Rail Crossing Project. (City Manager).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

3. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter VII, Article 5-Traffic Schedules, Schedule I (D), revising the speed limit on certain areas of General Cavazos Boulevard. (FM1356); providing for appropriate penalties fines, and fees regarding the regulation thereof; repealing all ordinances in conflict wherewith and providing for an effective date and publication. (City Engineer).
4. Consider a resolution of the City of Kingsville, Texas in support of the submission to the National Fish and Wildlife Foundation's National Coastal Resilience Fund Award titled "Developing Nature-Based Designs To Increase Resilience And Habitat In The Baffin Bay Watershed (TX)". (Parks Director).
5. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to provide additional funding for Parks vehicle and equipment maintenance. (Parks Director).
6. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to adjust budgets based on audited beginning fund balances for FY23-24. (Finance Director).
7. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to provide funding for the payback of the HRSA Cares Provider Relief Fund due to non-submittal of reports. (Finance Department).
8. Consider a resolution of the City Commission of Kingsville, Texas, authorizing the submission of a Resilient Communities Program (RCP) grant application to the Texas General Land Office for funding for a Comprehensive Plan (land use) and authorizing the Mayor and City Manager to act as the City's Executive Officers and Authorized Representatives in all matters pertaining to the City's participation in the RCP Grant. (Director of Planning and Development Services).
9. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Sections 15-3-51 and 9-10-1 through 9-10-5, providing for revisions to the sidewalk regulations, repealing all ordinances in conflict herewith and providing for an effective date and publication. (Director of Planning and Development Services).

10. 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).

11. Consider a resolution authorizing staff to proceed with placing for sale the City's 3.030 acres of land located on the north side of the 400 Block of East Caesar Ave. (9th, Block 24, Lot ALL, S/2 closed Ragland St.), also known as Old Hospital site, in Kingsville, Texas. (Purchasing Manager).

12. Workshop: discussion on proposed FY24-25 Employee Compensation Plan and related items. (Human Resources Director).

VII. Adjournment.

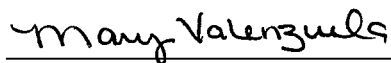
1. No person's comments shall exceed 5 minutes. Cannot be extended by Commission.
2. No person's comments shall exceed 5 minutes without permission of majority of Commission.
3. Comments are limited to 3 minutes per person. May be extended or permitted at other times in the meeting only with 5 affirmative 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:

June 20, 2024, at 4:30 P.M. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.



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

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

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

CONSENT AGENDA

AGENDA ITEM #1

Proposed Tax Increment Reinvestment Zone #2

City of Kingsville, TX

JUNE 10, 2024

PURPOSE

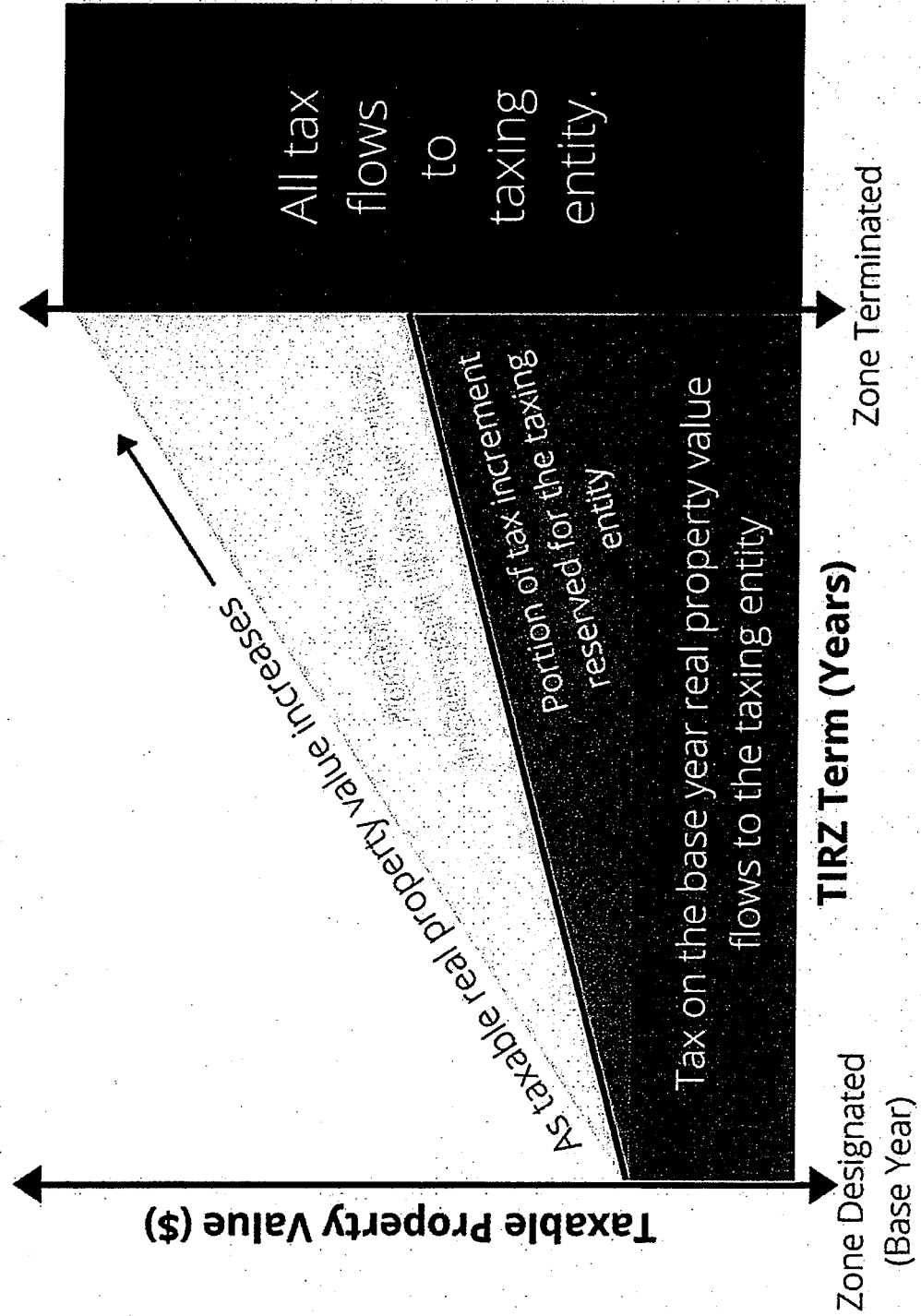
- Tax Increment Financing Concept
- Proposed Tax Increment Reinvestment Zone #2
- Next Steps
- Questions

TAX INCREMENT FINANCING

- Tax Increment Financing (TIF) is a tool that incentivizes economic development within a Tax Increment Reinvestment Zone (TIRZ)
- Governed by Tax Code, Chapter 311
- Hundreds of TIRZs have been created in the state of Texas
- Cities, alone or in partnership with other taxing units, can use this tool to pay for improvements in a zone so it will attract new development, facilitate investment, and bring excitement and energy to a designated area

TAX INCREMENT FINANCING

- Not a new tax on development
 - Redirects a portion of tax generated from new development within TIRZ



WHY CREATE A TIRZ?

- Private development activity expected to occur within a designated area
- Provides a funding source without impacting the current amount of general fund revenues for each participating taxing entity
- Ability to leverage revenues from taxable property within the TIRZ to generate a larger increment
- Attracts potential developers and investment into area that may not otherwise occur
- A TIRZ can pay for:
 - infrastructure;
 - public improvements;
 - economic development programs (Chapter 380); or
 - other projects benefiting the zone



TIRZ CREATION PROCESS

- Chapter 311 outlines the various procedures for creating and amending a TIRZ. Two main documents:
 1. Creation Ordinance
 2. TIRZ Project and Financing Plan
- Creation Ordinance establishes five key elements:
 - 1) Boundary; 2) Term; 3) TIRZ Board; 4) City Participation and 5) *Preliminary Project and Financing Plan*
- *Final Project and Financing Plan*
 - 1) After TIRZ creation the Final Project and Financing Plan is recommended by the TIRZ Board; and
 - 2) Approved the City Council by separate ordinance

This is a detailed street map of the Westside area in San Antonio, Texas. The map shows a grid of streets with major thoroughfares highlighted. Key streets labeled include W Corral Ave, W Santa Gertrudis St, W King Ave, and N Armstrong St. The map also shows the intersection of these streets with major highways like I-10 and I-37. The map is oriented with North at the top.



PROPOSED TIRZ #2 – Overview

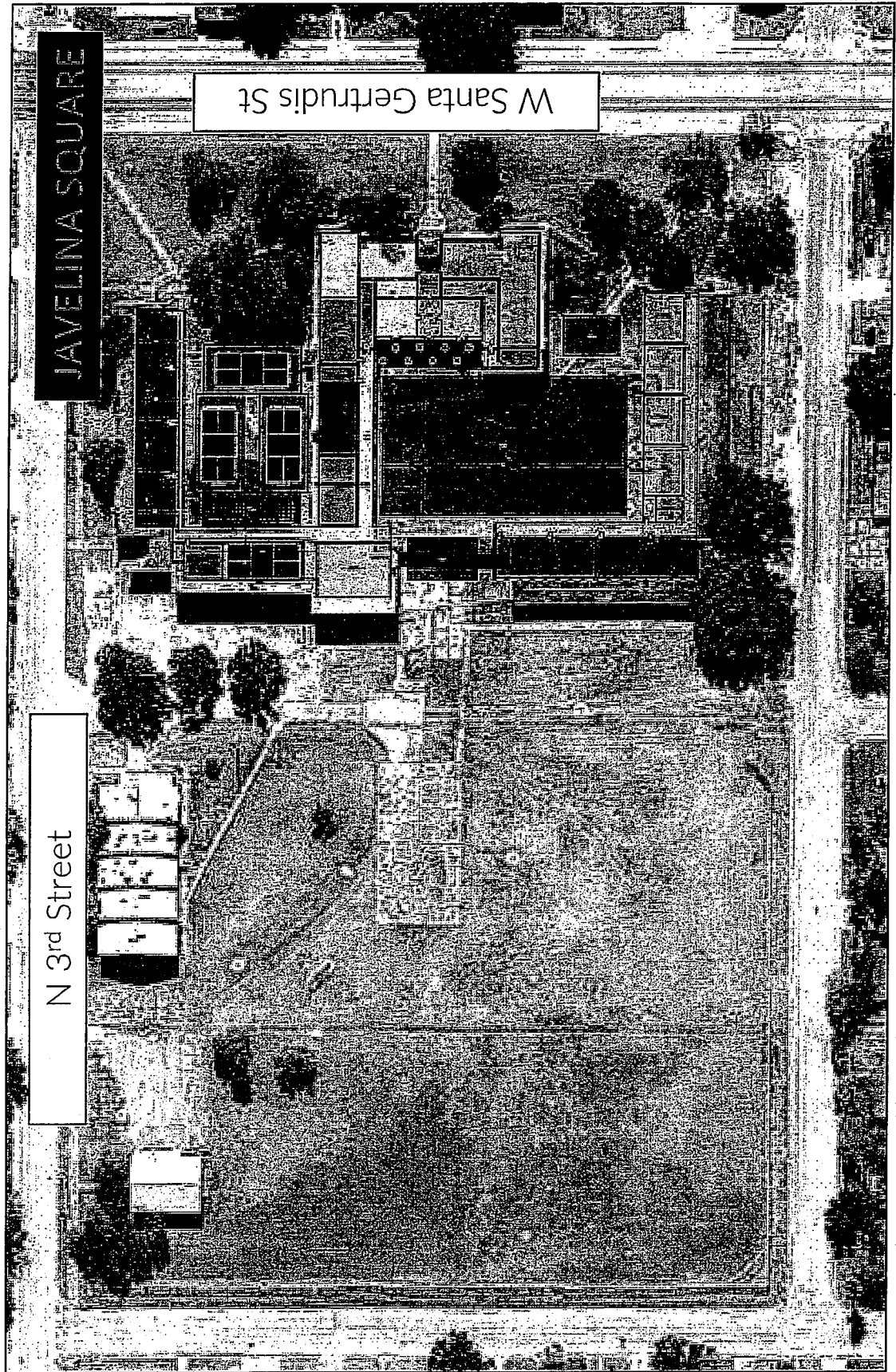
- Goal is to encourage private development that will yield additional tax revenue to all taxing jurisdictions
- Consists of approximately 39 acres
- The base value would be as of January 1, 2024
- **30-year** term - December 31, 2054 (with final year's tax to be collected by September 1, 2055)
- Proposing that the **City participate at a rate of 50%** of it's real property increment
- Potential for Kleberg County to participate, subject to a yet to be negotiated interlocal agreement

PROPOSED TIRZ #2 - Anticipated Development

9



DAVID PETTIT
Economic Development



PROPOSED TIRZ #2 - Anticipated Development

- The land within the zone is well positioned for future development and redevelopment
- DPED projects that retail and multifamily development could occur during the life of the TIRZ, based on market trends, known planned development, and input from City staff



DAVID PETTIT
Economic Development

Projected Completion Date		Units/SF	RP Taxable Value per Unit/SF	Incremental Value	Sales/SF	Incremental Sales
TIRZ #1						
Retail	2025	16,500	\$	200 \$	200 \$	3,300,000
Multifamily	2026	60	\$	75,000 \$	- \$	-
Retail	2028	6,500	\$	200 \$	200 \$	1,300,000
Retail	2029	3,500	\$	200 \$	200 \$	700,000
Retail	2031	4,000	\$	200 \$	200 \$	800,000
Retail	2032	8,000	\$	200 \$	200 \$	1,600,000
Retail	2034	6,000	\$	200 \$	200 \$	1,200,000
Retail	2035	10,000	\$	200 \$	200 \$	2,000,000
Total				\$ 15,400,000	\$	10,900,000

PROPOSED TIRZ #2 – Participation

- \$15.4 Million represents the 2024 taxable value of the Anticipated Development
- Proposing the City of Kingsville would contribute 50% of the real property increment within the Zone, above a 2024 base
- The Anticipated Development is projected to generate **\$3.5 Million in TIRZ Revenue** to fund the Project Costs, over the 30 year term



DAVID PETTIT
Economic Development

Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation	Net Benefit
City of Kingsville	\$13,816,450	\$3,459,886	\$10,356,564
Kleberg County	\$9,326,740	\$0	\$9,326,740
Kingsville ISD	\$12,841,639	\$0	\$12,841,639
South Texas Water Authority	\$640,753	\$0	\$640,753
Total	\$36,625,583	\$3,459,886	\$33,165,697

PROPOSED TIRZ #2 – Project Costs

Proposed Project Costs - TIRZ #2		
Public Utilities	\$ 518,983	15%
<i>Water Facilities and Improvements, Sanitary Sewer Facilities and Improvements, Storm Water Facilities and Improvements</i>		
Parking and Transit Improvements	\$ 518,983	15%
Street and Intersection Improvements	\$ 518,983	15%
Pedestrian Enhancements	\$ 415,186	12%
<i>Streetscape, lighting, public art, and other amenities that enhance the pedestrian experience</i>		
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 345,989	10%
Economic Development Grants	\$ 1,037,966	30%
Administrative Costs	\$ 103,797	3.0%
Total	\$ 3,459,886	100%

- The categories listed in the table above are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.
- The costs illustrated are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item
- It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration

PROPOSED NEXT STEPS

- **June 10: 1st Reading and Public Hearing** Creation Ordinance
- **June 24: 2nd Reading and Consideration**
- Creation ordinance establishes five key elements:
 - Boundary;
 - Term;
 - TIRZ Board;
 - City Participation; and
 - Preliminary Project and Financing Plan
- **Summer/Fall 2024:** Upon TIRZ creation the Final Project and Financing Plans is approved by the TIRZ Board and then the City Council by separate ordinance

QUESTIONS

CITY OF KINGSVILLE, TEXAS

ORDINANCE NO. 24-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS, PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, CREATING TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, CITY OF KINGSVILLE, TEXAS

WHEREAS, the City of Kingsville, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous or noncontiguous geographic area that is in the corporate limits of the municipality or the extraterritorial jurisdiction (the "ETJ") of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Commission desires to promote the development of a certain contiguous geographic area in the City, which is more specifically described in *Exhibits "A" and "B"* of this Ordinance (the "Zone"), through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Two, City of Kingsville*, attached as *Exhibit C* (hereinafter referred to as the "Preliminary Project and Finance Plan") for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on May 30, 2024, which date is before the seventh (7th) day before the public hearing held on June 10, 2024; and

WHEREAS, at the public hearing on June 10, 2024, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on June 10, 2024, and in favor of the creation of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Commission, the public hearing was closed on June 10, 2024; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed reinvestment zone.

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

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

That the City Commission, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the creation of the reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and
- (b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in *Exhibits "A" and "B"* will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and
- (c) That the proposed reinvestment zone, as defined in *Exhibits "A" and "B"*, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:

- 1. It is a geographic area located within the City limits of the City; and

2. That the City Commission further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City or county.

- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City or county; and
- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Commission hereby designates the area described and depicted in Exhibits "A" and "B" hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number Two, City of Kingsville, Texas (hereinafter referred to as the "Zone").

SECTION 4. BOARD OF DIRECTORS.

That a board of directors for the Zone ("Board") is hereby created. The Board shall consist of five (5) members comprised of four (4) City Commission members and the Mayor.

The Mayor shall serve as chairman of the Board and the Board may elect a vice chairman and such other officers as the Board sees fit. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one member of the board. The number of directors on the Board of Directors shall be increased by one for each taxing unit that appoints a director to the board; provided, that the maximum number of directors shall not exceed fifteen (15).

The Board shall make recommendations to the City Commission concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Commission for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project plan and financing plan.

SECTION 3. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2054 (with the final year's tax increment to be collected by September 1, 2055); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 4. TAX INCREMENT BASE AND TAX INCREMENT.

That the tax increment base for the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2024, which is the year in which the Zone was designated as a reinvestment zone.

The TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, (ii) fifty percent (50%) of the City's tax increment, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 5. TAX INCREMENT FUND.

That there is hereby created and established a "Tax Increment Fund" for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository

bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the TIF Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b), Texas Tax Code.

SECTION 6. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Commission at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Commission further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 8. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law.

INTRODUCED on this the 10th day of June, 2024.

PASSED AND APPROVED on this the 24th day of June, 2024.

Effective: _____

CITY OF KINGSVILLE

Sam Fugate
Mayor

ATTEST:

Mary Valenzuela
City Secretary

APPROVED AS TO FORM:

Courtney Alvarez
City Attorney

EXHIBIT A

BOUNDARY DESCRIPTION

Beginning at the point where the western right of way boundary of N Armstrong Street meets the northern right of way boundary of W. F Avenue, thence

East along the northern right of way boundary of W. F Avenue to the point it meets the eastern right of way boundary of N. 1st Street, thence

South along the eastern right of way boundary of N. 1st Street to the point it meets the northern right of way boundary of W. Corral Avenue, thence

East along the northern right of way boundary of W. Corral Avenue to the point it meets the western right of way boundary of Railroad Street, thence

South across W. Corral Avenue to the point the southern right of way boundary of W. Corral Avenue meets the western right of way boundary of Railroad Street, thence

West along the southern right of way boundary of W. Corral Avenue to the point it meets the eastern right of way boundary of N. 1st Street, thence

South along the eastern right of way boundary of N. 1st Street to the point it meets the southern right of way boundary of W. Mesquite Avenue, thence

West along the southern right of way boundary of W. Mesquite Avenue to the point it meets the northeast corner of Property ID 22344, thence

South along the eastern boundary of Property ID 22344 to the point it meets the eastern boundary of Property ID 20018, thence

South along the eastern boundary of Property ID 20018 to the point it meets the northern right of way boundary of W. D Avenue, thence

South across W. D Avenue to the northeast corner of Property ID 13403, thence

South along the eastern boundary of Property ID 13403 to the point it meets the northern right of way boundary of W. C Avenue, thence

South across W. C Avenue to northeast corner of Property ID 18037, thence

West along the southern right of way boundary of W. C Avenue to the point it meets the eastern right of way boundary of N. Armstrong Street, thence

South along the eastern right of way boundary of N. Armstrong Street to the point it meets the northern right of way boundary of W. Avenue A, thence

East along the northern right of way boundary of W. Avenue A to the point it meets the southeast corner of Property ID 15255, thence

South across W. Avenue A to the northeast corner of Property ID 13309, thence

South along the eastern boundary of Property ID 13309, continuing west along the boundary of Property ID 13309, continuing west to the southeast corner of Property ID 16706, thence

West along the southern boundary of Property ID 16706 to the point it meets the eastern right of way boundary of N. Armstrong Street, thence

South along the eastern right of way boundary of N. Armstrong Street to the point it meets the northern right of way boundary of W. Nettie Avenue, thence

East along the northern right of way boundary of W. Nettie Avenue to the point it meets the southeast corner of Property ID 22766, thence

South across W. Nettie Avenue to the northeast corner of Property ID 23758, thence

South along the eastern boundary of Property ID 23758, continuing south to the northeast corner of Property ID 25284, thence

South along the eastern boundary of Property ID 25284 to the point it meets the northern right of way boundary of W. Ella Avenue, thence

East along the northern right of way boundary of W. Ella Avenue to the point it meets the eastern right of way boundary of N. Wells Street, thence

South along the eastern right of way boundary of N. Wells Street to the point it meets the northwest corner of Property ID 11998, thence

East along the northern boundary of Property ID 11998, continuing east to the point the northeast corner of Property ID 11936 meets the western right of way boundary of N. 2nd Street, thence

North along the western right of way of N 2nd Street to the point it meets the northern right of way boundary of W. Nettie Avenue, thence

East along the northern right of way boundary of W. Nettie Avenue to the point it meets the eastern right of way boundary of N. 3rd Street, thence

South along the eastern right of way boundary of N. 3rd Street to the point it meets the southwest corner of Property ID 20221, thence

West across N. 3rd Street to the point it meets the southeast corner of Property ID 18226, thence

West to the point the southwest corner of Property ID 20218 meets the eastern right of way boundary of N. Wells Street, thence

South along the eastern right of way boundary of N. Wells Street to the point it meets the southern right of way boundary of W. Richard Avenue, thence

West along the southern right of way boundary of W. Richard Avenue to the point it meets the northeast corner of Property ID 18032, thence

South along the eastern boundary of Property ID 18032, continuing south to the northeast corner of Property ID 12918, thence

South along the eastern boundary of Property ID 12918 to the point it meets the northern right of way boundary of W. Alice Avenue, thence

South across W. Alice Avenue to the northern boundary of Property ID 24002, thence

West along the southern right of way boundary of W. Alice Avenue to the point it meets the eastern right of way boundary of N. Armstrong Street, thence

South along the eastern right of way boundary of N. Armstrong Street to the point it meets the northwest corner of Property ID 22010, thence

East along the northern boundary of Property ID 22010, continuing south along the eastern boundary of Property ID 22010 to the point it meets the northern right of way boundary of W. Kleberg Avenue, thence

South across W. Kleberg Avenue to the northeast corner of Property ID 13752, thence

South along the eastern boundary of Property ID 13752 to the northern boundary of Property ID 16224, thence

East to the point the eastern right of way boundary of S. Wells Street meets the northwest corner of Property ID 25165, thence

South along the eastern right of way boundary of S. Wells Street to the point it meets the southwest corner of Property ID 20261, thence

West across S. Wells Street to the point the western right of way boundary of S Wells Street meets the southeast corner of Property ID 16278, thence

West to the point the southeast corner of Property ID 25673 meets the western right of way boundary of S. Wanda Drive, thence

North along the western right of way boundary of S. Wanda Drive to the point it meets the southeast corner of Property ID 22667, thence

East to the southwest corner of Property ID 13230, thence

North along the western boundary of Property ID 13230 to the point that it meets the southern right of way boundary of W. Kleberg Avenue, thence

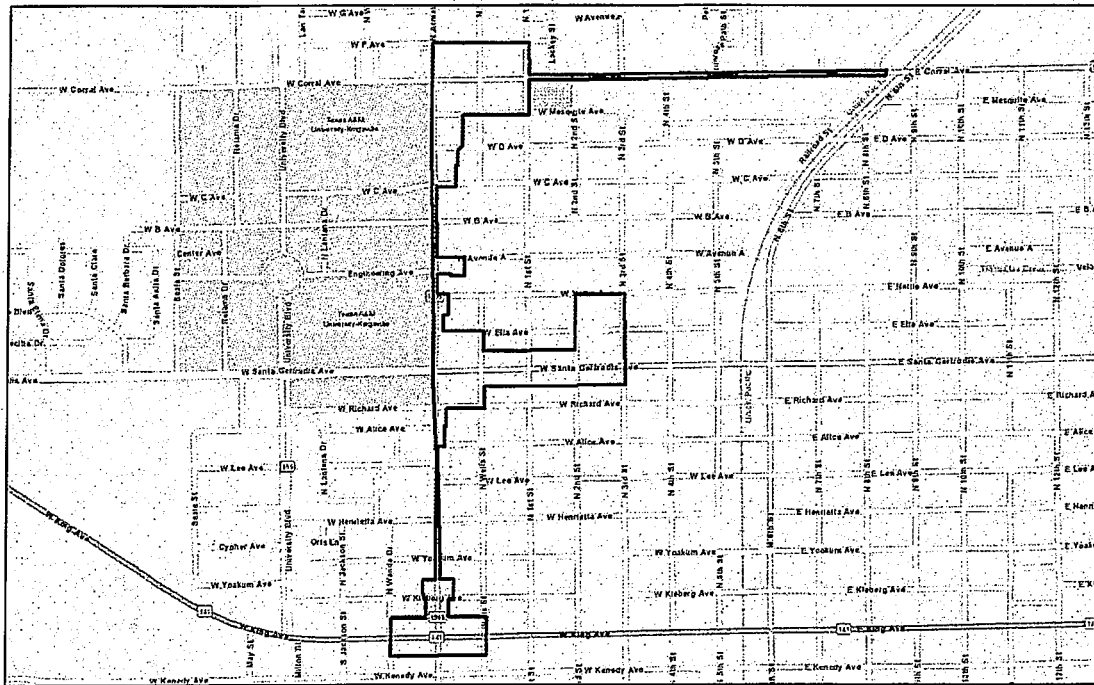
North across W. Kleberg Avenue to the southwest corner of Property ID 25903, thence

North along the western boundary of Property ID 25903, continuing east along the northern boundary to the point it meets the northwest corner of Property ID 24402, thence

East along the northern boundary of Property ID 24402 to the point it meets the western right of way boundary of N. Armstrong Street, thence

North along the western right of way boundary of N. Armstrong Street to the point it meets the northern right of way boundary of W. F Avenue, which is the point of beginning.

EXHIBIT B
BOUNDARY MAP

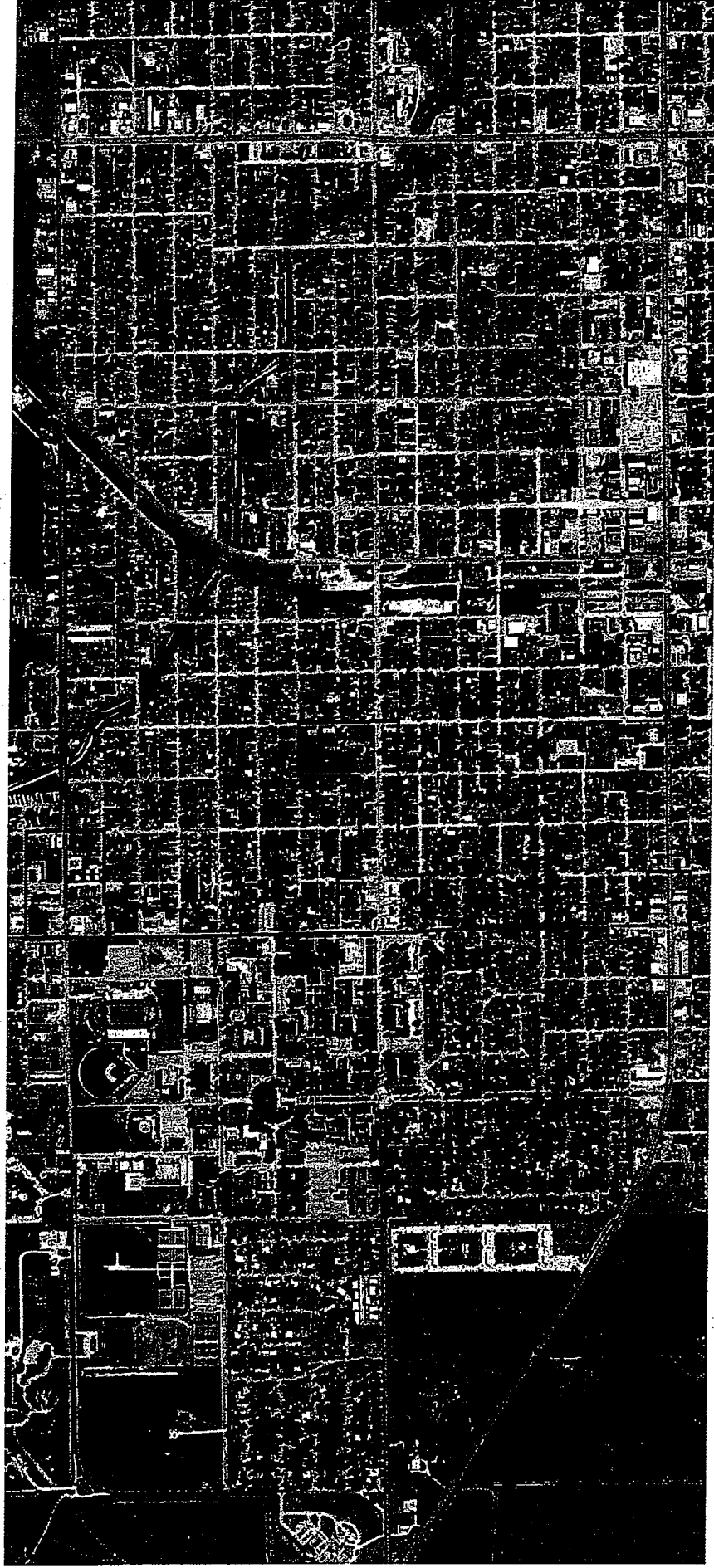


— - TIRZ Boundary

EXHIBIT C
PRELIMINARY PROJECT PLAN AND FINANCE PLAN

Tax Increment Reinvestment Zone #2 City of Kingsville, Texas

PRELIMINARY PROJECT AND FINANCING PLAN
JUNE 2024



Preliminary Project and Financing Plan, TIRZ #2



DAVID PETTIT
Economic Development

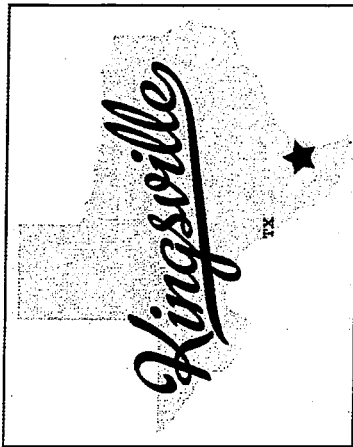
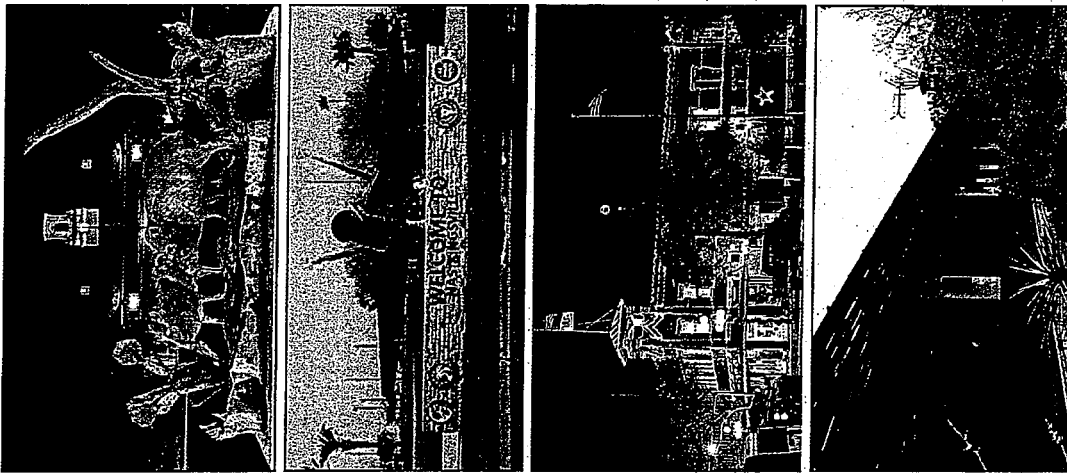
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■ TIRZ Boundary	2
■ Current Conditions & Ownership	4
■ Proposed Development	6
■ Project Costs	7
■ Financial Feasibility Analysis	9
■ Terms and Conditions	15
■ Appendix A	16

DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



Kingsville, TX, located in Kleberg County, is positioned between the Texas Gulf Coast on the east and the Brush Country on the west. Kingsville is home to nearly 25,000 people and is also home to a leading public research university, Texas A&M Kingsville, a Naval Air Station and several Fortune 500 industrial companies.

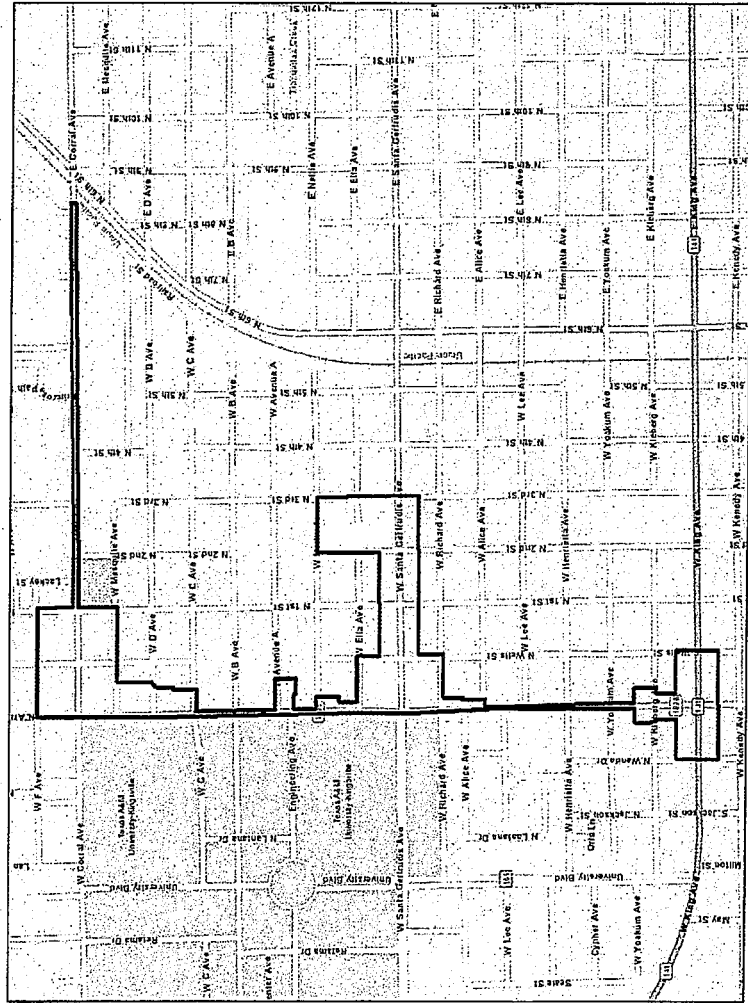
Kingsville's proximity to major highways is a plus for this community that promotes itself as "A Main Street Community." The city sits just off U.S. Highway 77, which is a major corridor from Texas to Mexico. Highway 77, soon to become a part of the I-69 corridor, is a busy road. Both local and national truck carriers provide inbound and outbound service through connecting lines from San Antonio, Houston and Dallas. Shipments to and from the Ports of Corpus Christi and Houston are convenient to Kingsville by truck. The city is also served with incoming and outgoing rail service by the Union Pacific Railroad. Kingsville is located 38 miles southwest of Corpus Christi International Airport, and is served by American, Southwest and United Airlines. Kingsville is also immediately accessible when you fly into Kleberg County Airport.

Kingsville proudly offers a diverse selection of outdoor activities, restaurants, and retail establishments for visitors and locals alike. Tour one of our many historic museums, exciting planned events, or local attractions and enjoy an unforgettable excursion off the beaten path.

Tax Increment Reinvestment Zone #2, City of Kingsville

On June 24, 2024 the City Commission of the City of Kingsville, Texas (the "Commission"), pursuant to Chapter 311 of the Texas Tax Code, will consider an ordinance to designate a contiguous geographic area within the City limits as Reinvestment Zone Number Two, City of Kingsville, Texas. The goal of Tax Increment Reinvestment Zone #2 (TIRZ #2) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This preliminary project and financing plan outlines the funding of \$3,459,886 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Kingsville. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



- TIRZ Boundary

TIRZ Boundary

Boundary Description

TIRZ #2 consists of approximately 39 acres located within the city limits of the City of Kingsville. The legal description for the zone is described in detail below.

Legal Description TIRZ #2

Beginning at the point where the western right of way boundary of N Armstrong Street meets the northern right of way boundary of W F Avenue, thence

East along the northern right of way boundary of W F Avenue to the point it meets the eastern right of way boundary of N 1st Street, thence

South along the eastern right of way boundary of N 1st Street to the point it meets the northern right of way boundary of W Corral Avenue, thence

East along the northern right of way boundary of W Corral Avenue to the point it meets the western right of way boundary of Railroad Street, thence

South across W Corral Avenue to the point the southern right of way boundary of W Corral Avenue meets the western right of way boundary of Railroad Street, thence

West along the southern right of way boundary of W Corral Avenue to the point it meets the eastern right of way boundary of N 1st Street, thence

South along the eastern right of way boundary of N 1st Street to the point it meets the southern right of way boundary of W Mesquite Avenue, thence

West along the southern right of way boundary of W Mesquite Avenue to the point it meets the northeast corner of Property ID 22344, thence

South along the eastern boundary of Property ID 22344 to the point it meets the eastern boundary of Property ID 20018, thence

South along the eastern boundary of Property ID 20018 to the point it meets the northern right of way boundary of W D Avenue, thence

South across W D Avenue to the northeast corner of Property ID 13403, thence

South along the eastern boundary of Property ID 13403 to the point it meets the northern right of way boundary of W C Avenue, thence

South across W C Avenue to northeast corner of Property ID 18037, thence

West along the southern right of way boundary of W C Avenue to the point it meets the eastern right of way boundary of N Armstrong Street, thence

South along the eastern right of way boundary of N Armstrong Street to the point it meets the northern right of way boundary of W Avenue A, thence

East along the northern right of way boundary of W Avenue A to the point it meets the southeast corner of Property ID 15255, thence

South across W Avenue A to the northeast corner of Property ID 13309, thence

South along the eastern boundary of Property ID 13309, continuing west along the boundary of Property ID 13309, continuing west to the southeast corner of Property ID 16706, thence

West along the southern boundary of Property ID 16706 to the point it meets the eastern right of way boundary of N Armstrong Street, thence

South along the eastern right of way boundary of N Armstrong Street to the point it meets the northern right of way boundary of W Nettle Avenue, thence

East along the northern right of way boundary of W Nettle Avenue to the point it meets the southeast corner of Property ID 22766, thence

South across W Nettle Avenue to the northeast corner of Property ID 23758, thence

South along the eastern boundary of Property ID 23758, continuing south to the northeast corner of Property ID 25284, thence

South along the eastern boundary of Property ID 25284 to the point it meets the northern right of way boundary of W Ella Avenue, thence

East along the northern right of way boundary of W Ella Avenue to the point it meets the eastern right of way boundary of N Wells Street, thence

South along the eastern right of way boundary of N Wells Street to the point it meets the northwest corner of Property ID 11998, thence

East along the northern boundary of Property ID 11998, continuing east to the point the northeast corner of Property ID 11936 meets the western right of way boundary of N 2nd Street, thence

North along the western right of way of N 2nd Street to the point it meets the northern right of way boundary of W Nettle Avenue, thence

East along the northern right of way boundary of W Nettle Avenue to the point it meets the eastern right of way boundary of N 3rd Street, thence

South along the eastern right of way boundary of N 3rd Street to the point it meets the southwest corner of Property ID 20221, thence

West across N 3rd Street to the point it meets the southeast corner of Property ID 18226, thence

West to the point the southwest corner of Property ID 20218 meets the eastern right of way boundary of N Wells Street, thence

TIRZ Boundary

Legal Description TIRZ #2 (Continued)

South along the eastern right of way boundary of N Wells Street to the point it meets the southern right of way boundary of W Richard Avenue, thence

West along the southern right of way boundary of W Richard Avenue to the point it meets the northeast corner of Property ID 18032, thence

South along the eastern boundary of Property ID 18032, continuing south to the northeast corner of Property ID 12918, thence

South along the eastern boundary of Property ID 12918 to the point it meets the northern right of way boundary of W Alice Avenue, thence

South across W Alice Avenue to the northern boundary of Property ID 24002, thence

West along the southern right of way boundary of W Alice Avenue to the point it meets the eastern right of way boundary of N Armstrong Street, thence

South along the eastern right of way boundary of N Armstrong Street to the point it meets the northwest corner of Property ID 22010, thence

East along the northern boundary of Property ID 22010, continuing south along the eastern boundary of Property ID 22010 to the point it meets the northern right of way boundary of W Kleberg Avenue, thence

South across W Kleberg Avenue to the northeast corner of Property ID 13752, thence

South along the eastern boundary of Property ID 13752 to the northern boundary of Property ID 16224, thence

East to the point the eastern right of way boundary of S Wells Street meets the northwest corner of Property ID 25165, thence

South along the eastern right of way boundary of S Wells Street to the point it meets the southwest corner of Property ID 20261, thence

West across S Wells Street to the point the western right of way boundary of S Wells Street meets the southeast corner of Property ID 16278, thence

West to the point the southeast corner of Property ID 25673 meets the western right of way boundary of S Wanda Drive, thence

North along the western right of way boundary of S Wanda Drive to the point it meets the southeast corner of Property ID 22667, thence

East to the southwest corner of Property ID 13230, thence

North along the western boundary of Property ID 13230 to the point that it meets the southern right of way boundary of W Kleberg Avenue, thence

North across W Kleberg Avenue to the southwest corner of Property ID 25903, thence

North along the western boundary of Property ID 25903, continuing east along the northern boundary to the point it meets the northwest corner of Property ID 24402, thence

East along the northern boundary of Property ID 24402 to the point it meets the western right of way boundary of N Armstrong Street, thence

North along the western right of way boundary of N Armstrong Street to the point it meets the northern right of way boundary of W F Avenue, which is the point of beginning.

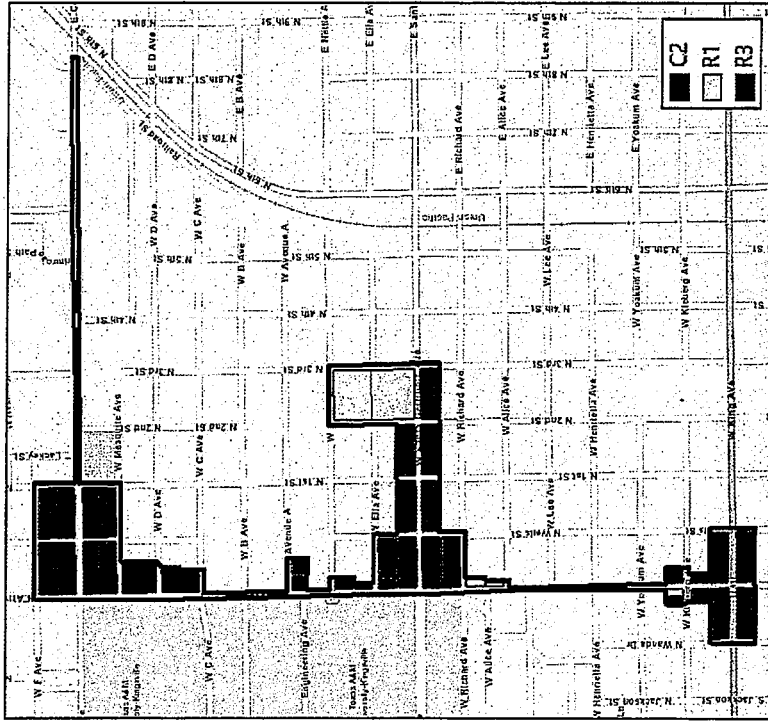
Current Conditions

Land Use

The land within the zone is primarily developed with commercial uses that are well positioned for redevelopment. There are also various surface parking lots and vacant tracts that are well positioned to be utilized for new development. Less than 30 percent of the property in the zone, excluding property that is publicly owned, is used for residential purposes.

Zoning

The land within the TIRZ is primarily zoned C2: Retail District (shaded in red) and R3: Multi-Family District 3 (shaded in green), with a portion zoned R1: Single-Family District 1 (shaded in yellow). The property may need to be rezoned to accommodate any future development. It is not anticipated there will be any changes to the City of Kingsville zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.



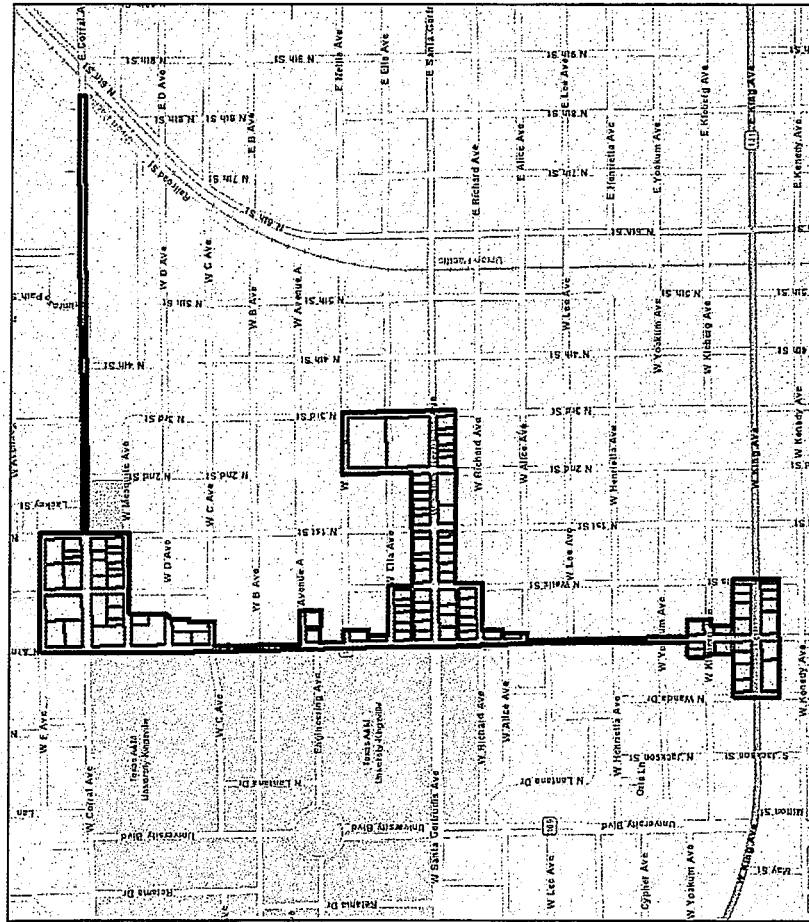
Current Conditions

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

Current Ownership

There are currently 102 parcels within Tax Increment Reinvestment Zone #2. The estimated taxable base value of the property within the TIRZ is \$12,609,522. The 2024 base value will need to be verified by Kleberg County Appraisal District when the final 2024 taxable values are available. For further details of parcels included within the TIRZ see Appendix A.



Proposed Development

Anticipated Development

The land within the zone is well positioned for future development and redevelopment. The table below provides an overview of the scope and timing of potential development that DPED projects could occur during the life of the TIRZ, based on market trends, known planned development, and input from City staff. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.

	Projected Completion Date	Units/SF	RP Taxable Value per Unit/SF	Incremental Value	Sales/SF	Incremental Sales
TIRZ #1						
Retail	2025	16,500	\$	200 \$	200 \$	3,300,000
Multifamily	2026	60	\$	75,000 \$	- \$	-
Retail	2028	6,500	\$	200 \$	200 \$	1,300,000
Retail	2029	3,500	\$	200 \$	200 \$	700,000
Retail	2031	4,000	\$	200 \$	200 \$	800,000
Retail	2032	8,000	\$	200 \$	200 \$	1,600,000
Retail	2034	6,000	\$	200 \$	200 \$	1,200,000
Retail	2035	10,000	\$	200 \$	200 \$	2,000,000
Total				\$ 15,400,000	\$	10,900,000

*\$15,400,000 represents the estimated 2024 taxable value of the Anticipated Development. The Anticipated Development is projected to generate \$3,459,886 in TIRZ Revenue to fund the Project Costs outlined on Page 7

Project Costs

Project Costs of the Zone

There are a number of improvements within Tax Incremental Reinvestment Zone #2 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #2		
Public Utilities	\$	518,983
<i>Water Facilities and Improvements, Sanitary Sewer Facilities and Improvements, Storm Water Facilities and Improvements</i>		
Parking and Transit Improvements	\$	518,983
Street and Intersection Improvements	\$	518,983
Pedestrian Enhancements	\$	415,186
<i>Streetscape, lighting, public art, and other amenities that enhance the pedestrian experience</i>		
Open Space, Park and Recreation Facilities and Improvements	\$	345,989
Economic Development Grants	\$	1,037,966
Administrative Costs	\$	103,797
Total	\$	3,459,886
		100%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The project costs listed above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$3,459,886 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
 - (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
 - (C) real property assembly costs;
 - (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
 - (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
 - (F) relocation costs;
 - (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
 - (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
 - (I) the cost of operating the reinvestment zone and project facilities;
 - (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
 - (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
 - (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Project Costs

Public Utilities includes but is not limited to:

Water Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of water facilities and improvements that support the development and redevelopment of the TIRZ.

Sanitary Sewer Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of structures or systems designed for the collection, transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.

Storm Water Facilities and Improvements: Many areas within the TIRZ have an aging infrastructure, making proper utility drainage an important component of the project plan. Utility drainage encompasses the physical provisions to accommodate and regulate stormwater runoff to preclude excessive erosion and sedimentation and to control and regulate the rate of flow. Facilities/systems can include natural features and conduits, channels, ditches, swales, pipes, detention devices or other devices designed or intended to carry, direct, detain or otherwise control stormwater.

Parking and Transit Improvements: Parking structures, whether newly constructed or existing, may be utilized to encourage denser development and support public access to commercial, residential, and retail developments at future mixed-use or transit-oriented developments. Parking includes, but is not limited to, parking garages; surface parking; parking lighting; parking signage and wayfinding; parking meters/kiosks and electrical charging stations. The goal is to create compact, walkable, pedestrian-centered developments to enhance and act as a catalyst to spur additional development and redevelopment in the district.

Street and Intersection Improvements and Pedestrian Enhancements: The TIRZ will encourage the construction of multi-functional, pedestrian-oriented, aesthetically-pleasing, safe, and inviting street for residents and visitors. Creating a pleasing public realm supports and encourages a wide variety of new development and investment. Elements of complete streets include the building to building improvements which may encompass: sidewalks, shared travel lanes (e.g. bus and bicycle), parallel and angled parking, pedestrian crosswalks, pedestrian and emergency bulb (American with Disabilities Act (ADA) accessibility), awnings, street improvements, planters, pedestrian street furniture, bike racks and pedestrian lighting. This includes public art and other amenities that enhance the pedestrian experience.

Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements: In accordance with Sec. 311.008(4B), TIRZ funds may be used to acquire, construct, reconstruct, or install public works, facilities, or sites or other public improvements. Costs of design, improvements, and land acquisition are TIRZ eligible expenses and can be funded from this category.

Economic Development Grants: This may include grants, loans, and services for public and private development. Eligible TIRZ project costs are not limited to public uses and may also include projects that involve: historic preservation, demolition, environmental remediation and economic development grants. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone.

Administrative Costs: Administrative costs, including reasonable charges for the time spent by employees of the City, to assist with implementation within the TIRZ will be eligible for reimbursement as project costs, upon approval by the Board of Directors and in connection with the implementation of the Project and Financing Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category.



Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous page, the City of Kingsville will contribute 50% of the real property increment within the Zone.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the following pages.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

TIRZ #1	Real Property Tax - 2023 Rates	Participation
City of Kingsville	0.78000000	50%
Kleberg County	0.77187000	0%
Kingsville ISD	1.41040000	0%
South Texas Water Authority	0.07037400	0%
	3.01264400	
		0.38000000

	Personal Property Tax	Participation
City of Kingsville	0.78000000	0%
Kleberg County	0.77187000	0%
Kingsville ISD	1.41040000	0%
South Texas Water Authority	0.07037400	0%
	3.01264400	
		0.00000000

	Sales Tax	Participation
City of Kingsville	0.01500000	0%
Kleberg County	0.00500000	0%
	0.02000000	
		0.00000000

Financial Feasibility Analysis - Development Input

INPUT

INFLATION RATE	3.00%
----------------	-------

DISCOUNT RATE	6.00%
---------------	-------

REAL PROPERTY TAX	PARTICIPATION
City of Kingsville	0.76000000
Kleberg County	0.77187000
Kingsville ISD	1.41640000
South Texas Water Authority	0.07637400
	3.01264400

PERSONAL PROPERTY TAX	PARTICIPATION
City of Kingsville	0.76000000
Kleberg County	0.77187000
Kingsville ISD	1.41640000
South Texas Water Authority	0.07637400
	3.01264400

City of Kingsville	0.01500000
Kleberg County	0.00500000
	0.02000000

Year	Area	SF/Units	Real Property Tax Value	Personal Property Tax Value	Sales Tax Value	Sales Tax	Tax Value
2025	Resal	16,500	\$ 3,300,000	\$ -	\$ -	\$ -	\$ -
2026	Multifamily	60	\$ 75,000.00	\$ -	\$ -	\$ -	\$ -
2028	Resal	6,000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
2029	Resal	3,500	\$ 700,000	\$ -	\$ -	\$ -	\$ -
2031	Resal	4,000	\$ 800,000	\$ -	\$ -	\$ -	\$ -
2032	Resal	5,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
2034	Resal	6,000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
2035	Resal	10,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -
TOTAL			15,400,000				10,900,000

OUTPUT

TOTAL TAX REVENUE	TOTAL TAX	Real Property Tax Value	Personal Property Tax Value	Sales Tax Value	Sales Tax	Tax Value
City of Kingsville	40.0%	\$ 11,995,179	\$ -	\$ -	\$ -	\$ -
Kleberg County	25.0%	\$ 7,471,227	\$ -	\$ -	\$ -	\$ -
Kingsville ISD	32.5%	\$ 9,462,114	\$ -	\$ -	\$ -	\$ -
South Texas Water Authority	1.0%	\$ 472,126	\$ -	\$ -	\$ -	\$ -
	100.0%	\$ 29,408,545	\$ -	\$ -	\$ -	\$ -

TOTAL PARTICIPATION	TOTAL TAX	Real Property Tax Value	Personal Property Tax Value	Sales Tax Value	Sales Tax	Tax Value
City of Kingsville	100.0%	\$ 2,549,350	\$ -	\$ -	\$ -	\$ -
Kleberg County	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Kingsville ISD	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
South Texas Water Authority	100.0%	\$ 2,549,350	\$ -	\$ -	\$ -	\$ -

NET BENEFIT	TOTAL TAX	Real Property Tax Value	Personal Property Tax Value	Sales Tax Value	Sales Tax	Tax Value
City of Kingsville	35.0%	\$ 9,446,039	\$ -	\$ -	\$ -	\$ -
Kleberg County	27.5%	\$ 7,471,227	\$ -	\$ -	\$ -	\$ -
Kingsville ISD	35.5%	\$ 9,462,114	\$ -	\$ -	\$ -	\$ -
South Texas Water Authority	1.0%	\$ 472,126	\$ -	\$ -	\$ -	\$ -
	100.0%	\$ 26,857,495	\$ -	\$ -	\$ -	\$ -

Financial Feasibility Analysis - Development Worksheet

Tax Revenue Projections

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
TOTAL TAX REVENUE																	
REAL PROPERTY																	
City of Orange	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
County of Orange	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
State of California	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
SALES TAX																	
City of Orange	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
County of Orange	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
State of California	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
INCOME TAX																	
City of Orange	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
County of Orange	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
State of California	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
OTHER TAXES																	
City of Orange	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
County of Orange	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
State of California	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
TOTAL TAX REVENUE - PRESENTATION & RETAIL																	
City of Orange	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
County of Orange	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
State of California	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000

Financial Feasibility Analysis - Anticipated TIRZ Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

TAMARIS BARRAGE DEVELOPMENT
2023-2024
\$446,000

City of Fayetteville
Fayette County
South Texas Water Authority

Category	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	3016	3017	3018	3019	3020	3021	3022	3023	3024	3025	3026	3027	3028	3029	3030	3031	3032	3033	3034	3035	3036	3037	3038	3039	3040	3041	3042	3043	3044	3045	3046	3047	3048	3049	3050	3051	3052	3053	3054	3055	3056	3057	3058	3059	3060	3061	3062	3063	3064	3065	3066	3067	3068	3069	3070	3071	3072	3073	3074	3075	3076	3077	3078	3079	3080	3081	3082	3083	3084	3085	3086	3087	3088	3089	3090	3091	3092	3093	3094	3095	3096	3097	3098	3099	3100	3101	3102	3103	3104	3105	3106	3107	3108	3109	3110	3111	3112	3113	3114	3115	3116	3117	3118	3119	3120	3121	3122	3123	3124	3125	3126	3127	3128	3129	3130	3131	3132	3133	3134	3135	3136	3137	3138	3139	3140	3141	3142	3143	3144	3145	3146	3147	3148	3149	3150	3151	3152	3153	3154	3155	3156	3157	3158	3159	3160	3161	3162	3163	3164	3165	3166	3167	3168	3169	3170	3171	3172	3173	3174	3175	3176	3177	3178	3179	3180	3181	3182	3183	3184	3185	3186	3187	3188	3189	3190	3191	3192	3193	3194	3195	3196	3197	3198	3199	3200	3201	3202	3203	3204	3205	3206	3207	3208	3209	3210	3211	3212	3213	3214	3215	3216	3217	3218	3219	3220	3221	3222	3223	3224	3225	3226	3227	3228	3229	3230	3231	3232	3233	3234	3235	3236	3237	3238	3239	3240	3241	3242	3243	3244	3245	3246	3247	3248	3249	3250	3251	3252	3253	3254	3255	3256	3257	3258	3259	3260	3261	3262	3263	3264	3265	3266	3267	3268	3269	3270	3271	3272	3273	3274	3275	3276	3277	3278	3279	3280	3281	3282	3283	3284	3285	3286	3287	3288	3289	3290	3291	3292	3293	3294	3295	3296	3297	3298	3299	3300	3301	3302	3303	3304	3305	3306	3307	3308	3309	3310	3311	3312	3313	3314	3315	3316	3317	3318	3319	3320	3321	3322	3323	3324	3325	3326	3327	3328	3329	3330	3331	3332	3333	3334	3335	3336	3337	3338	3339	3340	3341	3342	3343	3344	3345	3346	3347	3348	3349	3350	3351	3352	3353	3354	3355	3356	3357	3358	3359	3360	3361	3362	3363	3364	3365	3366	3367
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ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION TAXABLE BASE YEAR GROWTH 2.50%

ACCOUNT NAME

2017

0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.0
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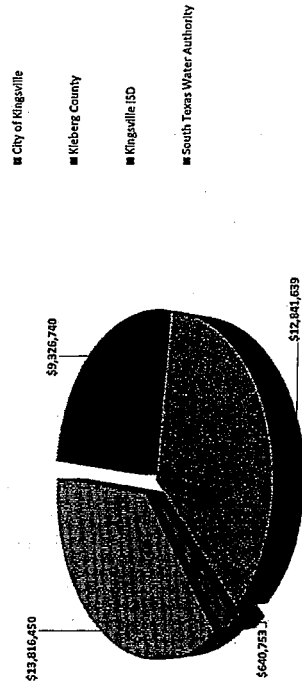
Financial Feasibility Analysis - Summary

Revenue Summary

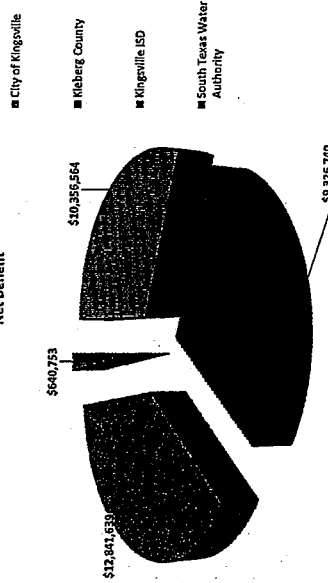
Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation	Net Benefit
City of Kingsville	\$13,816,450	\$3,459,886	\$10,356,564
Kleberg County	\$9,326,740	\$0	\$9,326,740
Kingsville ISD	\$12,841,639	\$0	\$12,841,639
South Texas Water Authority	\$640,753	\$0	\$640,753
Total	\$36,625,583	\$3,459,886	\$33,165,697

Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation
City of Kingsville	\$13,816,450	\$3,459,886
Real Property	\$9,326,740	\$0
Sales	\$12,841,639	\$0

Total Taxes Generated



Net Benefit





Length of TIRZ #2 In Years:

The TIRZ has a 30 year term and is scheduled to end on December 31, 2054 (with the final year's tax increment to be collected by September 1, 2055).

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's project and financing plan.

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Owner Name	Legal Description	Address	Acres
12918	723 WEST ALICE LLC	HENRIETTA HGTS, BLOCK 4, LOT 31, 32	732 W ALICE	0.1607
22141	ADAMS VANESSA RENAE	COLLEGE VIEW, BLOCK 2, LOT 20, 21	610 W MESQUITE AVE	0.155532212
13303	AGZ LLC	HENRIETTA HGTS, BLOCK 2, LOT 4-6, (YOUNG'S PIZZA)	625 W SANTA GERTRUDIS	0.238374591
22816	AGZ LLC	CHAMB PL, BLOCK 10, LOT 24, 25, ACRES .0	620 W SANTA GERTRUDIS AVE	0.160696477
13620	AGZ LLC	CHAMB PL, BLOCK 10, LOT 21-23	600 W SANTA GERTRUDIS BLK	0.241043972
19082	ALI SANA LLC	BROOKS, BLOCK 8, LOT 11-16, (EZ SERVE)	809 W KING	0.482107783
12901	ALVARADO VICTOR	COLLEGE VIEW, BLOCK 2, LOT 17-19	602 W MESQUITE	0.2332923
15262	ALWAYS A WAY LLC	HENRIETTA HGTS, BLOCK 1, LOT 26, 27, E/2 28	724 W RICHARD	0.200870149
23232	BALBOA ABEL JR (LIFE EST)	CHAMB PL, BLOCK 11, LOT 8-10, E/2 11	721 W ELLA	0.281222165
25515	BAPTIST CHURCH	CHAMB PL, BLOCK 11, LOT 14-16, (EXEMPT)	720 N ARMSTRONG	0.241048215
18878	BENCZE WANDA GAIL	CHAMB PL, BLOCK 7, LOT E15' 27, 28, 29	514 W SANTA GERTRUDIS AVE	0.208905096
21714	BERNSEN PAT L	CHAMB PL, BLOCK 11, LOT 4, 5	709 W ELLA	0.160698818
22479	BERNSEN PAT L	CHAMB PL, BLOCK 11, LOT 6, 7	711 W ELLA	0.160698158
16219	BOARD OF REGENTS OF THE	COLLEGE VIEW, BLOCK 1, LOT 1-6, 27-32, (EXEMPT)	729 W CORRAL	0.958674811
23758	BOARD OF REGENTS OF THE	CHAMB PL, BLOCK 12, LOT 13-16, (EXEMPT)	806 N ARMSTRONG	0.3214
13403	CAIRNES REVOCABLE TRUST	FLATO, BLOCK 7, LOT E75' W175' S1/2, AND E100' OF W200' OF N/2, (JALISCO APTS - AVE C)	728 W AVE C	0.6027
22010	CANTU SANTIAGO	COOPER, BLOCK 2-4, LOT 28-32, (CRYSTAL ROSE APT #2)	724 W KLEBERG	0.4017
18110	CARRALES JAMES EDWARD	CHAMB PL, BLOCK 7, LOT 25, 26, W10' 27	518 W SANTA GERTRUDIS AVE	0.192835994
22524	CERNOSEK CHRIS	HENRIETTA HGTS, BLOCK 2, LOT 7-9, (APTS)	615 W SANTA GERTRUDIS	0.239532352
15726	CERNOSEK CHRIS	HENRIETTA HGTS, BLOCK 2, LOT 10-12	611 W SANTA GERTRUDIS	0.24066826
16796	CHALLOO RAJAB	HENRIETTA HGTS, BLOCK 1, LOT W/2 30, 31, 32	732 W RICHARD	0.200871244
22905	CHAVEZ NYDIA A	COLLEGE VIEW, BLOCK 2, LOT 22-24	614 W MESQUITE AVE	0.23329069
18032	CHRISTOPHER DAVID	HENRIETTA HGTS, BLOCK 4, LOT 1-3, (APTS)	729 W RICHARD	0.241
20018	COLLEGE VIEW BAPTIST CHURCH	COLLEGE VIEW, BLOCK 4, LOT 1-6, 23-32, (EXEMPT)	1324 N ARMSTRONG	1.2397
24818	CORONADO RAMIRO O	HENRIETTA HGTS, BLOCK 2, LOT 13, 14, W7' S53' OF 15	607 W SANTA GERTRUDIS	0.205098969
13553	CORPUS EAGLE FOOD MART INC	COLLEGE AC, BLOCK 12, LOT SW/4, (FOOD MART)	730 W CORRAL AVE	0.658861349
15006	CRUZ DANIEL	COLLEGE AC, BLOCK 11, LOT NE/4	603 W AVE F	0.688699534
42236	D & B ENVIRONMENTAL SERVICES INC	BROOKS ADDN, BLOCK 7, LOT 20A, (CADILLAC COWGIRLS)	810 W KING	0.321392573
15063	DE LA GARZA REBECCA	CHAMB PL, BLOCK 7, LOT 17-19	530 W SANTA GERTRUDIS AVE	0.241044239
24157	DE LA GARZA REBECCA MICHEL	CHAMB PL, BLOCK 7, LOT 20, 21	524 W SANTA GERTRUDIS AVE	0.160695927
23895	DE LA PAZ RAMON	COLLEGE VIEW, BLOCK 1, LOT 21-24	712 W MESQUITE	0.311057493
21435	DE LEON BELEN L	COLLEGE AC, BLOCK 11, LOT E/2 W/2 SE/4	610 W CORRAL AVE	0.160698336
19776	DHALLA JARNAIL	HENRIETTA HGTS, BLOCK 1, LOT 17-19, 50% UNDIVIDED INTEREST	704 W RICHARD	0.241045777
20284	DROWN CHERYL ANN NIX	CHAMB PL, BLOCK 11, LOT 20-22	722 W SANTA GERTRUDIS	0.241043866
11810	EVERGREEN 786 LLC	FLATO, BLOCK 7, LOT 100X140' SW COR, (JAVALINA MART)	1202 N ARMSTRONG	0.3214

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Owner Name	Legal Description	Address	Acres
23336	FDH REAL ESTATE LLC	COOPER, BLOCK AA-4, LOT 8, 9, 10, 11, (APTS)	711 W KING	0.321396603
23088	FDH REAL ESTATE LLC	COOPER, BLOCK AA-4, LOT 12-14	707 W KING	0.2410483
16278	FDH REAL ESTATE LLC	COOPER, BLOCK AA-4, LOT 15, 16	703 W KING	0.160700437
19691	FOSTER MASON	COLLEGE AC, BLOCK 11, LOT E100 SE/4, (YOUR CAR WASH)	600 W CORRAL AVE	0.321396293
22807	GARCIA ALVARO JR	COLLEGE VIEW, BLOCK 2, LOT 1-4	631 W CORRAL	0.288108794
24335	GARCIA MARIA ESTELA PENA	COLLEGE VIEW, BLOCK 2, LOT 5-9, (MARIACHI HOUSE OF BURGERS)	621 W CORRAL AVE	0.360135236
24939	GARZA EDUARDO	CHAMB PL, BLOCK 7, LOT 22-24, ACRES 0	522 W SANTA GERTRUDIS AVE	0.241044464
19451	GILBERTO & OLGA URESTI	BROOKS, BLOCK 7, LOT 29-32	830 W KING	0.321395127
13572	GOFF FRANK JR	ORIG TOWN, BLOCK 2, LOT 1-3	431 W SANTA GERTRUDIS	0.241045069
23565	GONZALEZ ROEL	CHAMB PL, BLOCK 10, LOT 26-30	608 W SANTA GERTRUDIS AVE	0.401740333
10526	GUJARDO RENE	COLLEGE VIEW, BLOCK 2, LOT 10, 11, 12	611 W CORRAL	0.216081464
11936	HAXE JONATHON	CHAMB PL, BLOCK 7, LOT 30-32	504 W SANTA GERTRUDIS AVE	0.241046238
22087	HUNTER WALTER TOM JR	HENRIETTA HGTS, BLOCK 1, LOT 23-25	716 W RICHARD	0.241042535
15177	INTERNATIONAL BANK OF COMMERCE	HENRIETTA HGTS, BLOCK 1, LOT 5-8	715 W SANTA GERTRUDIS	0.321396639
32781	INTERNATIONAL BANK OF COMMERCE	HENRIETTA HGTS, BLOCK 1, LOT 9-11, (IBC PARKING)	713 W SANTA GERTRUDIS	0.241048595
20633	IRBY KAY NIX	CHAMB PL, BLOCK 11, LOT 17-19		0.241043921
13230	JONES GENE M	BROOKS, BLOCK 7, LOT 13-16	111 S ARMSTRONG	0.3214
13282	KINGSVILLE MULTIFAMILY INVESTMENTS LLC	COLLEGE AC, BLOCK 12, LOT E/2, (SEVILLE APTS), ACRES 1.15	704 W CORRAL	1.364776565
13047	KRESTA INVESTMENTS LLC	COOPER, BLOCK AA-1, LOT 20-22	710 W KING	0.241043188
23341	KRUEGER MICHAEL J	CHAMB PL, BLOCK 11, LOT 29-32, (NANA'S LAUNDROMAT)	702, 704, 706 W SANTA GERTRUDIS	0.321393834
14195	KRUEGER MICHAEL J	CHAMB PL, BLOCK 11, LOT 26-28	714 W SANTA GERTRUDIS	0.241042915
21048	KRUEGER MICHAEL JAMES	CHAMB PL, BLOCK 11, LOT 23-26	716 W SANTA GERTRUDIS	0.241043405
12851	LEAL ARNOLD P	HENRIETTA HGTS, BLOCK 1, LOT 20-22	706 W RICHARD	0.24104397
24402	LIGHT RODNEY	COOPER 2, BLOCK 3, LOT 17, 18, (THE CROSS), (EX E M P T)	109 N ARMSTRONG	0.1607
18226	LOK INVESTMENTS LLC	ORIG TOWN, BLOCK 2, LOT 13-16, (UNIVERSITY OAKS)	403 W SANTA GERTRUDIS	0.321395345
17462	LONEY PAUL J JR	ORIG TOWN, BLOCK 2, LOT 11, 12	409 W SANTA GERTRUDIS AVE	0.160697706
15273	MARIN'S COMMERCIAL RENTAL MANAGEMENT LLC	BROOKS, BLOCK 8, LOT 1-10, (LYDIA'S RESTAURANT, ETC)	800 W KING BLK	0.803504739
14838	MARQUEZ LUIS HUMBERTO	BROOKS, BLOCK 7, LOT 17-19, (EL CHATO)	121 S ARMSTRONG	0.241044902
17508	MARTINEZ HECTOR	CHAMB PL, BLOCK 10, LOT 31, 32	602 W SANTA GERTRUDIS	0.160698415
17605	MARTORELLO FABRIZIO	COLLEGE VIEW, BLOCK 2, LOT 29-32, (APTS)	626 W MESQUITE	0.311064576
16851	MARTORELLO FABRIZIO	COLLEGE VIEW, BLOCK 2, LOT 27, 28	600 W MESQUITE BLK	0.1555325
20218	MARTORELLO FABRIZIO M	HENRIETTA HGTS, BLOCK 2, LOT 1-3, (APTS)	627 W SANTA GERTRUDIS	0.237211744
13752	NIELSEN RANDAL E	COOPER, BLOCK AA-1, LOT 1-3	729 W KLEBERG	0.241
24760	OBREGON ROBERTO	CHAMB PL, BLOCK 11, LOT W/2 11, 12, 13	725 W ELLA AVE	0.200872846
12460	OBREGON ROBERTO	CHAMB PL, BLOCK 11, LOT 1-3	703 W ELLA AVE	0.241049439

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Owner Name	Legal Description	Address	Acres
11285	OCHOA PEDRO III	COLLEGE VIEW, BLOCK 2, LOT 13-16	600 W CORRAL BLK	0.288102349
13567	PATEL MAHENDRA	HENRIETTA HGTS, BLOCK 1, LOT 1-4, (SHRIM 6/ESP IFIX/THE CENTER)	620 N ARMSTRONG	0.321397064
25418	PENA RUBEN	COLLEGE VIEW, BLOCK 1, LOT 25, 26	716 W MESQUITE	0.155530212
23515	RAMIREZ JESSE ROEL SR	ORIG TOWN, BLOCK 2, LOT 6, 7, ACRES .0	419 W SANTA GERTRUDIS	0.160696052
22759	RAMIREZ JESSE ROEL SR	ORIG TOWN, BLOCK 2, LOT 4, 5	423 W SANTA GERTRUDIS	0.160695262
13681	RAMIREZ SUSANA P	COLLEGE AC, BLOCK 11, LOT NW/4, (UNIVERSITY WELLS APTS)	625 W AVE F	0.68869933
22978	RAMIREZ SUSANA P	COLLEGE AC, BLOCK 11, LOT SW/4	630 W CORRAL AVE	0.642792286
22211	RAMIREZ SUSANA P	COLLEGE AC, BLOCK 11, LOT W50' SE/4	616 W CORRAL AVE	0.160698336
19953	REYNA TADEO	COOPER, BLOCK AA-1, LOT 17-19	117 N WELLS	0.241046935
15041	ROLDAN OCTAVIO HERNANDEZ	HENRIETTA HGTS, BLOCK 1, LOT W/2 28, 29, E/2 30	726 W RICHARD	0.160694553
22269	RUIZ RUBEN	COOPER, BLOCK AA-1, LOT 23-27	720 W KING BLK	0.401739453
25485	SABALA PROPERTIES LLC	BROOKS, BLOCK 7, LOT 24-28, (PIZZA PARLOR)	816 W KING AVE	0.401742683
18073	SAMADI LEILA	FLATO, BLOCK 7, LOT NW/COR 100X160, (RENAE'S LAUNDRY & FAMILY PLANNING CLINIC)	1216 N ARMSTRONG	0.3673
42589	SAMADI LEILA M	HENRIETTA HEIGHTS ADDN, BLOCK 1, LOT 12A, (UNIVERSITY CTR, ETC)	709 W SANTA GERTRUDIS, SUITE A, B & C	0.401748633
25903	SC CONSTRUCTION LLC	COOPER 2, BLOCK 3, LOT 19-21	800 W KLEBERG	0.241
16097	SERNA CARLOS ROLANDO	COLLEGE VIEW, BLOCK 2, LOT 25, 26	618 W MESQUITE	0.155533011
24288	SHOLTIS JENNIFER	ORIG TOWN, BLOCK 2, LOT 8-10	415 W SANTA GERTRUDIS	0.241046122
18513	SOUTH TEXAS DISTRICT COUNCIL-ASSEMBLIES OF GOD, INC	COLLEGE VIEW, BLOCK 1, LOT 7-16, (EX E M P T)	717 W CORRAL AVE	0.720289678
22384	TAZ TEXAS HOLDING LLC	COLLEGE VIEW, BLOCK 1, LOT 17-20, (APTS)	700 W MESQUITE	0.311056518
13309	TEXAS A & M UNIVERSITY SYSTEM	WOODLAWN PL, BLOCK 2, LOT 1-3, (EX E M P T)	721 W AVE A	0.45
16706	TEXAS A & M UNIVERSITY SYSTEM	WOODLAWN PL, BLOCK 1, LOT LOT N/2 4, 5, 6, (EX E M P T)	725 W AVE A	0.287
25284	TEXAS A & M UNIVERSITY SYSTEM	CHAMB PL, BLOCK 12, LOT 17, 18, (EX E M P T)	728 W ELLA	0.1607
16224	TXECP LLC	COOPER, BLOCK AA-1, LOT 28-32, (EZ PAVN)	730 W KING	0.40173865
22344	UNIVERSITY BAPTIST CHURCH	COLLEGE VIEW, BLOCK 4, LOT 7-10, (EX E M P T), ACRES .0	725 W MESQUITE	0.3099
22990	VELIZ VELMA	ORIG TOWN, BLOCK 1, LOT 1-9	500 W SANTA GERTRUDIS BLK	0.482101806
4005495	VELIZ VELMA	COOPER, BLOCK 1, LOT 10-16	500 W SANTA GERTRUDIS BLK	0.803499105
10723	WATSON LUCRESS & DICK	COOPER, BLOCK AA-4, LOT 1-7, (FIESTA CAR WASH)	729 W KING AVE	0.562443879
25572	YAKLIN DENNIS L	HENRIETTA HGTS, BLOCK 2, LOT E18' N87 OF 15, 16, (APTS)	619 N 1ST ST	0.116301977
20336	YMG INVESTMENTS LLC	COLLEGE AC, BLOCK 12, LOT NW/4	1510 N ARMSTRONG	0.705915235
11998	ZARAGOZA ALEJANDRO	CHAMB PL, BLOCK 10, LOT 17-20, (EL TAPATIO)	630 W SANTA GERTRUDIS	0.321385721
11514	ZARAGOZA ALEJANDRO	CHAMB PL, BLOCK 5, LOT 1-32 & 1/2 OF W ELLA ST	400 W NETTIE BLK	2.884865143
18241	ZARAGOZA ALEJANDRO	CHAMB PL, BLOCK 6, LOT 1-32, (FLATO SCHOOL)	W SANTA GERTRUDIS	3.175747304

AGENDA ITEM #2

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO APPROPRIATE FUNDING FOR THE REIMBURSEMENT AGREEMENT FOR PRELIMINARY ENGINEERING SERVICES WITH UNION PACIFIC RAILROAD COMPANY FOR THE ESCONDIDO RAIL CROSSING PROJECT.

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#47**

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 001- General Fund					
<u>Expenditures – 5</u>					
1030	City Special	Professional Services	31400	\$25,000	
1030	City Special	Budget Amend Reserve	86000		\$25,000

[To amend the City of Kingsville FY 23-24 budget to appropriate funding for the Reimbursement Agreement for Preliminary Engineering Services with Union Pacific Railroad Company for the Escondido Rail Crossing project. The funding will come from the General Fund Budget Amendment Reserve line item. There is currently \$237,000 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 10th day of June 2024.

PASSED AND APPROVED on this the 24th day of June 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

REGULAR AGENDA

AGENDA ITEM #3

**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: June 10, 2024

SUBJECT: Consider Ordinance to Reduce Speed along General Cavazos Boulevard (FM 1356) between 6th Street (Bus 77) and US 77.

Summary:

On May 30, 2024, the city received a letter from the Texas Department of Transportation (TxDOT) requesting to lower the speed limit between 6th Street (BUS 77) and US 77 from 45 mph to 35 mph. The area impacted is located inside the TxDOT ROW and the City Limits, serving 1.3 miles.

Background:

TxDOT recently completed a speed study along General Cavazos Boulevard (FM 1356) between 6th Street (BUS 77) and US 77. While the 85th percentile of motorists travel at the posted speed limit of 45 mph, the area has experienced several crashes, including fatality, and high density of driveways in both commercial and residential areas. Based on the accident data between 2019 and 2023, there have been several accidents including fatality, injuries, and hit/runs, as shown in the exhibit. The area experiences high traffic volume due to the presence of a hospital, funeral home, high school, shopping centers, restaurants, proposed new fire station, apartments, church, home improvement and grocery stores.

Financial Impact:

No Impact.

Recommendation:

Staff recommendations approving this ordinance change to reduce the speed limit from 45 mph to 35 mph along General Cavazos Boulevard (FM 1356) between 6th Street (BUS 77) and US 77.

Attachments:

TxDOT Letter – Speed Reduction
Crash Data Exhibit



COK - 5 Year Crash Data (2019-2023) on E Gen. Cavazos Blvd





SPEED LIMIT SIGN EXHIBIT

1 N.T.S.

CITY OF KINGSVILLE

SPEED LIMIT SIGN EXHIBIT

Drawn by: J. RAMIREZ

Date: 06-18-2024

Checked by: R. MORA

Job:

Scale: AS NOTED



**CITY OF KINGSVILLE
ENGINEERING DEPARTMENT**

400 West King
Kingsville, Texas 78363
Office 361.595.8007
Fax 361.595.8035



125 E 11th St | Austin, Texas 78701
512.463.8588
txdot.gov

June 11, 2024

The Honorable Sam Fugate
Mayor of Kingsville, TX
400 W. King Avenue
Kingsville, TX 78363

Dear Mayor Fugate,

My name is America B. Garza, Transportation Engineer Supervisor, at the Texas Department of Transportation (TxDOT) – Corpus Christi District.

We recently conducted a speed study along FM1356, General Cavazos, beginning at BU77 East to E of US77 for a total of 1.331 miles. As a result, the 85th percentile shows that most of the traveling public is driving the posted speed limit of 45mph in both directions.

However, TxDOT is recommending reducing the speed limit based on the following factors: crashes and high driveway density in commercial and residential areas. We are kindly requesting that the City of Kingsville pass a city ordinance to reduce the speed within this roadway segment described below:

- That a 35mph zone be established by the city from BU77 East to approximately 170 ft E US77 for a total of 1.331 miles (figure 1).

If the City of Kingsville concurs with our proposal, please secure city action and return two copies of the city ordinance to our office. Once we have the city ordinance, we will schedule sign installations with the lowered speed limit.

I have attached a map for your reference of the area described. If you have any questions or need additional information, please feel free to contact me at (361) 808-2490.

Respectfully,

DocuSigned by:
America B. Garza
93EB32D69A7D4CB...

America B. Garza, P.E.
Transportation Engineer Supervisor
Corpus Christi District-Traffic Engineering Dept.
361-808-2490
America.Garza@txdot.gov

The Honorable Sam Fugate

2

Date



Figure 1: FM1356 (General Cavazos) Proposed Speed Limit

Connecting You with Texas
An Equal Opportunity Employer

ORDINANCE NO. 2024-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER VII, ARTICLE 5-TRAFFIC SCHEDULES, SCHEDULE I (D), REVISING THE SPEED LIMIT ON CERTAIN AREAS OF GENERAL CAVAZOS BOULEVARD (FM 1356); PROVIDING FOR APPROPRIATE PENALTIES, FINES, AND FEES REGARDING THE REGULATION THEREOF; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, the Texas Department of Transportation (TxDOT) is responsible for the construction, maintenance, and traffic control on the roadway in question, General Cavazos Blvd., also known as FM1356, ("the road" or "the roadway"); and

WHEREAS, the City Commission of the City of Kingsville approved Resolution #2024-08 on January 22, 2024 supporting a speed study on General Cavazos Blvd. from the US 77 By-Pass to US 77 Business; and

WHEREAS, the roadway in question is owned by TxDOT who advises, via a letter dated June 11, 2024, that they conducted a traffic/speed study earlier this year on that road and want to reduce the speed limit on 1.331 miles of the road from the U.S. Highway 77 (By-Pass) to the intersection with U.S. 77 Business (also known as 6th Street) from 45 mph to 35 mph; and

WHEREAS, TxDOT advised the City that they are recommending the speed limit reduction based on the following factors: crashes and high driveway density in commercial and residential areas and kindly request the City of Kingsville to pass a city ordinance to reduce the speed within the roadway segment as described above and in the ordinance attached hereto; and

WHEREAS, other revisions to the ordinance regarding the speed limit on this roadway are needed to ensure the signage and ordinance are consistent.

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 Schedule I (D) of Article 5: Traffic Schedules of Chapter VII, Traffic Code, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

§ 7-5 SCHEDULE I: SPEED LIMITS.

...

(D) F.M. Highway No. 1356.

<i>Street</i>	<i>Location</i>	<i>Speed Limit</i>	<i>Ord. No.</i>	<i>Date Passed</i>
F.M. Highway No. 1356	Beginning at the intersection of U.S. Highway 77 (Business) and General Cavazos Blvd. (U.S. Highway No. 1356) to a point 2.628 miles west of U.S. Highway 77 (By Pass) Beginning at a point approximately 170 ft east of U.S. Highway 77 (By-Pass) to the eastern city limits	45 mph	83015	4-18-83
F.M. Highway No. 1356	Beginning at the intersection of Business U.S. Highway 77 going east to approximately 170 ft east of U.S. Highway 77 (By-Pass) for a total of 1.331 miles Beginning at the intersection of U.S. Highway 77 (By Pass) to the intersection with U.S. Highway 77 (Business) in Kingsville	35 mph	=	=
F.M. Highway No. 1356	From a point 2.628 miles west of Business U.S. Highway 77 (By Pass) to the intersection with West Caesar Ave. Armstrong St. in Kingsville	45-30 mph	83015	4-18-83
F.M. Highway No. 1356	From the intersection with West Caesar Ave. to the intersection with Armstrong St. in Kingsville	30 mph		

('62 Code, § 10-4-7)

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 24^h day of June, 2024.

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

Effective: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #4

Kingsville Parks & Recreation
400 W. King (mailing)
501 Santiago Park Lane (physical)
Kingsville, Texas 78363
361-221-8705
Susan Ivy, Director
361-219-9125



For Information on events and facilities
www.cityofkingsville.com/department/parks
Email:
sivy@cityofkingsville.com
or follow us on Facebook
Kingsville Parks and Recreation

To: Mark McLaughlin, City Manager
From: Susan Ivy, Director of Parks & Recreation
Date: June 18, 2024

Summary: Approve Resolution in support of the submission to the National Fish and Wildlife Foundation's National Coastal Resilience Fund Award by the Harte Research Institute for Gulf of Mexico Studies.

Request: We are asking Commission to approve a Resolution in support of the submission to the National Fish and Wildlife Foundation's National Coastal Resilience Fund Award titled "Developing Nature Based Designs to Increase Resilience and Habitat in the Baffin Bay Watershed (TX)" by the Harte Research Institute for Gulf of Mexico Studies.

History: This grant will look at possible assistance to Kingsville and Kleberg County in assessment and preliminary designs for nature-based solutions to mitigate flooding and erosion, enhance public greenspace and wildlife habitat, and improve water quality in Kleberg County, the City of Kingsville and the downstream Baffin Bay ecosystem.

Financial Impact: None at this time. While this project will not require any funding at this time, after assessments and planning are completed and projects are identified funding would be discussed between a variety of entities that would be partnering with these projects.

Recommendation: Staff recommends approval of the Resolution attached.

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY OF KINGSVILLE, TEXAS IN SUPPORT OF THE SUBMISSION TO THE NATIONAL FISH AND WILDLIFE FOUNDATION'S NATIONAL COASTAL RESILIENCE FUND AWARD TITLED "DEVELOPING NATURE-BASED DESIGNS TO INCREASE RESILIENCE AND HABITAT IN THE BAFFIN BAY WATERSHED (TX)" .

WHEREAS, the Baffin Bay watershed, including Kleberg County and the City of Kingsville, is naturally prone to flooding from high-intensity rain events; and;

WHEREAS, stormwater runoff and flooding pose threats to human health, critical infrastructure, community resilience, and water quality in Baffin Bay; and;

WHEREAS, Baffin Bay contribute >\$75 million annually to the local economy through fishing and outdoor recreational activities that it provides; and;

WHEREAS, nature-based solutions encompass natural, engineered, and hybrid approaches that can strategically protect, restore, sustainably manage, or mimic natural ecosystems, and can reduce community exposure to natural hazards while enhancing habitats for fish and wildlife; and;

WHEREAS, the proposed project "Developing Nature-Based Designs to Increase Resilience and Habitat in the Baffin Bay Watershed (TX)" will conduct site assessments and preliminary (30-60%) designs for nature-based solutions to mitigate flooding and erosion, enhance public greenspace and wildlife habitat, and improve water quality in Kleberg County, the City of Kingsville, and the downstream Baffin Bay ecosystem; and;

WHEREAS, the proposed project will involve extensive community engagement to identify suitable project sites within the Kleberg County and the City of Kingsville for nature-based solutions, and will develop preliminary engineering designs that meet community needs and preferences; and;

WHEREAS, this project proposal is led by the Harte Research Institute for Gulf of Mexico Studies, in collaboration with the Gulf of Mexico Trust, the Baffin Bay Stakeholder Group, the Coastal Bend Bays & Estuaries Program, and Clean Coast Texas; and;

WHEREAS, the proposed designs and their future implementation will serve as a template for broader adoption of nature-based solutions throughout the watershed and region, fostering long-term sustainability and resilience.

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

I.

THAT the City of Kingsville, acting through its governing body, hereby fully supports and endorses the project proposal "Developing Nature-Based Designs to Increase Resilience and Habitat in the Baffin Bay Watershed (TX)". The City of Kingsville recognizes the importance of this initiative for enhancing community resilience, creating habitat, and improving water quality.

II.

THAT the City of Kingsville, acting through its governing body, hereby commits to collaborating with the Harte Research Institute, project partners, and community stakeholders to ensure the successful completion of the proposed project. The City of Kingsville will actively participate in community engagement activities to facilitate project objectives.; and

III.

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

PASSED AND APPROVED this 24th day of June 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #5

Kingsville Parks & Recreation
400 W. King (mailing)
501 Santiago Park Lane (physical)
Kingsville, Texas 78363
361-221-8705
Susan Ivy, Director
361-219-9125



For Information on events and facilities
www.cityofkingsville.com/departments/parks
Email:
sivy@cityofkingsville.com
or follow us on Facebook
Kingsville Parks and Recreation

To: Mark McLaughlin, City Manager
From: Susan Ivy, Director of Parks & Recreation
Date: May 30, 2024
Subject: Agenda Request to approve Budget Amendment for additional funds for vehicle/equipment maintenance

Request: We are asking City Commission to approve a budget amendment in the amount of \$6,000 to provide additional funding for vehicle and equipment maintenance for our Parks Maintenance Division.

History: The vehicle inventory for Parks Maintenance including the Van that our Rec staff uses are all very old and continually in the shop over and over again. We have inherited 3 trucks this year with all 3 going to the shop within 2 months of getting them with costly repairs. Our van has been in the shop numerous times. We have already shorted our other line items twice to move \$5,000 into vehicle maintenance already. About \$3,000 came from equipment maintenance. This is high mowing season, lots of tournaments coming this summer will likely need equipment repair in the next 4 months with very little left in that line item.

Financial Impact: This will add \$4,000 to line item 001-5-4503-41100(vehicle maintenance) and \$2,000 to 001-5-4503-41400 (equipment maintenance).

Action: We ask that Commission approve the attached Budget Amendment.

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO PROVIDE ADDITIONAL FUNDING FOR PARKS VEHICLE AND EQUIPMENT MAINTENANCE.

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#49

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 001 – General Fund					
<u>Expenditures – 5</u>					
4503	Park Maint	Vehicle Maintenance	41100	\$4,000	
4503	Park Maint	Equipment Maintenance	41400	\$2,000	
1030	City Special	Budget Amendment Reserve	86000		\$6,000

[To amend the City of Kingsville FY 23-24 budget to provide additional funding for Parks Vehicle and Equipment Maintenance. Funding for this request will come from the General Fund Budget Amendment Reserve line item. Currently there is \$110,103 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 24th day of June 2024.

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

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #6



**City of Kingsville
Finance Department**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Deborah Balli, Finance Director

DATE: June 18, 2024

SUBJECT: Budget Amendment #48 – Adjust Current Budget for Audited Beginning Fund Balances

Summary:

Each year's budget is based on the estimated ending fund balances for the prior year. Once the audit is completed, our beginning fund balances need to be validated against what is currently budgeted for current year revenues and expenditures. Budget Amendment #48 is the result of this validation.

Financial Impact:

With the exception of Fund 051, all funds included in the budget amendment are reductions to budget and do not have any financial impacts. Fund 051's transfer to Fund 054 could not be reduced resulting in the need to fund this transfer from the Utility Fund Budget Amendment Reserve line item.

Recommendation:

Staff recommends the approval of this budget amendment.

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO ADJUST BUDGETS BASED ON AUDITED BEGINNING FUND BALANCES FOR FY 23-24.

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#48**

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 033 – CO Series 2016					
<u>Expenditures – 5</u>					
6900	Transfer Out	Transfer to Fund 206	80206		\$5,554.05
Fund 206 – Chamberlain Park					
<u>Revenues - 4</u>					
0000	Transfer In	Transfer from Fund 033	75033		\$5,554.05
<u>Expenditures - 5</u>					
4503	Parks	Grounds & Perm Fixt	59100		\$19,204.05
Fund 016 – Stonegarden Grant					
<u>Revenues - 4</u>					
2100	Police	Federal Grant	72005	\$76,862.78	
<u>Expenditures - 5</u>					
2100	Police	Overtime	11227	\$11,154.75	
2100	Police	Motor Gas & Oil	21500	\$256.03	
Fund 051 – Utility Fund					
<u>Expenditures - 5</u>					
6900	Transfer Out	Transfer to Fund 054	80054	\$37,548.95	
7001	WW	Budget Amend Reserve	86000		\$37,548.95

A
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Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 054 – UF Capital Projects					
<u>Revenues - 4</u>					
0000	Transfer In	Transfer from Fund 051	75010	\$37,548.95	I
Fund 068 – CO Series 2013-Drainage					
<u>Expenditures - 5</u>					
3050	Street	Drainage	53100		\$9,303.51 J
Fund 093 – Park Maintenance Fund					
4503	Park Maint	Grounds & Perm Fixt	59100		\$1,090.50 K
Fund 094 – TPW Grant					
<u>Revenues - 4</u>					
0000	Non Dept	Federal Grants	72005	\$2,977.96	L
<u>Expenditures - 5</u>					
4503	Parks Maint	Grounds & Perm Fixt	59100		\$29,638.21 M
Fund 125 – UF ARP					
<u>Expenditures - 5</u>					
6001	Water	Dept YE Reduction	85000		\$511,000.00 > N
6900	Transfer Out	Transfer to Fund 121	80121		\$588,800.00
Fund 121 – GF ARP					
<u>Revenues - 4</u>					
0000	75125	Trsf From Fund 125	75125		\$588,800.00 O
<u>Expenditures - 5</u>					
1030	City Special	Professional Services	31400		\$3,407.03 > P
1603	Planning	Professional Services	31400		\$15,092.97
4503	Parks	Dick Kleberg Park	59113		\$.50
Fund 128 – TWDB Drainage Location 8					
8600	Drainage	Drainage-Loan	71600		\$29,998.19 Q
Fund 141 – CO Series 2023 UF					
6001	Water	Utility Plant	5400		\$1,140,358.77 R

[To amend the City of Kingsville FY 23-24 budget to adjust budgets based on audited beginning fund balances for FY 23-24. There is no financial impact on Funds 033, 206, 068, 093, 094,

125, 121, 128, 141 and 206 as these budgets are being reduced. For Fund 016, this a clean up to adjust the budget for grant funding that has already been received. For Fund 051, the transfer from Fund 051 to Fund 054 needs to still happen and will be funded through the Utility 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 24th day of June 2024.

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

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

Fund Balance FY ending 09/30/2023 - Audited

Fund	Fund Name	FY 23-24 Audited Beginning Fund Balance	Budgeted Current Revenues	Budget Amendment BA#48	Budgeted Current Expenditures	Budget Amendment BA #48	FY 22-23 Unaudited Ending Fund Balance
001	General	8,732,530.18	23,229,642.83		25,652,575.78		6,309,597.23
002	Tourism	572,734.74	659,262.00		630,639.00		601,357.74
005	PD St Seizure	1,033,930.16	53,131.00		399,486.02		687,575.14
009	Law Enforce-PD	0.00	6,705.88		6,705.88		0.00
011	GO Debt Service	590,089.91	2,264,984.00		2,152,727.00		702,346.91
012	UF Debt Service	1,856,833.14	2,251,355.00		2,055,563.00		2,052,625.14
016	PD Stonegarden	0.00	99,514.00	D 76,862.78	164,966.00	E + F 11,410.78	0.00
017	PD Local Borderstar	0.00	78,000.00		78,000.00		0.00
019	PD JAG Grant	0.00	0.00		0.00		0.00
025	Bldg Security	34,837.16	13,350.00		9,000.00		39,187.16
026	Golf Cap Maint	50,900.98	13,568.00		64,468.95		0.03
028	PD Fed Seizure	136,470.63	128.00		30,000.00		106,598.63
031	MC Technology	37,314.05	11,489.00		7,800.00		41,003.05
033	CO 2016	17,357.42	0.00		22,911.47	H (5,554.05)	0.00
051	Utility	5,465,906.60	10,772,406.00	I 37,548.95	11,935,069.12	G-H 0.00	4,303,243.48
054	UF Cap Proj	188,187.05	66,249.00		291,985.00		0.00
055	Stormwater	875,134.26	423,724.00		1,051,790.00		247,068.26
059	Homeland Security	0.00	0.00		0.00		0.00
062	CO 2005	50,468.89	0.00		50,000.00		468.89
066	CO 2011	5,684.45	316.00		6,000.00		0.45
068	CO 2013-Drainage	686,587.61	33,708.88		729,600.00	J (9,303.51)	0.00
083	CJD of Gov Grant	0.00	0.00		0.00		0.00
084	DEAAG	507,500.00	0.00		500,000.00		7,500.00
087	SW Cap Project	266,318.20	590,485.00		597,686.17		259,117.03
090	Landfill Closure	2,417,467.08	366,906.17		479,085.00		2,305,288.25
091	GF Cap Project	0.00	0.00		0.00		0.00
092	Street	906,021.15	1,069,126.00		1,319,329.34	K (1,090.50)	655,817.81
093	Park Maintenance	26,406.50	29,503.00		57,000.00		0.00
094	TX Parks Wildlife	0.00	55,209.00	L 2,977.96	87,825.17	M (29,638.21)	0.00
097	Veh Replac-Fire	215,627.89	45,000.00		68,000.00		192,627.89

Fund Balance FY ending 09/30/2023 - Audited

Fund	Fund Name	FY 23-24 Audited Beginning Fund Balance	Budgeted Current Revenues	Budget Amendment BA#48	Budgeted Current Expenditures	Budget Amendment BA #48	FY 22-23 Unaudited Ending Fund Balance
098	Economic Devel	183,167.27	423,100.00		361,969.00		244,298.27
100	SRTS Grant	161,682.10	0.00		0.00		161,682.10
101	TXCDBG 7219192	0.00	0.00		0.00		0.00
105	Veh Replace-PD	0.00	10,000.00		0.00		10,000.00
106	Veh Replace-PW	58,223.37	100,000.00		144,820.00		13,403.37
107	Assist to FF Grant	0.00	0.00		0.00		0.00
108	PL Bulletproof Vst	0.00	0.00		0.00		0.00
110	KVPD Enhanc BWC	0.00	0.00		0.00		0.00
113	CW WW Coll Syst	87,348.63	4,857,891.00		4,858,294.00		86,945.63
114	SWB Rural/Tribal	0.00	0.00		0.00		0.00
115	Tax Notes 2021	156,201.61	0.00		147,411.14		8,790.47
116	TWDB Drainage #7	711,979.67	1,245,930.00		1,245,930.00		711,979.67
117	TWDB Drainage #1	712,332.68	1,245,576.00		1,245,576.00		712,332.68
118	TWDB Drainage #3	763,080.36	1,337,946.00		1,337,946.00		763,080.36
119	TWDB Drainage #4	966,646.83	1,712,043.00		1,712,043.00		966,646.83
120	Prop Tax Reserve	432,231.49	0.00		0.00		432,231.49
121	GF ARP -deferred rev	1,613,347.85	588,800.00	0 (588,800.00)	1,630,859.35	P (18,499.50)	988.00
122	GLO Mitigation	366,787.00	33,859,114.00		33,859,114.00		366,787.00
123	ED Program-def rev	270,000.47	0.00		270,000.47		0.00
124	Ed Rachal Found-PD	352.62	0.00		0.00	M	352.62
125	UF ARP SL-Def Rev	500,000.00	0.00		1,599,800.00	(1,099,800.00)	0.00
126	GF Tax Note 2022	80,343.59	0.00		1,425.00		78,918.59
127	UF Tax Notes 2022	149.76	0.00		0.00		149.76
128	TWDB Drainage #8	347,001.81	301,500.00		678,500.00	Q (29,998.19)	0.00
129	TXSWS Mobile Gen	17,728.00	0.00		0.00		17,728.00
130	TXSWS Backup Gen	68,894.00	106,106.00		0.00		175,000.00
131	TASA Grant	0.00	0.00		0.00		0.00
132	PID-Somerset FD	0.00	0.00		0.00		0.00
138	Insurance	2,782,171.30	4,273,317.00		4,579,477.00		2,476,011.30
139	Veh Replace-PW-GF	35,261.32	10,000.00		0.00		45,261.32

Fund Balance FY ending 09/30/2023 - Audited

Fund	Fund Name	FY 23-24 Audited Beginning Fund Balance	Budgeted Current Revenues	Budget Amendment BA#48	Budgeted Current Expenditures	Budget Amendment BA #48	FY 22-23 Unaudited Ending Fund Balance
140	Ed Rachal Found-Pks	0.00	0.00		0.00	0.00	0.00
141	CO Series 2023-UF	1,420,291.73	0.00		2,560,650.50	(1,140,358.77)	0.00
151	CO Series 2023A-GF	4,753,695.51	4,865,110.18		4,865,110.18		4,753,695.51
153	CO Series 2024-Fire	0.00	7,000.00		7,000.00		0.00
202	Facade Grant	0.00	0.00		0.00		0.00
203	JK EDA Grant	557,000.00	0.00		557,000.00		0.00
205	Tourism ARP-Def Rev	90,720.72	0.00		91,709.72		(989.00)
206	Chamberlain Park	0.00	458,660.39	(5,554.05)	472,310.39	(19,204.05)	0.00
208	Lone Star Grant	0.00	336,106.10		336,106.10		0.00

Totals 41,810,947.74 97,871,962.43 (476,964.36) 111,011,264.75 (2,342,036.00) 30,536,717.06

30,536,717.06

AGENDA ITEM #7



**City of Kingsville
Finance Department**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Deborah Balli, Finance Director

DATE: June 18, 2024

SUBJECT: Budget Amendment #49 – HRSA CARES Provider Relief Fund Payback

Summary:

In FY 19-20, the Fire Department applied and received a \$12,922.95 grant from the HRSA CARES Provider Relief fund. This timeframe was around the time that there was a change in the Fire Chief position. We received notification in early March 2023 about the reporting issue with this grant and the former Accounting Manager completed and submitted an appeal through their process for non-compliance reporting website link. During that time the current Fire Chief reached out to the former Fire Marshall, who had the responsibility to file the reports on this grant, to see if he knew where any files were concerning this grant and none could be located.

Financial Impact:

Since all reporting time periods have expired, we are required to send these funds back to the granting agency.

Recommendation:

Staff recommends the approval of this budget amendment.

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO PROVIDE FUNDING FOR PAYBACK OF THE HRSA CARES PROVIDER RELIEF FUND DUE TO NON-SUBMITTAL OF REPORTS.

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#50

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 001 – General Fund					
<u>Expenditures – 5</u>					
2200	Fire	Professional Services	31400	\$12,922.95	

[To amend the City of Kingsville FY 23-24 budget to provide funding for the payback of the HRSA Cares Provider Relief Fund due to non-reporting. Funding for this request will come from the General Fund Budget Amendment Reserve line item. Currently there is \$104,103 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 24th day of June 2024.

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

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #8



MEMO

Date: June 13th, 2024

To: Mark McLaughlin (City Manager)

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

Subject: **REQUEST FOR AUTHORIZATION TO APPLY FOR A TEXAS GENERAL LAND OFFICE (GLO) GRANT TO PROVIDE SERVICES FOR THE CITY TO COMPLETE THE OUTDATED COMPREHENSIVE PLAN (LAND USE)**

Summary: The City's Comprehensive Master Plan for land use is due to be updated and a grant opportunity exists to cover the expense of the consultant who could perform that project, so staff requests authority to apply for a grant for that purpose.

Background: The City of Kingsville has an outdated Comprehensive Plan, last published in 2008. A Comprehensive Plan is a 20 to 30-year framework designed to help guide future developments and land use within a city.

The 2022 Resilient Communities Program (with \$100 million available) is accepting applications to help fund the development, adoption, and implementation of long-range planning for cities. Applications will be processed for eligibility on a first come, first served basis until June 1st, 2028, or until funding is exhausted, whichever comes first.

The City of Kingsville qualifies for this funding due to the 2015/2016 floods.

This program is a great opportunity for the City of Kingsville to receive funding (without match) from GLO to develop a Comprehensive Plan. The maximum amount for each applicant is \$300,000, with funds available to procure grant writing, grant admin, as well as planning services.

Financial Impact: None.

Recommendation: Staff recommends the City Commission authorize the City Manager to apply for a GLO Resilient Communities Program Grant to secure funding for a new Comprehensive Master Plan.

RESOLUTION #2024-_____

A RESOLUTION OF THE CITY COMMISSION OF KINGSVILLE, TEXAS, AUTHORIZING THE SUBMISSION OF A RESILIENT COMMUNITIES PROGRAM (RCP) GRANT APPLICATION TO THE TEXAS GENERAL LAND OFFICE FOR FUNDING FOR A COMPREHENSIVE PLAN (LAND USE) AND AUTHORIZING THE MAYOR AND CITY MANAGER TO ACT AS THE CITY'S EXECUTIVE OFFICERS AND AUTHORIZED REPRESENTATIVES IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE RCP GRANT.

WHEREAS, the City of Kingsville ("City") desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities; and

WHEREAS, the City's Comprehensive Master Plan for land use was last updated and approved in 2008; and

WHEREAS, a Comprehensive Master Plan is designed to help guide future developments and land use within a city; and

WHEREAS, failure to have an updated Comprehensive Master Plan can create conditions which represent a threat to the public health, safety, and welfare; and

WHEREAS, it is necessary and in the best interests of the citizens of the City of Kingsville to apply to the Texas General Land Office ("GLO") Resilient Communities Program ("RCP") to seek funding for a new Comprehensive Master Plan for the City of Kingsville;

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

1. That an application is hereby authorized to be filed with the Texas General Land Office for funding consideration under the Resilient Communities Program.
2. That the application be for \$300,000 of grant funds to hire a consultant to prepare a Comprehensive Master Plan for land use within the City of Kingsville, Texas for eligible activities. No match for the cost of this project is required.
3. That the Mayor and City Manager are designated as the Chief Executive Officers and Authorized Representatives to act in all matters in connection with this application and participation in the GLO RCP Grant.
4. That the Mayor and City Manager are designated to oversee all grant activities so as to ensure there are no Conflicts of Interest.
5. That all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.
6. 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 24th day of June, 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #9



MEMO

Date: June 13th, 2024
To: Mark McLaughlin (City Manager)
From: Erik Spitzer (Director of Planning and Development Services)
Subject: REVISIONS TO EXISTING SIDEWALK ORDINANCES

Summary: Staff has observed the need to update the existing sidewalk ordinance to provide guidance on instances when construction of a sidewalk is currently required but doing so is not feasible or practical.

Background: On January 29th, 2024, the City Manager asked the City Engineer and the City Planner to examine the existing City of Kingsville ordinances that pertain to mandatory sidewalk construction within the city limits. Of concern was the current ordinance wording that does not address areas where sidewalk installation would not be feasible (due to the inability to install in existing rights-of-ways), nor make sense if the existing neighborhood had no existing sidewalk infrastructure.

The following additional language is proposed for Commission approval to incorporate in three current sections within the City of Kingsville ordinances:

“Exceptions: if no sidewalks exist in an area (such as an entire neighborhood), then sidewalk construction is not required; however, if future growth within an area is possible, then sidewalk construction is required. Also, if sidewalk construction won’t fit within the existing right-of-way, then sidewalk construction is not required. In all cases, exceptions/waivers will be granted only by approval of the City of Kingsville Director of Planning.”

Those two separate sections within the ordinances include:

- Sec. 9-10-1 - Construction of sidewalks
- Sec. 9-10-4 - Restricted construction; alteration; sidewalks and driveways required

Financial Impact: None.

Recommendation: Staff recommends the City Commission approve the suggested amendments to the sidewalk ordinance.

ORDINANCE NO. 2024-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES SECTIONS 15-3-51 AND 9-10-1 THROUGH 9-10-5, PROVIDING FOR REVISIONS TO THE SIDEWALK 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;

WHEREAS, the City has determined that the sidewalk ordinances are in need of revision due to changes sections that apply to areas of land where it is either not feasible or not practical to require a sidewalk;

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 15-3-51 and 9-10-1 through 9-10-5 shall be amended to read as follows:

...

§ 15-3-51 Sidewalks.

A concrete walk at least five feet in width and four inches thick shall be provided continuously on both sides of each street for each block in the subdivision. This standard shall be considered a minimum and may be increased at the discretion of the Director of Public Works for areas adjacent to or in the vicinity of schools, parks and other locations with significant pedestrian traffic. In the case of a high pedestrian traffic area, sidewalk widths may be required to be a minimum of 8-10 feet depending on the application. The sidewalk shall be located within the dedicated right-of-way, with a parkway of a minimum of two feet and shall extend along all street frontage. This shall include the side of corner lots and block ends; provided however, that where it is impractical to provide such sidewalks on the side lot lines abutting major thoroughfares or drainage ditches, then in those instances sidewalks are not required. The builder shall install ~~put in~~ sidewalks at the time of building construction. Additionally, the developer of record shall be responsible for the completion of sidewalks adjacent to any open space or common area at the time of the construction of street improvements.

- (1) *Curbs*. Curbs at intersections and mid-block crossings shall be designed and constructed to provide a ramp for wheelchairs and/or bicycles in

accordance with the American Disabilities Act (ADA) as set forth in city standards.

(1962 Code, § 12-4-2; Ord. 95018, passed 8-28-95; Ord. 98025, passed 11-9-98; Ord. 2013-07, passed 2-25-2013).

...

§ 9-10-1. - Construction of Sidewalks.

(A) It shall be unlawful for any person to construct or lay down cement sidewalks or cement curbs within the city without first advising the City Engineer of his intention to do so, and all cement sidewalks and cement curbs shall be laid down and constructed under the supervision and direction of the City Engineer ~~so as to conform to the Street Alignment Map on file in the office of the Secretary.~~

(B) Upon the application of any person to lay down or construct cement sidewalks or cement curbs, it shall be the duty of the City Engineer to view the premises where same is proposed to be laid, and furnish the person with the lines upon which same shall be laid and the levels thereof, the lines and levels ~~to conform to the Street Alignment Map.~~

Exceptions: If no sidewalks exist in an area (such as an entire established neighborhood), then sidewalk construction is not required; however, if future growth within an area is possible, then sidewalk construction is required. Also, if sidewalk construction won't fit within the existing right-of-way, then sidewalk construction is not required. In all cases, exceptions/waivers will be granted only by approval of the City of Kingsville Director of Planning.

(1962 Code, § 9-1-1)

Cross reference— Penalty, see § 1-1-99.

§9-10-2. Erection of Poles.

(A) It shall be unlawful for any person to put down, erect or construct any telegraph, telephone or electric light poles or wires without first advising the City Engineer of his intention to do so, and the ~~pales poles~~ and wires shall be erected and constructed within an approved alignment so as to conform to the Street Alignment Map.

(B) Whenever any person shall desire to lay down, erect or construct any telegraph poles, telephone ~~pales poles~~ or electrical ~~light~~ lines, it shall be the duty of the City Engineer to view the premises where the poles or lines are proposed ~~to be laid or placed and furnish the person with the lines upon which same shall be laid, and the lines shall conform to the Street Alignment Map.~~

(1962 Code, § 9-1-2)

Cross reference— Penalty, see § 1-1-99.

§9-10-3. - Repair of Sidewalks, Ramps and/or Curbs Required.

(A) The owners of lots, or part of lots, blocks or other undivided parcels of land in this city, having sidewalks, ramps, and/or curbs constructed adjacent thereto shall be and they are hereby required to keep the sidewalks, ramps, and/or curbs in good repair.

(B) Whenever any sidewalks, ramps, and/or curb adjacent to any lot, block, or part of same, or along any undivided parcel of land in this city shall become out of repair, or when any sidewalks, ramps shall be in any way obstructed so as to interrupt the free passage over the same, the City Manager, or his representatives, shall notify the person owning or controlling the property fronting thereon to repair the same or to remove the obstruction, and it shall be the duty of the person to comply with the notification at once, and on failing or refusing to comply therewith, he shall be deemed guilty of a misdemeanor; and each day the sidewalks, ramps, and or curb remains unrepaired, after the notification and failure or refusal to comply therewith, shall constitute a separate offense.

(1962 Code, § 9-1-3)

Cross reference— Penalty, see § 1-1-99.

§9-10-4. Restricted Construction; Alteration; Sidewalks, Ramps, and Driveways Required.

(A) From and after the effective date of this article, no person, firm or corporation shall construct, reconstruct, alter, repair or replace any improvements on property located in Class "C" Apartment, Class "L" Local Retail, Class "A" Business, Class "B" Business, Class "T" Trailer Park Districts without providing for sidewalks and driveways, no building permit shall be issued by the city for such improvements until a site or construction plot plan showing sidewalks, ramps, and driveways have been approved by the City Engineer.

(B) Driveways, ramps, and sidewalks required herein shall be constructed according to the requirements as set forth in § 9-10-22 of this article.

(C) Existing driveways that exceed the maximum width, that front on streets that have curb and gutter, shall reduce the excess width by the removal of driveway section and the installation of curb and gutter section. Existing driveways that exceed the maximum width, that front on streets that do not have curb and gutter, shall reduce the excess width by the removal of driveway section and the installation of barricade, concrete island or curb, if needed. In

addition, concrete sidewalks shall be provided along the property fronting all public roadways or public right-of-way, including the side of all corner lots. However, in certain cases where the property is zoned for business and the property fronting a public roadway is used solely as a parking lot, and the parking lot is asphalt paved to city specifications, the requirement for a sidewalk may be waived by the City Commission provided that a protected and clearly delineated sidewalk path area is provided for pedestrian traffic.

(D) The applicable sections of the latest edition of the Texas Highway Department "Regulations For Access Driveway to State Highways" shall be used as a guide by the City Engineer in establishing sidewalks and driveways required hereby.

Exceptions: If no sidewalks exist in an area (such as an entire established neighborhood), then sidewalk construction is not required; however, if future growth within an area is possible, then sidewalk construction is required. Also, if sidewalk construction won't fit within the existing right-of-way, then sidewalk construction is not required. In all cases, exceptions/waivers will be granted only by approval of the City of Kingsville Director of Planning.

(E) It shall be the duty of the City Engineer to review all site or construction plans for the compliance of sidewalks, ramps, and driveways required by the city.

(F) Existing property that does not comply with this subarticle shall be considered as nonconforming, and shall be brought up to the standards of this subarticle at the time a building permit is requested.

(1962 Code, § 9-1-4; Ord. 77-5, passed 2-7-77)

Cross reference—Penalty, see § 1-1-99.

§9-10-5. Obstructions to Streets, Ramps, and Sidewalks.

It shall be unlawful for any person to obstruct any street, alley or public place within the limits of the city, by placing thereon any lumber, building material, dirt, trash, trees, posts, rubbish, furniture, white goods, yard debris, or any other noxious material. It shall be the responsibility of the property owner to mow and clean the alley and street rights-of-ways (ROW) adjacent to their property in accordance with this and all other city ordinances. It shall further be unlawful to dig or excavate upon any of the streets, alleys or public places of the city any hole, trench, ditch, or other excavation without first notifying the City Engineer of the place where the work is to be done and the kind and character thereof, and obtaining permission in writing from the City Engineer to do so. No permission shall be given for any work of this character except upon condition that same shall be properly safeguarded during the day by either watchmen or signals, and at night by lanterns in such a manner as to prevent anyone falling or stumbling into such hole, ditch or excavation, or driving therein.

(1962 Code, § 9-3-1; Ord. 99023, passed 9-13-99; Ord. 99031, passed 10-25-99; Ord. 2001-02, passed 1-22-01; Ord. 2002-05, passed 1-28-02; Ord. 2004-26, passed 9-13-04)

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 24th day of June, 2024.

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

Effective Date: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #10

AGENDA ITEM #11

**City of Kingsville
Purchasing Department**

TO: Mayor and City Commissioners
CC: Mark McLaughlin, City Manager
FROM: Charlie Sosa, Purchasing Manager
DATE: June 20, 2024
SUBJECT: Authorize the Sale of Real Estate

Summary:

This item authorizes the sale of real property located at 400 E. Caesar (Old Hospital Storage) owned by the City of Kingsville.

Background:

Staff was authorized the sale of property located at the 400 E Caesar, Legal Description, (9th Block 24, lots All, (South half of Closed Ragland St.) (Old Hospital Storage).

Financial Impact:

This item has no financial impact until the property is sold.

Recommendation:

It is recommended the City Commission approve to place the property for sale located at 400 E. Caesar (9th Block 24, lots All, and South half of Closed Ragland St. (Old Hospital Storage) owned by the City of Kingsville.



Property Details

Account		
Property ID:	21247	Geographic ID: 101002401000192
Type:	Real	Zoning: C2
Property Use:		
Location		
Situs Address:	400 E CAESAR BLK TX	
Map ID:	C1	Mapsco:
Legal Description:	9TH, BLOCK 24, LOT ALL, (S/2 CLOSED RAGLAND ST), (OLD HOSPITAL STORAGE), (E X E M P T)	
Abstract/Subdivision:	S010 - 9TH	
Neighborhood:		
Owner		
Owner ID:	65375	
Name:	CITY OF KINGSVILLE	
Agent:		
Mailing Address:	HOME RULE MUNICIPAL CORP 400 W KING AVE KINGSVILLE, TX 78363	
% Ownership:	100.0%	
Exemptions:	EX-XV - Other Exemptions (including public property, religious organizations, charitable organizations, and other property not reported elsewhere) For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$50,800 (+)

Agricultural Market Valuation:

\$0 (+)

Market Value:

\$50,800 (=)

Agricultural Value Loss:

\$0 (-)

Appraised Value:

\$50,800 (=)

Homestead Cap Loss:

\$0 (-)

Assessed Value:

\$50,800

Ag Use Value:

\$0

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction**Owner: CITY OF KINGSVILLE %Ownership: 100.0%**

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.760000	\$50,800	\$0	\$0.00
GKL	KLEBERG COUNTY	0.771870	\$50,800	\$0	\$0.00
SKI	KINGSVILLE I.S.D.	1.410400	\$50,800	\$0	\$0.00
WST	SOUTH TEXAS WATER AUTHORITY	0.070374	\$50,800	\$0	\$0.00

Total Tax Rate: 3.012644**Estimated Taxes With Exemptions: \$0.00****Estimated Taxes Without Exemptions: \$1,530.42**

RESOLUTION #2024-_____

A RESOLUTION AUTHORIZING STAFF TO PROCEED WITH PLACING FOR SALE THE CITY'S 3.030 ACRES OF LAND LOCATED ON THE NORTH SIDE OF THE 400 BLOCK OF EAST CAESAR AVE. (9TH, BLOCK 24, LOT ALL, S/2 CLOSED RAGLAND ST.), ALSO KNOWN AS OLD HOSPITAL SITE, IN KINGSVILLE, TEXAS.

WHEREAS, the City of Kingsville owns 3.030 acres of land on the north side of the 400 Block of East Caesar Ave. at 9th, Block 24, Lots All and S/2 closed Ragland St., also known as the Old Hospital site, in Kingsville, Texas;

WHEREAS, the land is undeveloped and the City has no future plans for the land;

WHEREAS, the City Commission of the City of Kingsville finds it in the best interest of the citizens of Kingsville that the 3.030 acres of city-owned land on the north side of the 400 Block of East Caesar Ave. at 9th, Block 24, Lots All and S/2 closed Ragland St., also known as the Old Hospital site, in Kingsville, Texas, be placed for sale as authorized by the Texas Local Government Code; and

WHEREAS, the City believes that placing the land for sale would place the property back on the tax roll and may allow for future development of the property; and

WHEREAS, pursuant to the Texas Local Government Code, real property owned by the City can be sold via public auction, sealed bids, or through a broker, unless an exception is met;

WHEREAS, the City finds the property does not meet any of the exceptions to the bidding requirement as set out in Texas Local Government Code Section 272.001; and, as the City is a home-rule city, staff recommends the property be sold via a broker as allowed by Texas Local Government Code Section 253.014 with the best offer coming back before the Commission for approval of the sale;

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 authorizes staff to proceed with placing for sale via a broker in compliance with the Texas Local Government Code the City's 3.030 acres of city-owned land on the north side of the 400 Block of East Caesar Ave. at 9th, Block 24, Lots All and S/2 closed Ragland St., also known as the Old Hospital site, in Kingsville, Texas.

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 the 24th day of June, 2024.

Sam Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #12