City of Kingsville, Texas

AGENDA
CITY COMMISSION
MONDAY, AUGUST 26, 2024
REGULAR MEETING
CITY HALL
HELEN KLEBERG GROVES COMMUNITY ROOM
400 WEST KING AVENUE
5:00 P.M. – Regular Meeting

Live Videostream: **https://www.facebook.com/cityofkingsvilletx**

I. Preliminary Proceedings.

OPEN MEETING

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S)

Special Meeting – August 7, 2024

Special Meeting – August 19, 2024

APPROVED BY:

Mark McLaughlin
City Manager

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

1. Public Hearing on condemnation of structure at 227 E. Richard Ave., Kingsville, Texas. (Director of Planning and Development Servies).

2. Public Hearing on condemnation of structure at 500 W. Santa Gertrudis Ave., Kingsville, Texas. (Director of Planning and Development Servies).

3. Public Hearing on condemnation of structure at 521 E. Mesquite Ave., Kingsville, Texas. (Director of Planning and Development Servies).

4. Public Hearing on condemnation of structures at 527 E. Alice Ave., Kingsville, Texas. (Director of Planning and Development Servies).

5. Public Hearing on condemnation of structure at 829 E. Warren Ave., Kingsville, Texas. (Director of Planning and Development Servies).

6. Public Hearing on condemnation of structure at 1232 E. Ella Ave., Kingsville, Texas. (Director of Director of Planning and Development Servies).

III. Reports from Commission & Staff.[2]

"At this time, the City Commission and Staff will report/update on all committee assignments which may include but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development , Code Enforcement, Proposed Development Report; Accounting & Finance – Financial Services - Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports; Police & Fire Department – Grant Update, Police & Fire Reports; Street Updates; Public Works-

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

IV. Public Comment on Agenda Items.[3]

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

V. Consent Agenda

Notice to the Public

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

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

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

1. Motion to approve final passage of an ordinance amending Ordinance No. ORD2009-38, ordaining the City of Kingsville's continued participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code (Act), amending the original ordinance language and providing additional potential incentives for the investment of private resources in productive business enterprises located in severely distressed areas of the City as required by the Office of the Governor Economic Development and Tourism (EDT). (City Attorney).

2. Motion to approve final passage of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate additional funding for repairs to fire unit 111-Ladder Truck. (Fire Chief).

3. Motion to approve final passage of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate additional funding for Street Maintenance Work. (Public Works Director).

4. Motion to approve final passage of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate additional funding for Wastewater chemicals and pump replacements. (Public Works Director).

5. Motion to approve final passage of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate ARP funding for the Wastewater Treatment Plant UV Light System emergency repairs. (Public Works Director/Purchasing Manager).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

6. Consider condemnation of structure located at 227 E. Richard Ave., Kingsville, Texas. (Director of Planning and Development Servies).

7. Consider condemnation of structure located at 500 W. Santa Gertrudis Ave., Kingsville, Texas. (Director of Planning and Development Servies).

8. Consider condemnation of structure located at 521 E. Mesquite Ave., Kingsville, Texas. (Director of Planning and Development Servies).

9. Consider condemnation of structures located at 527 E. Alice Ave., Kingsville, Texas. (Director of Planning and Development Servies).

10. Consider condemnation of structure located at 829 E. Warren Ave., Kingsville, Texas. (Director of Planning and Development Servies).

11. Consider condemnation of structure located at 1232 E. Ella Ave., Kingsville, Texas. (Director of Planning and Development Servies).

12. Consider a resolution authorizing the City Manager to enter into a Collective Bargaining Agreement between the City of Kingsville, Texas and the Kingsville Professional Firefighter's Association, International Association of Firefighters (IAFF) Local #2390 for Fiscal Years 2024-2026; repealing all conflicting resolutions and providing for an effective date. (Human Resources Director).

13. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances by amending Chapter III, Article 7, Personnel Policies. (Human Resource Director).

14. Consider introduction of an ordinance ratifying classifications and prescribing the number of positions in such classifications for the classified service in the Fire Department by adding two new civil service positions. (Human Resource Director).

15. Consider awarding Bid 24-09 for GLO CDBG-MIT Contract No. 22-082-016-D218 Project 1: 14th Street Sanitary Sewer Improvements, as per the recommendation of the contract engineer. (City Engineer).

16. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Sections 9-10-56 and 57 to update the fees used for the purposes of funding the City Streets System. (City Engineer).

17. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter V, Article 3, Water, providing for an increase in water rates. (Finance Director).

18. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter V, Article 2- Sewers, Section 2-User Classification, Schedule of Charges; providing for an increase in sewer rates. (Finance Director).

19. 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).

20. Consider a resolution authorizing staff to accept the offer for the sale of 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 the Old Hospital site, in Kingsville, Texas. (Purchasing Manager).

21. Review and discuss proposed fiscal year 2024-2025 budget for departments of the City of Kingsville. (City Manager).

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:

August 22, 2024, at 12:30 P.M. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

Mary Valenzuela

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

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

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

MINUTES OF PREVIOUS MEETING(S)

AUGUST 7, 2024

A SPECIAL MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON WEDNESDAY, AUGUST 7, 2024, IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 4:30 P.M.

CITY COMMISSION PRESENT:
Sam R. Fugate, Mayor
Edna Lopez, Commissioner
Norma N. Alvarez, Commissioner
Hector Hinojosa, Commissioner
Leo Alarcon, Commissioner

CITY STAFF PRESENT:
Mark McLaughlin, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Kyle Benson, Director of Information & Technology
Derek Williams, IT
Emilio Garcia, Health Director
John Blair, Chief of Police
Leticia Salinas, Accounting Manager
Deborah Balli, Finance Director
Susan Ivy, Park Director
Bill Donnell, Public Works Director
Rudy Mora, City Engineer
Charlie Sosa, Purchasing Manager
Juan J. Adame, Fire Chief
Janine Reyes, Tourism Director
Mike Mora, Capital Improvements Manager

I. Preliminary Proceedings.

OPEN MEETING
Mayor Fugate opened the meeting at 4:30 p.m. with all five commission members present.

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)
The invocation was delivered by Ms. Courtney Alvarez, City Attorney, followed by the Pledge of Allegiance and the Texas Pledge.

MINUTES OF PREVIOUS MEETING(S)

None.

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

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."

Ms. Courtney Alvarez, City Attorney reported that there will be a regular commission meeting on Monday, August 12, 2024, at 4:30 p.m. There is also a special meeting scheduled for Wednesday, August 14, 2024, at 4:30 p.m.

IV. Public Comment on Agenda Items.[3]

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

No public comments were made.

V. **Consent Agenda**

Notice to the Public

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

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

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

None.

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

1. Review and discuss proposed fiscal year 2024-2025 budget for departments of the City of Kingsville. (City Manager).

Mr. Mark McLaughlin, City Manager stated that the Chief Appraiser supplied the Certified Tax Values and Finance worked with the Tax Collector to calculate the effective tax rate for the Fiscal Year (FY) 2024-2025 budget. Mr. McLaughlin stated that what staff had in question was the certified values for 2023 versus their certified estimates for 2024, they showed that the city lost $223 million in value. Staff then asked the Chief Appraiser to explain the loss of value she then redid the chart which now shows the correct numbers. The new numbers given by the Chief Appraisers are as follows versus what is displayed, which include real property, personal property, and minerals rights which add up to $1.472 billion, which is what we were taxed on for this year. For next year, the certified are not estimated to be $1.566 billion. After taking out all the exemptions, homestead, capital and loss of agriculture brings it down to $1.217 billion. There are still some properties that are under ARB Review or getting ready for ARB Review which removes $214 million worth of value for taxable purposes. This information is then taken to the Tax Accessor which then results in the tax rate calculation of the current tax rate of $.76000, no new revenue rate of $.73176, voter-approved tax rate of $.79793, and proposed in the budget is $.77000, which leaves the general fund at 25%.

Commissioner Hinojosa asked that the no new revenue rate be $.73 which is the same amount of taxes that the city can collect for this year compared to last year.

Mr. McLaughlin responded yes that's what it means. You bring in the same amount of money in your current year as you brought in last year if you use the same rate. Mr. McLaughlin further commented that he doesn't see that happening, as the city doesn't collect 100% of all that valorem in the same year. Mr. McLaughlin further commented that as of now, only 95% have paid.

Commissioner Hinojosa asked that from the handout that was given to the commission, you are not able to see what the taxpayer received, whether they received the value that is net taxable, or the final certified estimated tax value. He further commented that a lot of the city's taxpayers had their values increased and how many of those are under ARB Review. He further stated that he sees how it's done but here we are where the city may increase some fees, as staff gave a presentation on that in a past meeting, but this is what causes concerns for him is that the taxpayer's values increased and if the city is going to increase the tax rate to $.77, their taxes will increase. He further commented that he understands that the city needs the funds, but he is still concerned for the taxpayer.

Mr. McLaughlin stated that on the worksheet that was handed to the commission, you can see the numbers that are under ARB Review. In this current year, they had $62 million worth of values that are under review. This year, for the upcoming budget, there is $173 million which is three times larger than the amount of people who are protesting their taxes.

Commissioner Hinojosa asked that if these values are in the city, would that be the same amount for the county?

Mr. McLaughlin responded that he also asked that same question and he doesn't recall the amount that the county had under protest. He further stated that when the city received the values on July 25, 2024, he was shocked to hear that the city would be losing $200 million in value. He further stated that after speaking with the county, the county had gone up by $500 million in value. The city went down $225 million, and the county went up $500 million. Since the city is in the county this means that the city's negative had to be factored in which means that the rest of the county land, outside the city limits, increased by $3.4 billion to make up that difference. McLaughlin further stated that staff asked the Chief Appraiser how this could happen to which the Chief Appraiser responded that the county had a lot of growth at Loyola. Mr. McLaughlin stated that historically when the city compares its numbers, what we see from our taxes is that our valuations go up and it's much the same for the county. When the numbers are different, this is when staff starts to ask questions as to how this could be correct.

Commissioner Alvarez stated that in an email the commission received, it has been asked that the Chief Appraiser be in attendance at the next commission meeting. Will she be at the next commission meeting to answer commission questions? She further commented that she is curious because the last day to certify numbers is July 25th.

Mr. McLaughlin responded that this is correct. The Chief Appraiser has to give the city certified values or certified estimates, which the Chief Appraiser has done.

Commissioner Alvarez responded that this was her point and commented that why are we, at the very last minute, when other counties give out their appraisals in April and they have until May to appeal their values, and here in our city it's done at the last minute. This is all the time it happens. She further stated that this is a question she would like to ask the Chief Appraiser. She also stated that you could get a better picture as to whether or not the appeals will be accepted and then you will know exactly what these people will be taxed on.

Mr. McLaughlin responded to Commissioner Alvarez that yes he has asked for the Chief Appraiser to attend the next City Commission meeting to answer any questions that the commission may have as the city has an agenda item where the commission will be voting

on the certified estimates. The next step would be adopting a proposed tax rate which staff has proposed $.77 which will then allow staff to finish the rest of the budget.

Mayor Fugate asked that this would only be a proposed rate and not necessarily the final rate.

Mr. McLaughlin responded that this was correct. This allows him to put into the budget.

Mayor Fugate further commented that if you go less, there is no way of changing it. If the commission adopts the proposed rate of $.77 at the next commission meeting, that doesn't mean it can not be lowered at a later date. But what it also means is that you can't go higher on the rate.

Mr. McLaughlin and Ms. Alvarez both responded that this was correct.

Mr. McLaughlin continued with the PowerPoint Presentation. He stated that as a review on the second workshop, staff and commission reviewed the group insurance health and comp plan. Fiscal Year 24-25 will be the 3rd year of the current contract with United Health Care. The city will be going out for bids for this in FY 24-25. The employee's cost will remain the same as it is in FY 23-24, with additional costs paid by the city. In the proposed budget for FY 24-25, there is a transfer from the Insurance Fund 138 to assist in covering the increases in employer costs as follows: General Fund $1,342,602.12; Tourism Fund $10,509.84; Utility Fund 269,851.20; and Economic Development $8,509.44. In the compensation plan, it is recorded in the proposed budget for FY 24-25 are items related to Year 2 Comp Plan increases: General Fund (non-civil service) $155,746; Tourism Fund $4,797; Utility Fund $82,528.16; and Economic Development Fund $0. Collective Bargaining Contracts, civil service salary increases, police year 2 of current contract for an amount of $168,771.20. The Fire CBA is still under negotiations.

Commissioner Hinojosa stated that when the city seized to be self-employed there was a certain amount of funds in there and after that there were more claims that came in and there is a waiting period where more claims can come in. At the last day, all the claims that came in were paid, does the city have a fund balance at that time and kept it separately and how much of that is the city using each year.

Mr. McLaughlin responded that the answer is yes, the city does and it's in fund 138.

Commissioner Hinojosa stated that he didn't see it as it was all lumped into one in the preliminary budget he asked for and received. He wants to see that staff is keeping track of it in black and white and not comingled with the existing premiums and contributions from the employees for the last three years.

Mrs. Deborah Balli, Finance Director commented that when the city changed over from being self-insured to the fully insured plan with United Health Care (UHC), the city's cut-off period for prior claims was December of that year. Once we went past that period then the city has no more claims that are outstanding that the city would be on the hook for. That period has already passed. Everything now going forward is something that is being processed by UHC and the city does not pay claims anymore with UHC, the city just pays premiums that are calculated at the beginning of the year. The city does not have to keep track of claims any longer.

Commissioner Hinojosa asked that the amount that was left over from the insurance, was that amount in a separate bank account.

Mrs. Balli responded that it is in the insurance fund and the insurance fund does have a separate bank account. They also have claims on cash in that fund which shows that's our big pulled account so there are funds in Kleberg Bank, Texas Class and have claim on cash which is part of the pulled cash account.

Commissioner Hinojosa asked if this all was in a separate account.

Mrs. Balli responded it's in the 138 Fund but in different bank accounts.

Commissioner Hinojosa stated that he understands this and further commented that this is money that has been used to offset any increases from the last years.

Mr. McLaughlin and Mrs. Balli both agreed. Mr. McLaughlin commented that only Fund 138 so all the contributions that went into that is being used to pay just insurance, as that is all it can be used for.

Commissioner Hinojosa further commented that the way the fund, in the preliminary, he didn't see a separate line item.

Mrs. Balli asked Commissioner Hinojosa what the separate line item would be for.

Commissioner Hinojosa commented that it would be for the balance that was left over from the self-insured funds.

Mrs. Balli commented that the self-insured funds are going to be 138 Fund. Staff has not changed it from a self-insurance fund to a regular insurance fund, we just kept the same fund to moving forward under United Health.

Commissioner Hinojosa asked if they were being comingled.

Mrs. Balli responded that it is in the insurance fund, so it's not being comingled.

Mr. McLaughlin commented that it is one checkbook.

Commissioner Alvarez responded correct, but it is being comingled with what was leftover when the city was self-insured, but the city is no longer self-insured.

Mrs. Balli responded that it is still insurance funds that pay premiums.

Commissioner Hinojosa stated that he knows when there is a transfer you can see it as there would be a lump sum figure that is done at the beginning of the year or is it done on a monthly basis. The $1 million that is transferred from the insurance fund into the general fund.

Mrs. Balli responded that last year they had set up to have the health insurance cover the difference in the premiums. So staff was sending over less than what they should have then the insurance was paying more than what we were sending, this is how the city had it set up, transferring into the other funds. When the city got audited this year, the auditor said no, you still have to record all the amounts that the city would have paid in the respective funds and divisions, we have to transfer from the insurance fund over to the general fund, same difference, just a different way we have to account for the movement of funds. This is as per the city's auditor. She further stated that this is why you are not sending less over for next year we have to send over the exact amount that we need to, based on the premium rates.

Commissioner Alvarez asked if the city is still under $988,000.

Mr. McLaughlin stated that what is in the PowerPoint is what needs to be transferred now which states that the transfer from the insurance fund 138 to assist in covering the increases in employer cost general fund needs $1.3 million, Tourism Fund needs $10,000, Utility Fund needs $269,000 and Economic Development needs $8,509.00.

Commissioner Alvarez asked where the number of $988,000 come from.

Mrs. Balli responded that the $988,000 is a difference because its where we started when we first went over United Health. That first year we had a 12% increase in premiums which is the current year that we are in, next year it will increase to 18%. Between the two years you are looking at about 30%. The $988,000 is from the first year of United Health to now next year will be the third year of United Health and the $988,000 is the difference of that increase percentage in city rates.

Commissioner Hinojosa commented that the only reason that he and Commissioner Alvarez are quoting all these figures is because they met with the City Manager where they

received a breakdown at the time we were $1.8 million down and this is where it came from.

Mr. McLaughlin stated that in the compensation plan, he has acknowledged that he had the meeting and there were some recommendations that he has gone back to the stay the course and institute it in this budget, the second year of the comp plan instituted by the contractor Evergreen which will be this year. Recorded in the proposed budget for FY 24-25 are items related to Year 2 comp plan increases: General fund (non-civil service) $155,746, Tourism Fund $4,797, Utility Fund $82,528.16, and Economic Development 40. Collective Bargaining Contracts, civil service increase, police year 2 of the current contract for $168,771.20. Collective Bargaining Contract for Fire is still under negotiation.

Commissioner Alvarez asked why is it in the compensation plan she is seeing figures where the police officers are getting a certain amount increase, if they do collective bargaining, why are they in the compensation plan and are those figures their collective bargaining figures or extra. She further commented that this was confusing to her.

Mr. McLaughlin stated that in the compensation plan, it includes what is negotiated what is in the CBA. This is a two-year contract and we are not finishing the second year so this is why you see those figures.

Mayor Fugate commented that both Fire and Police were part of the compensation study. Based on those figures that they came up with, as far as increases, were based what was in the study.

Mr. McLaughlin responded that this was correct.

Commissioner Alvarez then asked if they were receiving that plus what is in the study.

Mr. McLaughlin responded no. They are getting what is in the contract.

Commissioner Alvarez commented that they shouldn't have been in the compensation plan. She further commented that there are a lot of discrepancies in the compensation plan. She stated that what she would like to see an item on the agenda for one of the next meetings, to vote on either accepting the second year of the plan or not.

Mr. McLaughlin responded that he highly recommends not to do that.

Commissioner Alvarez responded that she highly recommends that they do.

Mr. McLaughlin commented that the commission signed up for this, this time last year, and now you are pulling it from the employee by doing this, he highly recommends not doing what is being recommended by Commissioner Alvarez. He further stated that it is only $155,000 for year 2 of the compensation plan out of a $50 million budget. He stated that he highly recommends staying on the course.

Commissioner Alvarez commented that the city was short $1.8 million last week and she would like to see how we came up with that $1.8 million. Are positions being frozen? Mr. McLaughlin responded yes. Commissioner Alvarez stated that this to her is not going to cut it. She further stated that she has seen some of the positions that are being frozen and they are some heavy equipment operators and she feels that those positions are needed the most, and she is not against the employees receiving a raise, as there have been increases the past four years, which a 3% COLA was included last year with the compensation plan that was snuck in.

Mr. McLaughlin responded that there was no increase snuck-in.

Commissioner Alvarez stated that the way she is looking at it there was a 3% increase across the board also. Mr. McLaughlin responded there was no increase last year.

Commissioner Hinojosa commented that there was a 3% increase in there.

Mr. McLaughlin responded no. He then stated that the compensation study proved that the minimum increase would be 3%. He further explained that if an employee was not part of

a restructuring based on Evergreen Study, the minimum one would get would be 3% as it moved some employees very little, minimum movement was 3%, nobody received less than that. He stated that there were some that went into the 30% based on what they were getting.

Mayor Fugate asked how much it cost to do this study with Evergreen. Mr. McLaughlin responded that it cost between $40,000 to $50,000. Mayor Fugate then asked if this was voted on by this commission with the exception of Commissioner Alarcon. Mr. McLaughlin responded that this was correct. Mayor Fugate then asked how long did the study take. Mr. McLaughlin responded that it took about 8 months to put together. Mayor Fugate then stated that the Commission accepted that study and approved the first phase of the study. Mr. McLaughlin responded that the commission approved the compensation plan entirely and he mentioned to the commission that it would take two years to pay for it in the budget. McLaughlin further stated that the city is committed to this plan which is why he left it in the budget. Mayor Fugate commented that this is a plan that was committed on by this commission and the first year has been done and now we are on the second year of the plan, to which the commission knew this would be coming up, after voting for it last year.

Commissioner Alvarez asked if a committee was formed for the city. Were city employees involved in this, other than filling out a survey?

Mr. McLaughlin responded yes, the Evergreen staff with city employees filled out forms, which was a process they went through to get this study done.

Mayor Fugate commented that city staff took part in this plan and it took a lot of detail to get this plan together, with the assistance of staff.

Commissioner Hinojosa asked that when the study had been completed by Evergreen, who received the study and who made the decisions. Was this one person or was there a committee formed. He further stated that there were negotiations going back and forth and the 3% was part of it. Who all were involved in making recommendations for this plan.

Mr. McLaughlin stated that there was daily interaction between HR, who was involved, with the contractor as they were the conduit between the city and the contractor, so yes, HR was involved in this everyday. But the Commission was briefed on the entire plan.

Mayor Fugate asked if everyone on the commission received a copy of the comprehensive plan.

Mr. McLaughlin responded yes, all the data.

Commissioner Alvarez responded no, not until she asked a few weeks ago. She further stated that Mr. McLaughlin hadn't even received a copy of it and he couldn't find it on his computer so he had to ask for a copy from the HR Office. At that time copies were made for the commission and she further commented that nobody had looked at the results of the compensation plan, except for HR.

Mr. McLaughlin responded that he did look at the plan with HR when the results came out.

Commissioner Alvarez responded that at the time the City Manager did not have the results.

Mr. McLaughlin further stated that the results were produced and then briefed the commission on them and offered the different options that institute the changes.

Commissioner Hinojosa commented that a presentation was made but it was all rushed where the commission did not have time to digest the way the study was done. He further stated that he feels uncomfortable as the city is cutting down positions this year or freezing positions, and if this is being done, this means that the city does not have the funds to support the plan. He further asked where the funds would come from to support year 2 of the plan. The commission may have committed themselves to the plan, but if there are no

funds to support it, where is it to be paid from? Commissioner Hinojosa further stated that he is not in agreement with the compensation plan, now.

Mr. McLaughlin responded that Commissioner Hinojosa is under the impression that the city is in a deficit, but it is not. He has a restriction of 25% of the expenses of the general fund that must always be in fund balance. In order to meet that 25% he had to freeze things so that money wouldn't be spent on October 1st.

Mayor Fugate commented that this has always been done.

Mr. McLaughlin responded that he has not frozen positions every year but he has told HR not hire anyone until the new fiscal year which is what he is doing this year.

Mayor Fugate commented that freezing spending and hiring employees is a usual tool that all City Manager's use around this time of year.

Mr. McLaughlin stated that the city's saves around $3 million a year due to job turnovers, when jobs are vacant. He stated that he could fix the general fund by taking half of the $3 million and credit it back in, but was told by the city's auditors that it could not be done. He stated that everything is being funded at 100% and freezing all positions that are not filled until two or three pay periods which will then save $700,000 then place those positions then put those positions back in the payroll and go out and do the hiring for those positions.

Commissioner Alvarez stated that she would like to know how staff came to a balance budget in one week. She further asked where the cuts had been made. She stated that maybe the city needs to cut the golf course as we are in the red $253,568.00 every year. She further asked why we are funding something, if Judge Madrid wants it back then it should go back to the County. She stated that she keeps hearing that the Golf Course is for the quality of life, for who, the 60 individuals that use it. She further commented where is the quality of life, we have no theatre, bowling alley and with 15 empty buildings downtown. She further stated that not everyone benefits from this. You can increase the fees but that will still put the city in the negatives $153,743.00. Alvarez further commented that something is not right and when you see the raises that certain employees will be receiving that are listed on the compensation plan, it does not make sense. Some individuals will receive $20,000 and they got $7,900 last year. She stated that this needs to be looked at as it was not looked at they it should had been. She also stated that nobody is going to be receiving a raise this year. Alvarez stated that she would like to see everyone get an increase across the board, but not with this plan.

Mr. McLaughlin commented that he is continuing with the compensation plan in the budget, it's in your vote. Commissioner Hinojosa responded no he will not. Mr. McLaughlin responded that it is. The commission gets to vote on it or not, but he is proposing that it remains in the budget. Commissioner Hinojosa responded that the commission stills needs to vote on it.

Mr. McLaughlin asked Ms. Alvarez if the commission approves the compensation plan as a separate agenda item.

Ms. Alvarez responded that it has general been incorporated into the budget.

Commissioner Alvarez commented that she would hate to vote against the budget because staff left the compensation plan in the budget.

Mr. McLaughlin commented that it is in the budget as it is the right thing to do because the commission agreed to it this time last year.

Commissioner Alarcon asked that for year one of the compensation plan everyone receive and increase and who decided who would get what. How was this determined?

Mr. McLaughlin responded that he determined that when he met with Evergreen about his expectations. He knew that there was too much compression which was a big problem. He stated that Evergreen explained their process and he stated that he didn't want to give a

COLA again, he would rather see the employees placed in the right levels that is industry standards with the right titles and get the separations back and Evergreens recommendation was to create 27 levels from 17 levels in order to get the separation then went from six steps to eight steps to afford those that stay in the same position separations based on certificates, length of time. He stated that a COLA was not added as he would like to see the compensation plan fix it and place everyone where they needed to be.

Commissioner Alarcon asked if everyone received an increase last year?

Mr. McLaughlin responded that everyone received an increase for the exception of himself. He further stated that he doesn't understand the pushback from the commission for year two of the plan, as there wasn't any last year.

Commissioner Hinojosa commented that there wasn't any pushback last year as it was shoved down the commission's throat at the last minute. They didn't have time to understand it. He further stated that he is not aware if the Finance Department was part of the review process for the compensation plan or was it only the City Manager and the Human Resources Director.

Mr. McLaughlin responded no, the Finance Director was involved in it the entire time as well. He further stated that they needed to figure out what options would work best for the city's budget. He further stated that it was his department heads that assisted him in working this out and have it presented to the commission.

Commissioner Hinojosa stated that he understands the importance of keeping up with the surrounding cities, but when being asked if Corpus Christi was not part of the plan, yet it was in the study for comparison. He stated that the increase that were given last year are carried over to each and it's very easy to pass it on to the taxpayers. He further stated that yes the commission approved it but it was at the last minute and were in a hurry to get it done as we are now.

Mayor Fugate commented that this is not at the last minute, the city is just beginning the process and have started it early and things are not being shoved down the commission throats.

Commissioner Lopez commented that to say that this was shoved down the commission's throat, she disagrees. This is not the way it was done. You don't vote on something that you don't know anything about. It was not shoved. It was a decision that the each of them made.

Commissioner Hinojosa commented that this is information that was brought in at the last minute. He stated that he has been asking to start budget proceeding earlier but they wait until the last minute and here it is and there can't be any adjustments as it's the City Manager's budget, which is what he has been told.

Mr. McLaughlin stated that the proceedings have started earlier as we are on budget workshop #4 and staff is going over material that has already been shared with the commission. He stated that he is not sure how he could move these proceedings any earlier than what they are now.

Commissioner Alvarez commented that she cannot see these are budget workshops.

Commissioner Hinojosa stated that there are some items that need to be looked at that he is in disagreement. He doesn't know the EDC fund and the information that he has it hasn't been spent at all. He doesn't know if it has been spent or if they are over budget. He wants to take a breather from it. Mr. McLaughlin asked if the commission wants to take a breather from the EDC. Commissioner Hinojosa stated that once it is in the budget it will be spent, as that is what was said by the City Manager, if it's in the budget it will be spent.

Mr. McLaughlin stated that if the commission sees traditionally at how it is spent, he is still 12 % below the expenses year-to-date. There is a savings of 12% this year.

Commissioner Hinojosa asked that if he was to ask for a bank statement as of right now, July 31st, would one be provided to him showing how much money the city has in the bank. He stated that he has been asking for this forever and has never been provided. Someone has always prevented it.

Mr. McLaughlin responded that he had never received a request from Commissioner Hinojosa for a bank statement.

Mayor Fugate commented that this conversation is going beyond talking about the budget. If this is something that Commissioner Hinojosa would like to request, it's something that can be taken care of in office.

Mr. McLaughlin continued with the PowerPoint presentation. In the General Fund, fee increases, budget workshop #3 for fee increases addressed the following proposed fee increases: Landfill tire fees recorded $2,000; field lighting usage recorded $4,000; shelter rental recorded $6,000; golf course greens fees recorded $9,000, police background check fees recorded $4,320; and police print card fees recorded $4,500. Budget workshop #3 for fee increases addressed the following proposed fee increases in general fund: Planning Department, proposed fees have not been recorded: new residential construction permit application fee $9,250; new residential construction swimming pool permit and review fee $2,610 additional; new fence construction/repair permit and review fee $1,700; new driveway construction permit and review fee $900; re-inspection fees has an unknow amount; residential remodel permit application fee $3,000; residential re-roof plan review and permit fee is unknown; permit renewal/extension $3,600; commercial permit application fee $4,800; and signs/billboards plan review and permit application fee $4,631.85; certificate of occupancy application $2,950; and the following are unknow for their additional amounts, commercial construction alteration/repair plan review and permit application fee; water heater permit fee; water line permit fee; stop work order fee; work without a permit fee for residential; work without a permit for commercial; and code enforcement non-compliance abatement. Utility Fund fee increases: Water rates 15% increase; sewer rate 13% increase; water tap fees; sewer tap fees; utility billing penalty; utility billing reconnect fee during business hours; utility billing reconnect fee after hours; and utility billing tamper fees. In Stormwater Fund: stormwater drainage utility fee. Street Maintenance Fund: street user fee increases in residential fee increases and non-residential fee increases.

Status of General Fund proposed budget. In order to balance the general fund, the following options were taken and have been included in the proposed budget. Freeze all current vacant positions for FY 24-25 which includes all fringe: Building Inspector, Heavy Equipment Operator, Deputy Clerk, Telecommunications Operator, Maintenance Technician, Heavy Equipment Operators (4), Part-time Kennel Attendants, Part-time Grounds Maintenance Worker, and Parks Recreation Coordinator. Total to freeze above positions is $595,725.90. Any future vacant position would stay vacant for the remainder of the year. Two new firefighter's positions not funded for FY 24-25 amount to $165,434.42 which includes all fringe $82,717.21 for each position. They will be added to the comp plan, but will be hired once the funding becomes available later in FY 24-25. The effective tax rate is $.73176 with voter approved tax rate of $.79793 and the current tax rate of $.76000. Tax rate entered into the proposed budget is $.77000. Additional insurance transfer to general fund of $300,000.

Commissioner Alvarez asked if staff knows when the negotiations would end with the FireFighters. Mr. McLaughlin responded that he hopes to have this wrapped up by the end of the month. He is hoping to have something to go into the budget before voting on it. Commissioner Alvarez asked if the Firefighters Union is aware that this needs to be done, is there a rule or law that they have to do it before the commission approves budget.

Ms. Alvarez responded no and further commented that this has happened before with the Police Department where it wasn't finalized before the budget was adopted. Staff had to

go back and bring a budget amendment to the commission for approval then added it in afterwards.

Commissioner Alvarez asked if the city would need to go into the reserves for this. Mr. McLaughlin responded no, because in this current budget there is a set-aside already there predicated on staff's best guess. Commissioner Alvarez commented that she noticed that on the compensation plan they were all zeros. Mr. McLaughlin commented that this was correct as you can't put out a number until you know the outcome of the contract.

Mr. McLaughlin stated that he would like to implement the TMRS Retirement 2:1. This is the most requested item from the employees is to implement the 2:1 retirement system. Other cities are at that rate while Kingsville is at 1.5:1.

Commissioner Alvarez stated that she wishes this does happen as it affects the employees long term especially those that have been here for a while and it also assists the employees with their retirement. She further commented that she rather see this happen than the Year 2 compensation plan.

Mr. McLaughlin further reported that as for the increase to the tax rate by $.01, this would bring in an additional $115,000 to the general fund. He further stated that what staff did to balance this budget is the actual cost of the city's health insurance plan which is exceeding our contributions that the city has paid in the budgeted year. Staff has moved $300,000 more from the health insurance plan back to the general fund to cover those additional costs that staff has realized in the health insurance for this fiscal year, to cover for next fiscal year if it remains the same. He further stated that they are zeroing out the property tax reserve and placing it back into the general fund. This property tax reserve was collected for years and stopped about two to three years ago. City staff has been asked by the city's auditors what is the city's intention for this money as it can not be kept forever and as it is needed for this general budget, staff decided to move into general fund. Transfer a Heavy Equipment Operator in Streets to Utility Fund Division 6101 $56,756.79. This position could be responsible for clearing drainage ditches and working on other utility fund related projects.

Commissioner Hinojosa commented that when the health inspector performs inspections on restaurants outside the city limits it is the same amount as an inspection for a restaurant inside the city limits. He would like to see that fee increased for those inspections taking place outside the city limits.

Mr. McLaughlin asked for clarification on Commissioner Hinojosa's request. Is what is being asked to increase only those inspection fees outside the city limits? Commissioner Hinojosa responded yes, that is what he is asking for.

Both Mr. McLaughlin and Mrs. Balli presented the following funds for the different departments listed below.

Law Enf Off Stand-Police Fund 009: This fund is used to record the annual allocation payment from the Law Enforcement Officer Standards and Education. This payment must be used as necessary, to ensure the continuing education of law enforcement personnel, or to provide necessary training, as determined by the agency head, to full-time, fully paid law enforcement support personnel. FY 24-25 budget revenues, $14,000, prior year revenues from deferred revenues. FY 24-25 budgeted expenditures of $14,000 for officer training $10,000 and police 1 training subscription for $4,000.

Police Department Stonegarden Grant: Fund 016. This fund is used to account for the Operation Stonegarden Grant. This grant funds investments in joint efforts to secure the United States borders along routes of ingress from international borders to include travel corridors in states bordering Mexico and Canada, as well as states and territories with international water borders. The estimated beginning fund for FY 24-25 is $0 with the estimated fund balance for FY 24-25 $0. This fund is not budgeted until an award is

received. Budget will setup once the award is received through the budget amendment process.

Police Department Star LBSP Grant: Fund 017. The purpose for this grant is to sustain interagency law enforcement operations and enhance local law enforcement patrols to deter and facilitate directed actions to interdict criminal activity. The beginning fund balance for this fund is $0 with the estimated ending fund balance of $0. This fund is not budgeted until an award is actually received. Budget will be setup once the award is received through the budget amendment process.

CO Series 2016: Fund 033. Proceeds from the sale of the certificates was used for the purpose of providing for the payment of contractual obligations incurred in connection with the design, planning acquisition, construction, equipping, expansion, repair, renovation and/or rehabilitation of certain City owned public property, including (1) park and golf course improvements; (2) downtown revitalization improvements including streets, sidewalks, lighting, and property acquisition; (3) street repairs; (4) improvements to municipal buildings; (5) Public Works department equipment; (6) emergency department vehicles and equipment and (7) payment of contractual obligations for professional services in connection with the issuance of the certificates. The estimated beginning fund balance for FY 24-25 is $0 with the estimated ending fund balance of $0.

CO Series 2005: Fund 062. Proceeds from the sale of the certificates was used for the purpose of the rehabilitation, maintenance, and repair of certain City water towers; construction, repair, and replacement of City wastewater treatment plants and lift stations; water meter upgrades and replacements; construction of a new water well; sewer line repair and replacement; equipment purchases in the form of two backhoes; and payment of contractual obligations for professional services in connection therewith (to-wit: architectural, engineering, financial advisory, and legal), and paying the costs of issuance of the certificates. The estimated beginning fund balance for FY 24-25 is $0 and the estimated ending fund balance is $0.

CO Series 2011: Fund 066. Proceeds from the sale of the certificates was used for the purpose of providing for the payment of contractual obligations to be incurred in connection with street and related drainage system repair and improvements; vehicles and equipment for police, fire, engineering, street, health, utility, and public works departments; drainage improvements between Santa Gertrudis Estate and Texas A&M University-Kingsville parking lot; drainage improvements to Tranquitas Creek and Caesar Avenue ditch; water and wastewater projects for new water and wastewater lines; acquisition of land for and to construct a new water well, a 500,000 gallon elevate storage tank, new south plant clarifier, rehabilitation of existing water wells, and lift station rehabilitation, improvements to and renovation of new City Hall; and the payment of contractual obligations for professional services in connection with such projects. The estimated beginning fund balance for FY 24-25 is $0 and the estimated ending fund balance is $0. There is $433 leftover that will be transferred out to the Utility Fund.

DEAAG/WWTP Grant: Fund 084. This fund is used to account for a Defense Economic Adjustment Assistance Grant (DEAAG). These funds are set aside for a cash match on future grant applications for projects at the Naval Air Station. The funding will remain in this fund for a future approved application. FY 24-25 Estimated Beginning Fund Balance - $507,500. FY 24-25 Budgeted Revenues $0. FY 24-25 Budgeted Expenditures $7,500. FY 24-25 Estimated Ending Fund Balance $500,000. This fund is not budgeted for FY 24-25 due to no identified project. This fund will be used to build the new NAS Fire Station.

Vehicle Replacement Fire: Fund 097. This fund is used to accumulate funds for future vehicle purchases for the Fire Department. Funds for this fund are received through General Fund Transfers. FY 24-25 Estimated Beginning Fund Balance $214,361.01. FY

24-25 Budgeted Revenues $0. FY 24-25 Budgeted Expenditures $0. FY 24-25 Estimated Ending Fund Balance $214,361.01. This fund is not budgeted for FY 24-25. The annual transfer could not be budgeted in FY 24-25 due to funding availability.

Vehicle Replacement Police: Fund 105. This fund is used to accumulate funds for future vehicle purchases for the Police Department. Funds for this fund are received through General Fund Transfers. FY 24-25 Estimated Beginning Fund Balance $10,000. FY 24-25 Budgeted Revenues $0. FY 24-25 Budgeted Expenditures $0. FY 24-25 Estimated Ending Fund Balance $10,000. This fund is not budgeted for FY 24-25. The annual transfer could not be budgeted in FY 24-25 due to funding availability. This fund has no money for FY 23-24.

Vehicle Replacement PW UF: Fund 106. This fund is used to account for the leasing of City fleet vehicles. FY 24-25 Estimated Beginning Fund Balance $38,838.14. FY 24-25 Budgeted Revenues $100,000. FY 24-25 Budgeted Expenditures $100,000, to pay Enterprise Rental for lease agreement. FY 24-25 Estimated Ending Fund Balance $38,838.14. This fund is budgeted for our new annual lease amount due to less vehicles accepted. The city will not be accepting any further vehicles.

Property Tax Reserve: Fund 120. This fund is used to accumulate funds to be used to address future budget shortfalls. A specific percentage of M&O taxes are transferred in when the effective tax rate is above $.83000. FY 24-25 Estimated Beginning Fund Balance $403,221.99. FY 24-25 Budgeted Revenues $0. FY 24-25 Budgeted Expenditures $403,221.99. FY 24-25 Estimated Ending Fund Balance $0. All funds currently in this fund were transferred over to the balance General Fund. Revenues are not budgeted because the proposed tax rate is not above $.83000.

Commissioner Hinojosa asked if this is cash money that the city has in a bank account. Mr. McLaughlin responded yes. Commissioner Hinojosa further asked where this money is going.

Mrs. Balli responded that this money came from the tax rate the one year when it was stated that anything above the $.83 it would be set aside in the property tax reserve account. Every year that we have not gone over the $.83 we don't make a contribution to this, so this money came in from ad valorem taxes and because we needed to come up with some additional funding for general fund and it was for taxes, so it's really money that belonged back to general fund which is why staff is using this funding to close the amount that staff needed to find.

Commissioner Hinojosa asked if this was for the maintenance and operations. Mrs. Balli responded yes.

Commissioner Alvarez asked if the $403,000, could be used to balance the budget or was it used to balance the budget. Mr. McLaughlin responded that it was used to balance the budget and was brought back into the general fund to balance the budget, which is where it came from so it is being put back in.

UF Tax Notes Series 2022: Fund 127. This fund is used to account for the acquisition of machinery and equipment for the water and wastewater departments. FY 24-25 Estimated Beginning Fund Balance $0. FY 24-25 Estimated Ending Fund Balance $0. All funds have been spent for this CO Series.

Mr. Mclaughlin asked Mr. Sosa if the city had received all the equipment from this fund. Mr. Sosa responded that we are still waiting on the garbage trucks, brush trucks, and dump truck for the Street Department.

CO Series 2024 Fire: Fund 153. This fund is used to account for the proceeds from the sale of the Certificates shall be used for the purpose of providing for the payment of contractual obligations to be incurred in connection with the design, planning, purchasing, acquisition, construction, equipping, expansion, repair, renovation, and/or rehabilitation of certain City-owned public property, including: (1) a new fire station, (2) a new ambulance, (3) equipment for the fire department including fire trucks, and (4) payment of contractual obligations for professional services in connection therewith (to wit: consulting, engineering, financial advisory, and legal. FY 24-25 Estimated Beginning Fund Balance $14,079,877.95. FY 24-25 Budgeted Revenues $0; all revenues received in FY 23-24. FY 24-25 Budgeted Expenditures $14,079,877.95; Vehicles $2,842,511, Equipment $500,000, and Station $10,737,366.95. FY 24-25 Estimated Ending Fund Balance $0. Amount expended from this note is $552,000.

JK Northway EDA Fund: Fund 203. This fund is used to account for the commitment of funds to the County for work on the JK Northway. FY 24-25 Budgeted Expenditures $19,500; Transfers are for unspent funds, Transfer to Fund 001 - $14,625, Transfer to Fund 051 $9,750. FY 24-25 Estimated Ending Fund Balance $0. This fund will be closed in FY 24-25. This is a completed project, and a certificate of occupancy has be issued to the county.

Lone Star Grant: Fund 208. This fund is used to account for the Lone Star Grant awarded in FY 23-24. The grant award was $336,106 for salaries, overtime, training and fully equipped police vehicle. FY 24-25 Budgeted Expenditures $153,618.99; Personnel Costs $128,506.00, and Training $25,112.99. FY 24-25 Estimated Ending Fund Balance $0. Grant funds require revenues to match expenditures each year of the award. There is an expense of $60,000 that is waiting to be reimbursed.

VII. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 6:10 p.m.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

AUGUST 19, 2024

A SPECIAL MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, AUGUST 19, 2024, IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 4:30 P.M.

CITY COMMISSION PRESENT:
Sam R. Fugate, Mayor
Norma N. Alvarez, Commissioner
Hector Hinojosa, Commissioner
Leo Alarcon, Commissioner

CITY COMMISSION ABSENT:
Edna Lopez, Commissioner

CITY STAFF PRESENT:
Mark McLaughlin, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Kyle Benson, Director of Information & Technology
Derek Williams, IT
Emilio Garcia, Health Director
John Blair, Chief of Police
Leticia Salinas, Accounting Manager
Deborah Balli, Finance Director
Susan Ivy, Park Director
Bill Donnell, Public Works Director
Rudy Mora, City Engineer
Charlie Sosa, Purchasing Manager
Juan J. Adame, Fire Chief
Janine Reyes, Tourism Director
Cameron Whittington, Water Supervisor
Diana Gonzalez, Human Resources Director
Erik Spitzer, Director of Economic & Development Services

I. Preliminary Proceedings.

OPEN MEETING
Mayor Fugate opened the meeting at 4:30 p.m. with four commission members present. Commissioner Lopez was absent.

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)
The invocation was delivered by Ms. Courtney Alvarez, City Attorney, followed by the Pledge of Allegiance and the Texas Pledge.

MINUTES OF PREVIOUS MEETING(S)

None.

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

Mr. Mark McLaughlin, City Manager gave an update on the events that occurred and upcoming events for the USS Kingsville LCS 36. He further announced that for those individuals unable to attend the commissioning of the USS Kingsville LCS 36 on Saturday, August 24, 2024, there will be a watch party taking place at the JK Northway Coliseum where there will be vendors and giveaways at this event.

Mayor Fugate commented that the USS Kingsville items being sold by the Tourism Department are the only items that have been approved and licensed by the U.S. Navy.

Ms. Courtney Alvarez, City Attorney announced that the city commission will be holding a meeting on September 12, 2024, at 5:00 p.m. for a vote on the tax rate and budget for fiscal year 24-25. The meeting will take place at City Hall in the Helen Kleberg Groves Community Room, 400 W. King Ave., Kingsville, TX. She further reported that the next regular meeting is scheduled for Monday, August 26, 2024, at 5:00 p.m. A special meeting is scheduled for Thursday, September 5, 2024, at 5:00 p.m. where there will be two public hearings, one for the proposed tax rate and a second public hearing for the proposed budget. Both public hearings will take place at City Hall in the Helen Kleberg Groves Community Room, 400 W. King Ave., Kingsville, TX.

IV. Public Comment on Agenda Items.[3]

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

No public comments were made.

V. Consent Agenda

Notice to the Public

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

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

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

None.

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

1. Consider reallocation of ARP Funds for emergency repairs to the Wastewater Department's Ultraviolet Light Disinfecting Systems at the North and South Wastewater Treatment Plants. (Public Works Director/Purchasing Manager).

Mr. Charlie Sosa, Purchasing Manager stated that this item authorizes the reallocation of ARP Funds and a budget amendment for emergency repairs for the Wastewater Department's Ultraviolet Light Disinfection System for North and South Wastewater Treatment Plants. The city has $586,021.99 of unspent ARP funding that it proposes to reallocate for emergency repairs to the Ultraviolet (UV) Light Disinfection System for both of its WWTP's. A UV Light Disinfection System is critical for the proper functioning of the WWTP's and to maintain TCEQ permit compliance. During the last tropical storm, the North WWTP experienced an unusual amount of water overflow causing the existing UV Light System to have an electrical short and go offline. The electrical short caused severe damage to the module wiring and ballasts resulting in a repair quote of $289,000 for an already outdated system. The UV Light Disinfection System at the South WWTP is also outdated and starting to fail. Global Wet of Austin, TX has been working with staff to keep the existing UV Light Disinfecting Systems operating. Upon the future approval of a contract, Global Wet will receive the working specifications and data to prepare and install new UV Light Disinfection Systems. The total amount of the new UV Lighting Systems for both North and South WWTP's is $907,810.00. Staff is requesting the ARP funds to be allocated to expenditure fund GL Account 125-5-7001-54300 for the emergency repairs to install new Ultraviolet Light Disinfection Systems for the North and South Wastewater Treatment Plants. This will appropriate funding in the amount of $586,021.99 to GL 125-5-7001-54300. The funding will come from ARP Funding projects that have been allocated but not yet started which are as follows: General Fund ARP Funding GL 121-5-4503-59113 Dick Kleberg Park $240,990.25; EDC ARP Funding GL 123-5-1060-31900 Economic Development Programs $105,000.47; Utility Fund ARP Funding GL 125-5-6001-71300 Water Building $150,000.00 and GL 125-5-6001-7100 Machinery and Equipment $90,031.00. These funds total $586,021.99, which will be allocated to GK 125-5-7001-54300. The remaining funding will come from the Utility Fund unappropriated fund balance and Property Insurance Replacement Fund once the total insurance proceeds are received. A second budget amendment for the remaining funding for this project will be presented at that time.

Motion made by Commissioner Alarcon to approve the reallocation of ARP Funds for emergency repairs to the Wastewater Department's Ultraviolet Light Disinfecting Systems at the North and South Wastewater Treatment Plants, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Alvarez, Hinojosa, Alarcon, Fugate voting "FOR".

2. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate ARP funding for the Wastewater Treatment Plant UV Light System emergency repairs. (Public Works Director/Purchasing Manager).

Mr. McLaughlin commented that when staff looked at these lights, we had the Garver Study that looked at both wastewater plants from about two years ago, the new lighting system is in line with their recommendations on how to fix the long-term impact of the UV lights.

Mayor Fugate asked that since this is an emergency, is there any reason that staff is not able to begin working on this now rather than waiting for this item to be approved at the next commission meeting?

Ms. Alvarez responded that the final ordinance will be on Monday's agenda. She further stated that it is her understanding that if the City Engineer is okay with the specifications and the vendor gets the specifications, then they can start ordering some equipment as it will take some time to get it set up.

Mayor Fugate commented that it is his understanding that time is of the essence and if they can start on this tomorrow, as he does not want this to wait until Monday,

Introduction item.

3. Review and discuss proposed fiscal year 2024-2025 budget for departments of the City of Kingsville. (City Manager).

Mr. McLaughlin, Mrs. Deborah Balli, and staff presented the slides for this budget workshop.

Mr. Rudy Mora, Engineer presented the budget for the Citywide Wastewater Collection System Improvement Grant, Fund 113. This grant includes the following 7 activities: Activity 1, Three pump lift stations and 14th Street line replacement not awarded. Activity 2, 78 manhole repairs, completed/final inspections. Activity 3, Utility line replacement parallel to IH69 from Corral to Santa Gertrudis, completed. Activity 4, Utility line replacement, Johnston & Fordyce, from 17th to 18th, completed/closing documents. Activity 5, Utility line replacement, Lott Street to 10th Street, is under construction. Activity 6 – Utility line replacement, 10th Street from Ragland to Santa Gertrudis, under construction. Activity 7, Lift station rehabilitation, bid out in 2 months. Original grant allocation, grant proceeds $7,293,110.00 for construction for $5,898,547.00, engineering $884,782.00, and administration $509,781.00.

TWDB Drainage Master Plan Location 7 Improvement Project #40135, Fund 116. This fund is used to account for the grant and loan proceeds for Location 7 of the Drainage Master Plan. This location will relieve drainage issues along Pasadena Drive and in Glover Park Subdivision on the southwest side of the City. It includes upsizing approximately 1,600 linear feet (LF)of stormwater drainage, adding 17 curb inlets & completing 2,900 LF of channel excavation to improve flow hydraulics. FY 24-25 Estimated Beginning Fund Balance $711,979.67. FY 24-25 Estimated Ending Fund Balance $711,979.67.

TWDB Drainage Master Plan Location 1 Improvement Project #40142, Fund 117. This fund is used to account for the grant and loan proceeds for Location 1 of the Drainage Master Plan and is approximately 85 acres; fully developed, and includes approximately 125 homes in Fairview Heights and San Jose Estates subdivisions in the northeast side of the City. It includes installing 2,400 linear feet (LF) of a stormwater drainage system, adding 16 curb inlets, and completing approximately 1,000 LF of channel excavation to improve flow hydraulics. FY 24-25 Estimated Beginning Fund Balance $712,333.68. FY 24-25 Estimated Ending Fund Balance $712,333.68.

TWDB Drainage Master Plan Location 3 Improvement Project #40143 Fund 118, Fund Balance. This fund is used to account for the grant and loan proceeds for Location 3 of the Drainage Master Plan and will relieve drainage issues in the Forest Park 2 subdivision on the east side of the City. It includes replacing approximately 900 linear feet (LF) of an existing stormwater drainage system and installing 2,800 LF of a new stormwater drainage system, 10 additional inlets, and seven curb inlet extensions. FY 24-25 Estimated Beginning Fund Balance $763,081.36. FY 24-25 Estimated Ending Fund Balance $763,081.36.

TWDB Drainage Master Plan Location 4 Improvement Project #40144, Fund 119. This fund is used to account for the grant and loan proceeds for Location 4 of the Drainage Master Plan and will relieve drainage issues in Sarita Park 4, Sarita Park 5, and Southmore Acres subdivisions on the south-central side of the City. It includes completing approximately 1,600 linear feet (LF) of channel excavation and installing 3,150 LF of new stormwater drainage system. FY 24-25 Estimated Beginning Fund Balance $966,646.83. FY 24-25 Estimated Ending Fund Balance $966,646.83.

General Land Office (GLO) Hurricane Harvey Mitigation Grant Fund 122. Mr. Mora stated that there are 14 projects within this grant. Grant Allocation: Construction $30 million; Engineering $4.5 million; Administration $2,178,716; Total Grant Award $36,678,716; Local Match $366,787; Grant Funding $36,311,929. FY 24-25 Estimated Beginning Fund Balance $366,787 (City's set-aside cash match). Budgeted Revenues of $32,574,557.60. Budgeted Expenditures of $32,710,359. FY 24-25 Estimated Ending Fund Balance $230,985.60.

Commissioner Hinojosa asked if there were any funds left, can if they be used on inlets for Elizabeth Street. Mr. Mora responded that it could be looked into.

UF ARP State & Local Fiscal Recovery Fund 125. FY 24-25 Estimated Beginning Fund Balance $740,101.01. Budgeted Expenditures $740,101.01. Balance of Water Meter Project - $154,079.54. North Plant UV Light System $586,021.47. In the budget book, transfers are entered in FY 24-25 for the UV Light System. BA will be done in FY 23-24 to complete the transfers so that work can be contracted and started.

Drainage Master Plan Location 8 Improvement Project #40192 Fund 128. Modify detention pond outfall & lower water surface elevation. Regrade 700 linear feet of drainage ditch. Construct over 2400 linear feet of 36-inch reinforced concrete pipe storm sewer outfalls, new curb & gutter inlets, and manholes. Replace pavement & slope on Paulson Falls Drive. Funding: $301,000 Grant, $399,000, Loan $700,000 total funding. FY 24-25 Estimated Beginning Fund Balance $377,004. FY 24-25 Estimated Ending Fund Balance $452,004.

TX Severe Winter Storm Grant Mobile Generator Fund 129. This grant is used to purchase a mobile generator for emergency power for the Lift Stations. This grant was not awarded. The funds will be returned to the Utility Capital Improvements Fund 054. Budgeted Expenditures $17,728 (Return of grant cash match – not in the budget book). FY 24-25 Estimated Ending Fund Balance $0.

TX Severe Winter Storm Backup Generator Fund 130. This is a new grant that has been awarded, but the City has not received the award letter due to the County needing to complete and submit the Hazard Mitigation Plan. GrantWorks is working with the County on completing the required plan. The funds in the fund balance are the cash match requirements. FY 24-25 Estimated Beginning Fund Balance $175,000. FY 24-25 Estimated Ending Fund Balance $175,000.

UF Debt Service Fund 012. FY 24-25 Estimated Beginning Fund Balance - $2,052,826.14. Budgeted Revenues $2,446,444.76. Transfer from Utility Fund 051-$2,320,544.76; Transfer from Stormwater Drain Fund 055-$125,000; Interest Income $900. Budgeted Expenditures $2,250,544.76. Principle Payments $1,728,524; Interest Payments $427,709; Paying Agent Fees and Continuing Disclosure $6,750; Capital Lease Principle & Interest $87,561.76. FY 24-25 Estimated Ending Fund Balance $2,248,726.14. Per Financial Advisors, the fund balance should be maintained at 1 year of expenditures.

Utility Fund 051. FY 24-25 Estimated Beginning Fund Balance $4,708,670.31. Budgeted Revenues $12,154,210.39. Budgeted Expenditures $12,681,290.85. FY 24-25 Estimated Ending Fund Balance of $4,181,589.85. Minimum requirement is 25%. The estimated ending fund balance on September 20, 2025, is $4,181,590.00. The percentage of the estimated ending fund balance is 32.97448%.

Utility Fund Non-Department Revenues. Account Code 051-4-0000-75001 through 051-4-0000-99700. Revenues of $640,244.39. Transfer in from General Fund 001 $114,018.19; 25% of 8000 Engineering Personnel Costs (in UF) $5585,040.44 x 25% = $146,260.11; 50% of 8020 Facilities Personnel Costs (in UF) - $222,259.35 x 50% = $111,129.68; Offset 50% of 3000 Public Works Personnel Costs (in GF) - $207,479.16 x 50% = ($103,739.58); Offset 50% of Welder in Division 3030 (in GF) - $79,264.03 x 50% = (39,632.02). Transfer

from DEAAG Fund 084 $7,500, Leftover funds from DEAAG Fund. Transfer from Insurance Fund 138-$269,851.20; Money to cover increase in employer health insurance premiums. Transfer from JK EDA Grant Fund 203-$4,875, leftover funds from JK Northway. Interest Earnings - $244,000.

Water Department: Includes new Utility Billing rates and 15% water rate increases. Sources of revenues: Water revenues-$5,750,000 Late & Penalty Fees-$308,025, & Water Tap Fees-$21,636 = $6,079,661. All about 25 meters have been changed.

Water Construction Division 6001. Change highlights are personnel for year 2 of the compensation plan and employer health premium increase. Services has an increase in training & travel. Maintenance for fiscal year 24-25, permanent additional repair funding of $165,000 for more water lines.

Mayor Fugate commented that if the city is supposed to be at a 25% reserve and there is 40%, which is around $1 million, instead of saving this money why not put it into waterlines. It is known that the city has had many major waterline breaks, so why not use those funds for that?

Mr. McLaughlin stated that he would look at the supplementals that were submitted and see which ones take priority.

Commissioner Hinojosa asked if the water construction division had sufficient staff.

Mr. Bill Donnell, Public Works Director stated that the key is getting experienced utility workers. Staff is doing in-house training at this time at this time.

Mr. McLaughlin stated that the city does not have enough manpower to have one group work on water line breaks and another group work on replacing water lines.

Water Production Division 6002. Change highlights are in personnel for the 2-year compensation plan, anniversary increases, and FICA. Services has an increase in utilities and STWA Contract annual increase. Repairs has a decrease in vehicle maintenance, due to water well rehabilitation. Maintenance has a decrease due to FY 23-24 one-time supplemental for well rehab of $250,000.

Ground Maintenance. The only change is in personnel for the 2-year compensation plan, TMRS, FICA, and Health Insurance.

Utility Billing. The only change is in personnel for the 2-year compensation plan and employer health care premium increases.

UF Transfer Out. Transfer to General Fund 001 - $1,529,550, main transfer; 3% Inflation added. FY 23-24 transfer was $1,485,000. Transfer to Debt Service Fund 012 - $2,320,544.76; Fund Balance Additional per Financial Advisors - $195,000 (will review in FY 25-26); Capital Lease Principle & Interest - $87,561.76 (Clarifier); Debt Service Principle & Interest - $1,732,274.00; Less Transfer from Fund 055 - $125,000. Transfer to Vehicle Replacement Fleet Management Fund 106 - $100,000 for Capital Lease Fleet Payment.

Revenue for Wastewater Division 7001. Proposed budget for the upcoming fiscal year., $5,434,305.00. Includes sewer tap fees increase and 13% in sewer rates.

Wastewater Department. Change highlights are in personnel for the year 2 compensation plan increases and employer health premium increases. Supplies has a permanent increase in chemicals funding of $97,900. This is due to copper and the fact that it can't go downstream. In services there is an increase in utilities. Maintenance has a decrease due to removal of FY 23-24 one-time supplemental for building rehab of $20,000.

Commissioner Hinojosa asked Ms. Alvarez if TCAP could assist with the projection of the utility. He stated that he recalls that they may be able to assist.

Ms. Alvarez responded that she knows that some rates are set which are rates that are set for the year. She further stated that Mrs. Balli had already received those rates earlier this year so that those numbers could be plugged into the budget.

Commissioner Hinojosa asked if they could see how much electricity is used each time the pumps are turned on as he vaguely remembers this, but further stated that Ms. Alvarez has already answered his question.

Wasterwater South Plant Division 7002. Change highlight is in personnel for the year 2 compensation plan increases and employer health premium increases.

Sewer Construction Division 7003. Change highlights are in personnel for the year 2 compensation plan increase and employer health premium increases. Supplies has a decrease due to removal of FY 23-24 one-time supplemental for stormwater jet nozzles of $9,045. Services has an increase in utilities.

Engineering. Personnel has changes due to year 2 compensation plan and employer health premium increases. Supplies has a decrease due to removal of FY 23-24 one-time supplemental of IPad of $593. Leases has a change in copier and KIP lease agreement.

Facilities Maintenance. Personnel change due to year 2 compensation plan and employer health premium increases. Mr. McLaughlin stated that this is only for the labor side.

UF Capital Projects Fund 054. This fund is used to account for capital projects for the Utility Fund. Revenues come from transfers in from the Utility Fund. FY 24-25 Estimated Beginning Fund Balance of $751. Budgeted Revenues of $22,928 (Transfer from Fund 129 & Interest). Budgeted Expenditures is $0. FY 24-25 Estimated Ending Fund Balance is $23,679.

UF Storm Water Drainage Capital Projects Fund 055. This fund is used to account for Storm Water Drainage Capital Projects. Revenues come from Stormwater Fees. FY 24-25 Estimated Beginning Fund Balance is $251,187.26. Budgeted Revenues is $569,000 (Stormwater Fee Revenues). Budgeted Expenditures are $125,000, transfer to UF Debt Service Fund 012- $125,000. FY 24-25 Estimated Ending Fund Balance is $695,187.26.

Mr. McLaughin stated that this is a fee that is collected in the utility bills. He further stated that the plan for this account is to join it with fund 068 to get about $1.4 million pulled together for a project that will be Phase 3 doing some concrete work. He further stated that there is a failed line that is located on South 9th Street by Lott & Huisache that also has a lot of other lines that run across through there. It has been patched and it's holding but it needs to be fixed. These funds will fix the lines and also include the curb and gutter to Wells Street, N. 2nd Street, and Yoakum. Some drainage improvements along Yoakum will also be done.

CO Series 2013 Drainage Fund 068. Mrs. Balli stated that staff had budgeted for everything to be completed in this fiscal year but after speaking with the City Engineer today, he stated that the only thing that will be an expenditure for this year is about $39,850.00. She stated that she will be making the change to the EAs to reflect that then the fund balance will be $680,446.00 which she will adjust the budget for next year for that fund balance. We will then have about $36,000 for interest and available for a project of $716,446.00. The transfer from the other fund, that was just mentioned, which will put all those funds into one fund.

DEAAG Grant Fund 084-Fund Balance. This fund is used for the Defense Economic Adjustment Assistance Grant (DEAAG). This fund currently holds the cash match for the awarded project: NAS Kingsville Fire Station ARFF Structure. FY 24-25 Estimated Beginning Fund Balance is $507,500. Budgeted Revenues are $0 and Budgeted

Expenditures are $507,500 (Transfer to Utility Fund 054 $7,500). FY 24-25 Estimated Ending Fund Balance is $0. DEAAG Grant Fund 084-Expenditures are $500,000; Grant Cash Match for application awarded Nov 2022; Project is for expanded fire bays to house four new ARFF trucks at NAS Kingsville; Construction request for proposals scheduled for September 2023; Construction Award: December 2024; Final acceptance by the Navy in July 2025. This project was delayed while the U.S. Navy determined procedures for the acceptance of funds from the State and City. Mr. McLaughlin stated that an extension request will be needed.

Vehicle Fleet Management Fund 106. This fund is used to account for the new Enterprise Lease for Utility Fund Vehicles. This fund was formerly the Public Works Vehicle Replacement Fund which has moved over to the General Fund for Street, Garage, and Service Center Vehicles. FY 24-25 Estimated Beginning Fund Balance is $38,838.14. Budgeted Revenues are $100,000. Budgeted Expenditures are $138,838.14 for Fleet Capital Lease Payment of $100,000 and new expenditure for Utility Fund Vehicle of $38,838.14. FY 24-25 Estimated Ending Fund Balance is $0.

CO Series 2023 Fund 141. This fund is used for certificate of obligation funds allocated for the water meter replacement project. FY 24-25 Estimated Beginning Fund Balance is $93,000. Budgeted Revenues are $0. Budgeted Expenditures are $93,000 for new expenditures for Water Meter Project of $93,000 (all funds will be spent by FY 24-25). FY 24-25 Estimated Ending Fund Balance is $0.

Insurance Fund 138. This fund accounts for group health insurance provided by United Health. This is year 3 of the current contract and will be bid out in FY 25-26. FY 24-25 Estimated Beginning Fund Balance is $2,103,104.86. Budgeted Revenues is $5,489,874.14, Interest Earnings of- $90,488. Budgeted Expenditures are $6,726,348.60 for United Healthcare Premiums-$5,394,876, Transfer to General Fund 001-$1,042,602.12 (Transfer of $300,000 eliminated), Transfer to Tourism Fund 002-$10,509.84, Transfer to Utility Fund 051-$269,851.20, and Transfer to EDF Fund 098 $8,509.44. FY 24-25 Estimated Ending Fund Balance is $866,630.40.

Final Items. Tax Rate, this budget is built on a $0.77000/$100 valuation. Water & Sewer Rate Changes, Street Maintenance Fee Changes, and Fee Increases across several departments & funds. Circle Back Items: Year 2 Comp Plan Included and approved on Monday, August 12, Year 2 of Police CBA Agreement included, and Fire CBA Agreement approved and incorporated into the budget. Those changes were not included in the proposed budget but are being currently updated. Supplementals will be prioritized and approved once funding becomes available. General Fund - 10 FT and 2 PT Positions are frozen until funding becomes available. Once all budget changes have been incorporated, the following will be provided at the Commission meeting on 8/26/2024: Change Sheet, Final proposed budget amount, Final fund balances, and Minimum requirement percentages for the General Fund and Utility Fund. The remaining Calendar Items are as follows: regular commission meeting on August 26th. Special Commission Meeting on September 5 for the Public Hearing on Budget and Tax Rate; Introduce ordinances for Budget and Tax Rate. Items for the regular commission meeting of September 9th will be moved to the meeting on September 12th. On September 12th the commission will vote to adopt the Budget and Tax Rate for FY 24-25. Regular commission meeting on September 23rd.

Commissioner Hinojosa asked if this included all fees. Mr. McLaughlin stated that he could email a list of all fees that are in the budget and those that staff is thinking about.

Commissioner Alvarez commented that these did not include fees from the Planning Department.

Mr. McLaughlin responded that this was correct, as the Planning Department is currently using an outside agency to do inspections, due to short staff. Mc. McLaughlin further commented that if there are any concerns or changes from the commission regarding the FY 24-25 budget to contact him as soon as possible as any changes would need to get shared with everyone.

Commissioner Alvarez asked that just out of curiosity, what happens if you are not able to vote on the budget on September 12th.

Both Mr. McLaughlin and Ms. Alvarez responded that the deadline for the budget to be approved is September 12th. It would not be good for the city to not have that budget adopted by that day. Both McLaughlin and Alvarez stated that if the commission has any further questions or concerns regarding the budget, it would be best for the commission to bring it to the attention of the city manager as soon as possible.

VII. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 5:35 p.m.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

PUBLIC HEARING(S)

PUBLIC HEARING #1

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8055

MEMO

Date: August 15th, 2024

To: Mark McLaughlin (City Manager)

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

Subject: **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to demolish 7 existing structures that have been determined to be in a "condemned" status by the Building Official**

Summary: The Department of Planning and Development Services has identified seven (7) structures that exist in a condemned status and seeks City Commission's approval for their subsequent demolition on 09 October 2024. Required Public Notice of such desire was completed on 18 July 2024 and 25 July 2024.

Background: The City of Kingsville Code of Ordinances defines the building condemnation process in Section 15-1-165: "Condemned Building or structure; specifications." The Planning and Development Services Department completed detailed inspections that revealed the unsafe and dilapidated state of the identified eight properties listed below; consequently, these buildings have been declared uninhabitable. The relevant owners have been duly notified and nothing has been accomplished to improve or remove the dilapidated structures.

Financial Impact: Cost of demolition incurred will be billed to owners.

Recommendation: Staff recommends the following properties to be authorized for demolition:
1. 227 E Richard Ave
~~2. 307 E Ragland Ave~~
3. 500 W Santa Gertrudis Ave
4. 521 E Mesquite Ave
5. 527 E Alice Ave
6. 829 E Warren Ave
7. 1232 E Ella Ave

Erik Spitzer
Director of Planning and Development Services

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INITIATED BY	BUILDING OFFICIAL
227 E Richard		Maryann Trejo	
LEGAL DESCRIPTION	**BLOCK**	**LOT**	
Orig Town	12	10	
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**	
Armela L Soliz	PO Box 1826	Kingsville, TX 78364-1826	

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		AB,B,C,D,H	1,4,5
Yard						
Condition			X			
Utilities						
Electric			X			
Gas			X			
Water			X			
Roof						
Covering			X		C,D,H	
Walls						
Exterior			X		C,MI	
Interior			X		C,MI	
Ceilings			X		B,C,D,H	
Windows/Doors						
Secured			X			
Condition			X			
Foundation						
Exterior				X		
Interior				X		
Plumbing				X		
Electrical				X		

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown	

COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

HAS BEEN WITHOUT WATER SINCE No such address in sy AND ELECTRICAL SINCE No records

SIGNATURE: _____ DATE: 05/02/24

CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS	INITIATED BY	BUILDING OFFICIAL
227 E Richard	Maryann Trejo	

LEGAL DESCRIPTION	BLOCK	LOT
Orig Town	12	10

OWNER NAME	OWNER'S ADDRESS	CITY/STATE/ZIP
Armeta L Soliz	PO Box 1826	Kingsville, TX 78364-1826

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		AB,B,C,D,H	1,4,5
Yard						
Condition			X			
Utilities						
Electric			X			
Gas			X			
Water			X			
Roof						
Covering			X		C,D,H	
Walls						
Exterior			X		C,MI	
Interior			X		C,MI	
Ceilings			X		B,C,D,H	
Windows/Doors						
Secured			X			
Condition			X			
Foundation						
Exterior				X		
Interior				X		
Plumbing				X		
Electrical				X		

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown	

COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

HAS BEEN WITHOUT WATER SINCE No such address in sy AND ELECTRICAL SINCE No records

SIGNATURE: _____ DATE: 08/14/23

CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 227 E Richard Phone: _____
Property Owner: Armela L Soliz Phone: _____
Owner's Address: P.O. Box 1826 Fax: _____
Kingsville TX 78364

PLANNED DATE	ACTUAL DATE	ACTION
☐ 7-31-2023	7-31-2023	1. Identify structure unfit for human habitation.
☐ 7-31-2023	7-31-	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 8-14-2023	8-14-2023	3. Determine ownership from county assessment & tax collection record.
☐ 8-14-2023	8-14-2023	4. Obtain legal description.
☐ 8-14-2023	8-14-2023	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 8-15-2023	8-15-2023	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
5-2-24	5-2-24	
☐ _____	_____	7. 2nd Notice Sent. (10 day response) (Optional)
☐ _____	_____	8. If response is not received or is not adequate, proceed as follows:
☐ 3-1-24	3-1-24	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
6-24-24	6-24-24	
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 3-12-24	3-12-24	1) Post affidavit in newspaper twice a week for one week
☐ 3-12-24	3-12-24	10. Post sign on property advising date the City
7-12-24	7-12-24	

☐ 3/20/24	3/20/24	Council will consider condemnation of structure.
☐ 7-12-24	7-12-24	11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
☐ 3-11-24	3-11-24	12. Photograph posted sign with date stamp.
6-20-24	6-20-24	13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☐ b. Photographs of the structure with date stamp
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐ 7-23-24	7-23-24	14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐ _____	_____	15. City Council adopts condemnation resolution.
☐ _____	_____	16. File Notice of Condemnation with the County Clerk.
☐ _____	_____	17. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐ _____	_____	18. Post 45-day Order to Demolish on structure.
		☐ a. Take photo with date stamp
☐ _____	_____	19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐ _____	_____	20. Photograph posted notice with date stamp.
☐ _____	_____	21. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐ _____	_____	22. Issue Notice to Proceed to Public Works Director and Demolition Crew.
☐ _____	_____	23. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

☐ _____ _____ 24. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

LEBERG COUNTY APPRAISAL DISTRICT — PROPERTY APPRAISAL INFORMATION 2024

PROPERTY 20414 R
Legal Description
RIG TOWN, BLOCK 12, LOT 10

OWNER ID 72070
OWNERSHIP 100.00%

SOLIZ ARMELA L EST
PO BOX 1826
KINGSVILLE, TX 78364-1826

Ref ID2: R20414
00101210000192 Map ID C1

ACRES:
EFF. ACRES:

ITUS 227 E RICHARD TX

APPR VAL METHOD: Cost

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values		
IMPROVEMENTS		0
LAND MARKET	+	3,750
MARKET VALUE	=	3,750
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	3,750
CAP LOSS	-	0
ASSESSED VALUE	=	3,750

GENERAL

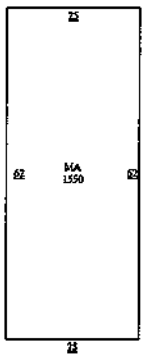
ITILITIES		LAST APPR.	IE
OPOGRAPHY		LAST APPR. YR	2023
OAD ACCESS		LAST INSP. DATE	04/12/2023
ONING	C3	NEXT INSP. DATE	
UILDER			
EXT REASON			

EMARKS: FOR 2023 CHG LAND TABLE TO FF150D140 PER IE 4/12/23 5/5/23 JO – FOR 2022 UPDATE ACCT BY SCHEDULES PER CT 3/1/22 3/3/22 JO – FOR 2021 NO VAL CHG PER SITE INSP - APPR

BUILDING PERMITS

SSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
09/02/2023		SOLIZ ARMELA L	DEATH / /
03/01/1990		CHAPA JUAN B	OT / 34 / 952
		UNKNOWN	OT / /



EXEMPTIONS

PICTURE



SUBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	C	RS2L/	1,550.0	43.54	1	1945	1945	*	20%	0.01%	100%	100%	100%	0.00	0
1.	COMMERCIAL		STCD: F1		1,550.0	Homesite: N				0	(Flat Values)						0
	(J B CHAPA GROCERY)																

IMPROVEMENT FEATURES

Foundation	1	FD1	0
Exterior Wall	1	EW3	0
Interior Finish	1	IN1	0
Roof Style		RT3,RM3	0
Flooring	1	FL3	0
Heating/Cooling	1	HA5	0
			0

SUBD: S001 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	F1		FF150D140	F1	N	FF	25X140	150.00	3,750	1.00	1.00	A	3,750	NO			0.00	0
Comment: F: 25.0 R: 25.0 FF																		
													3,750					0

Effective Date of Appraisal: January 1 Date Printed: 06/27/2024 11:39:11AM by VICKI

PERTY 20414 R
l Description
TOWN, BLOCK 12, LOT 10

OWNER ID
15581

OWNERSHIP
100.00%

SOLIZ ARMELA L
PO BOX 1826
KINGSVILLE, TX 78364-1826

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

IMPROVEMENTS		0
LAND MARKET	+	3,750
MARKET VALUE	=	3,750
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	3,750
HS CAP LOSS	-	0
ASSESSED VALUE	=	3,750

01210000192 Ref ID2: R20414 Map ID C1

ACRES:
EFF. ACRES:
APPR VAL METHOD: Cost

S 227 E RICHARD TX

GENERAL

TIES		LAST APPR.	IE
OGRAPHY		LAST APPR. YR	2023
O ACCESS		LAST INSP. DATE	04/12/2023
NG	C3	NEXT INSP. DATE	
DER			
T REASON			

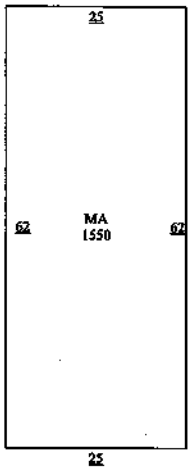
ARKS FOR 2023 CHG LAND TABLE TO FF150D140 PER IE 4/12/23 5/5/23 JO -- FOR 2022 UPDATE ACCT BY SCHEDULES PER CT 3/1/22 3/3/22 JO -- FOR 2021 NO VAL CHG PER SITE INSP - APPR

BUILDING PERMITS

JE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

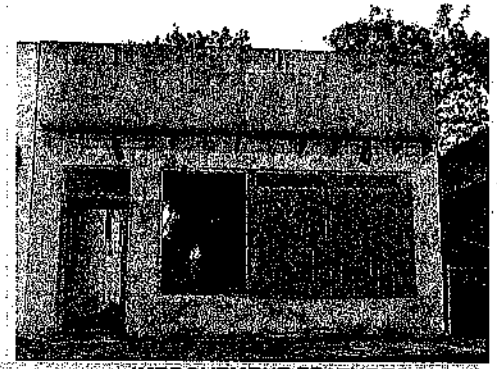
E DT	PRICE	GRANTOR	DEED INFO
1/1990		CHAPA JUAN B	OT / 34 / 952
		UNKNOWN	OT / /

SKETCH for Improvement #1 (COMMERCIAL)



EXEMPTIONS

PICTURE



3D: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

YPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
IA	MAIN AREA	C	RS2L/	1,550.0	43.54	1	1945	1945	*		20%	0.01%	100%	100%	100%	0.00	0
OMMERCIAL		STCD: F1		1,550.0	Homesite: N					0	(Flat Values)						0
(B CHAPA GROCERY)																	

IMPROVEMENT FEATURES

Foundation	1	FD1	0
Exterior Wall	1	EW3	0
Interior Finish	1	IN1	0
Roof Style		RT3,RM3	0
Flooring	1	FL3	0
Heating/Cooling	1	HA5	0
			0

3D: S001 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

ESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1		FF150D140	F1	N	FF	25X140	150.00	3,750	1.00	1.00	A	3,750	NO			0.00	0
ent: F: 25.0 R: 25.0 FF												3,750					0

Effective Date of Appraisal: January 1 Date Printed: 08/10/2023 02:00:31PM by VICKI

OPERTY 20414 R
gal Description
IG TOWN, BLOCK 12, LOT 10

OWNER ID
15581

OWNERSHIP
100.00%

SOLIZ ARMELA L
PO BOX 1826
KINGSVILLE, TX 78364-1826

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

IMPROVEMENTS		0
LAND MARKET	+	3,750
MARKET VALUE	=	3,750
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	3,750
HS CAP LOSS	-	0
ASSESSED VALUE	=	3,750

Ref ID2: R20414
I01210000192 Map ID C1

ACRES:
EFF. ACRES:

US 227 E RICHARD TX

APPR VAL METHOD: Cost

GENERAL

ILITIES		LAST APPR.	IE
POGRAPHY		LAST APPR. YR	2023
AD ACCESS		LAST INSP. DATE	04/12/2023
NING	C3	NEXT INSP. DATE	
ILDER			
XT REASON			

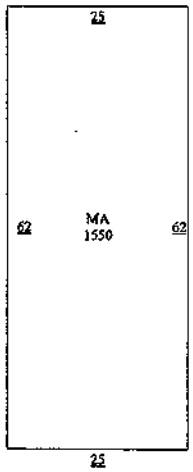
MARKS FOR 2023 CHG LAND TABLE TO FF150D140 PER IE 4/12/23 5/5/23 JO -- FOR 2022 UPDATE ACCT BY SCHEDULES PER CT 3/1/22 3/3/22 JO -- FOR 2021 NO VAL CHG PER SITE INSP - APPR

BUILDING PERMITS

SUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

LE DT	PRICE	GRANTOR	DEED INFO
/02/2023		SOLIZ ARMELA L	DEATH / /
/01/1990		CHAPA JUAN B	OT / 34 / 952
		UNKNOWN	OT / /

SKETCH for Improvement #1 (COMMERCIAL)



EXEMPTIONS

PICTURE



JBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
MA	MAIN AREA	C	RS2L/	1,550.0	43.54	1	1945	1945	*		20%	0.01%	100%	100%	100%	0.00	0
COMMERCIAL		STCD: F1		1,550.0	Homesite: N					0	(Flat Values)						0
(J B CHAPA GROCERY)																	

IMPROVEMENT FEATURES

Foundation	1	FD1	0
Exterior Wall	1	EW3	0
Interior Finish	1	IN1	0
Roof Style		RT3,RM3	0
Flooring	1	FL3	0
Heating/Cooling	1	HA5	0
			0

JBD: S001 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
F1		FF150D140	F1	N	FF	25X140	150.00	3,750	1.00	1.00	A	3,750	NO			0.00	0
nment: F: 25.0 R: 25.0 FF												3,750					0

Effective Date of Appraisal: January 1 Date Printed: 02/13/2024 04:08:05PM by VICKI

Prop ID	Owner	%	Legal Description	Values
10354	71019	100.00 R	**Geo: 100101205000192**	Effective Acres: 0.000000 Imp HS: 0 Market: 11,250
ELDAKROURY MOHAMED			ORIG TOWN, BLOCK 12, LOT 5, 6, 7	Imp NHS: 0 Prod Loss: 0
4714 PRESCOTT ST				Land HS: 0 Appraised: 11,250
CORPUS CHRISTI, TX 78416			Acres:	0.0000 Land NHS: 11,250 Cap: 0
			State Codes: C1 Map ID:	C1 Prod Use: 0 Assessed: 11,250
			Situs: 207 E RICHARD Mtg Cd:	Prod Mkt: 0 Exemptions:
			DBA:	

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			11,250	0	11,250	0.825000	92.81

Prop ID	Owner	%	Legal Description	Values
19622	61344	100.00 R	**Geo: 100101208000192**	Effective Acres: 0.000000 Imp HS: 19,070 Market: 26,570
SANCHEZ ELIZAR			ORIG TOWN, BLOCK 12, LOT 8, 9	Imp NHS: 0 Prod Loss: 0
ETUX ROSA MARIA				Land HS: 7,500 Appraised: 26,570
217 E RICHARD AVE			Acres:	0.0000 Land NHS: 0 Cap: 3,120
KINGSVILLE, TX 78363-4525			State Codes: A Map ID:	C1 Prod Use: 0 Assessed: 23,450
			Situs: 217 E RICHARD Mtg Cd:	Prod Mkt: 0 Exemptions: HS
			DBA:	

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			23,450	0	23,450	0.825000	193.46

Prop ID	Owner	%	Legal Description	Values
20414	15581	100.00 R	**Geo: 100101210000192**	Effective Acres: 0.000000 Imp HS: 0 Market: 3,750
SOLIZ ARMELA L			ORIG TOWN, BLOCK 12, LOT 10	Imp NHS: 0 Prod Loss: 0
PO BOX 1826				Land HS: 0 Appraised: 3,750
KINGSVILLE, TX 78364-1826			Acres:	0.0000 Land NHS: 3,750 Cap: 0
			State Codes: F1 Map ID:	C1 Prod Use: 0 Assessed: 3,750
			Situs: 227 E RICHARD TX Mtg Cd:	Prod Mkt: 0 Exemptions:
			DBA:	

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			3,750	0	3,750	0.825000	30.94

Prop ID	Owner	%	Legal Description	Values
12696	12242	100.00 R	**Geo: 100101211000192**	Effective Acres: 0.000000 Imp HS: 0 Market: 6,710
GARZA FELIPE M			ORIG TOWN, BLOCK 12, LOT 11	Imp NHS: 2,960 Prod Loss: 0
627 W B AVE				Land HS: 0 Appraised: 6,710
KINGSVILLE, TX 78363-3613			Acres:	0.0000 Land NHS: 3,750 Cap: 0
			State Codes: A, F1 Map ID:	C1 Prod Use: 0 Assessed: 6,710
			Situs: 219 E RICHARD TX Mtg Cd:	Prod Mkt: 0 Exemptions:
			DBA:	

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			6,710	0	6,710	0.825000	55.36

Prop ID	Owner	%	Legal Description	Values
21171	12859	100.00 R	**Geo: 100101212000192**	Effective Acres: 0.000000 Imp HS: 0 Market: 14,100
SOLIS ERNESTO ESTATE			ORIG TOWN, BLOCK 12, LOT 12, N72' 13-16	Imp NHS: 0 Prod Loss: 0
% ELI SOLIS				Land HS: 0 Appraised: 14,100
PO BOX 671			Acres:	0.0000 Land NHS: 14,100 Cap: 0
KINGSVILLE, TX 78364-0671			State Codes: F1 Map ID:	C1 Prod Use: 0 Assessed: 14,100
			Situs: 223 E RICHARD TX Mtg Cd:	Prod Mkt: 0 Exemptions:
			DBA:	

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			14,100	0	14,100	0.825000	116.33

Prop ID	Owner	%	Legal Description	Values
14194	13350	100.00 R	**Geo: 100101213001192**	Effective Acres: 0.000000 Imp HS: 0 Market: 61,650
RODRIGUEZ MARIO			ORIG TOWN, BLOCK 12, LOT S68' 13-16	Imp NHS: 51,750 Prod Loss: 0
ETUX NORA				Land HS: 0 Appraised: 61,650
517 N 7TH ST			Acres:	0.0000 Land NHS: 9,900 Cap: 0
KINGSVILLE, TX 78363-4509			State Codes: A Map ID:	C1 Prod Use: 0 Assessed: 61,650
			Situs: 517 N 7TH ST TX Mtg Cd:	Prod Mkt: 0 Exemptions:
			DBA:	

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			61,650	0	61,650	0.825000	508.61

Prop ID	Owner	%	Legal Description	Values
14836	13350	100.00 R	**Geo: 100101213002192**	Effective Acres: 0.000000 Imp HS: 0 Market: 80,780
RODRIGUEZ MARIO			ORIG TOWN, BLOCK 12, LOT S68' 13-16, (IMP ONLY) (EL PASTEL	Imp NHS: 80,780 Prod Loss: 0
ETUX NORA			BAKERY)	Land HS: 0 Appraised: 80,780
517 N 7TH ST			Acres:	0.0000 Land NHS: 0 Cap: 0
KINGSVILLE, TX 78363-4509			State Codes: F1 Map ID:	C1 Prod Use: 0 Assessed: 80,780
			Situs: 517 N 7TH ST TX Mtg Cd:	Prod Mkt: 0 Exemptions:
			DBA:	

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			80,780	0	80,780	0.825000	666.44

DELINQUENT TAX STATEMENT SUMMARY

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364
361-595-8542

Certified Owner:
SOLIZ ARMELA L
PO BOX 1826
KINGSVILLE, TX 78364-1826

Legal Description:
ORIG TOWN, BLOCK 12, LOT 10

Account No: 100101210000192
2022 Value: $1,750
Appr. Dist. No.: 20414
Legal Acres: .0803
Parcel Address: 227 E RICHARD
As of Date: 08/10/2023
Print Date: 08/10/2023 **Printed By:** JLARA

Year	Tax Units	Remaining Levy	IF PAID BY August 31, 2023 Penalty Interest	Total	IF PAID BY October 2, 2023 Penalty Interest	Total	IF PAID BY October 31, 2023 Penalty Interest	Total
2022	137 900 901 905	$55.90	$23.94	$79.84	$24.60	$80.50	$25.26	$81.16
TOTAL AMOUNT DUE:				**$79.84**		**$80.50**		**$81.16**

Tax Unit Codes:
137 KLEBERG COUNTY 900 CITY OF KINGSVILLE 901 KINGSVILLE ISD 905 SOUTH TX WATER AUTH

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR THE KLEBERG COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR THE KLEBERG COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

THE TAXES ON THIS PROPERTY ARE DELINQUENT. THE PROPERTY IS SUBJECT TO A LIEN FOR THE DELINQUENT TAXES. IF THE DELINQUENT TAXES ARE NOT PAID, THE LIEN MAY BE FORECLOSED.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT

31.1.52

Print Date: 08/10/2023

Appr. Dist. No.: 20414

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE PAYABLE TO:
MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364

100101210000192

If Paid By	Amount Due
August 31, 2023	$79.84
October 2, 2023	$80.50
October 31, 2023	$81.16
Amount Paid:	$_____.__

100101210000192

SOLIZ ARMELA L
PO BOX 1826
KINGSVILLE, TX 78364-1826

DELINQUENT TAX STATEMENT SUMMARY

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364
361-595-8542

Certified Owner:

SOLIZ ARMELA L EST
PO BOX 1826
KINGSVILLE, TX 78364-1826

Legal Description:

ORIG TOWN, BLOCK 12, LOT 10

Account No: 100101210000192

2023 Value: $3,750
Appr. Dist. No.: 20414

Legal Acres: .0803
Parcel Address: 227 E RICHARD

As of Date: 02/13/2024

Print Date: 02/13/2024 **Printed By:** JLARA

Year	Tax Units	Remaining Levy	IF PAID BY February 29, 2024 Penalty Interest	Total	IF PAID BY April 1, 2024 Penalty Interest	Total	IF PAID BY April 30, 2024 Penalty Interest	Total
2023	137 900 901 905	$112.98	$7.91	$120.89	$10.18	$123.16	$12.43	$125.41
TOTAL AMOUNT DUE:				**$120.89**		**$123.16**		**$125.41**

Tax Unit Codes:

137 KLEBERG COUNTY 900 CITY OF KINGSVILLE 901 KINGSVILLE ISD 905 SOUTH TX WATER AUTH

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR THE KLEBERG COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR THE KLEBERG COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

THE TAXES ON THIS PROPERTY ARE DELINQUENT. THE PROPERTY IS SUBJECT TO A LIEN FOR THE DELINQUENT TAXES. IF THE DELINQUENT TAXES ARE NOT PAID, THE LIEN MAY BE FORECLOSED.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT

31.1.54

Print Date: 02/13/2024

Appr. Dist. No.: 20414

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE PAYABLE TO:

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364

* 1 0 0 1 0 1 2 1 0 0 0 0 1 9 2 *

If Paid By	Amount Due
February 29, 2024	$120.89
April 1, 2024	$123.16
April 30, 2024	$125.41
Amount Paid:	$_____

100101210000192

SOLIZ ARMELA L EST
PO BOX 1826
KINGSVILLE, TX 78364-1826

2023 TAX STATEMENT

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364

Certified Owner:
SOLIZ ARMELA L EST
PO BOX 1826
KINGSVILLE, TX 78364-1826

Legal Description:
ORIG TOWN, BLOCK 12, LOT 10

Legal Acres: .0803
Parcel Address: 227 E RICHARD

Account No: 100101210000192 **Appr. Dist. No.:** 20414
As of Date: 06/14/2024 **Print Date:** 06/14/2024 **Print By:** JLARA

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$3,750	$0	$3,750	$3,750	$0	$0	$0	$3,750

Taxing Unit	Assessed Value (100%)	Exemptions Code	Exemptions Amount	Taxable Value	Tax Rate	Tax
KLEBERG COUNTY	$3,750		$0.00	$3,750	0.7718700	$28.95
SALES TAX SAVINGS IS $5.23 CITY OF KINGSVILLE	$3,750		$0.00	$3,750	0.7600000	$28.50
SALES TAX SAVINGS IS $6.97 KINGSVILLE ISD	$3,750		$0.00	$3,750	1.4104000	$52.89
SOUTH TX WATER AUTH	$3,750		$0.00	$3,750	0.0703740	$2.64

Total Tax: $112.98
Total Tax Paid to date: $112.98
Total Tax Remaining: $0.00

Exemptions:

AMOUNT DUE IF PAID BY:

07/01/2024 15%	07/31/2024 18 + up to 20%	09/02/2024 19 + up to 20%	09/30/2024 20 + up to 20%	10/31/2024 21 + up to 20%	12/02/2024 22 + up to 20%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information:
KINGSVILLE ISD 2023 M&O .78290000 I&S .62750000 Total 1.4104000 2022 M&O .99980000 I&S .51910000 Total 1.5189000

4.1.75

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

Print Date: 06/14/2024

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:
MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364
361-595-8542

100101210000192

100101210000192
SOLIZ ARMELA L EST
PO BOX 1826
KINGSVILLE, TX 78364-1826

AMOUNT PAID:
$_____.____

Prop ID	Owner	%	Legal Description			Values		
10354	71019	100.00 R	**Geo: 100101205000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	11,250
ELDAKROURY MOHAMED			ORIG TOWN, BLOCK 12, LOT 5, 6, 7		Imp NHS:	0	Prod Loss:	0
4714 PRESCOTT ST					Land HS:	0	Appraised:	11,250
CORPUS CHRISTI, TX 78416			Acres:	0.0000	Land NHS:	11,250	Cap:	0
			State Codes: C1	Map ID:	C1 Prod Use:	0	Assessed:	11,250
			Situs: 207 E RICHARD	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			11,250	0	11,250	0.825000	92.81

19622	61344	100.00 R	**Geo: 100101208000192**	Effective Acres: 0.000000	Imp HS:	19,070	Market:	26,570
SANCHEZ ELIZAR			ORIG TOWN, BLOCK 12, LOT 8, 9		Imp NHS:	0	Prod Loss:	0
ETUX ROSA MARIA					Land HS:	7,500	Appraised:	26,570
217 E RICHARD AVE			Acres:	0.0000	Land NHS:	0	Cap:	3,120
KINGSVILLE, TX 78363-4525			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	23,450
			Situs: 217 E RICHARD	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			23,450	0	23,450	0.825000	193.46

20414	15581	100.00 R	**Geo: 100101210000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	3,750
SOLIZ ARMELA L			ORIG TOWN, BLOCK 12, LOT 10		Imp NHS:	0	Prod Loss:	0
PO BOX 1826					Land HS:	0	Appraised:	3,750
KINGSVILLE, TX 78364-1826			Acres:	0.0000	Land NHS:	3,750	Cap:	0
			State Codes: F1	Map ID:	C1 Prod Use:	0	Assessed:	3,750
			Situs: 227 E RICHARD TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			3,750	0	3,750	0.825000	30.94

12696	12242	100.00 R	**Geo: 100101211000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	6,710
GARZA FELIPE M			ORIG TOWN, BLOCK 12, LOT 11		Imp NHS:	2,960	Prod Loss:	0
627 W B AVE					Land HS:	0	Appraised:	6,710
KINGSVILLE, TX 78363-3613			Acres:	0.0000	Land NHS:	3,750	Cap:	0
			State Codes: A, F1	Map ID:	C1 Prod Use:	0	Assessed:	6,710
			Situs: 219 E RICHARD TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			6,710	0	6,710	0.825000	55.36

21171	12859	100.00 R	**Geo: 100101212000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	14,100
SOLIS ERNESTO ESTATE			ORIG TOWN, BLOCK 12, LOT 12, N72' 13-16		Imp NHS:	0	Prod Loss:	0
% ELI SOLIS					Land HS:	0	Appraised:	14,100
PO BOX 671			Acres:	0.0000	Land NHS:	14,100	Cap:	0
KINGSVILLE, TX 78364-0671			State Codes: F1	Map ID:	C1 Prod Use:	0	Assessed:	14,100
			Situs: 223 E RICHARD TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			14,100	0	14,100	0.825000	116.33

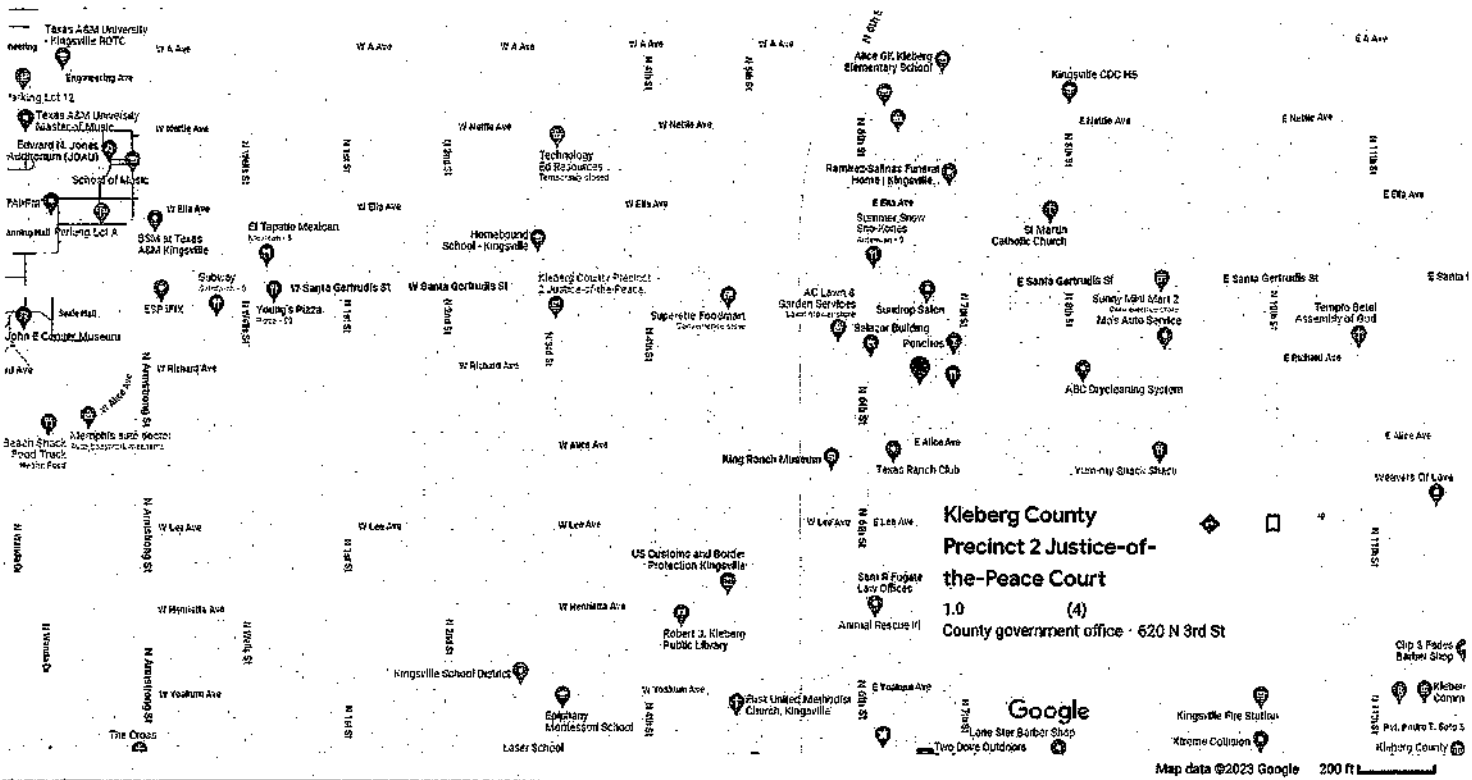
14194	13350	100.00 R	**Geo: 100101213001192**	Effective Acres: 0.000000	Imp HS:	0	Market:	61,650
RODRIGUEZ MARIO			ORIG TOWN, BLOCK 12, LOT S68' 13-16		Imp NHS:	51,750	Prod Loss:	0
ETUX NORA					Land HS:	0	Appraised:	61,650
517 N 7TH ST			Acres:	0.0000	Land NHS:	9,900	Cap:	0
KINGSVILLE, TX 78363-4509			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	61,650
			Situs: 517 N 7TH ST TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

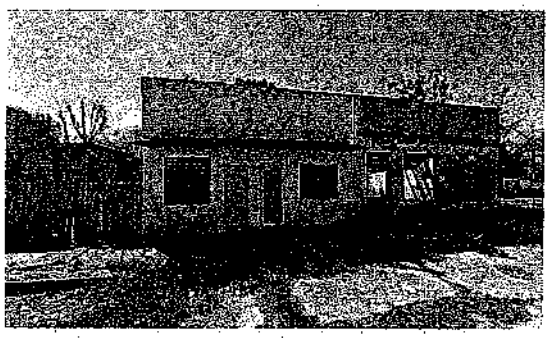
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			61,650	0	61,650	0.825000	508.61

14836	13350	100.00 R	**Geo: 100101213002192**	Effective Acres: 0.000000	Imp HS:	0	Market:	80,780
RODRIGUEZ MARIO			ORIG TOWN, BLOCK 12, LOT S68' 13-16, (IMP ONLY) (EL PASTEL		Imp NHS:	80,780	Prod Loss:	0
ETUX NORA			BAKERY)		Land HS:	0	Appraised:	80,780
517 N 7TH ST			Acres:	0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-4509			State Codes: F1	Map ID:	C1 Prod Use:	0	Assessed:	80,780
			Situs: 517 N 7TH ST TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			80,780	0	80,780	0.825000	666.44

227 E Richard Ave





227 E Richard Ave

Directions | Save | Nearby | Send to phone | Share

227 E Richard Ave, Kingsville, TX 78363

G4CM+H6 Kingsville, Texas

Photos

CITY OF KINGSVILLE

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

AUGUST 15, 2023

ARMELIA L SOLIZ
PO BOX 1826
KINGSVILLE, TX, 78364

Re: ORIG TOWN, BLOCK 12, LOT 10 227 E RICHARD KINGSVILLE TX

Dear Sir or Madam:

It has been determined that the structure at **227 E Richard Kingsville, TX 78364** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of

such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE LOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

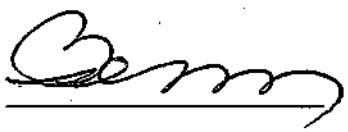
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,



Belinda Tarver
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7021 0950 0000 4793 9088

MARCH 1, 2024

ARMELIA L SOLIZ
P.O. BOX 1826
KINGSVILLE, TX 78364

Re: **HEARING FOR PROPERTY AT 227 E RICHARD KINGSVILLE TX**

Dear Sir or Madam:

On AUGUST 15, 2023, a letter was sent from the City of Kingsville stating that your property located at **227 E RICHARD** was a fire hazard or was dangerous to human life or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, MAY 13, 2024,** at **5:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **MAY 13, 2024.**

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Belinda Tarver
Building Official

Corrected

CITY OF KINGSVILLE

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

MAY 2, 2024

ARMELA L SOLIZ
P.O. BOX 1826
KINGSVILLE, TX, 78364

Re: ORIG TOWN, BLOCK 12, LOT 10 227 E RICHARD KINGSVILLE, TX

Dear Sir or Madam:

It has been determined that the structure at **227 E Richard Kingsville, TX 78364** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

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('62 Code, § 4-6-1)

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Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Belinda Tarver
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7021 0950 0000 4793 9316

JUNE 24, 2024

ARMELA L SOLIZ
P.O. BOX 1826
KINGSVILLE, TX 78364

Re: **HEARING FOR PROPERTY AT 227 E RICHARD KINGSVILLE TX**

Dear Sir or Madam:

On MAY 02, 2024, a letter was sent from the City of Kingsville stating that your property located at **227 E RICHARD** was a fire hazard or was dangerous to human life or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

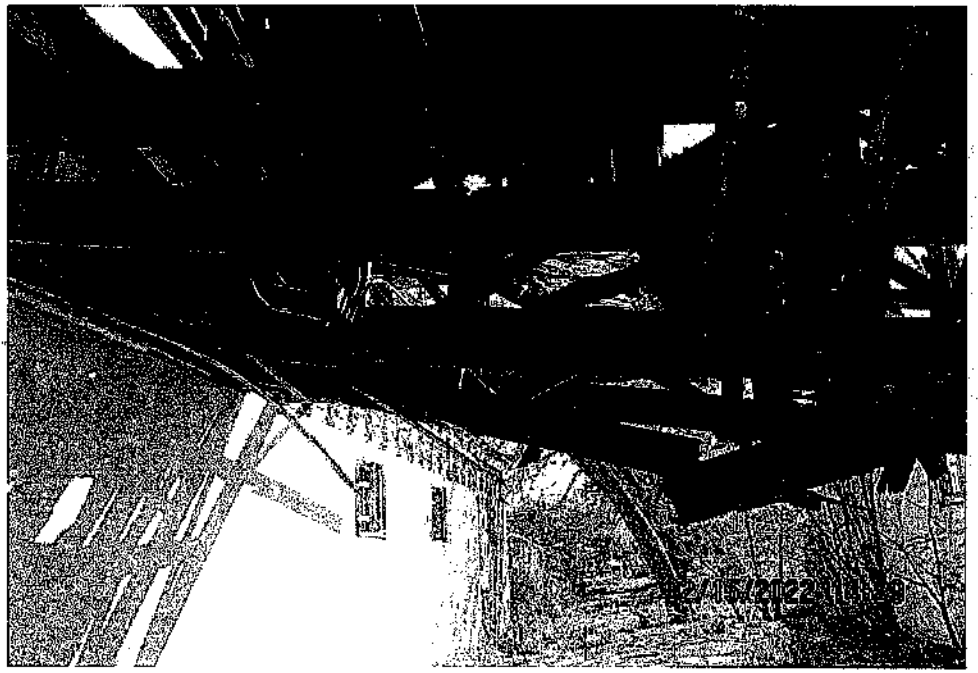
You are hereby cited to appear before the City Commission at a public hearing on **Monday, AUGUST 26, 2024,** at **5:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **AUGUST 26, 2024.**

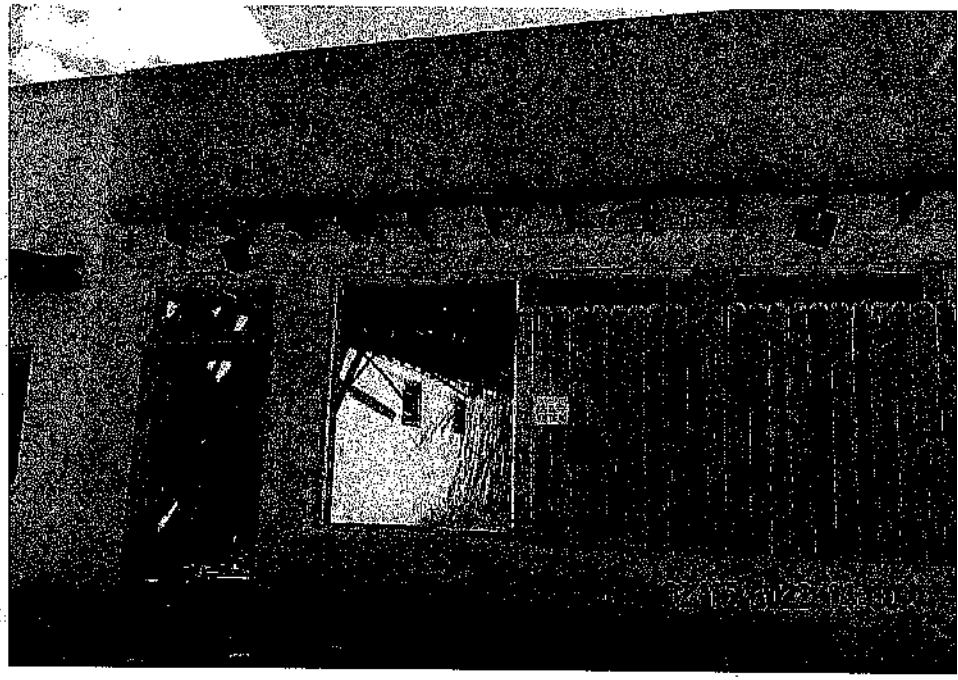
The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

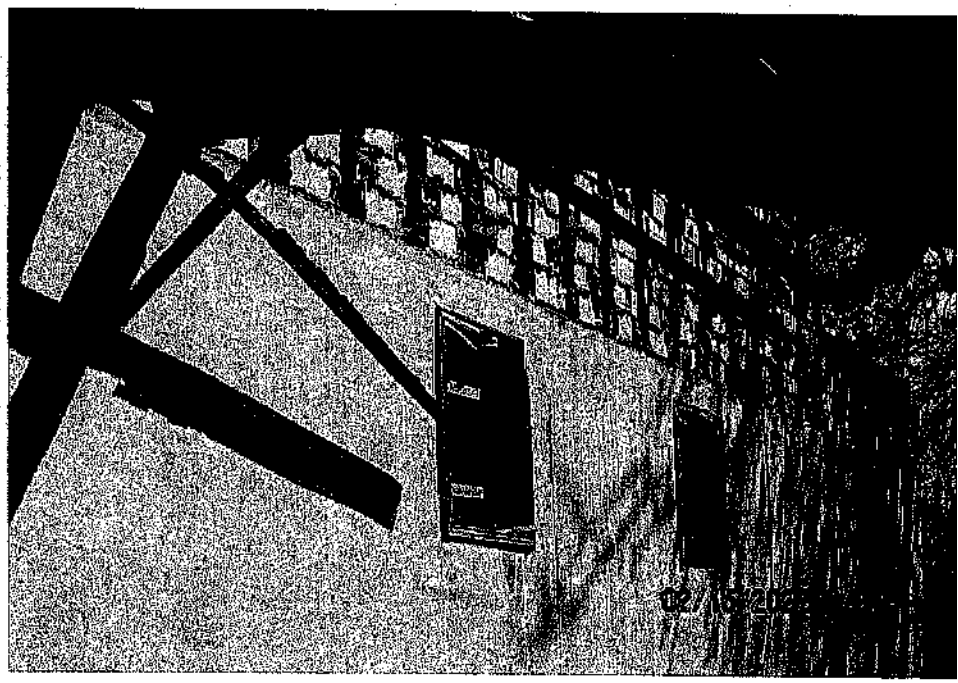
Sincerely,

Belinda Tarver
Building Official






02/15/2022 14:29

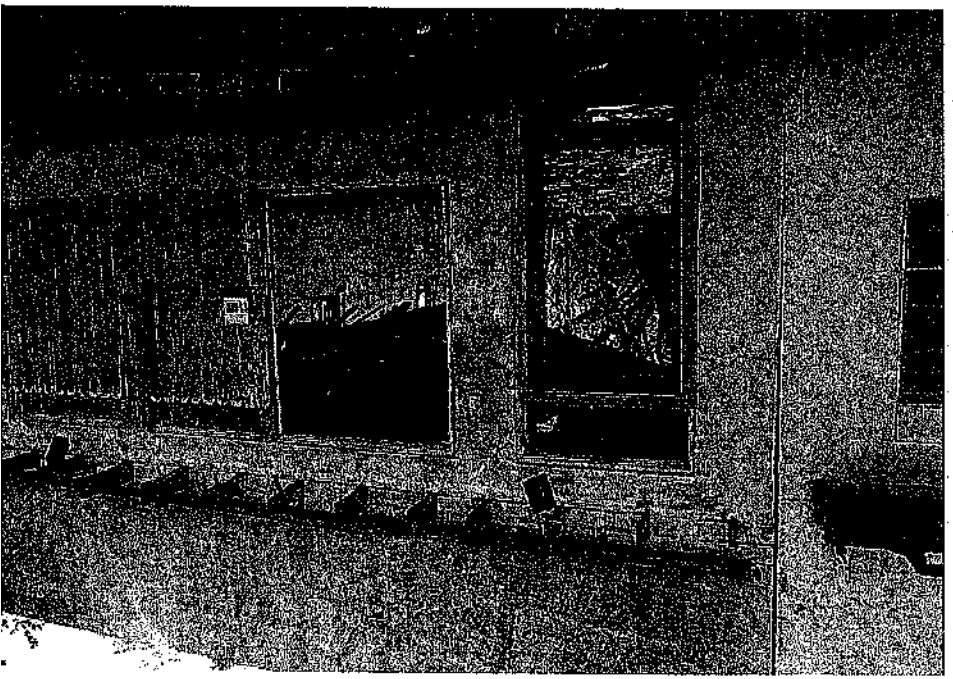


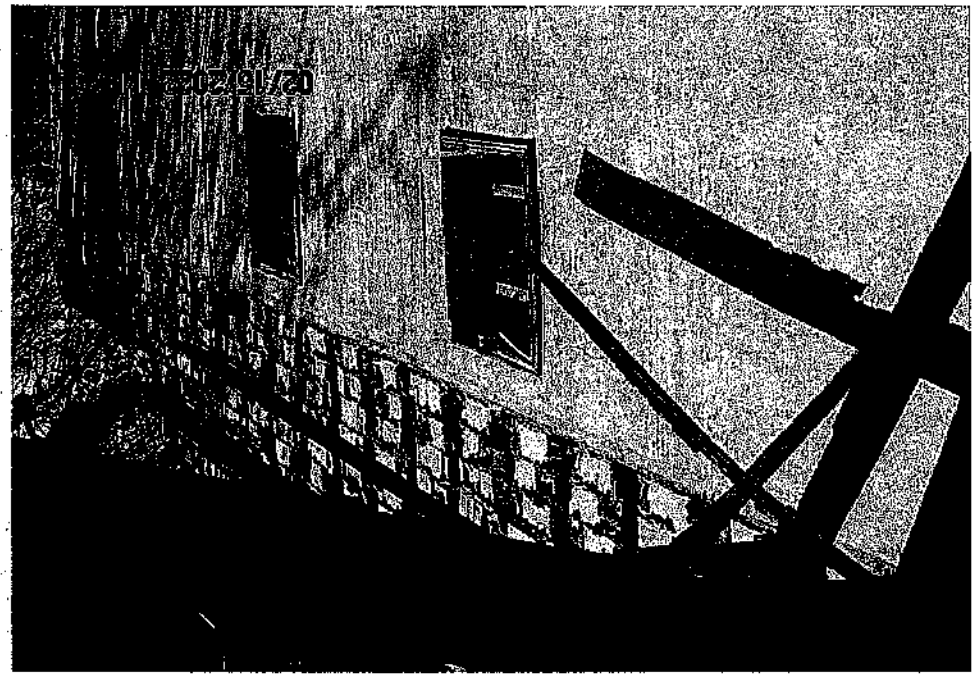
NOTICE

NOTICE

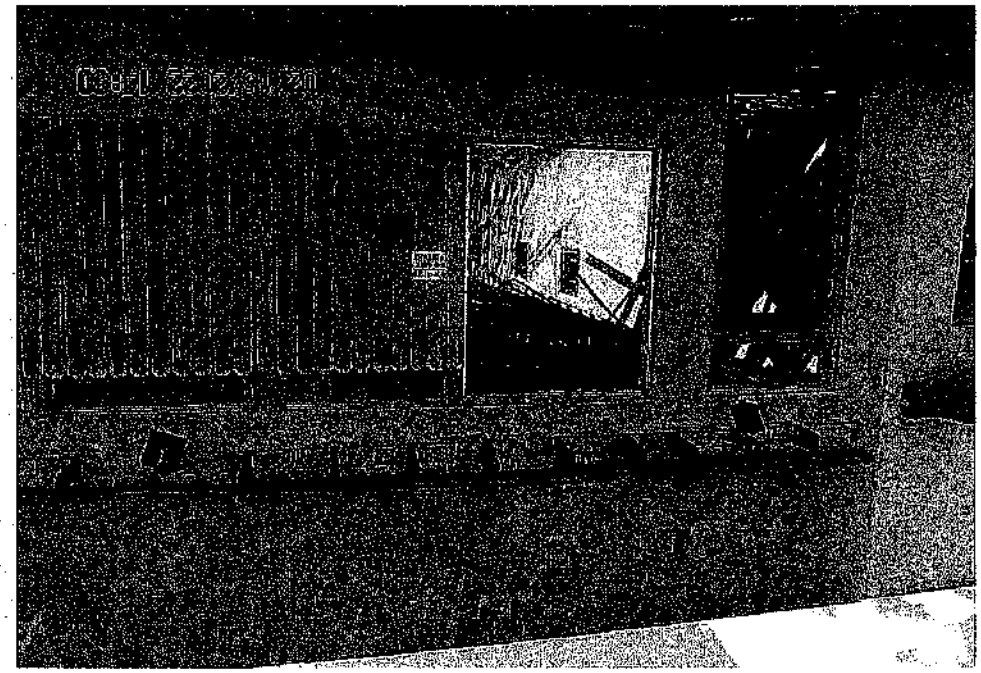
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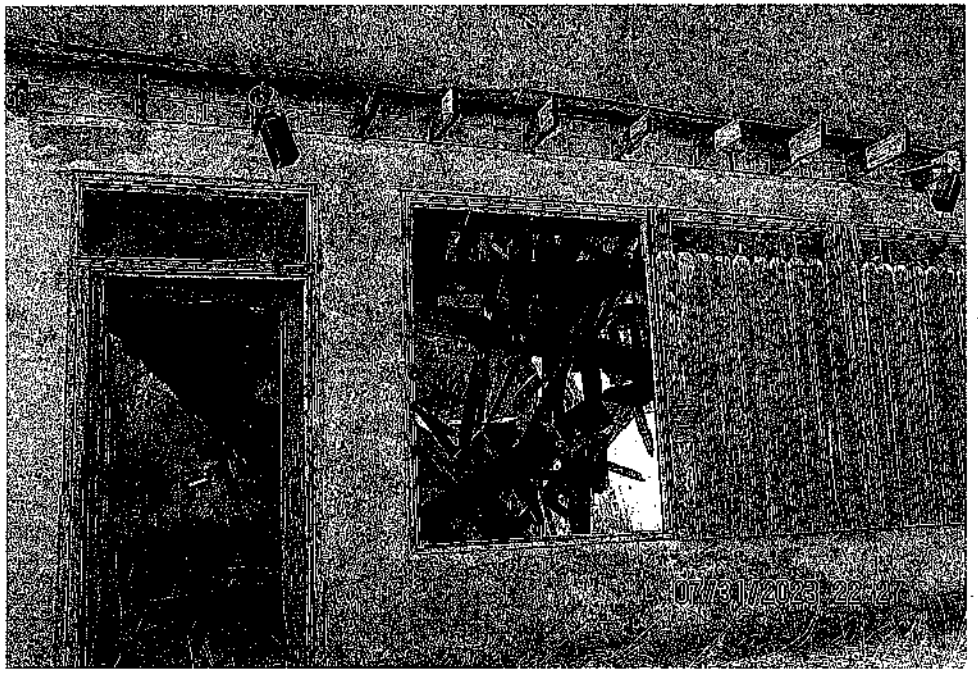
NOTICE









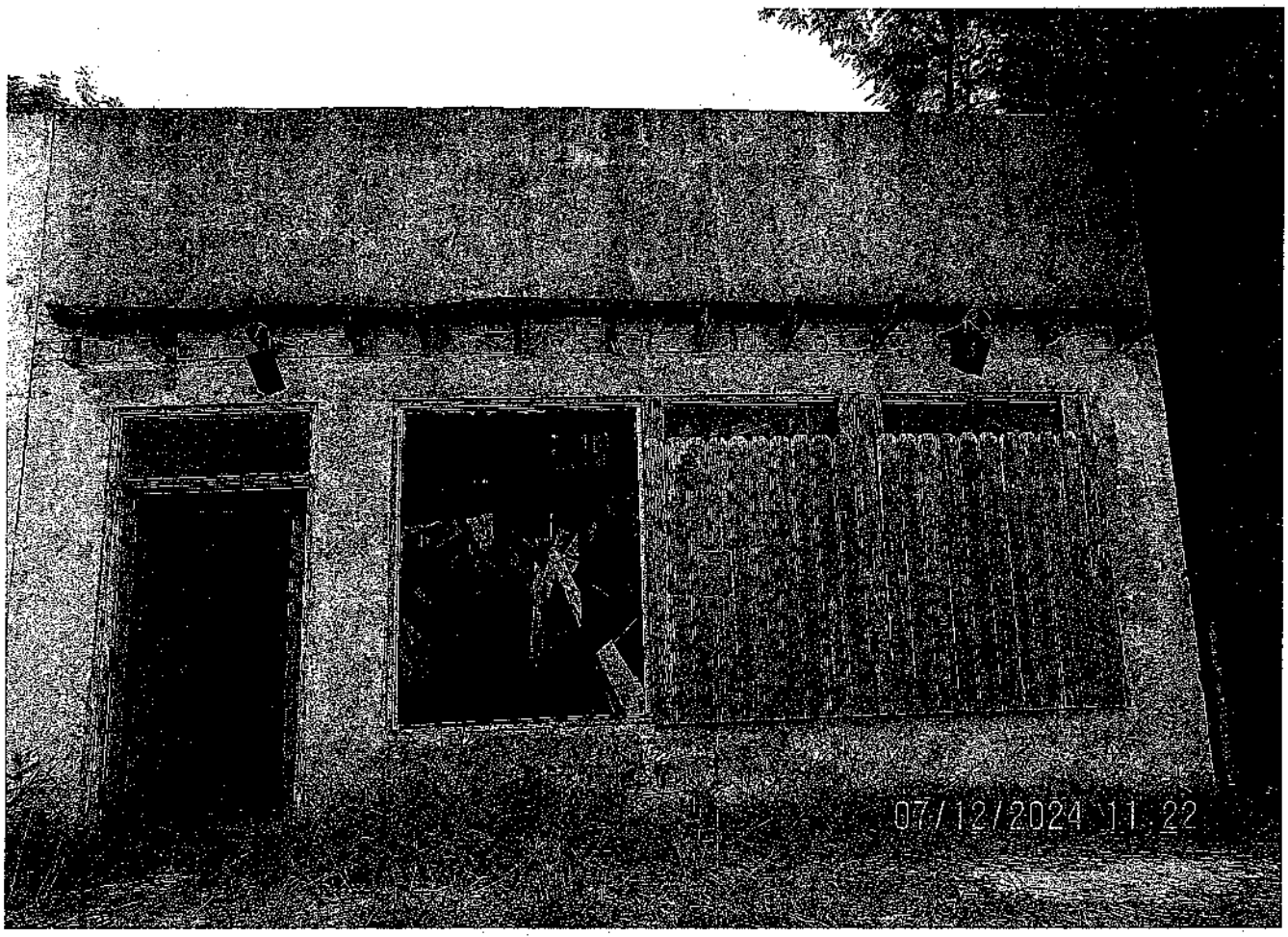

07/31/2023 22:27

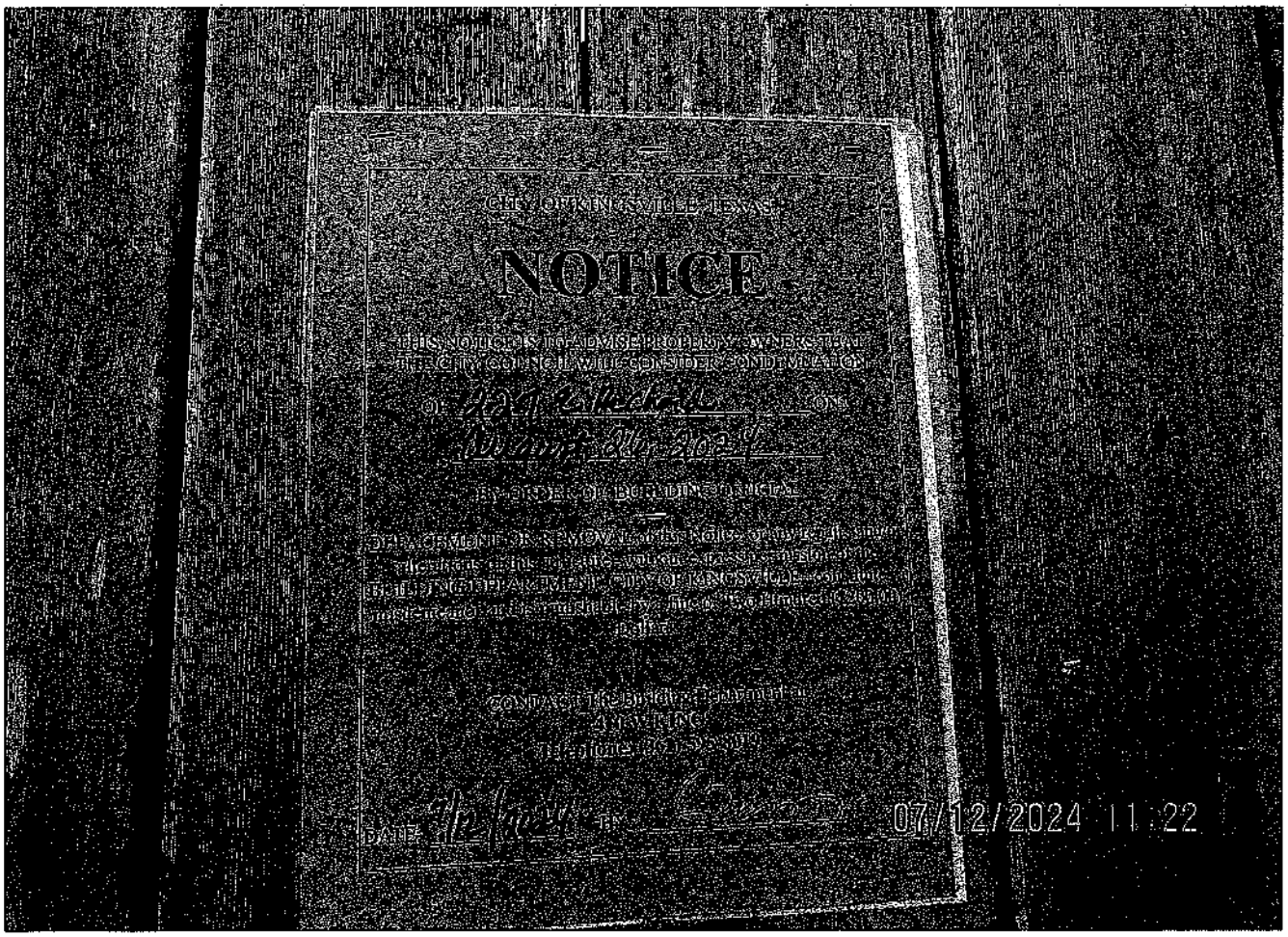

07/31/2023 22:12

03/12/2024 12:53

NOTICE
03/12/2024 12:52

2216 Richard





PUBLIC NOTICE

The City Commission will meet on Monday August 26, 2024, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

227 E RICHARD
307 E RAGLAND
500 W SANTA GERTRUDIS
521 E MESQUITE
527 E ALICE
621 W ELLA
829 E WARREN
907 E AVE A
1232 E ELLA

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting. The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

160.2

Kingsville TEXAS

CERTIFIED MAIL

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

CORPUS CHRISTI TX 784
03 MAY 2021

FIRST-CLASS

USPS POSTAGE PITNEY BOWES

ZIP 78363 $ 008.69⁰
02 7H
0000695161 MAY 07 2021

Box Amelia L. Soliz
Closed PO Box 1824

NIXIE 782 CE 1 0105/20/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

MANUAL PROC REQ *0448S-10911-08-44

78564816E5UNC
56998>9999

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Amelia L. Soliz
P.O. Box 1824
Kingsville TX 78364

2. Article Number (Transfer from service label)

9590 9402 8389 3156 1003 67

7021 0950 0000 4793 9088

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Agent
Addressee

B. Received by (Printed Name)
Yolanda Gutierrez
C. Date of Delivery
5-7-21

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery
Priority Mail Express
Registered Mail
Registered Mail Restricted Delivery
Return Receipt for Merchandise
Signature Confirmation
Signature Confirmation Restricted Delivery

Kingsville TX

7021 0950 0000 4793 8616

LE, TEXAS 78364

FIRST-CLASS

US POSTAGE PITNEY BOWES

ZIP 78363 $ 008.53°
02 7H
0006055151 AUG 17 2023

Amelia L Solis 8-25
P O Box 1826 a-4

8/8

NIXIE 782 CC 1 0100/08/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

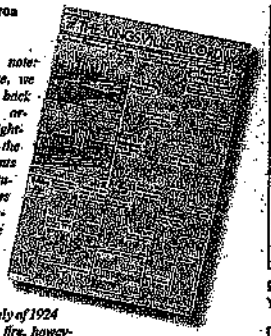
MANUAL PROC REQ *2093-02068-08-28

-- 93331205444460446

56998>9999 UNC

Lone Wolf and Skyhawks

By Ted Figueroa
Reporter



(Editor's note: In this feature, we take readers back through our archives, highlighting some of the people and events of the past century. Many issues are still in paper form, some are digitized, and a few are on microfilm. The issues from 1918 to July of 1924 were lost in a fire, however, the rest remain intact. Here is a look back at what was happening this week in Kingsville.)

25 years ago, July 1999

The grand opening party at the Spohn Kleberg Health Plaza was a great success with doctors and staff walking around to answer questions. The new $6 million, 42,000 square-foot center was set to open for new patients in just a few weeks.

50 years ago, July 1974

The Kingsville city Commission voted to hire Filiberto Garcia Jr. as acting city manager following the suspension of Earl Keaton from the job. Keaton was suspended by a 3-2 vote following a closed-door session the previous week.

Keaton told the commission he wanted a public hearing on the matter with in 20-30 days.

The ousted city manager vowed he would go to court if necessary. The suspension of Keaton and hiring of Garcia happened in front a standing room only audience that appeared equally divided over the issue.

Keaton was suspended for refusing to hire Mrs. Margaret Saenz after being instructed to do so by the city commission. Saenz maintained that she had been discriminated against because of her race and gender.

The VT-23 wives got to take a tour of the Navy Base. Training Squadron 23 held a wife's tour for the wives of student and instructor aviators.

The tour was designed to familiarize wives with their husbands' squadron lives. The tour lasted 3 ½ hours.

During the tour of the Operations Building, the wives had the unexpected opportunity to witness an "arrested landing" in which a TA-43 "Skyhawk" with a malfunctioning hydraulic system landed in one tenth of the usual runway area.

An investigation continued into the possible involvement of arson in a fire at the Perez Lumber Company, which resulted in $25,000 of damage including the lumber and the structure that housed it.

When firefighters arrived the lumber yard was completely engulfed in flames. Two firefighters were injured and worked till daylight to contain the blaze. The fire department had been called out to two false alarms just before the fire at the same location.

75 years ago, July 1949

Passenger traffic on the Missouri-Pacific Lines was interrupted when six cars in a 119-car southbound freight train derailed at the north end of the Bishop railroad yard at 3 a.m.

No one was injured in the wreck. The wreck occurred when a journal broke on a sand-laden gondola about mid-way of the train.

Bob Brister, a 16-year-old Kingsville High School junior, used his western-styled voice and his guitar to play music on his twice a week radio show on KINE radio.

He even took requests by mail and telephone during the performances.

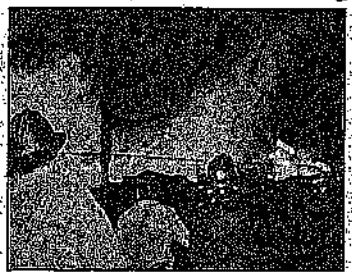
99 years ago, July 1925

"The Lone Wolf," a terror of the border country, was captured by Kleberg County Sheriff Tom Moseley.

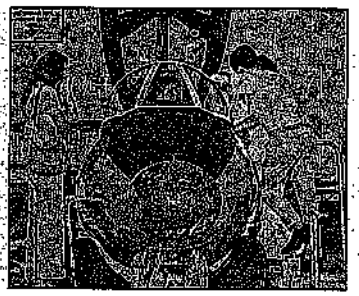
Santiago Revilla, known as "The Lone Wolf" was behind bars in the Kleberg County Jail, charged with bootlegging.

For the past four or five years, officers and river guards had been trying to capture him.

Revilla was linked to at least one murder and he had been successful in carrying on an enormous trade in transporting tequila from the border past customs officers, river guards and federal prohibition officers.



Kingsville firefighters battle a blaze at the Perez Lumber Yard. Arson was suspected. -1974



VT-23 wives got to tour the Navy base. -1974



Bob Brister performed on KINE Radio twice a week. -1949



The Spohn Kleberg Health Plaza held its grand opening. -1999

?? TRIVIA ??
HOW SMART ARE YOU?

- Think you know something about everything?
- What do you know about our area?

Play Kingsville Trivia brought to you by Harrel's Pharmacy!

Questions:

1. Which is the largest country in Africa?
2. Which British Monarch established the Church of England to divorce his first wife?
3. How old is Jonathan- the world's oldest living tortoise?
4. Which hormone is known as the "Love Hormone"?
5. What animal laughs when threatened or under attack?
6. What color is the sky on the moon?
7. What country is home to the Ruins of the Ancient City of Babylon?
8. What plant is used to make linen fabric?
9. Who is the villian of Horror Movie Franchise "A Nightmare on Elm Street"?
10. Which French landmark was supposed to be taken down?

(Answers will be in the next issue)

HOW SMART ARE YOU:
9-10: Okay Einstein, quit bragging
7-8: Pick up your PhD at TAMUK
5-6: You are on your way to your B.S. degree
3-4: Do not skip my more school
2 or less: Don't leave home without a chaperon

For all your pharmacy needs, contact Harrel's.
Lots of great items and downtown Kingville's best eats!

Harrel's
Kingsville Pharmacy
204 E. Kleberg • Kingsville, Tx
(361) 592-3354

TRIVIA ANSWERS
July 18, 2024 issue

1. Francis Bellamy
2. Tim McGraw
3. 14
4. Tony Manero
5. Uniform Resource Locator
6. The Summer Solstice
7. Starburst
8. The Bible
9. Honey
10. Peridot

PUBLIC HEARING NOTICE

Notice is hereby given that the City Commission of Kingsville will conduct a public hearing and consider an ordinance on July 8, 2024 at 5:00PM in the Helen Kleberg Groves Community Room at City Hall, located at 400 W. King Avenue, Kingsville, TX 78363, for the purpose of receiving public comments on the City's amendment to Ordinance ORD2009-38 pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code as revised. Possible tax incentives to be offered to projects within the City of Kingsville may be discussed at the meeting. This hearing will be pursuant to the ordinance considered and voted on by the City Commission on July 22, 2024. All interested parties are encouraged to attend and present their views.

For additional information, please contact, Mark McLaughlin, 361.595.8002.

PUBLIC NOTICE

The City Commission will meet on Monday August 26, 2024, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

227 E RICHARD
307 E RAGLAND
500 W SANTA GERTRUDIS
521 E MESQUITE
527 E ALICE
621 W ELLA
829 E WARREN
907 E AVE A
1232 E ELLA

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

PUBLIC HEARING #2

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8055

MEMO

Date: August 15th, 2024

To: Mark McLaughlin (City Manager)

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

Subject: **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to demolish 7 existing structures that have been determined to be in a "condemned" status by the Building Official**

Summary: The Department of Planning and Development Services has identified seven (7) structures that exist in a condemned status and seeks City Commission's approval for their subsequent demolition on 09 October 2024. Required Public Notice of such desire was completed on 18 July 2024 and 25 July 2024.

Background: The City of Kingsville Code of Ordinances defines the building condemnation process in Section 15-1-165: "Condemned Building or structure; specifications." The Planning and Development Services Department completed detailed inspections that revealed the unsafe and dilapidated state of the identified eight properties listed below; consequently, these buildings have been declared uninhabitable. The relevant owners have been duly notified and nothing has been accomplished to improve or remove the dilapidated structures.

Financial Impact: Cost of demolition incurred will be billed to owners.

Recommendation: Staff recommends the following properties to be authorized for demolition:
1. 227 E Richard Ave
~~2. 307 E Ragland Ave~~
3. 500 W Santa Gertrudis Ave
4. 521 E Mesquite Ave
5. 527 E Alice Ave
6. 829 E Warren Ave
7. 1232 E Ella Ave

Erik Spitzer
Director of Planning and Development Services

500 W Santa Gertr

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
503 W SANTA GERTRUDIS		Manuel Buentello
LEGAL DESCRIPTION	**BLOCK**	**LOT**
ORIG TOWN	BLOCK 1	LOT 7-16
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
VELIZ VELMA	PO BOX 792	KINGSVILLE, TX 78363-0792

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		AB,B,C,D,H	1,2
Yard						
Condition		X				
Utilities						
Electric			X		B,D,H	
Gas				X		
Water			X		B,D	
Roof						
Covering			X		D,L	
Walls						
Exterior			X		B,C,D,H	
Interior			X			
Ceilings			X			
Windows/Doors						
Secured			X		B,C,D,H	
Condition			X		B,C,D,H	
Foundation						
Exterior			X		B,C,D,H	
Interior			X			
Plumbing			X			
Electrical			X			

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown	

COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING EASY ACCESS FOR ANIMALS, VAGRANTS, AND CRIMINAL ACTIVITY.

HAS BEEN WITHOUT WATER SINCE N/A AND ELECTRICAL SINCE 01/01/2003

SIGNATURE: _____ DATE: 01/09/2019

MANUEL BUENTELLO, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
500 W Santa Gertrudis blk		Kristina Phillips
LEGAL DESCRIPTION	**BLOCK**	**LOT**
ORIGINAL TOWN	1	7-16
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
Velma Veliz	Po Box 792	Kingsville, TX 78364

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building			X			
Condition					AB,B,C,D,H,L,MI,NR	
Yard			X			
Condition						
Utilities						
Electric			X		OU	LAST OCT 18, 2020
Gas			X			
Water			X			LAST MAY 2003
Roof						
Covering		X			D,NR	
Walls						
Exterior			X		B,C,D,H,MI,L,NR	
Interior			X			
Ceilings			X		AB,C,D,H,MI,L,NR	
Windows/Doors						
Secured			X		B,C,D,H,MI,L,NR	
Condition			X			
Foundation						
Exterior			X		B,C,D,H,MI,L,NR	
Interior				X		
Plumbing				X		
Electrical				X		

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown	

COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

SIGNATURE: _____ DATE: 01-23-24

CITY OF KINGSVILLE BUILDING OFFICIAL

(500 W Santa Gertrudis)

CONDEMNATION CHECKLIST

Property Address: 503 W Santa Gertrudis Phone: _____

Property Owner: Velma Veliz Phone: _____

Owner's Address: P. O. Box 792 Fax: _____
Kingsville TX 78363

PLANNED DATE	ACTUAL DATE	ACTION
☐ 1-9-19	1-9-19	1. Identify structure unfit for human habitation.
☐ 1-9-19	1-9-19	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
☐ 1-9-19	1-9-19	☐ b. Photograph property with date stamp.
		3. Determine ownership from county assessment & tax collection record.
☐ 1-9-19	1-9-19	4. Obtain legal description.
☐ 1-9-19	1-9-19	
☐ 1-11-19	1-11-19	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
Resend New letter. 1-23-24	1-23-24	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
☐		7. 2nd Notice Sent. (10 day response) (Optional)
☐ 6-24-24	6-24-24	8. If response is not received or is not adequate, proceed as follows:
☐ 6-24-24	6-24-24	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 7-12-24	7-12-24	1) Post affidavit in newspaper twice a week for one week
☐ 7-12-24	7-12-24	10. Post sign on property advising date the City

Council will consider condemnation of structure.

☐ _____ _____ 11. Within the Historical District. Meeting date to be heard by the Historical Development Board.

☐ 7-12-24 7-12-24 12. Photograph posted sign with date stamp.

☐ 7-12-24 7-12-24 13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of

☐ a. Location Map

☐ b. Photographs of the structure with date stamp

☐ c. Inspection report

☐ d. Pre-condemnation notice

☐ e. Condemnation resolution

☐ _____ _____ 14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

☐ _____ _____ 15. City Council adopts condemnation resolution.

☐ _____ _____ 16. File Notice of Condemnation with the County Clerk.

☐ _____ _____ 17. Send owner(s) & other vested interests the following:

☐ a. Copy of the City Council resolution.

☐ b. 45-day order to demolish

☐ _____ _____ 18. Post 45-day Order to Demolish on structure.

☐ a. Take photo with date stamp

☐ _____ _____ 19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

☐ _____ _____ 20. Photograph posted notice with date stamp.

☐ _____ _____ 21. Notify utility companies to disconnect & remove services from structure for safe demolition.

☐ _____ _____ 22. Issue Notice to Proceed to Public Works Director and Demolition Crew.

☐ _____ _____ 23. Prepare demolition cost statement consisting of:

☐ a. Mailing fees

☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

☐ _____ _____ 24. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

Prop ID	Owner	%	Legal Description			Values		
22990	27890	100.00 R	**Geo: 100100101000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	285,110
VELIZ VELMA			ORIG TOWN, BLOCK 1, LOT 1-9		Imp NHS:	251,360	Prod Loss:	0
PO BOX 792					Land HS:	0	Appraised:	285,110
KINGSVILLE, TX 78364-0792			Acres:	0.0000	Land NHS:	33,750	Cap:	0
			State Codes: B Map ID:	C1	Prod Use:	0	Assessed:	285,110
			Situs: 500 W SANTA GERTRUDIS BLK TX Mtg Cd:		Prod Mkt:	0	Exemptions:	
			DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			285,110	0	285,110	0.825000	2,352.16

4005495	27890	100.00 R	**Geo: 100100107001192**	Effective Acres: 0.000000	Imp HS:	0	Market:	29,500
VELIZ VELMA			ORIG TOWN, BLOCK 1, LOT 10-16		Imp NHS:	3,250	Prod Loss:	0
PO BOX 792					Land HS:	0	Appraised:	29,500
KINGSVILLE, TX 78364-0792			Acres:	0.0000	Land NHS:	26,250	Cap:	0
			State Codes: B Map ID:	C1	Prod Use:	0	Assessed:	29,500
			Situs: 500 W SANTA GERTRUDIS BLK TX Mtg Cd:		Prod Mkt:	0	Exemptions:	
			DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			29,500	0	29,500	0.825000	243.38

13113	32771	100.00 R	**Geo: 100100117000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	77,660
ISASSI RAMON JR			ORIG TOWN, BLOCK 1, LOT 17-19		Imp NHS:	66,410	Prod Loss:	0
ETUX CYNTHIA A					Land HS:	0	Appraised:	77,660
421 S WANDA DR			Acres:	0.0000	Land NHS:	11,250	Cap:	0
KINGSVILLE, TX 78363-4966			State Codes: A Map ID:	C1	Prod Use:	0	Assessed:	77,660
			Situs: 504 W RICHARD TX Mtg Cd:		Prod Mkt:	0	Exemptions:	
			DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			77,660	0	77,660	0.825000	640.70

19487	32771	100.00 R	**Geo: 100100117010192**	Effective Acres: 0.000000	Imp HS:	0	Market:	258,750
ISASSI RAMON JR			ORIG TOWN, BLOCK 1, LOT 17-19, (IMP ONLY) (APTS)		Imp NHS:	258,750	Prod Loss:	0
ETUX CYNTHIA A					Land HS:	0	Appraised:	258,750
421 S WANDA DR			Acres:	0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-4966			State Codes: B Map ID:	C1-1	Prod Use:	0	Assessed:	258,750
			Situs: 504 W RICHARD 1/2 TX Mtg Cd:		Prod Mkt:	0	Exemptions:	
			DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			258,750	0	258,750	0.825000	2,134.69

22339	58300	100.00 R	**Geo: 100100120000192**	Effective Acres: 0.000000	Imp HS:	62,900	Market:	70,400
HERNANDEZ RENE GARCIA			ORIG TOWN, BLOCK 1, LOT 20, 21		Imp NHS:	0	Prod Loss:	0
508 W RICHARD AVE					Land HS:	7,500	Appraised:	70,400
KINGSVILLE, TX 78363-4361			Acres:	0.0000	Land NHS:	0	Cap:	16,930
			State Codes: A Map ID:	C1	Prod Use:	0	Assessed:	53,470
			Situs: 508 W RICHARD AVE TX Mtg Cd:		Prod Mkt:	0	Exemptions:	HS, OV65
			DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			53,470	8,400	45,070	0.825000	371.83

23094	58299	100.00 R	**Geo: 100100122000192**	Effective Acres: 0.000000	Imp HS:	34,100	Market:	41,600
HERNANDEZ ROSARIO G			ORIG TOWN, BLOCK 1, LOT 22, 23		Imp NHS:	0	Prod Loss:	0
510 W RICHARD AVE					Land HS:	7,500	Appraised:	41,600
KINGSVILLE, TX 78363-4361			Acres:	0.0000	Land NHS:	0	Cap:	6,752
			State Codes: A Map ID:	C1	Prod Use:	0	Assessed:	34,848
			Situs: 510 W RICHARD AVE TX Mtg Cd:		Prod Mkt:	0	Exemptions:	HS, OV65
			DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			34,848	8,400	26,448	0.825000	218.20

23849	13513	100.00 R	**Geo: 100100124000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	75,770
PENA RUBEN A			ORIG TOWN, BLOCK 1, LOT 24, 25, E15' 26		Imp NHS:	66,020	Prod Loss:	0
ETUX MARTHA V					Land HS:	0	Appraised:	75,770
3411 S BRAHMA BLVD			Acres:	0.0000	Land NHS:	9,750	Cap:	0
KINGSVILLE, TX 78363-7303			State Codes: A Map ID:	C1	Prod Use:	0	Assessed:	75,770
			Situs: 514 W RICHARD Mtg Cd:		Prod Mkt:	0	Exemptions:	
			DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			75,770	0	75,770	0.825000	625.10

2023 TAX STATEMENT

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364

Certified Owner:
VELIZ VELMA
PO BOX 792
KINGSVILLE, TX 78364-0792

Legal Description:
ORIG TOWN, BLOCK 1, LOT 1-9

Account No: 100100101000192 **Appr. Dist. No.: 22990**
As of Date: 06/14/2024

Legal Acres: .7231
Parcel Address: 500 W SANTA GERTRUDIS BLF
Print Date: 06/14/2024 **Print By:** JLARA

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$33,750	$251,360	$285,110	$285,110	$0	$0	$0	$285,110

Taxing Unit	Assessed Value (100%)	Exemptions Code	Exemptions Amount	Taxable Value	Tax Rate	Tax
KLEBERG COUNTY	$285,110		$0.00	$285,110	0.7718700	$2,200.68
SALES TAX SAVINGS IS $397.87						
CITY OF KINGSVILLE	$285,110		$0.00	$285,110	0.7600000	$2,166.84
SALES TAX SAVINGS IS $529.99						
KINGSVILLE ISD	$285,110		$0.00	$285,110	1.4104000	$4,021.19
SOUTH TX WATER AUTH	$285,110		$0.00	$285,110	0.0703740	$200.64

Total Tax: $8,589.35
Total Tax Paid to date: $8,589.35
Total Tax Remaining: $0.00

Exemptions:

AMOUNT DUE IF PAID BY:

07/01/2024 15%	07/31/2024 18%	09/02/2024 19%	09/30/2024 20%	10/31/2024 21%	12/02/2024 22%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information:
KINGSVILLE ISD 2023 M&O .78290000 I&S .62750000 Total 1.4104000 2022 M&O .99980000 I&S .51910000 Total 1.5189000

4.1.75

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

Print Date: 06/14/2024

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364
361-595-8542

100100101000192

100100101000192
VELIZ VELMA
PO BOX 792
KINGSVILLE, TX 78364-0792

AMOUNT PAID:
$_____.____

2023 TAX STATEMENT

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364

Certified Owner:
VELIZ VELMA
PO BOX 792
KINGSVILLE, TX 78364-0792

Legal Description:
ORIG TOWN, BLOCK 1, LOT 10-16

Account No: 100100107001192 **Appr. Dist. No.: 4005495**
As of Date: 06/14/2024

Legal Acres: .5624
Parcel Address: 500 W SANTA GERTRUDIS BLK
Print Date: 06/14/2024 **Print By:** JLARA

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$26,250	$3,250	$29,500	$29,500	$0	$0	$0	$29,500

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
KLEBERG COUNTY *SALES TAX SAVINGS IS $41.17*	$29,500		$0.00	$29,500	0.7718700	$227.70
CITY OF KINGSVILLE *SALES TAX SAVINGS IS $54.84*	$29,500		$0.00	$29,500	0.7600000	$224.20
KINGSVILLE ISD	$29,500		$0.00	$29,500	1.4104000	$416.07
SOUTH TX WATER AUTH	$29,500		$0.00	$29,500	0.0703740	$20.76

Total Tax: $888.73
Total Tax Paid to date: $888.73
Total Tax Remaining: $0.00

Exemptions:

AMOUNT DUE IF PAID BY:

07/01/2024 15%	07/31/2024 18%	09/02/2024 19%	09/30/2024 20%	10/31/2024 21%	12/02/2024 22%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information:
KINGSVILLE ISD 2023 M&O .78290000 I&S .62750000 Total 1.4104000 2022 M&O .99980000 I&S .51910000 Total 1.5189000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 4.1.75

Print Date: 06/14/2024

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364
361-595-8542

* 1 0 0 1 0 0 1 0 7 0 0 1 1 9 2 *

100100107001192
VELIZ VELMA
PO BOX 792
KINGSVILLE, TX 78364-0792

AMOUNT PAID:
$_____

Prop ID	Owner	%	Legal Description				Values		
22990	27890	100.00 R	**Geo: 100100101000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	131,100
VELIZ VELMA			ORIG TOWN, BLOCK 1, LOT 1-6			Imp NHS:	116,100	Prod Loss:	0
PO BOX 5202						Land HS:	0	Appraised:	131,100
KINGSVILLE, TX 78364-5202			Acres:		0.0000	Land NHS:	15,000	Cap:	0
			State Codes: B	Map ID:		C1 Prod Use:	0	Assessed:	131,100
			Situs: 500 W SANTA GERTRUDIS BLK TX	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			131,100	0	131,100

Prop ID	Owner	%	Legal Description				Values		
4005495	27890	100.00 R	**Geo: 100100107001192**	Effective Acres:	0.000000	Imp HS:	0	Market:	65,740
VELIZ VELMA			ORIG TOWN, BLOCK 1, LOT 7-16			Imp NHS:	40,740	Prod Loss:	0
PO BOX 5202						Land HS:	0	Appraised:	65,740
KINGSVILLE, TX 78364-5202			Acres:		0.0000	Land NHS:	25,000	Cap:	0
			State Codes: B	Map ID:		C1 Prod Use:	0	Assessed:	65,740
			Situs: 500 W SANTA GERTRUDIS BLK TX	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			65,740	0	65,740

Prop ID	Owner	%	Legal Description				Values		
13113	55410	100.00 R	**Geo: 100100117000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	52,910
SOTO ARNOLDO			ORIG TOWN, BLOCK 1, LOT 17-19			Imp NHS:	46,160	Prod Loss:	0
2408 JAY AVE						Land HS:	0	Appraised:	52,910
MCALLEN, TX 78504-4290			Acres:		0.0000	Land NHS:	6,750	Cap:	0
			State Codes: A	Map ID:		C1 Prod Use:	0	Assessed:	52,910
			Situs: 504 W RICHARD TX	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			52,910	0	52,910

Prop ID	Owner	%	Legal Description				Values		
19487	55410	100.00 R	**Geo: 100100117010192**	Effective Acres:	0.000000	Imp HS:	0	Market:	73,440
SOTO ARNOLDO			ORIG TOWN, BLOCK 1, LOT 17-19, (IMP ONLY) (APTS)			Imp NHS:	73,440	Prod Loss:	0
2408 JAY AVE						Land HS:	0	Appraised:	73,440
MCALLEN, TX 78504-4290			Acres:		0.0000	Land NHS:	0	Cap:	0
			State Codes: B	Map ID:		C1 Prod Use:	0	Assessed:	73,440
			Situs: 504 W RICHARD 1/2 TX	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			73,440	0	73,440

Prop ID	Owner	%	Legal Description				Values		
22339	58300	100.00 R	**Geo: 100100120000192**	Effective Acres:	0.000000	Imp HS:	37,610	Market:	42,110
HERNANDEZ RENE GARCIA			ORIG TOWN, BLOCK 1, LOT 20, 21			Imp NHS:	0	Prod Loss:	0
508 W RICHARD AVE						Land HS:	4,500	Appraised:	42,110
KINGSVILLE, TX 78363-4361			Acres:		0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:		C1 Prod Use:	0	Assessed:	42,110
			Situs: 508 W RICHARD AVE TX	Mtg Cd:		Prod Mkt:	0	Exemptions:	HS, OV65
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			42,110	8,400	33,710

Prop ID	Owner	%	Legal Description				Values		
23094	58299	100.00 R	**Geo: 100100122000192**	Effective Acres:	0.000000	Imp HS:	23,040	Market:	27,540
HERNANDEZ ROSARIO G			ORIG TOWN, BLOCK 1, LOT 22, 23			Imp NHS:	0	Prod Loss:	0
510 W RICHARD AVE						Land HS:	4,500	Appraised:	27,540
KINGSVILLE, TX 78363-4361			Acres:		0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:		C1 Prod Use:	0	Assessed:	27,540
			Situs: 510 W RICHARD AVE TX	Mtg Cd:		Prod Mkt:	0	Exemptions:	HS
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			27,540	0	27,540

Prop ID	Owner	%	Legal Description				Values		
23849	13513	100.00 R	**Geo: 100100124000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	43,880
PENA RUBEN A			ORIG TOWN, BLOCK 1, LOT 24, 25, E15' 26			Imp NHS:	38,030	Prod Loss:	0
ETUX MARTHA V						Land HS:	0	Appraised:	43,880
3411 S BRAHMA BLVD			Acres:		0.0000	Land NHS:	5,850	Cap:	0
KINGSVILLE, TX 78363-7303			State Codes: A	Map ID:		C1 Prod Use:	0	Assessed:	43,880
			Situs: 514 W RICHARD	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			43,880	0	43,880

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2018

PROPERTY **4005495** R 05/13/2005

Legal Description
ORIG TOWN, BLOCK 1, LOT 7-16

OWNER ID
27890

OWNERSHIP
100.00%

VELIZ VELMA
PO BOX 792
KINGSVILLE, TX 78364-0792

Ref ID2: R22890
100100107001192 Map ID C1

ACRES:
EFF. ACRES:

SITUS 500 W SANTA GERTRUDIS BLK TX

APPR VAL METHOD: Cost

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values		
IMPROVEMENTS		40,740
LAND MARKET	+	25,000
MARKET VALUE	=	65,740
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	65,740
HS CAP LOSS	-	0
ASSESSED VALUE	=	65,740

GENERAL

UTILITIES		LAST APPR.	IE/LR/CT
TOPOGRAPHY		LAST APPR. YR	2016
ROAD ACCESS	PC	LAST INSP. DATE	10/26/2015
ZONING		NEXT INSP. DATE	
BUILDER			
NEXT REASON			

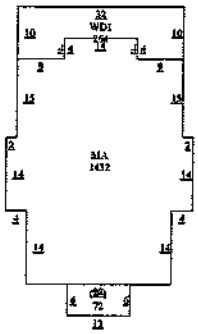
REMARKS FOR '16 IMPR SEG #1 ADD EFF YR BLT 1980 - ADJ DEPR - IMPR SEG #2 UNFLAT IMPS - ADD EFF YR BLT 1961 - ADJ DEPR TO 20% - ADD 21% PHYS (TO OBTAIN 2K VAL) PER PHYS INSP -

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
03/26/2009	REM	2000	A	40,000
03/02/2009	S & W	800	A	0

SALE DT	PRICE	GRANTOR	DEED INFO
01/23/2008	*****	BAILEY LEO L EST	WDVL / 382 / 306
10/19/2007	*****	BAILEY LEO L EST	QCD / 376 / 445
02/18/2005	*****	BAILEY LEO L EST	QCD / 302 / 077

SKETCH for Improvement #1 (COMMERCIAL)



EXEMPTIONS

PICTURE



SUBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF3/	1,432.0	39.77	1	1945	1980	62,350	60%	100%	100%	100%	100%	0.60	37,410
	OP1	OPEN PORCH B	R	*/	72.0	7.95	1	1945	1980	570	60%	100%	100%	100%	100%	0.60	340
	WD1	WOOD DECK BA	R	*/	264.0	5.97	1	2008	1980	1,580	60%	100%	100%	100%	100%	0.60	950
1.	COMMERCIAL		STCD: B3		1,768.0	Homesite: N				64,500							38,700

IMPROVEMENT FEATURES

Heating/Cooling	1	CF3	3,952
Plumbing	1	2	1,450
Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM1	0
Flooring	1	FL9	0
			5,402

SUBD: S001 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	B3		FF100D140	B3	N	FF	250X140	100.00	25,000	1.00	1.00	A	25,000	NO			0.00	0
													25,000					0

Comment: F: 250 R: 250 D: 140 FF

Effective Date of Appraisal: January 1 Date Printed: 01/10/2019 08:59:31AM by NORMAA

True Automation, Inc.

Kleberg CAD

Property Search > 22990 VELIZ VELMA for Year 2024

Tax Year: 2024 - Values not available

Property

Account

Property ID:	22990	Legal Description:	ORIG TOWN, BLOCK 1, LOT 1-9
Geographic ID:	100100101000192	Zoning:	
Type:	Real	Agent Code:	55916
Property Use Code:			
Property Use Description:			

Location

Address:	500 W SANTA GERTRUDIS BLK TX	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	VELIZ VELMA	Owner ID:	27890
Mailing Address:	PO BOX 792 KINGSVILLE, TX 78364-0792	% Ownership:	100.0000000000%
		Exemptions:	

Values

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

Taxing Jurisdiction

Owner: VELIZ VELMA
% Ownership: 100.0000000000%
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: COMMERCIAL **State Code:** B3 **Living Area:** 1432.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF4	EW1	1945	1432.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1945	72.0
WDFA	WOOD DECK FRAME AVERAGE	*		2009	264.0

Improvement #2: COMMERCIAL **State Code:** B3 **Living Area:** 1432.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF4	EW1	1945	1432.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1945	72.0
WDFA	WOOD DECK FRAME AVERAGE	*		2009	264.0

Improvement #3: COMMERCIAL **State Code:** B3 **Living Area:** 1432.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF4	EW1	1945	1432.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1945	72.0
WDFA	WOOD DECK FRAME AVERAGE	*		2009	264.0

Improvement #4: COMMERCIAL **State Code:** B3 **Living Area:** 1432.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF4	EW1	1945	1432.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1945	72.0
WDFA	WOOD DECK FRAME AVERAGE	*		2008	264.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value

1	B3	B3		0.7231	31500.00	225.00	140.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	$257,400	$22,500	0	279,900	$0	$279,900
2021	$122,340	$15,000	0	137,340	$0	$137,340
2020	$113,400	$15,000	0	128,400	$0	$128,400
2019	$113,400	$15,000	0	128,400	$0	$128,400
2018	$116,100	$15,000	0	131,100	$0	$131,100
2017	$116,100	$15,000	0	131,100	$0	$131,100
2016	$116,100	$15,000	0	131,100	$0	$131,100
2015	$116,100	$15,000	0	131,100	$0	$131,100
2014	$116,100	$15,000	0	131,100	$0	$131,100
2013	$116,100	$15,000	0	131,100	$0	$131,100
2012	$116,100	$15,000	0	131,100	$0	$131,100
2011	$116,100	$15,000	0	131,100	$0	$131,100
2010	$116,100	$15,000	0	131,100	$0	$131,100

Questions Please Call (361) 595-5775

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

Website version: 1.2.2.33 Database last updated on: 1/16/2024 8:17 PM © N. Harris Computer Corporation

Kleberg CAD

Property Search > 4005495 VELIZ VELMA for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	4005495	Legal Description:	ORIG TOWN, BLOCK 1, LOT 10-16
Geographic ID:	100100107001192	Zoning:	
Type:	Real	Agent Code:	55916
Property Use Code:			
Property Use Description:			

Location

Address:	500 W SANTA GERTRUDIS BLK TX	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	VELIZ VELMA	Owner ID:	27890
Mailing Address:	PO BOX 792 KINGSVILLE, TX 78364-0792	% Ownership:	100.0000000000%
		Exemptions:	

Values

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

Taxing Jurisdiction

Owner: VELIZ VELMA
% Ownership: 100.0000000000%
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CKI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A

SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: COMMERCIAL **State Code:** B3 **Living Area:** 1144.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF4	EW1	1940	1144.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1940	66.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	B3	B3	0.5624	24500.00	175.00	140.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	$3,310	$17,500	0	20,810	$0	$20,810
2021	$43,690	$25,000	0	68,690	$0	$68,690
2020	$40,600	$25,000	0	65,600	$0	$65,600
2019	$40,600	$25,000	0	65,600	$0	$65,600
2018	$40,740	$25,000	0	65,740	$0	$65,740
2017	$40,740	$25,000	0	65,740	$0	$65,740
2016	$40,740	$25,000	0	65,740	$0	$65,740
2015	$40,700	$25,000	0	65,700	$0	$65,700
2014	$40,700	$25,000	0	65,700	$0	$65,700
2013	$40,700	$25,000	0	65,700	$0	$65,700
2012	$40,700	$25,000	0	65,700	$0	$65,700
2011	$40,700	$25,000	0	65,700	$0	$65,700
2010	$40,700	$25,000	0	65,700	$0	$65,700

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/23/2008	WDVL	WARRANTY DEED W/VENDOR'S LEIN	BAILEY LEO L EST	VELIZ VELMA	382	306	
2	10/19/2007	QCD	QUIT CLAIM DEED	BAILEY LEO L EST	BAILEY LEO L EST	376	445	
3	2/18/2005	QCD	QUIT CLAIM DEED	BAILEY LEO L EST	BAILEY LEO L EST	302	077	

Tax Due

Property Tax Information as of 01/17/2024

Amount Due if Paid on:

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

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

Questions Please Call (361) 595-5775

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

Website version: 1.2.2.33 Database last updated on: 1/16/2024 8:17 PM © N. Harris Computer Corporation

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY 4005495 R 05/13/2005

Legal Description
ORIG TOWN, BLOCK 1, LOT 7-16

OWNER ID 27890

OWNERSHIP 100.00%

PROPERTY APPRAISAL INFORMATION 2018

VELIZ VELMA
PO BOX 792
KINGSVILLE, TX 78364-0792

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values		
IMPROVEMENTS		40,740
LAND MARKET	+	25,000
MARKET VALUE	=	65,740
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	65,740
HS CAP LOSS	-	0
ASSESSED VALUE	=	65,740

100100107001192 Ref ID2: R22990 Map ID C1

ACRES:
EFF. ACRES:

SITUS 500 W SANTA GERTRUDIS BLK TX

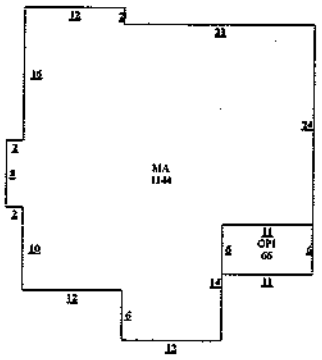
APPR VAL METHOD: Cost

GENERAL

UTILITIES		LAST APPR.	IE/LR/CT
TOPOGRAPHY		LAST APPR. YR	2016
ROAD ACCESS	PC	LAST INSP. DATE	10/26/2015
ZONING		NEXT INSP. DATE	
BUILDER			
NEXT REASON			

REMARKS FOR '16 IMPR SEG #1 ADD EFF YR BLT 1980 - ADJ DEPR - IMPR SEG #2 UNFLAT IMPS - ADD EFF YR BLT 1961 - ADJ DEPR TO 20% - ADD 21% PHYS (TO OBTAIN 2K VAL) PER PHYS INSP -

SKETCH for Improvement #2 (COMMERCIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
03/26/2009	REM	2000	A	40,000
03/02/2009	S & W	800	A	0

SALE DT	PRICE	GRANTOR	DEED INFO
01/23/2008	*****	BAILEY LEO L EST	WDVL / 382 / 306
10/19/2007	*****	BAILEY LEO L EST	QCD / 376 / 445
02/18/2005	*****	BAILEY LEO L EST	QCD / 302 / 077

SUBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF3/	1,144.0	42.09	1	1940	1961	48,150	20%	21%	100%	100%	100%	0.04	2,020
	OP1	OPEN PORCH B	R	*/	66.0	8.42	1	1940	1961	560	20%	21%	100%	100%	100%	0.04	20
2	COMMERCIAL		STCD: B3		1,210.0		Homesite: N			48,710							2,040

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN4	0
Roof Style	RT2,RM1		0
Flooring	1	FL6	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

SUBD: S001 100.00% NBHD:

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE

Effective Date of Appraisal: January 1 Date Printed: 01/10/2019 08:59:32AM by NORMAA

True Automation, Inc.

Kleberg CAD

Property Search Results > 4005495 VELIZ VELMA for Year 2019

Property

Account

Property ID:	4005495	Legal Description:	ORIG TOWN, BLOCK 1, LOT 7-16
Geographic ID:	100100107001192	Agent Code:	ID:55916
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	500 W SANTA GERTRUDIS BLK TX	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	VELIZ VELMA	Owner ID:	27890
Mailing Address:	PO BOX 792 KINGSVILLE, TX 78364-0792	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$48,840	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$25,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$73,840	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$73,840	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$73,840	

Taxing Jurisdiction

Improvement / Building

Improvement #1: COMMERCIAL **State Code:** B3 **Living Area:** 1432.0 sqft **Value:** $45,840

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW1	1945	1432.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1945	72.0

WDFA	WOOD DECK FRAME AVERAGE	*	2008	264.0

Improvement #2: COMMERCIAL **State Code:** B3 **Living Area:** 1144.0 sqft **Value:** $3,000

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW1	1940	1144.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1940	66.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	B3	B3	0.8035	35000.00	250.00	140.00	$25,000	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	$40,740	$25,000	0	65,740	$0	$65,740
2017	$40,740	$25,000	0	65,740	$0	$65,740
2016	$40,740	$25,000	0	65,740	$0	$65,740
2015	$40,700	$25,000	0	65,700	$0	$65,700
2014	$40,700	$25,000	0	65,700	$0	$65,700
2013	$40,700	$25,000	0	65,700	$0	$65,700
2012	$40,700	$25,000	0	65,700	$0	$65,700
2011	$40,700	$25,000	0	65,700	$0	$65,700
2010	$40,700	$25,000	0	65,700	$0	$65,700
2009	$68,220	$25,000	0	93,220	$0	$93,220
2008	$56,860	$25,000	0	81,860	$0	$81,860
2007	$56,860	$25,000	0	81,860	$0	$81,860
2006	$52,720	$25,000	0	77,720	$0	$77,720
2005	$55,700	$25,000	0	80,700	$0	$80,700

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/23/2008	WDVL	WARRANTY DEED W/VENDOR'S LEIN	BAILEY LEO L EST	VELIZ VELMA	382	306	
2	10/19/2007	QCD	QUIT CLAIM DEED	BAILEY LEO L EST	BAILEY LEO L EST	376	445	
3	2/18/2005	QCD	QUIT CLAIM DEED	BAILEY LEO L EST	BAILEY LEO L EST	302	077	

Questions Please Call (361) 595-5775

Website version: 1.2.2.14 Database last updated on: 1/8/2019 8:21 PM © N. Harris Computer Corporation

STATEMENT OF ALL TAXES DUE

ACCT # 1-001-001-01000-192
DATE 01/10/2019
SD

MELISSA T DELAGARZA, PCC
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

Property Description
ORIG TOWN, BLOCK 1, LOT 1-6

TOWN -
ACRES - .482

LOCATION- 500 W SANTA GERTRUDISBLK

Values

LAND MKT VALUE	15,000	IMPR/PERS MKT VAL	116,100
LAND AGR VALUE		MKT. BEFORE EXEMP	131,100
		LIMITED TXBL. VAL	

EXEMPTIONS GRANTED: NONE

VELIZ VELMA

PO BOX 5202

KINGSVILLE TX 78364-5202

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2018	.00	.00	.00	.00
	.00	.00	.00	.00

TOTAL DUE 01/2019	.00
ACCT # 1-001-001-01000-192 TOTAL DUE 02/2019	.00
TOTAL DUE 03/2019	.00
TOTAL DUE 04/2019	.00

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	.00	.00	.00	.00
CITY OF KINGSVILLE	.00	.00	.00	.00
KINGSVILLE ISD	.00	.00	.00	.00
SOUTH TX WATER AUTH	.00	.00	.00	.00

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	1,024.48
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	1,088.13
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	1,991.28
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	113.62
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	4,217.51

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonlinerecords.com
A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

ND811-LRKC

STATEMENT OF ALL TAXES DUE

ACCT # 1-001-001-07001-192
DATE 01/10/2019
SD

MELISSA T DELAGARZA, PCC
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

Property Description

ORIG TOWN, BLOCK 1, LOT 7-16

TOWN -
ACRES - .803

LOCATION- 500 W SANTA GERTRUDISBLK

Values

LAND MKT VALUE	25,000	IMPR/PERS MKT VAL	40,740
LAND AGR VALUE		MKT. BEFORE EXEMP	65,740
		LIMITED TXBL. VAL	

EXEMPTIONS GRANTED: NONE

VELIZ VELMA

PO BOX 5202

KINGSVILLE TX 78364-5202

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2018	.00	.00	.00	.00
	.00	.00	.00	.00

ACCT # 1-001-001-07001-192

TOTAL DUE 01/2019	**.00**
TOTAL DUE 02/2019	.00
TOTAL DUE 03/2019	.00
TOTAL DUE 04/2019	.00

BREAKDOWN OF TAX DUE BY JURISDICTION

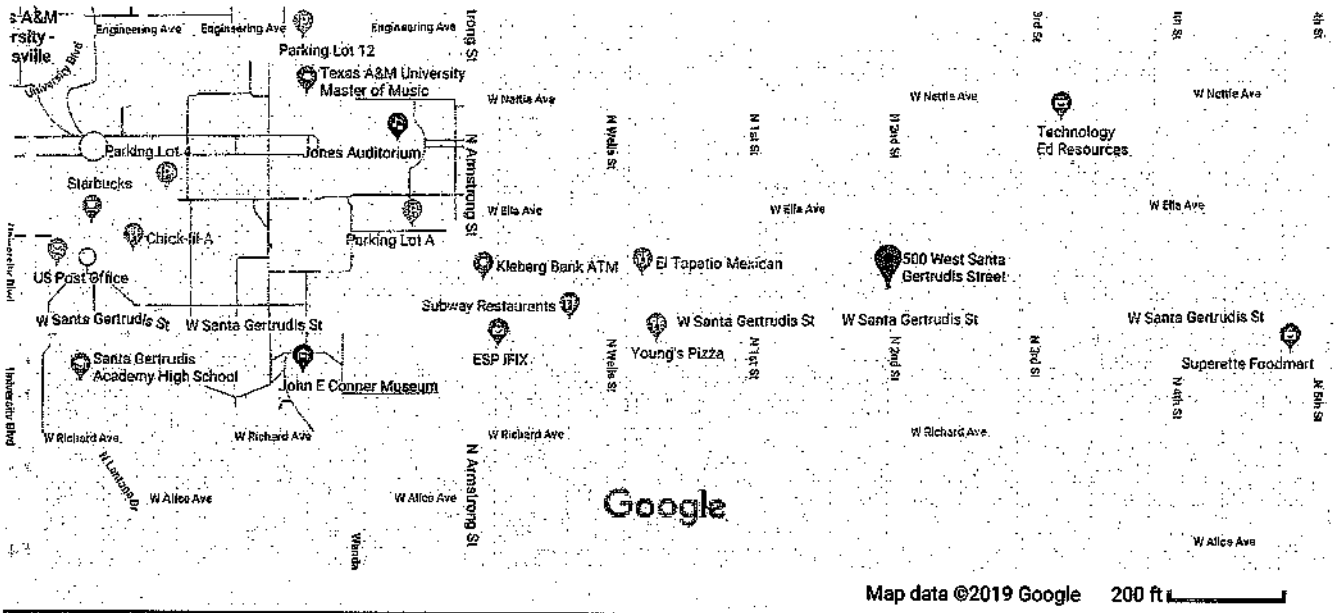
JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	.00	.00	.00	.00
CITY OF KINGSVILLE	.00	.00	.00	.00
KINGSVILLE ISD	.00	.00	.00	.00
SOUTH TX WATER AUTH	.00	.00	.00	.00

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	513.73
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	545.64
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	998.52
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	56.97
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	2,114.86

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A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

ND811-LRKC

Google Maps 500 W Santa Gertrudis St

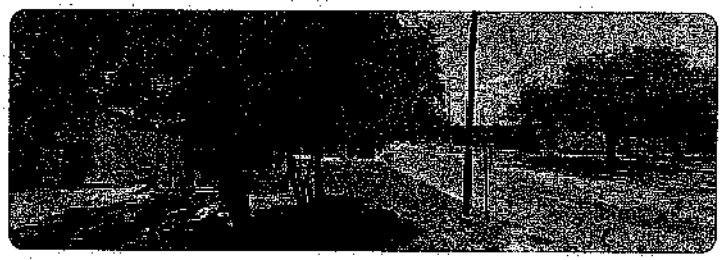




500 W Santa Gertrudis St

Kingsville, TX 78363

G4FG+5G Kingsville, Texas



KLEBERG COUNTY APPRAISAL DISTRICT — PROPERTY APPRAISAL INFORMATION 2024

PROPERTY 22990 R

Legal Description
ORIG TOWN, BLOCK 1, LOT 1-9

OWNER ID 27890

OWNERSHIP 100.00%

VELIZ VELMA
PO BOX 792
KINGSVILLE, TX 78364-0792

Ref ID2: R22990
I00100101000192 Map ID C1

ACRES:
EFF. ACRES:

SITUS 500 W SANTA GERTRUDIS BLK TX

APPR VAL METHOD: Cost

Entities		Values		
CAD	100%	IMPROVEMENTS		259,600
CKI	100%	LAND MARKET	+	33,750
GKL	100%	MARKET VALUE	=	293,350
SKI	100%	PRODUCTIVITY LOSS	-	0
WST	100%	APPRAISED VALUE	=	293,350
		CAP LOSS	-	0
		ASSESSED VALUE	=	293,350

GENERAL

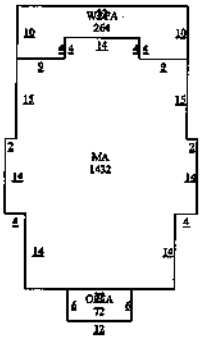
UTILITIES		LAST APPR.	IE
TOPOGRAPHY		LAST APPR. YR	2023
ROAD ACCESS	PC	LAST INSP. DATE	04/12/2023
ZONING		NEXT INSP. DATE	
BUILDER			
NEXT REASON			

REMARKS: FOR 2023 CHG LAND TABLE TO FF150D140 PER IE 4/12/23 5/5/23 JO -- FOR '22 ADD IMP SEG #1 & LOTS 7-9 FROM ACCT #4005495 PER OWNERS REQUEST ON FILE 7/12/22 7/13/22

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
03/14/2008	REM	0	A	2,000

SALE DT	PRICE	GRANTOR	DEED INFO
01/23/2008		BAILEY LEO L EST	WDVL / 382 / 306
02/18/2005		BAILEY LEO L EST	QCD / 302 / 077
04/21/2004		BAILEY LEO L EST	PROB 5240



EXEMPTIONS

PICTURE



SUBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

L#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF4/	1,432.0	66.84	1	1945	1991	*	104,550	60%	100%	100%	100%	100%	0.60	62,730
	OPFA	OPEN PORCH F	R	*/	72.0	13.37	1	1945	1991	*	960	60%	100%	100%	100%	100%	0.60	580
	WDFA	WOOD DECK FR	R	*/	264.0	10.03	1	2009	1991	*	2,650	60%	100%	100%	100%	100%	0.60	1,590
1	COMMERCIAL			STCD: B3	1,768.0		Homesite: N				108,160							64,900

IMPROVEMENT FEATURES

Heating/Cooling	1	CF4	8,835
Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM1	0
Flooring	1	FL9	0
Plumbing	1	2	0
			8,835

SUBD: S001 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1	B3		FF150D140	B3	N	FF	225X140	150.00	33,750	1.00	1.00	A	33,750	NO			0.00	0
													33,750					0

Comment: F: 150 R: 150 D: 140 FF

Effective Date of Appraisal: January 1 Date Printed: 06/27/2024 11:38:54AM by VICKI

KLEBERG COUNTY APPRAISAL DISTRICT — PROPERTY APPRAISAL INFORMATION 2024

PROPERTY 22990 R
Legal Description
ORIG TOWN, BLOCK 1, LOT 1-9

OWNER ID 27890
OWNERSHIP 100.00%

VELIZ VELMA
PO BOX 792
KINGSVILLE, TX 78364-0792

Entities

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values

IMPROVEMENTS		259,600
LAND MARKET	+	33,750
MARKET VALUE	=	293,350
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	293,350
CAP LOSS	-	0
ASSESSED VALUE	=	293,350

Ref ID2: R22990
100100101000192 Map ID C1

ACRES:
EFF. ACRES:

SITUS 500 W SANTA GERTRUDIS BLK TX

APPR VAL METHOD: Cost

GENERAL

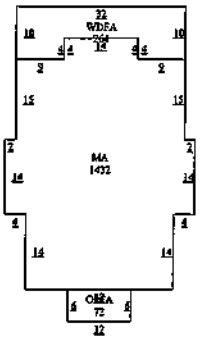
UTILITIES		LAST APPR.	IE
TOPOGRAPHY		LAST APPR. YR	2023
ROAD ACCESS	PC	LAST INSP. DATE	04/12/2023
ZONING		NEXT INSP. DATE	
BUILDER			
NEXT REASON			

REMARKS: FOR 2023 CHG LAND TABLE TO FF150D140 PER IE 4/12/23 5/5/23 JO – FOR '22 ADD IMP SEG #1 & LOTS 7-9 FROM ACCT #4005495 PER OWNERS REQUEST ON FILE 7/12/22 7/13/22

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
03/14/2008	REM	0	A	2,000

SALE DT	PRICE	GRANTOR	DEED INFO
01/23/2008		BAILEY LEO L EST	WDVL / 382 / 306
02/18/2005		BAILEY LEO L EST	QCD / 302 / 077
04/21/2004		BAILEY LEO L EST	PROB 5240



EXEMPTIONS

PICTURE



SUBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF4/	1,432.0	66.84	1	1945	1991	*	104,550	60%	100%	100%	100%	100%	0.60	62,730
	OPFA	OPEN PORCH F	R	*/	72.0	13.37	1	1945	1991	*	960	60%	100%	100%	100%	100%	0.60	580
	WDFA	WOOD DECK FR	R	*/	264.0	10.03	1	2009	1991	*	2,650	60%	100%	100%	100%	100%	0.60	1,590
2	COMMERCIAL		STCD: B3		1,768.0		Homesite: N				108,160							64,900

IMPROVEMENT FEATURES

Heating/Cooling	1	CF4	8,835
Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM1	0
Flooring	1	FL9	0
Plumbing	1	2	0
			8,835

SUBD: S001 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE

Effective Date of Appraisal: January 1 Date Printed: 06/27/2024 11:38:55AM by VICKI

KLEBERG COUNTY APPRAISAL DISTRICT — PROPERTY APPRAISAL INFORMATION 2024

PROPERTY 22990 R
Legal Description
ORIG TOWN, BLOCK 1, LOT 1-9

OWNER ID 27890
OWNERSHIP 100.00%

VELIZ VELMA
PO BOX 792
KINGSVILLE, TX 78364-0792

Ref ID2: R22990
00100101000192 Map ID C1

ACRES:
EFF. ACRES:

SITUS 500 W SANTA GERTRUDIS BLK TX

APPR VAL METHOD: Cost

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values		
IMPROVEMENTS		259,600
LAND MARKET	+	33,750
MARKET VALUE	=	293,350
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	293,350
CAP LOSS	-	0
ASSESSED VALUE	=	293,350

GENERAL

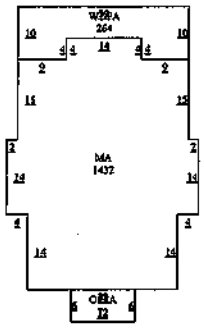
UTILITIES		LAST APPR.	IE
TOPOGRAPHY		LAST APPR. YR	2023
ROAD ACCESS	PC	LAST INSP. DATE	04/12/2023
ZONING		NEXT INSP. DATE	
BUILDER			
NEXT REASON			

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BUILDING PERMITS

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SALE DT	PRICE	GRANTOR	DEED INFO
01/23/2008		BAILEY LEO L EST	WDVL / 382 / 306
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EXEMPTIONS

PICTURE



SUBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

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	OPFA	OPEN PORCH F	R	*/	72.0	13.37	1	1945	1991	*	960	60%	100%	100%	100%	100%	0.60	580
	WDFA	WOOD DECK FR	R	*/	264.0	10.03	1	2009	1991	*	2,650	60%	100%	100%	100%	100%	0.60	1,590
3	COMMERCIAL			STCD: 63	1,768.0		Homesite: N				108,160							64,900

IMPROVEMENT FEATURES

Heating/Cooling	1	CF4	8,835
Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN4	0
Roof Style	1	RT2	0
Flooring	1	FL9	0
Plumbing	1	2	0
			8,835

SUBD: S001 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

Ld	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE

Effective Date of Appraisal: January 1 Date Printed: 06/27/2024 11:36:55AM by VICKI

KLEBERG COUNTY APPRAISAL DISTRICT — PROPERTY APPRAISAL INFORMATION 2024

PROPERTY 22990 R

Legal Description
ORIG TOWN, BLOCK 1, LOT 1-9

OWNER ID 27890
OWNERSHIP 100.00%

VELIZ VELMA
PO BOX 792
KINGSVILLE, TX 78364-0792

Ref ID2: R22990
00100101000192 Map ID C1

ACRES:
EFF. ACRES:

SITUS 500 W SANTA GERTRUDIS BLK TX

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CKI	100%
GKL	100%
SKI	100%
WST	100%

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GENERAL

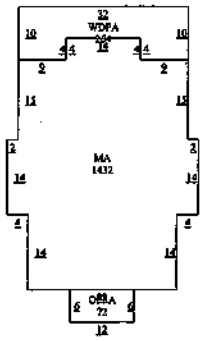
UTILITIES
TOPOGRAPHY
ROAD ACCESS PC
ZONING
BUILDER
NEXT REASON
REMARKS FOR 2023 CHG LAND TABLE TO FF150D140 PER IE 4/12/23 5/5/23 JO -- FOR '22 ADD IMP SEG #1 & LOTS 7-9 FROM ACCT #4005495 PER OWNERS REQUEST ON FILE 7/12/22 7/13/22

LAST APPR. IE
LAST APPR. YR 2023
LAST INSP. DATE 04/12/2023
NEXT INSP. DATE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
03/14/2008	REM	0	A	2,000

SALE DT	PRICE	GRANTOR	DEED INFO
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02/18/2005		BAILEY LEO L EST	QCD / 302 / 077
04/21/2004		BAILEY LEO L EST	PROB 5240



EXEMPTIONS

PICTURE



IMPROVEMENT INFORMATION

SUBD: S001 100.00% NBHD:

LN	TYPE	DESCRIPTION	MTH ID	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	MA	MAIN AREA	R	FF4/	1,432.0	66.84	1	1945	1991	*	104,550	60%	100%	100%	100%	100%	0.60	62,730
2	OPFA	OPEN PORCH F	R	*/	72.0	13.37	1	1945	1991	*	960	60%	100%	100%	100%	100%	0.60	580
3	WDFA	WOOD DECK FR	R	*/	264.0	10.03	1	2008	1991	*	2,650	60%	100%	100%	100%	100%	0.60	1,590
4	COMMERCIAL			STCD: 63	1,768.0		Homesite: N				108,160							64,900

IMPROVEMENT FEATURES

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Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM1	0
Flooring	1	FL9	0
Plumbing	1	2	0
			8,835

LAND INFORMATION

SUBD: S001 100.00% NBHD: IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

LN	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE

Effective Date of Appraisal: January 1 Date Printed: 06/27/2024 11:38:56AM by VICKI

KLEBERG COUNTY APPRAISAL DISTRICT — PROPERTY APPRAISAL INFORMATION 2024

PROPERTY 4005495 R 05/13/2005

Legal Description
ORIG TOWN, BLOCK 1, LOT 10-16

OWNER ID 27890

OWNERSHIP 100.00%

VELIZ VELMA
PO BOX 792
KINGSVILLE, TX 78364-0792

Ref ID2: R22990
00100107001192 Map ID C1

ACRES:
EFF. ACRES:

SITUS 500 W SANTA GERTRUDIS BLK TX

APPR VAL METHOD: Cost

Entities		Values		
CAD	100%	IMPROVEMENTS		3,370
CKI	100%	LAND MARKET	+	26,250
GKL	100%	MARKET VALUE	=	29,620
SKI	100%	PRODUCTIVITY LOSS	-	0
WST	100%	APPRAISED VALUE	=	29,620
		CAP LOSS	-	0
		ASSESSED VALUE	=	29,620

GENERAL

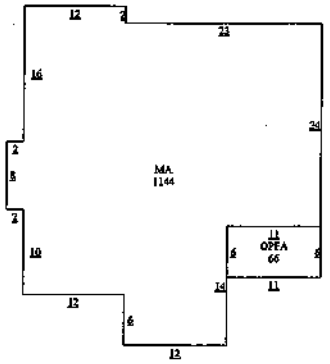
UTILITIES		LAST APPR.	IE
TOPOGRAPHY		LAST APPR. YR	2023
ROAD ACCESS	PC	LAST INSP. DATE	04/28/2023
ZONING		NEXT INSP. DATE	
BUILDER			
NEXT REASON			

REMARKS: FOR '23 CHG # BATHS PER IE 4/28/23 5/22/23 JO -- FOR 2023 CHG LAND TABLE TO FF150D140 PER IE 4/12/23 5/5/23 JO -- FOR '22 SPLIT IMP SEG #1 & LOTS 7-9 TO ACCT #22990 PER

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
03/26/2009	REM	2000	A	40,000
03/02/2009	S & W	800	A	0

SALE DT	PRICE	GRANTOR	DEED INFO
01/23/2008		BAILEY LEO L EST	WDVL / 382 / 306
10/19/2007		BAILEY LEO L EST	QCD / 376 / 446
02/18/2005		BAILEY LEO L EST	QCD / 302 / 077



EXEMPTIONS

PICTURE



SUBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF4/	1,144.0	69.20	1	1940	1961	*	79,170	20%	21%	100%	100%	100%	0.04	3,330
	OPFA	OPEN PORCH F	R	7/	66.0	13.84	1	1940	1961	*	910	20%	21%	100%	100%	100%	0.04	40
1.	COMMERCIAL		STCD:	B3	1,210.0		Homesite: N				80,080							3,370

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM1	0
Flooring	1	FL6	0
Heating/Cooling	1	HA2	0
Plumbing	1	2	0
			0

SUBD: S001 100.00% NBHD:

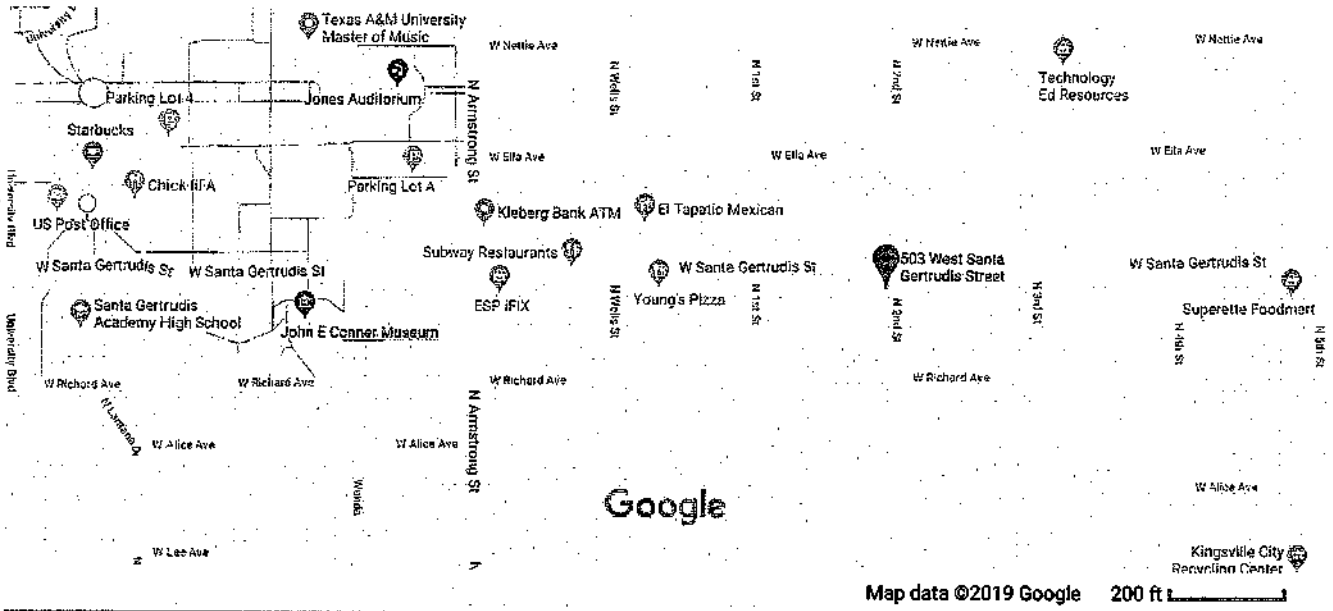
LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	B3		FF150D140	B3	N	FF	175X140	150.00	26,250	1.00	1.00	A	26,250	NO			0.00	0
Comment: F:175.0 R: 250 D: 175.0 FF													26,250					0

Effective Date of Appraisal: January 1 Date Printed: 06/27/2024 11:38:57AM by VICKI

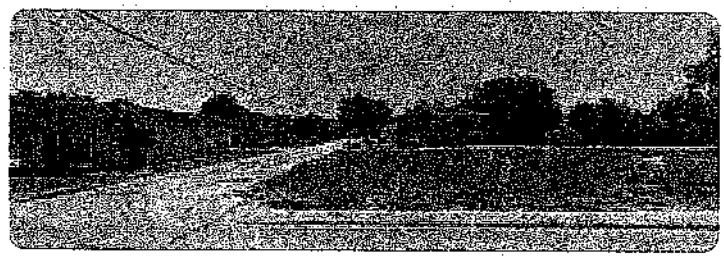
Google Maps 503 W Santa Gertrudis St





503 W Santa Gertrudis St

Kingsville, TX 78363



CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

JANUARY 11, 2019

VELMA VELIZ
P.O. BOX 5202
KINGSVILLE, TX 78364

Re: ORIG TOWN, BLOCK 1 LOT 7-16 (500 W SANTA GERTRUDIS BLK)
503 W SANTA GERTRUDIS

Dear Sir or Madam:

It has been determined that the structure at **503 W SANTA GERTRUDIS** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by

virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

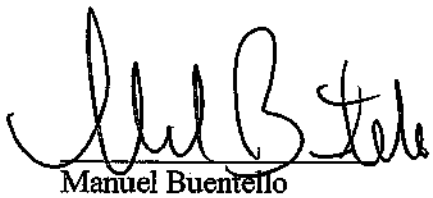
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,



Manuel Buentello
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

JANUARY 23, 2024

VELMA VELIZ
P.O. BOX 792
KINGSVILLE, TX, 78363

Re: ORIG TOWN, BLOCK 1, LOT 10-16 500 W SANTA GERTRUDIS BLK KINGSVILLE TX 78363

Dear Sir or Madam:

It has been determined that the structure at 500 W Santa Gertrudis Blk Kingsville, TX 78363 is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of

such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE LOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE A WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through the City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Belinda Tarver
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7021 0950 0000 4793 9248

JUNE 24, 2024

VELMA VELIZ
P.O. BOX 792
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 500 W SANTA GERTRUDIS KINGSVILLE TX**

Dear Sir or Madam:

On JANUARY 23, 2024, a letter was sent from the City of Kingsville stating that your property located at **500 W SANTA GERTRUDIS** was a fire hazard or was dangerous to human life or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

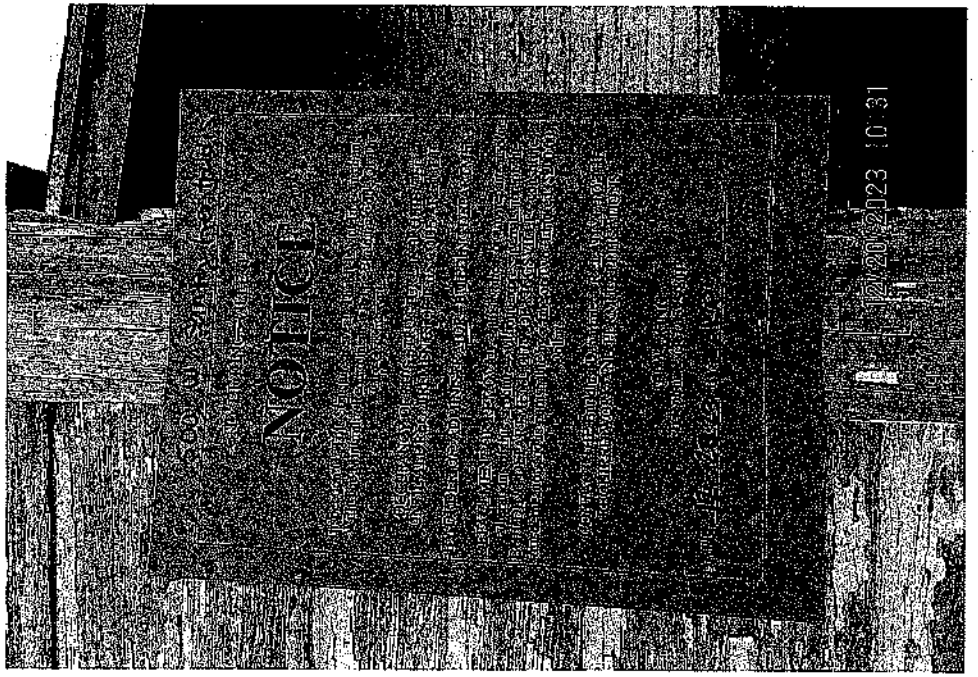
You are hereby cited to appear before the City Commission at a public hearing on **Monday, AUGUST 26, 2024,** at **5:00 p.m**. to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **AUGUST 26, 2024.**

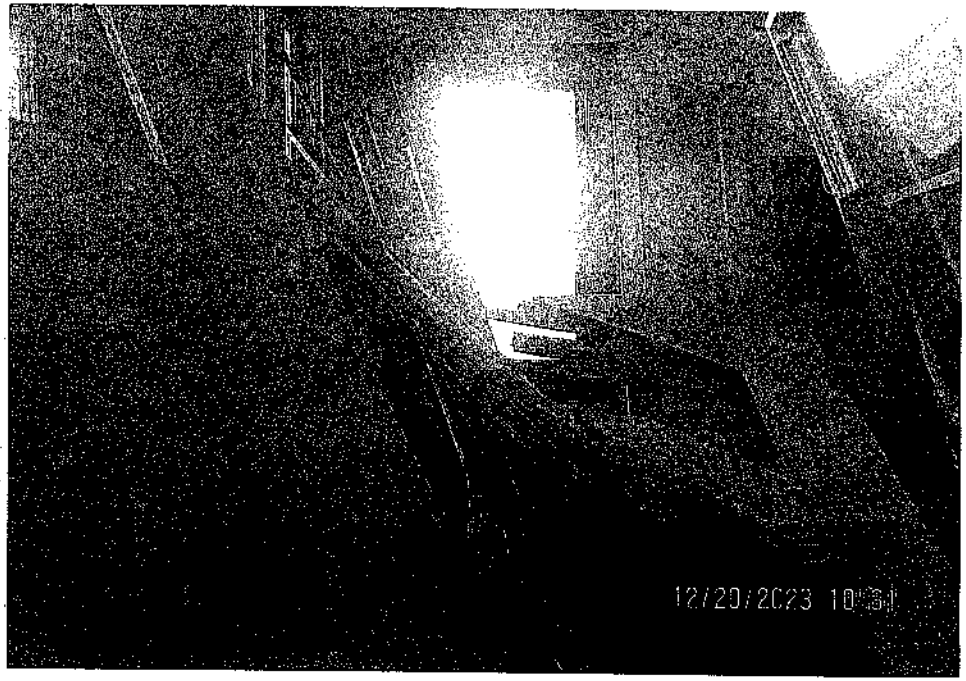
The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Belinda Tarver
Building Official


NORTH
12/20/2023 10:31


12/20/2023 10:31


12/20/2023 10:32


12/20/2023 10:31

12/20/2023

12/20/2023

12/20/2023

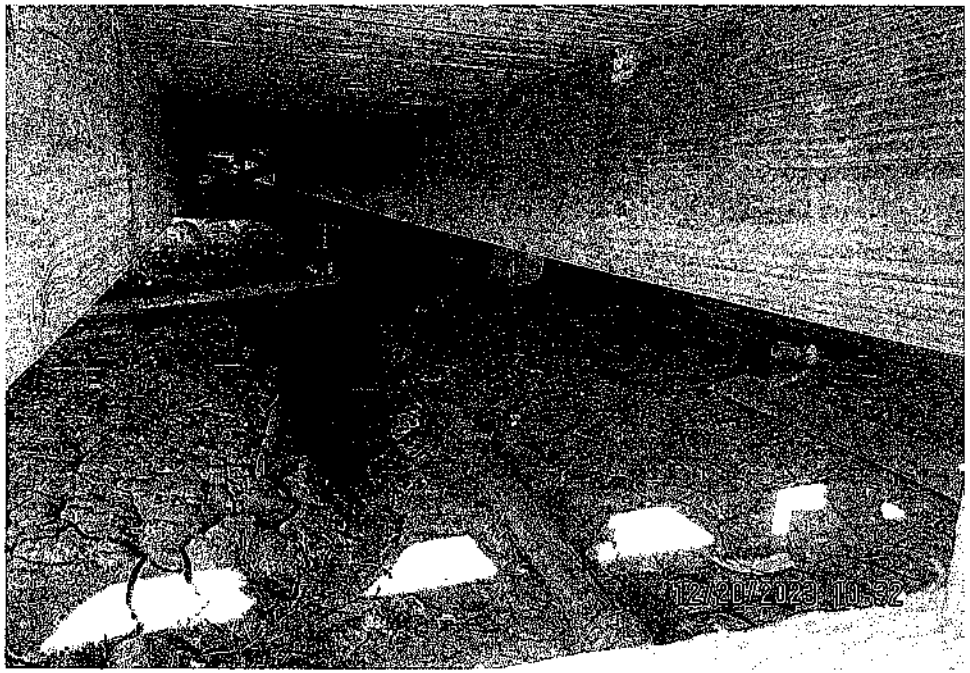
12/20/2023

12/20/2023 10:31

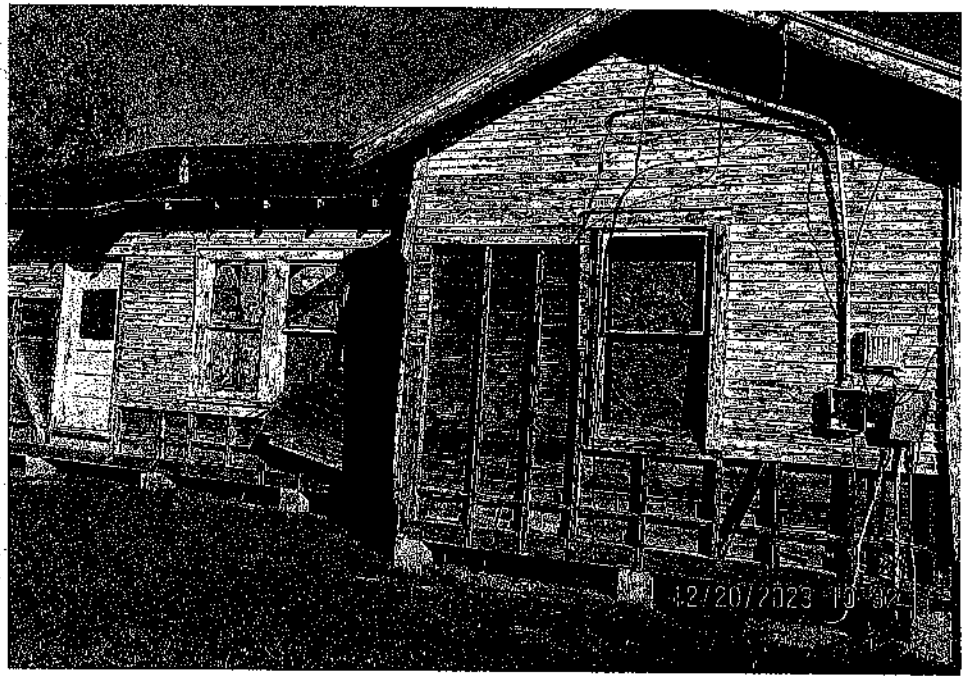
12/20/2023 10:31

12/20/2023 10:31

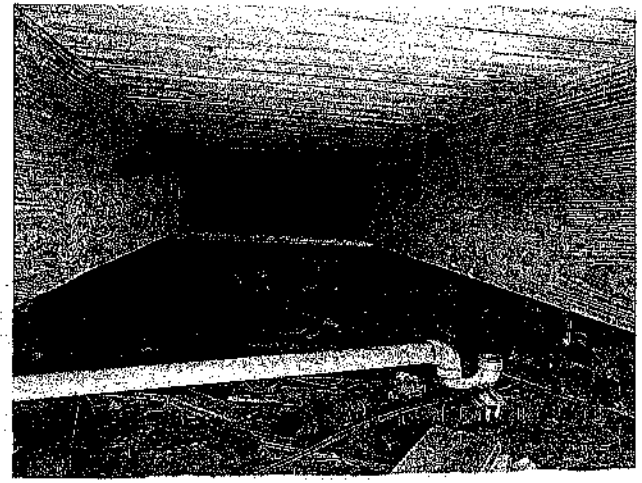
12/20/2023 10:31



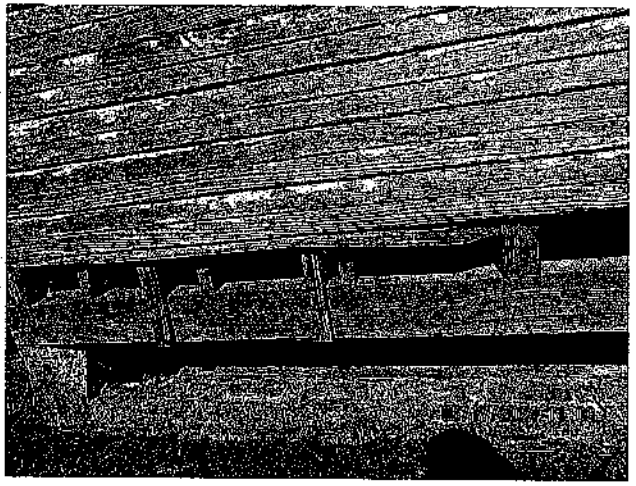

12/20/2023 10:32





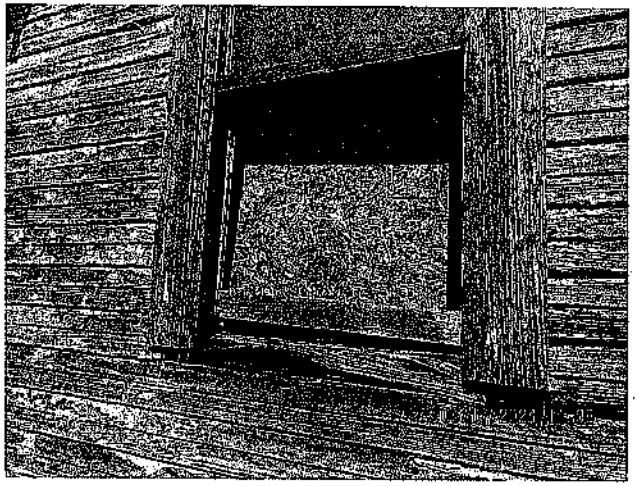


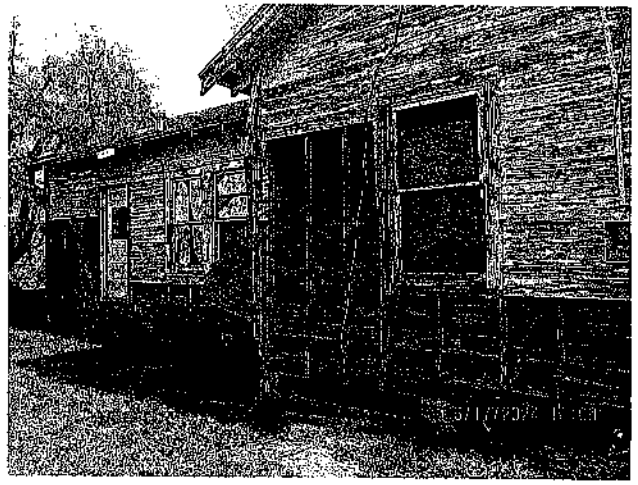




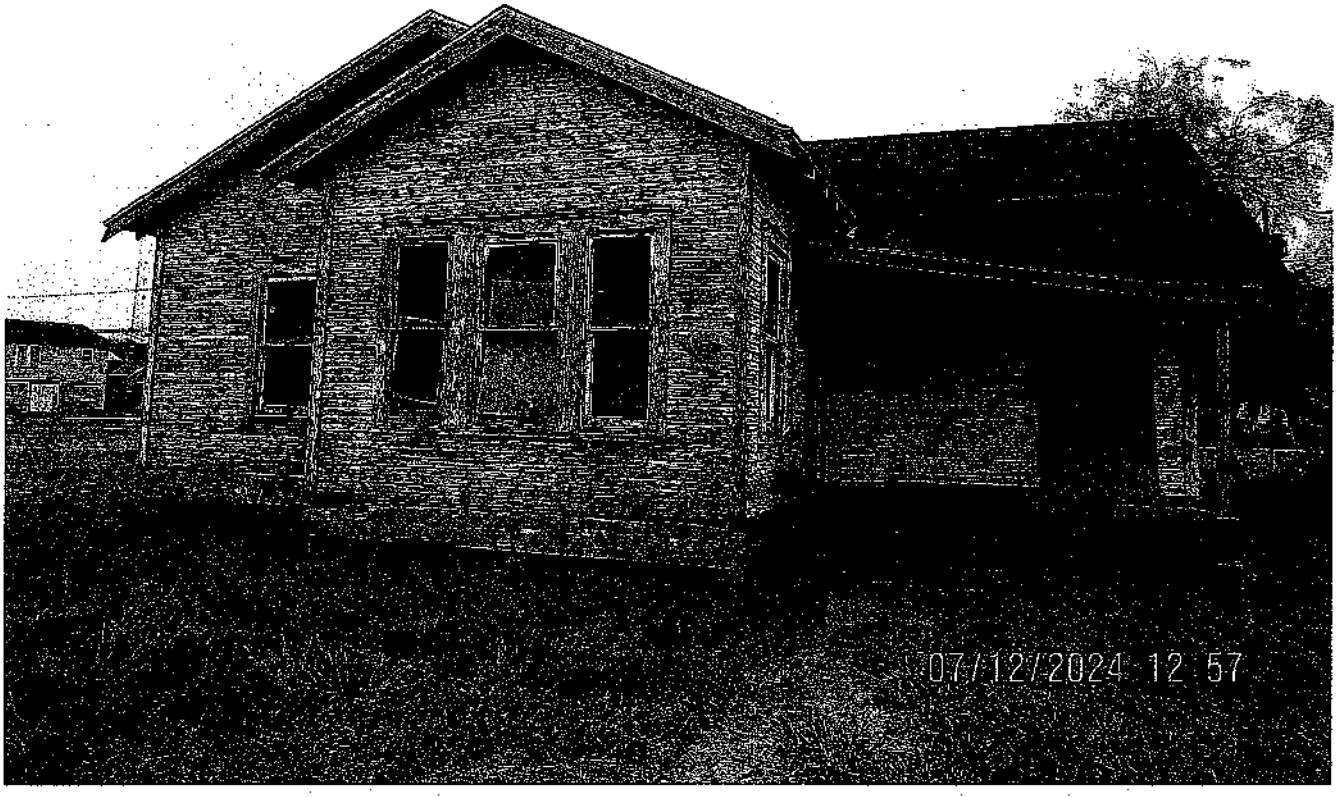
500 W Santa Gertrudis

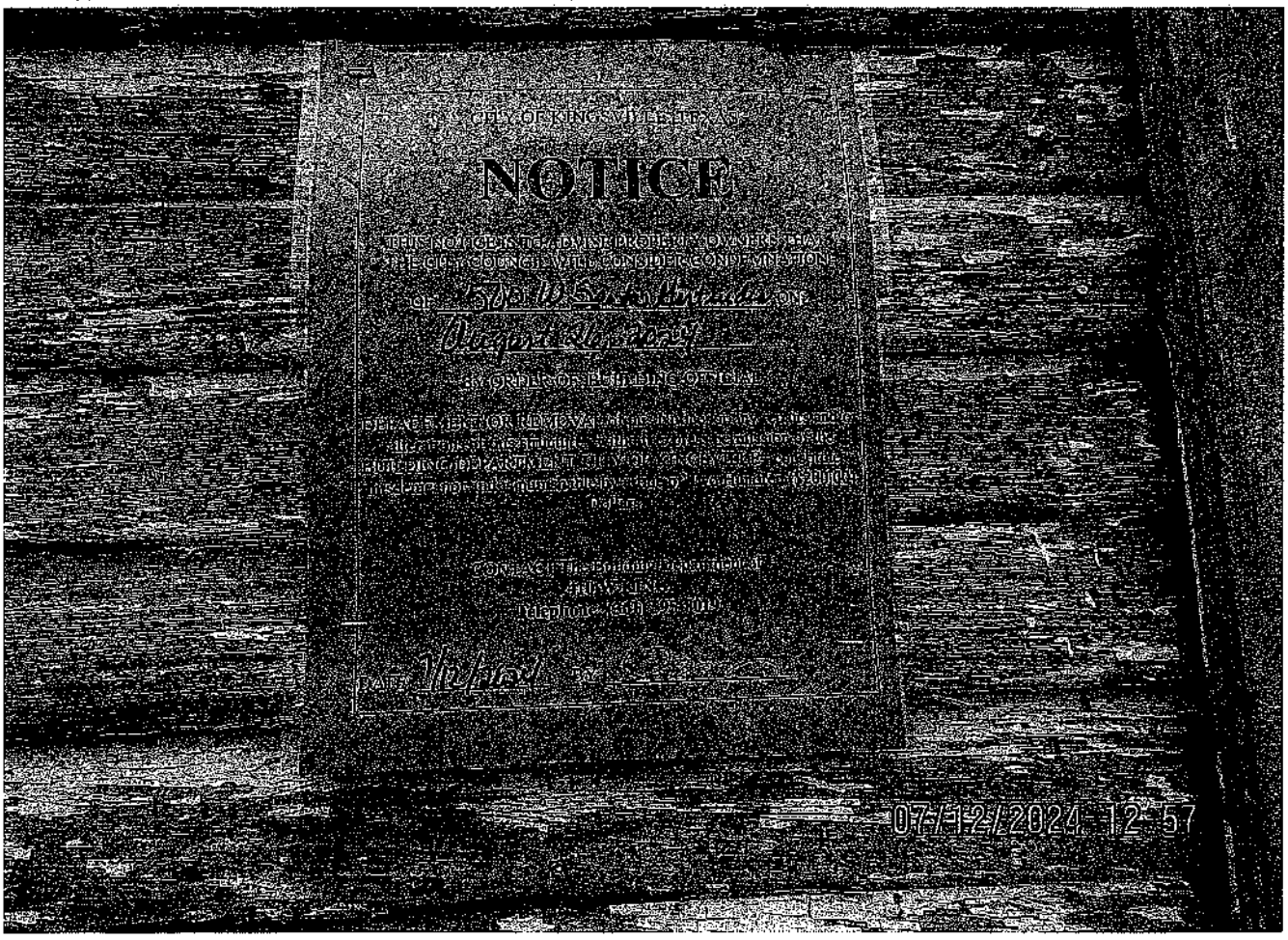






500 W. S. G


07/12/2024 12:57


CITY OF KINGSVILLE, TEXAS
NOTICE
07/12/2024 12:57

PUBLIC NOTICE

The City Commission will meet on Monday August 26, 2024, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

227 E RICHARD
307 E RAGLAND
500 W SANTA GERTRUDIS
521 E MESQUITE
527 E ALICE
621 W ELLA
829 E WARREN
907 E AVE A
1232 E ELLA

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting. The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

1100.2

City of Kingsville TEXA

7021 0950 0000 4793 9019

, TEXAS 78364

FIRST-CLASS

US POSTAGE PITNEY BOWES

ZIP 78363 $ 008.69⁰
02 7H
0000055151 JAN 24 2024

Velma Velez
P.O. Box 792
[illegible]

LN
01-29-24
UNT

NIXIE 783 CE 1 0102/18/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 78364 *1310-03950-25-41

78364C0792 BC05

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

[illegible]

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

9590 9402 4205 8121 3433 95

7011 1570 0000 3033 5944

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

[illegible]

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [illegible]
☐ Agent
☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery
JUL 09 2024

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

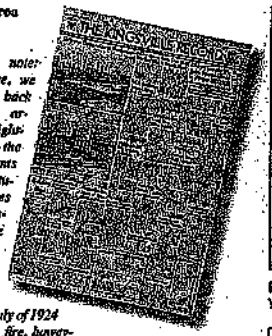
9590 9402 4205 8121 3433 88

7021 0950 0000 4793 9248

PS Form 3811, July 2015 PSN 7530-02-000-9053

Lone Wolf and Skyhawks

By Ted Figueroa
Reporter



(Editor's note: In this feature, we take readers back through our archives, highlighting some of the people and events of the past century. Many issues are still in paper form, some are digitized, and a few are on microfilm. The issues from 1918 to July of 1924 were lost in a fire, however, the rest remain intact. Here is a look back at what was happening this week in Kingsville.)

25 years ago, July 1999

The grand opening party at the Spohn Kleberg Health Plaza was a great success with doctors and staff walking around to answer questions. The new $6 million, 42,000 square-foot center was set to open for new patients in just a few weeks.

50 years ago, July 1974

The Kingsville city Commission voted to hire Filiberto Garcea Jr. as acting city manager following the suspension of Earl Keaton from the job. Keaton was suspended by a 3-2 vote following a closed-door session the previous week.

Keaton told the commission he wanted a public hearing on the matter with in 20-30 days.

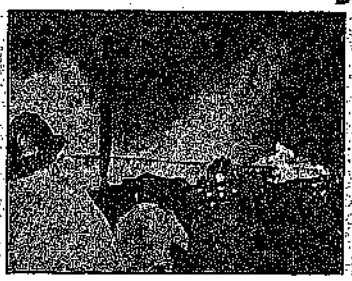
The ousted city manager vowed he would go to court if necessary. The suspension of Keaton and hiring of Garcia happened in front a standing room only audience that appeared equally divided over the issue.

Keaton was suspended for refusing to hire Mrs. Margaret Saenz after being instructed to do so by the city commission. Saenz maintained that she had been discriminated against because of her race and gender.

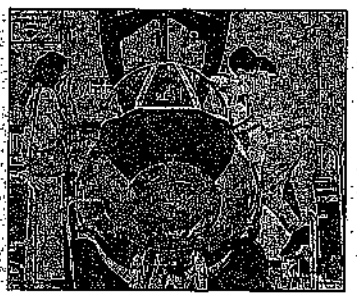
The VT-23 wives got to take a tour of the Navy Base. Training Squadron 23 held a wife's tour for the wives of student and instructor aviators.

The tour was designed to familiarize wives with their husbands' squadron lives. The tour lasted 3 ½ hours.

During the tour of the Operations Building, the wives had the unexpected opportunity to witness an "arrested landing" in which a TA-4J "Skyhawk" with a malfunctioning hydraulic system landed in one tenth of the usual runway area. An investigation continued into the possible involvement of arson in a fire at the Perez Lumber Company, which resulted in $25,000 of damage including the lumber and the structure that housed it.



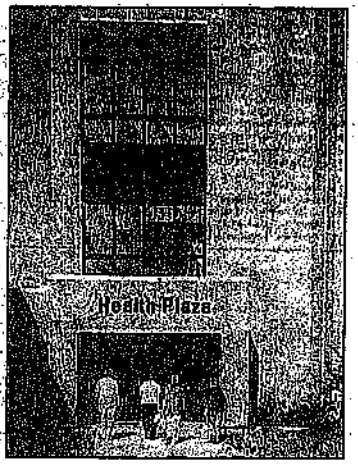
Kingsville firefighters battle a blaze at the Perez Lumber Yard. Arson was suspected. - 1974



VT-23 wives got to tour the Navy base. -1974



Bob Brister performed on KINE Radio twice a week. -1949



The Spohn Kleberg Health Plaza held its grand opening. -1999

When firefighters arrived the lumber yard was completely engulfed in flames. Two firefighters were injured and worked till daylight to contain the blaze. The fire department had been called out to two false alarms just before the fire at the same location.

75 years ago, July 1949

Passenger traffic on the Missouri-Pacific Lines was interrupted when six cars in a 119-car southbound freight train derailed at the north end of the Bishop railroad yard at 3 a.m.

No one was injured in the wreck. The wreck occurred when a journal broke on a sand-laden gondola about mid-way of the train.

Bob Brister, a 16-year-old Kingsville High School junior, used his western-styled voice and his guitar to play music on his twice a week radio show on KINE radio.

He even took requests by mail and telephone during the performances.

99 years ago, July 1925

"The Lone Wolf," a terror of the border country, was captured by Kleberg County Sheriff Tom Moseley.

Santiago Revilla, known as "The Lone Wolf" was behind bars in the Kleberg County Jail, charged with bootlegging.

For the past four or five years, officers and river guards had been trying to capture him.

Revilla was linked to at least one murder and he had been successful in carrying on an enormous trade in transporting tequila from the border past customs officers, river guards and federal prohibition officers.

?? TRIVIA ??
HOW SMART ARE YOU?
• Think you know something about everything?
• What do you know about our area?
Play Kingsville Trivia brought to you by Harrel's Pharmacy!

Questions:
1. Which is the largest country in Africa?
2. Which British Monarch established the Church of England to divorce his first wife?
3. How old is Jonathan- the world's oldest living tortoise?
4. Which hormone is known as the "Love Hormone"?
5. What animal laughs when threatened or under attack?
6. What color is the sky on the moon?
7. What country is home to the Ruins of the Ancient City of Babylon?
8. What plant is used to make linen fabric?
9. Who is the villian of Horror Movie Franchise "A Nightmare on Elm Street"?
10. Which French landmark was supposed to be taken down?

(Answers will be in the next issue)

HOW SMART ARE YOU:
9-10: Okay Einstein, quit bragging
7-8: Pick up your PhD at TAMUK
5-6: You are on your way to your B.S. degree
3-4: Do not skip any more school
2 or less: Don't leave home without a chaperon

For all your pharmacy needs, contact Harrel's.
Lots of great items and downtown Kingville's best eats!
Harrel's
Kingsville Pharmacy
204 E. Kleberg • Kingsville, Tx
(361) 592-3354

TRIVIA ANSWERS
July 18, 2024 issue

1. Francis Bellamy
2. Tim McGraw
3. 14
4. Tony Manero
5. Uniform Resource Locator
6. The Summer Solstice
7. Starburst
8. The Bible
9. Honey
10. Peridot

PUBLIC HEARING NOTICE

Notice is hereby given that the City Commission of Kingsville will conduct a public hearing and consider an ordinance on July 8, 2024 at 5:00PM in the Helen Kleberg Groves Community Room at City Hall, located at 400 W. King Avenue, Kingsville, TX 78363, for the purpose of receiving public comments on the City's amendment to Ordinance ORD2009-38 pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code as revised. Possible tax incentives to be offered to projects within the City of Kingsville may be discussed at the meeting. This hearing will be pursuant to the ordinance considered and voted on by the City Commission on July 22, 2024. All interested parties are encouraged to attend and present their views.

For additional information, please contact, Mark McLaughlin, 361.595.8002.

PUBLIC NOTICE

The City Commission will meet on Monday August 26, 2024, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

227 E RICHARD
307 E RAGLAND
500 W SANTA GERTRUDIS
521 E MESQUITE
527 E ALICE
621 W ELLA
829 E WARREN
907 E AVE A
1232 E ELLA

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

PUBLIC HEARING #3

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8055

MEMO

Date: August 15th, 2024

To: Mark McLaughlin (City Manager)

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

Subject: **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to demolish 7 existing structures that have been determined to be in a "condemned" status by the Building Official**

Summary: The Department of Planning and Development Services has identified seven (7) structures that exist in a condemned status and seeks City Commission's approval for their subsequent demolition on 09 October 2024. Required Public Notice of such desire was completed on 18 July 2024 and 25 July 2024.

Background: The City of Kingsville Code of Ordinances defines the building condemnation process in Section 15-1-165: "Condemned Building or structure; specifications." The Planning and Development Services Department completed detailed inspections that revealed the unsafe and dilapidated state of the identified eight properties listed below; consequently, these buildings have been declared uninhabitable. The relevant owners have been duly notified and nothing has been accomplished to improve or remove the dilapidated structures.

Financial Impact: Cost of demolition incurred will be billed to owners.

Recommendation: Staff recommends the following properties to be authorized for demolition:

1. 227 E Richard Ave
2. ~~307 E Ragland Ave~~
3. 500 W Santa Gertrudis Ave
4. 521 E Mesquite Ave
5. 527 E Alice Ave
6. 829 E Warren Ave
7. 1232 E Ella Ave

Erik Spitzer
Director of Planning and Development Services

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INITIATED BY	BUILDING OFFICIAL
521 E Mesquite		Maryann Trejo	
LEGAL DESCRIPTION	**BLOCK**	**LOT**	
Col Mex	5	10,11	
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**	
Constantino De Leon Jr Etux Deborah A	521 E Mesquite	Kingsville, TX 78363	

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		B,D,H,MI	1,2
Yard						
Condition			X		OV	
Utilities						
Electric		X				
Gas			X			
Water			X			
Roof						
Covering			X			
Walls						
Exterior			X		B,D	
Interior			X			
Ceilings			X			
Windows/Doors						
Secured		X			D	
Condition			X		D	
Foundation						
Exterior				X		
Interior				X		
Plumbing						
Electrical						

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown	

COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

HAS BEEN WITHOUT WATER SINCE 7/6/2021 AND ELECTRICAL SINCE CURRENTLY HAS POWER

SIGNATURE: _____ DATE: 08/14/23

CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 521 E Mesquite Phone: _____
Property Owner: Constantine De Leon Jr Phone: _____
Owner's Address: Deborah A Deleon Fax: _____
521 E Mesquite
Kingsville Tx 78363

	PLANNED DATE	ACTUAL DATE	ACTION
☐	5/02/23	5/02/2023	1. Identify structure unfit for human habitation.
☐	5/02/23	5/02/2023	2. Inspect Property. (Building Official)
	8/2/23	8/2/2023	
			☐ a. Prepare inspection report and date.
			☐ b. Photograph property with date stamp.
☐	8-14-2023	8-14-2023	3. Determine ownership from county assessment & tax collection record.
☐	8-14-2023	8-14-2023	4. Obtain legal description.
☐	8-14-2023	8-14-2023	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐	8-25-2023	8-25-2023	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
☐			7. 2nd Notice Sent. (10 day response) (Optional)
☐	6-24-24	6-24-24	8. If response is not received or is not adequate, proceed as follows:
☐	6-24-24	6-24-24	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
			☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐	7-12-24	7-12-24	1) Post affidavit in newspaper twice a week for one week
☐	7-12-24	7-12-24	10. Post sign on property advising date the City

Council will consider condemnation of structure.

☐ _____ _____ 11. Within the Historical District. Meeting date to be heard by the Historical Development Board.

☐ 7-12-24 7-12-24 12. Photograph posted sign with date stamp.

☐ 7-12-24 7-12-24 13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of

☐ a. Location Map

☐ b. Photographs of the structure with date stamp

☐ c. Inspection report

☐ d. Pre-condemnation notice

☐ e. Condemnation resolution

☐ _____ _____ 14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

☐ _____ _____ 15. City Council adopts condemnation resolution.

☐ _____ _____ 16. File Notice of Condemnation with the County Clerk.

☐ _____ _____ 17. Send owner(s) & other vested interests the following:

☐ a. Copy of the City Council resolution.

☐ b. 45-day order to demolish

☐ _____ _____ 18. Post 45-day Order to Demolish on structure.

☐ a. Take photo with date stamp

☐ _____ _____ 19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

☐ _____ _____ 20. Photograph posted notice with date stamp.

☐ _____ _____ 21. Notify utility companies to disconnect & remove services from structure for safe demolition.

☐ _____ _____ 22. Issue Notice to Proceed to Public Works Director and Demolition Crew.

☐ _____ _____ 23. Prepare demolition cost statement consisting of:

☐ a. Mailing fees

☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

☐ _____ _____ 24. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

'ERTY 19103 R
Description
MEX, BLOCK 5, LOT 10, 11

OWNER ID
55253

OWNERSHIP
100.00%

DE LEON CONSTANTINO JR
ETUX DEBORAH A
521 E MESQUITE
KINGSVILLE, TX 78363

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

IMPROVEMENTS		22,590
LAND MARKET	+	5,000
MARKET VALUE	=	27,590
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	27,590
HS CAP LOSS	-	0
ASSESSED VALUE	=	27,590

Ref ID2: R19103
0510000192 Map ID A1

ACRES:
EFF. ACRES:

521 E MESQUITE

APPR VAL METHOD: Cost

GENERAL

TIES
GRAPHY
ACCESS
NG
ER
REASON
RKS

LAST APPR. IE
LAST APPR. YR 2023
LAST INSP. DATE 04/12/2023
NEXT INSP. DATE

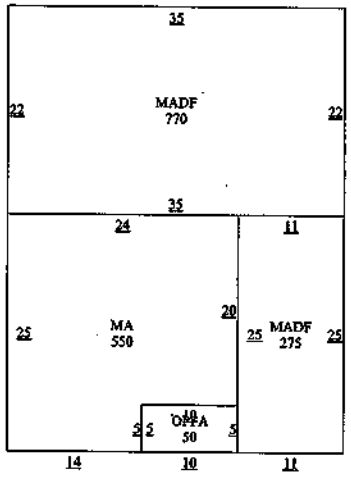
FOR 2023 CHG LAND TABLE TO FF100D140 PER IE 4/12/23 5/8/23 JO -- FOR 2023 REM NBHD CODE 91N10 FROM IMPS PER IE 2/27/23 3/13/23 JO -- FOR 2020 UPDATE ACCT PER APPR CHGS

BUILDING PERMITS

E DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
/2010	REM	0	A	4,000
/2004	BLDG	500	A	5,600

DT	PRICE	GRANTOR	DEED INFO
/2009		ALVARADO JUANITA	GWD / 413 / 765
/2009		ALVARADO YSIDRO	AFF / 413 / 760
/2005		ALVARADO JUANITA	WD / 307 / 699

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

HS	HOMESTEAD
OV65	OVER 65

PICTURE



D: S191 100.00% NBHD:

IMPROVEMENT INFORMATION

PE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
A	MAIN AREA	R	FF3/	550.0	54.55	1	1945	1983	*	30,000	43%	60%	100%	100%	100%	0.26	7,740
FA	OPEN PORCH F	R	*/	50.0	10.91	1	1945	1983	*	550	43%	60%	100%	100%	100%	0.26	140
ADF	MAIN ADDITIO	R	*/	275.0	54.55	1	1945	1983	*	15,000	43%	60%	100%	100%	100%	0.26	3,870
ADF	MAIN ADDITIO	R	*/	770.0	54.55	1	2004	1983	*	42,000	43%	60%	100%	100%	100%	0.26	10,840
SIDENTIAL		STCD: A1		1,645.0	Homesite: Y (100%)					87,550							22,590

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW3	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM1	0
Flooring	1	FL2	0
Plumbing	1	1	0
			0

D: S191 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

SCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
		FF100D140	A1	Y (100%)	FF	50X140	100.00	5,000	1.00	1.00	A	5,000	NO			0.00	0
nt: F: 50 R: 50 D: 140 FF												5,000					0

Effective Date of Appraisal: January 1 Date Printed: 08/10/2023 02:00:43PM by VICKI

Prop ID	Owner	%	Legal Description				Values		
18349	54994	100.00 R	**Geo: 119100508000192**	Effective Acres:	0.000000	Imp HS:	22,110	Market:	27,110
GONZALEZ EDDY FERNANDEZ			COL MEX, BLOCK 5, LOT 8, 9			Imp NHS:	0	Prod Loss:	0
PO BOX 1689						Land HS:	5,000	Appraised:	27,110
KINGSVILLE, TX 78364-1689				Acres:	0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:		A1 Prod Use:	0	Assessed:	27,110
			Situs: 517 E MESQUITE AVE TX	Mtg Cd:		Prod Mkt:	0	Exemptions:	HS
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			27,110	0	27,110	0.825000	223.66

Prop ID	Owner	%	Legal Description				Values		
19103	55253	100.00 R	**Geo: 119100510000192**	Effective Acres:	0.000000	Imp HS:	22,590	Market:	27,590
DE LEON CONSTANTINO JR			COL MEX, BLOCK 5, LOT 10, 11			Imp NHS:	0	Prod Loss:	0
ETUX DEBORAH A						Land HS:	5,000	Appraised:	27,590
521 E MESQUITE				Acres:	0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363			State Codes: A	Map ID:		A1 Prod Use:	0	Assessed:	27,590
			Situs: 521 E MESQUITE	Mtg Cd:		Prod Mkt:	0	Exemptions:	HS, OV65
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			27,590	8,400	19,190	0.825000	158.32

Prop ID	Owner	%	Legal Description				Values		
19905	63915	100.00 R	**Geo: 119100512000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	34,750
DE LEON CONSTANTINO EST			COL MEX, BLOCK 5, LOT 12, 13			Imp NHS:	29,750	Prod Loss:	0
ETUX FILOMENA DE LEON ES						Land HS:	0	Appraised:	34,750
525 E MESQUITE AVE				Acres:	0.0000	Land NHS:	5,000	Cap:	0
KINGSVILLE, TX 78363-3819			State Codes: A	Map ID:		A1 Prod Use:	0	Assessed:	34,750
			Situs: 525 E MESQUITE TX	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			34,750	0	34,750	0.825000	286.69

Prop ID	Owner	%	Legal Description				Values		
20690	34850	100.00 R	**Geo: 119100514000192**	Effective Acres:	0.000000	Imp HS:	23,350	Market:	30,850
JIMENEZ ANSELMO			COL MEX, BLOCK 5, LOT 14-16			Imp NHS:	0	Prod Loss:	0
ETUX AZALEA						Land HS:	7,500	Appraised:	30,850
1323 N 10TH ST				Acres:	0.0000	Land NHS:	0	Cap:	8,628
KINGSVILLE, TX 78363-3907			State Codes: A	Map ID:		A1 Prod Use:	0	Assessed:	22,222
			Situs: 1323 N 10TH ST TX	Mtg Cd:		Prod Mkt:	0	Exemptions:	HS
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			22,222	0	22,222	0.825000	183.33

Prop ID	Owner	%	Legal Description				Values		
13826	68716	100.00 R	**Geo: 119100517000192**	Effective Acres:	0.000000	Imp HS:	86,160	Market:	93,660
OCHOA ALYSSA			COL MEX, BLOCK 5, LOT 17-19			Imp NHS:	0	Prod Loss:	0
ETVIR ARTHUR RIOS						Land HS:	7,500	Appraised:	93,660
532 E AVE D				Acres:	0.0000	Land NHS:	0	Cap:	941
KINGSVILLE, TX 78363			State Codes: A	Map ID:		A1 Prod Use:	0	Assessed:	92,719
			Situs: 532 E AVE D	Mtg Cd:		Prod Mkt:	0	Exemptions:	HS
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			92,719	0	92,719	0.825000	764.93

Prop ID	Owner	%	Legal Description				Values		
22994	54335	100.00 R	**Geo: 119100520000192**	Effective Acres:	0.000000	Imp HS:	41,090	Market:	80,170
DE LA GARZA ROGELIO			COL MEX, BLOCK 5, LOT 20-22			Imp NHS:	31,580	Prod Loss:	0
ETUX LUISA						Land HS:	7,500	Appraised:	80,170
524 E D AVE				Acres:	0.0000	Land NHS:	0	Cap:	6,057
KINGSVILLE, TX 78363-3816			State Codes: A	Map ID:		A1 Prod Use:	0	Assessed:	74,113
			Situs: 524 E AVE D	Mtg Cd:		Prod Mkt:	0	Exemptions:	DP, HS
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			74,113	0	74,113	0.825000	611.43

Prop ID	Owner	%	Legal Description				Values		
16174	14738	100.00 R	**Geo: 119100523000192**	Effective Acres:	0.000000	Imp HS:	56,550	Market:	61,550
TREVINO JUAN JOSE			COL MEX, BLOCK 5, LOT 23-24			Imp NHS:	0	Prod Loss:	0
ETUX NORA R						Land HS:	5,000	Appraised:	61,550
520 E D AVE				Acres:	0.0000	Land NHS:	0	Cap:	20,936
KINGSVILLE, TX 78363-3816			State Codes: A	Map ID:		A1 Prod Use:	0	Assessed:	40,614
			Situs: 520 E AVE D	Mtg Cd:		Prod Mkt:	0	Exemptions:	HS
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			40,614	0	40,614	0.825000	335.07

DELINQUENT TAX STATEMENT SUMMARY

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364
361-595-8542

Certified Owner:

DE LEON CONSTANTINO JR
ETUX DEBORAH A
521 E MESQUITE
KINGSVILLE, TX 78363

Legal Description:

COL MEX, BLOCK 5, LOT 10, 11

Account No: 119100510000192

2022 Value: $27,220
Appr. Dist. No.: 19103

Legal Acres: .1607
Parcel Address: 521 E MESQUITE

As of Date: 08/10/2023

Print Date: 08/10/2023 Printed By: JLARA

Year	Tax Units	Remaining Levy	IF PAID BY August 31, 2023 Penalty Interest	Total	IF PAID BY October 2, 2023 Penalty Interest	Total	IF PAID BY October 31, 2023 Penalty Interest	Total
2017	137 900 905	$67.85	$77.90	$145.75	$78.70	$146.55	$79.52	$147.37
2018	137 900 905	$310.16	$311.39	$621.55	$315.13	$625.29	$318.86	$629.02
2019	137 900 905	$226.44	$194.75	$421.19	$197.46	$423.90	$200.17	$426.61
2020	137 900 905	$355.49	$254.53	$610.02	$258.80	$614.29	$263.07	$618.56
2021	137 900 905	$211.71	$121.10	$332.81	$123.64	$335.35	$126.18	$337.89
2022	137 900 905	$230.02	$98.44	$328.46	$101.20	$331.22	$103.98	$334.00
TOTAL AMOUNT DUE:				$2,459.78		$2,476.60		$2,493.45

Tax Unit Codes:

137 KLEBERG COUNTY 900 CITY OF KINGSVILLE 905 SOUTH TX WATER AUTH

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR THE KLEBERG COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR THE KLEBERG COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Exemptions: CAP, O65, HOM

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT

31.1.52

Print Date: 08/10/2023

Appr. Dist. No.: 19103

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE PAYABLE TO:

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364

119100510000192

If Paid By	Amount Due
August 31, 2023	$2,459.78
October 2, 2023	$2,476.60
October 31, 2023	$2,493.45
Amount Paid:	$_____

119100510000192

DE LEON CONSTANTINO JR
ETUX DEBORAH A
521 E MESQUITE
KINGSVILLE, TX 78363

DELINQUENT TAX STATEMENT SUMMARY

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364
361-595-8542

Certified Owner:
DE LEON CONSTANTINO JR
ETUX DEBORAH A
521 E MESQUITE
KINGSVILLE, TX 78363

Legal Description:
COL MEX, BLOCK 5, LOT 10, 11

Account No: 119100510000192
2022 Value: $27,220
Appr. Dist. No.: 19103
Legal Acres: .1607
Parcel Address: 521 E MESQUITE
As of Date: 08/10/2023
Print Date: 08/10/2023 **Printed By:** JLARA

Year	Tax Units	Remaining Levy	IF PAID BY August 31, 2023 Penalty Interest	Total	IF PAID BY October 2, 2023 Penalty Interest	Total	IF PAID BY October 31, 2023 Penalty Interest	Total
TOTAL AMOUNT DUE:				$2,459.78		$2,476.60		$2,493.45

THE TAXES ON THIS PROPERTY ARE DELINQUENT. THE PROPERTY IS SUBJECT TO A LIEN FOR THE DELINQUENT TAXES. IF THE DELINQUENT TAXES ARE NOT PAID, THE LIEN MAY BE FORECLOSED.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT

31.1.52

Print Date: 08/10/2023

Appr. Dist. No.: 19103

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE PAYABLE TO:
MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364

119100510000192

If Paid By	Amount Due
August 31, 2023	$2,459.78
October 2, 2023	$2,476.60
October 31, 2023	$2,493.45
Amount Paid:	$_____.__

119100510000192

DE LEON CONSTANTINO JR
ETUX DEBORAH A
521 E MESQUITE
KINGSVILLE, TX 78363

Prop ID	Owner	%	Legal Description			Values		
18349	54994	100.00 R	**Geo: 119100508000192**	Effective Acres: 0.000000	Imp HS:	22,110	Market:	27,110
GONZALEZ EDDY FERNANDEZ			COL MEX, BLOCK 5, LOT 8, 9		Imp NHS:	0	Prod Loss:	0
PO BOX 1689					Land HS:	5,000	Appraised:	27,110
KINGSVILLE, TX 78364-1689				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	A1 Prod Use:	0	Assessed:	27,110
			Situs: 517 E MESQUITE AVE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			27,110	0	27,110	0.825000	223.66

19103	55253	100.00 R	**Geo: 119100510000192**	Effective Acres: 0.000000	Imp HS:	22,590	Market:	27,590
DE LEON CONSTANTINO JR			COL MEX, BLOCK 5, LOT 10, 11		Imp NHS:	0	Prod Loss:	0
ETUX DEBORAH A					Land HS:	5,000	Appraised:	27,590
521 E MESQUITE				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363			State Codes: A	Map ID:	A1 Prod Use:	0	Assessed:	27,590
			Situs: 521 E MESQUITE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			27,590	8,400	19,190	0.825000	158.32

19905	63915	100.00 R	**Geo: 119100512000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	34,750
DE LEON CONSTANTINO EST			COL MEX, BLOCK 5, LOT 12, 13		Imp NHS:	29,750	Prod Loss:	0
ETUX FILOMENA DE LEON ES					Land HS:	0	Appraised:	34,750
525 E MESQUITE AVE				Acres:	0.0000 Land NHS:	5,000	Cap:	0
KINGSVILLE, TX 78363-3819			State Codes: A	Map ID:	A1 Prod Use:	0	Assessed:	34,750
			Situs: 525 E MESQUITE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			34,750	0	34,750	0.825000	286.69

20690	34850	100.00 R	**Geo: 119100514000192**	Effective Acres: 0.000000	Imp HS:	23,350	Market:	30,850
JIMENEZ ANSELMO			COL MEX, BLOCK 5, LOT 14-16		Imp NHS:	0	Prod Loss:	0
ETUX AZALEA					Land HS:	7,500	Appraised:	30,850
1323 N 10TH ST				Acres:	0.0000 Land NHS:	0	Cap:	8,628
KINGSVILLE, TX 78363-3907			State Codes: A	Map ID:	A1 Prod Use:	0	Assessed:	22,222
			Situs: 1323 N 10TH ST TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			22,222	0	22,222	0.825000	183.33

13826	68716	100.00 R	**Geo: 119100517000192**	Effective Acres: 0.000000	Imp HS:	86,160	Market:	93,660
OCHOA ALYSSA			COL MEX, BLOCK 5, LOT 17-19		Imp NHS:	0	Prod Loss:	0
ETVIR ARTHUR RIOS					Land HS:	7,500	Appraised:	93,660
532 E AVE D				Acres:	0.0000 Land NHS:	0	Cap:	941
KINGSVILLE, TX 78363			State Codes: A	Map ID:	A1 Prod Use:	0	Assessed:	92,719
			Situs: 532 E AVE D	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			92,719	0	92,719	0.825000	764.93

22994	54335	100.00 R	**Geo: 119100520000192**	Effective Acres: 0.000000	Imp HS:	41,090	Market:	80,170
DE LA GARZA ROGELIO			COL MEX, BLOCK 5, LOT 20-22		Imp NHS:	31,580	Prod Loss:	0
ETUX LUISA					Land HS:	7,500	Appraised:	80,170
524 E D AVE				Acres:	0.0000 Land NHS:	0	Cap:	6,057
KINGSVILLE, TX 78363-3816			State Codes: A	Map ID:	A1 Prod Use:	0	Assessed:	74,113
			Situs: 524 E AVE D	Mtg Cd:	Prod Mkt:	0	Exemptions:	DP, HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			74,113	0	74,113	0.825000	611.43

16174	14738	100.00 R	**Geo: 119100523000192**	Effective Acres: 0.000000	Imp HS:	56,550	Market:	61,550
TREVINO JUAN JOSE			COL MEX, BLOCK 5, LOT 23-24		Imp NHS:	0	Prod Loss:	0
ETUX NORA R					Land HS:	5,000	Appraised:	61,550
520 E D AVE				Acres:	0.0000 Land NHS:	0	Cap:	20,936
KINGSVILLE, TX 78363-3816			State Codes: A	Map ID:	A1 Prod Use:	0	Assessed:	40,614
			Situs: 520 E AVE D	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			40,614	0	40,614	0.825000	335.07

Google Maps 521 E Mesquite Ave





521 E Mesquite Ave

Building

Directions | Save | Nearby | Send to phone | Share

521 E Mesquite Ave, Kingsville, TX 78363

Photos

CLEBERG COUNTY APPRAISAL DISTRICT — PROPERTY APPRAISAL INFORMATION 2024

PROPERTY 19103 R

Legal Description
COL MEX, BLOCK 5, LOT 10, 11

OWNER ID 55253
DE LEON CONSTANTINO JR
ETUX DEBORAH A
521 E MESQUITE
KINGSVILLE, TX 78363

OWNERSHIP 100.00%

Ref ID2: R19103
19100510000192 Map ID A1

ACRES:
EFF. ACRES:

STUS 521 E MESQUITE

APPR VAL METHOD: Cost

Entities

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values

IMPROVEMENTS		40,780
LAND MARKET	+	6,500
MARKET VALUE	=	47,280
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	47,280
CAP LOSS	-	13,791
ASSESSED VALUE	=	33,489

GENERAL

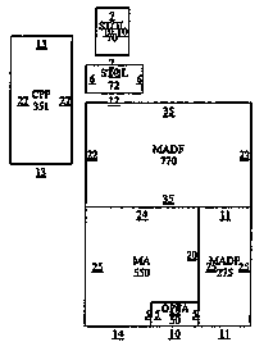
UTILITIES	LAST APPR.	IE/AM
TOPOGRAPHY	LAST APPR. YR	2024
ROAD ACCESS	LAST INSP. DATE	05/15/2024
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON		

REMARKS: FOR 2024 CHG LAND TABLE PER IE/AM 5/15/24 JO -- FOR 2024 CHG EFF YR/ADJ DEPR PER FIELD VISIT ON 7/3/23 AND AERIAL - PROCESS PER SCHEDULES AND UPDATES 7/5/23 3/11/24

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
12/01/2010	REM	0	A	4,000
03/30/2004	BLDG	500	A	5,600

SALE DT	PRICE	GRANTOR	DEED INFO
06/15/2009		ALVARADO JUANITA	GWD / 413 / 765
06/15/2009		ALVARADO YSIDRO	AFF / 413 / 760
05/05/2005		ALVARADO JUANITA	WD / 307 / 699



EXEMPTIONS

HS	HOMESTEAD
OV65	OVER 65

PICTURE



SUBD: S191 100.00% NBHD:

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	MA	MAIN AREA	R	FF3/	550.0	54.55	1	1945	1984	*	30,000	43%	100%	100%	100%	100%	0.43	12,900
2	OPFA	OPEN PORCH F	R	*/	50.0	10.91	1	1945	1984	*	550	43%	100%	100%	100%	100%	0.43	240
3	MADF	MAIN ADDITIO	R	*/	275.0	54.55	1	1945	1984	*	15,000	43%	100%	100%	100%	100%	0.43	6,450
4	MADF	MAIN ADDITIO	R	*/	770.0	54.55	1	2004	1984	*	42,000	43%	100%	100%	100%	100%	0.43	18,060
5	CPF	CARPORT FRAM	R	*/	351.0	8.22	1	2014	2017	*	2,890	98%	100%	100%	100%	100%	0.93	2,680
6	STGL	STORAGE FRAM	R	*/	72.0	10.34	1	2014	2017	*	740	31%	100%	100%	100%	100%	0.31	230
7	STGL	STORAGE FRAM	R	*/	70.0	10.34	1	2014	2017	*	720	31%	100%	100%	100%	100%	0.31	220
	RESIDENTIAL			STCD: A1	2,138.0		Homesite: Y (100%)				91,900							40,780

IMPROVEMENT FEATURES

Foundation	1	PDS	0
Exterior Wall	1	EW3	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM1	0
Flooring	1	FL2	0
Plumbing	1	1	0
			0

SUBD: S191 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1	A1		FF130D140	A1	Y (100%)	FF	50X140	130.00	6,500	1.00	1.00	A	6,500	NO			0.00	0
Comment: F: 50 R: 50 D: 140 FF																		
													6,500					0

Effective Date of Appraisal: January 1 Date Printed: 08/27/2024 11:39:08AM by VICKI

DELINQUENT TAX STATEMENT SUMMARY

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364
361-595-8542

Certified Owner:

DE LEON CONSTANTINO JR
ETUX DEBORAH A
521 E MESQUITE
KINGSVILLE, TX 78363

Legal Description:

COL MEX, BLOCK 5, LOT 10, 11

Account No: 119100510000192

2023 Value: $27,590
Appr. Dist. No.: 19103

Legal Acres: .1607
Parcel Address: 521 E MESQUITE

As of Date: 06/14/2024

Print Date: 06/14/2024 **Printed By:** JLARA

Year	Tax Units	Remaining Levy	IF PAID BY July 1, 2024 Penalty Interest	Total	IF PAID BY July 31, 2024 Penalty Interest	Total	IF PAID BY September 2, 2024 Penalty Interest	Total
2017	137 900 905	$67.85	$86.04	$153.89	$86.86	$154.71	$87.66	$155.51
2018	137 900 905	$310.16	$348.61	$658.77	$352.33	$662.49	$356.07	$666.23
2019	137 900 905	$226.44	$221.92	$448.36	$224.63	$451.07	$227.35	$453.79
2020	137 900 905	$355.49	$297.19	$652.68	$301.46	$656.95	$305.72	$661.21
2021	137 900 905	$211.71	$146.49	$358.20	$149.04	$360.75	$151.58	$363.29
2022	137 900 905	$230.02	$126.05	$356.07	$128.81	$358.83	$131.58	$361.60
2023	137 900 905	$237.84	$35.68	$273.52	$98.94	$336.78	$101.79	$339.63
TOTAL AMOUNT DUE:				$2,901.49		$2,981.58		$3,001.26

Tax Unit Codes:

137 KLEBERG COUNTY 900 CITY OF KINGSVILLE 905 SOUTH TX WATER AUTH

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR THE KLEBERG COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR THE KLEBERG COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Exemptions: O65, HOM

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT

31.1.54

Print Date: 06/14/2024

Appr. Dist. No.: 19103

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE PAYABLE TO:

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364

* 1 1 9 1 0 0 5 1 0 0 0 0 1 9 2 *

If Paid By	Amount Due
July 1, 2024	$2,901.49
July 31, 2024	$2,981.58
September 2, 2024	$3,001.26
Amount Paid:	$_____

119100510000192

DE LEON CONSTANTINO JR
ETUX DEBORAH A
521 E MESQUITE
KINGSVILLE, TX 78363

CITY OF KINGSVILLE

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

AUGUST 25, 2023

CONSTANTINO DE LEON JR AND DEBORAH A DE LEON (EXTUX)
521 E MESQUITE
KINGSVILLE TX, 78363

Re: COL MEX, BLOCK 5, LOT 10, 11 · 521 E MESQUITE, KINGSVILLE TX 78363

Dear Sir or Madam:

It has been determined that the structure at **521 E MESQUITE** Kingsville, TX 78363 is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE LOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Belinda Tarver
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7021 0950 0000 4793 9255

JUNE 24, 2024

CONSTANTINO DE LEON JR AND DEBORAH DE LEON
521 E MESQUITE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 521 E MESQUITE KINGSVILLE TX**

Dear Sir or Madam:

On AUGUST 25, 2023, a letter was sent from the City of Kingsville stating that your property located at **521 E MESQUITE** was a fire hazard or was dangerous to human life or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, AUGUST 26, 2024,** at **5:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **AUGUST 26, 2024.**

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Belinda Tarver
Building Official

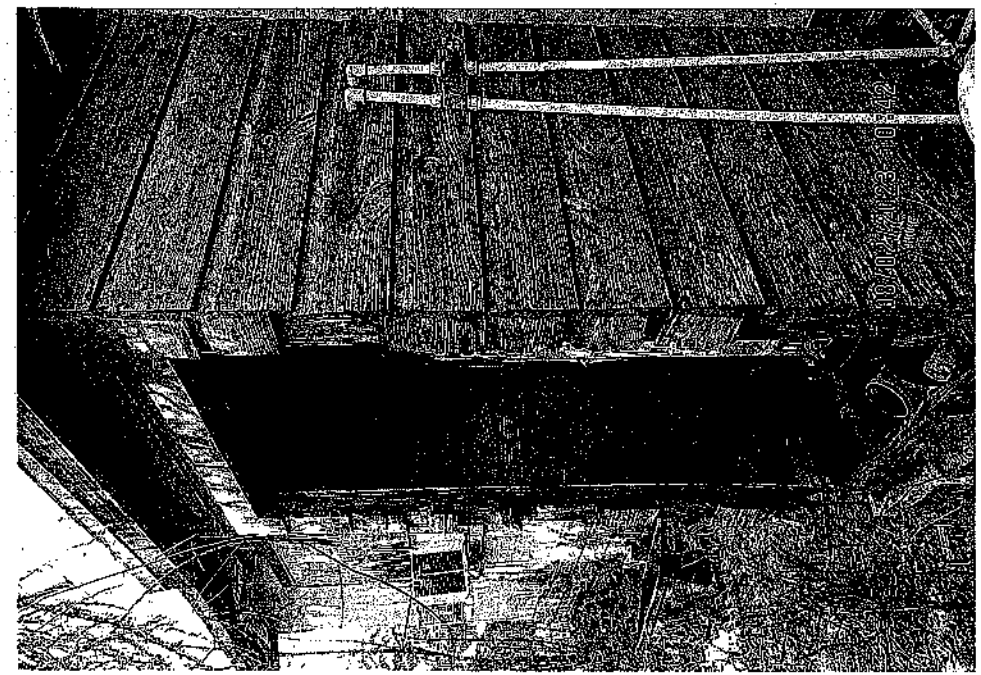








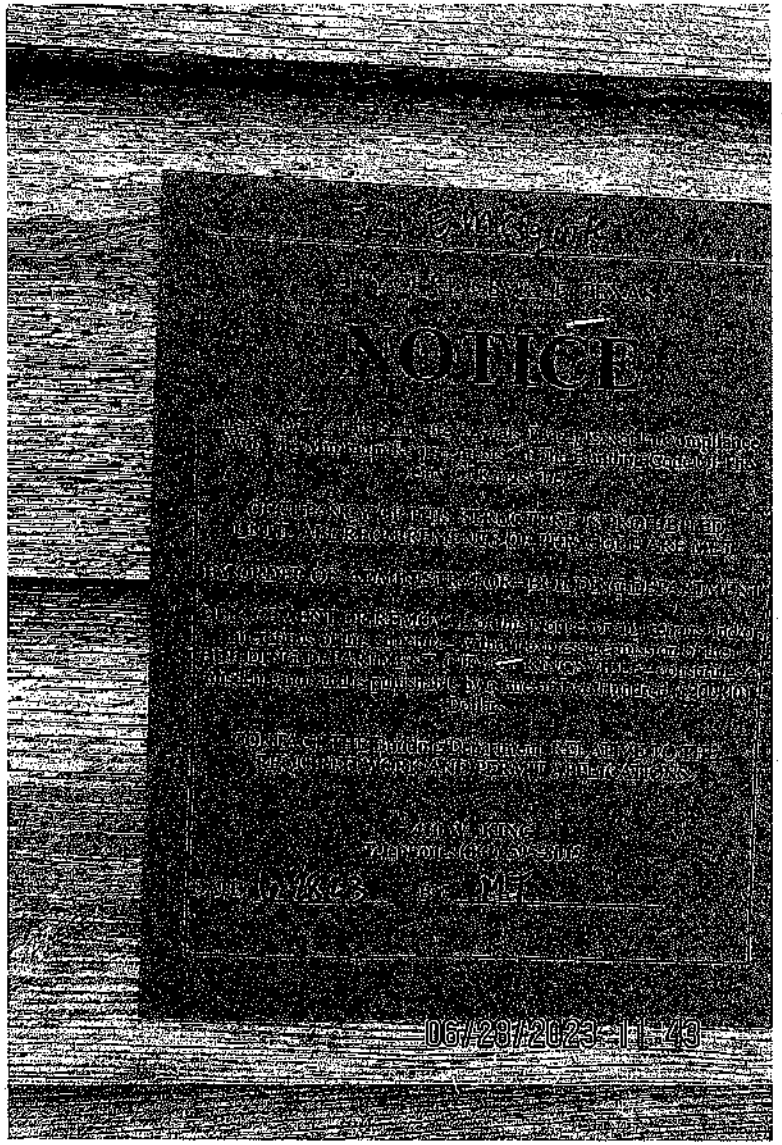

08/02/2023 10:42


08/02/2023 10:42


08/02/2023 10:42


08/02/2023 10:42


08/02/2023 10:42


NOTICE
06/28/2023 11:43





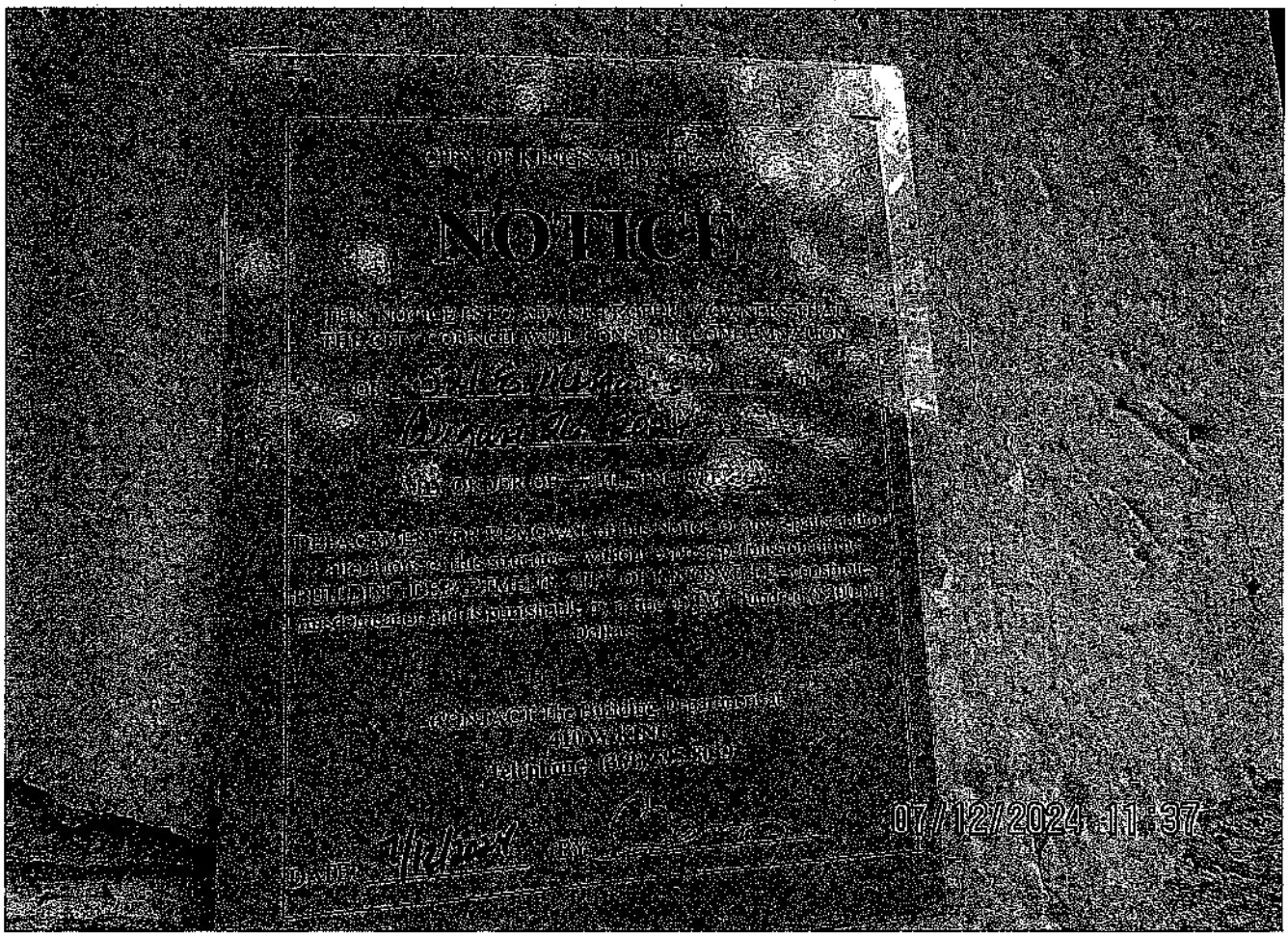
521 Emesquite





521 E Mesquite





No. 2

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

CORPUS CHRISTI
TX 784 1 L
03 JUL 2024 PM

Constantino DeLeon
Deborah De Leon

UTF 78363

NIXIE 782 DE 1 0007/08/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 78364145355 *1310-06409-03-47

No. 1

7021 0950 0000 4793 9255

VILLE, TEXAS 78364

Retail

78363

U.S. POSTAGE PAID
FCM LETTER
KINGSVILLE, TX 78363
JUL 03, 2024

$8.73

RDC 99

R2304E107423-01

UTF 7524

Constantino DeLeon
Deborah De Leon

NIXIE 782 DE 1 0007/08/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 78364 *1310-02960-03-42

UTF 78363

1100

7021 0950 0000 4793 8777

ILLE, TEXAS 78364

FIRST-CLASS

US POSTAGE PITNEY BOWES

ZIP 78363 $ 008.53⁰
02 7H
0006055151 AUG 30 2023

UTF 9-2-23

Constantino De Leon Jr
Deborah A De Leon

NIXIE 782 CE 1 0109/07/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

MANUAL PROC REQ *1310-05557-31-41

UTF

1102

City of Kingsville TEXAS

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

FIRST-CLASS

US POSTAGE PITNEY BOWES

ZIP 78363 $ 000.63⁰
02 7H
0006055151 AUG 30 2023

Constantino De Leon Jr
Deborah A De Leon

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

9333120544460446

78364>1458

PUBLIC NOTICE

The City Commission will meet on Monday August 26, 2024, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

227 E RICHARD
307 E RAGLAND
500 W SANTA GERTRUDIS
521 E MESQUITE
527 E ALICE
621 W ELLA
829 E WARREN
907 E AVE A
1232 E ELLA

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting. The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

Lone Wolf and Skyhawks

By Ted Figueroa
Reporter



(Editor's note: In this feature, we take readers back through our archives, highlighting some of the people and events of the past century. Many issues are still in paper form, some are digitized, and a few are on microfilm. The issues from 1918 to July of 1924 were lost in a fire, however, the rest remain intact. Here is a look back at what was happening this week in Kingsville.)

25 years ago, July 1999

The grand opening party at the Spohn Kleberg Health Plaza was a great success with doctors and staff walking around to answer questions. The new $6 million, 42,000 square-foot center was set to open for new patients in just a few weeks.

50 years ago, July 1974

The Kingsville city Commission voted to hire Filiberto Garcon Jr. as acting city manager following the suspension of Earl Keaton from the job. Keaton was suspended by a 3-2 vote following a closed-door session the previous week.

Keaton told the commission he wanted a public hearing on the matter with in 20-30 days.

The ousted city manager vowed he would go to court if necessary. The suspension of Keaton and hiring of Garcia happened in front a standing room only audience that appeared equally divided over the issue.

Keaton was suspended for refusing to hire Mrs. Margaret Saenz after being instructed to do so by the city commission. Saenz maintained that she had been discriminated against because of her race and gender.

The VT-23 wives got to take a tour of the Navy Base. Training Squadron 23 held a wife's tour for the wives of student and instructor aviators.

The tour was designed to familiarize wives with their husbands' squadron lives. The tour lasted 3 ½ hours.

During the tour of the Operations Building, the wives had the unexpected opportunity to witness an "arrested landing" in which a TA-4J "Skyhawk" with a malfunctioning hydraulic system landed in one tenth of the usual runway area. An investigation continued into the possible involvement of arson in a fire at the Perez Lumber Company, which resulted in $25,000 of damage including the lumber and the structure that housed it.

When firefighters arrived the lumber yard was completely engulfed in flames. Two firefighters were injured and worked till daylight to contain the blaze. The fire department had been called out to two false alarms just before the fire at the same location.

75 years ago, July 1949

Passenger traffic on the Missouri-Pacific Lines was interrupted when six cars in a 119-car southbound freight train derailed at the north end of the Bishop railroad yard at 3 a.m.

No one was injured in the wreck. The wreck occured when a journal broke on a sand-laden gondola about mid-way of the train.

Bob Brister, a 16-year-old Kingsville High School junior, used his western-styled voice and his guitar to play music on his twice a week radio show on KINE radio.

He even took requests by mail and telephone during the performances.

99 years ago, July 1925

"The Lone Wolf," a terror of the border country, was captured by Kleberg County Sheriff Tom Moseley.

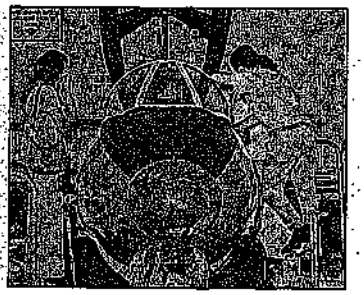
Santiago Revilla, known as "The Lone Wolf" was behind bars in the Kleberg County Jail, charged with bootlegging.

For the past four or five years, officers and river guards had been trying to capture him.

Revilla was linked to at least one murder and he had been successful in carrying on an enormous trade in transporting tequila from the border past customs officers, river guards and federal prohibition officers.



Kingsville firefighters battle a blaze at the Perez Lumber Yard. Arson was suspected. - 1974



VT-23 wives got to tour the Navy base. -1974



Bob Brister performed on KINE Radio twice a week. -1949



The Spohn Kleberg Health Plaza held its grand opening. -1999

PUBLIC HEARING NOTICE

Notice is hereby given that the City Commission of Kingsville will conduct a public hearing and consider an ordinance on July 8, 2024 at 5:00PM in the Helen Kleberg Groves Community Room at City Hall, located at 400 W. King Avenue, Kingsville, TX 78363, for the purpose of receiving public comments on the City's amendment to Ordinance ORD2009-38 pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code as revised. Possible tax incentives to be offered to projects within the City of Kingsville may be discussed at the meeting. This hearing will be pursuant to the ordinance considered and voted on by the City Commission on July 22, 2024. All interested parties are encouraged to attend and present their views.

For additional information, please contact, Mark McLaughlin, 361.595.8002.

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?? TRIVIA ??
HOW SMART ARE YOU?

- Think you know something about everything?
- What do you know about our area?

Play Kingsville Trivia brought to you by Harrel's Pharmacy!

Questions:

1. Which is the largest country in Africa?
2. Which British Monarch established the Church of England to divorce his first wife?
3. How old is Jonathan- the world's oldest living tortoise?
4. Which hormone is known as the "Love Hormone"?
5. What animal laughs when threatened or under attack?
6. What color is the sky on the moon?
7. What country is home to the Ruins of the Ancient City of Babylon?
8. What plant is used to make linen fabric?
9. Who is the villian of Horror Movie Franchise "A Nightmare on Elm Street"?
10. Which French landmark was supposed to be taken down?

(Answers will be in the next issue)

HOW SMART ARE YOU:
9-10: Okay Einstein, quit bragging
7-8: Pick up your PhD at TAMUK
5-6: You are on your way to your B.S. degree
3-4: Do not skip any more school
2 or less: Don't leave home without a chaperon

For all your pharmacy needs, contact Harrel's.
Lots of great items and downtown Kingville's best eats!
Harrel's
Kingsville Pharmacy
204 E. Kleberg • Kingsville, Tx
(361) 592-3354

TRIVIA ANSWERS
July 18, 2024 issue

1. Francis Bellamy
2. Tim McGraw
3. 14
4. Tony Romero
5. Uniform Resource Locator
6. The Summer Solstice
7. Starburst
8. The Bible
9. Honey
10. Peridot

PUBLIC HEARING #4

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8055

MEMO

Date: August 15th, 2024

To: Mark McLaughlin (City Manager)

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

Subject: **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to demolish 7 existing structures that have been determined to be in a "condemned" status by the Building Official**

Summary: The Department of Planning and Development Services has identified seven (7) structures that exist in a condemned status and seeks City Commission's approval for their subsequent demolition on 09 October 2024. Required Public Notice of such desire was completed on 18 July 2024 and 25 July 2024.

Background: The City of Kingsville Code of Ordinances defines the building condemnation process in Section 15-1-165: "Condemned Building or structure; specifications." The Planning and Development Services Department completed detailed inspections that revealed the unsafe and dilapidated state of the identified eight properties listed below; consequently, these buildings have been declared uninhabitable. The relevant owners have been duly notified and nothing has been accomplished to improve or remove the dilapidated structures.

Financial Impact: Cost of demolition incurred will be billed to owners.

Recommendation: Staff recommends the following properties to be authorized for demolition:
1. 227 E Richard Ave
~~2. 307 E Ragland Ave~~
3. 500 W Santa Gertrudis Ave
4. 521 E Mesquite Ave
5. 527 E Alice Ave
6. 829 E Warren Ave
7. 1232 E Ella Ave

Erik Spitzer
Director of Planning and Development Services

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INITIATED BY	BUILDING OFFICIAL
527 E Alice		Maryann Trejo	
LEGAL DESCRIPTION	**BLOCK**	**LOT**	
Orig Town,Block 24,Lot 13-16	24	13-16	
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**	
Raul G Longoria ETAL	828 N Reynolds	Alice, TX 78332	

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		B,D,NR	
Yard						
Condition			X		OV,NR	
Utilities						
Electric			X			
Gas			X			
Water			X			
Roof						
Covering		X				
Walls						
Exterior			X		B,D,NR	
Interior				X		
Ceilings				X		
Windows/Doors						
Secured		X				
Condition			X		D,NR	
Foundation						
Exterior				X		
Interior				X		
Plumbing						
Electrical						

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown	

COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

HAS BEEN WITHOUT WATER SINCE 01/24/2023 non payi AND ELECTRICAL SINCE Jan-23

SIGNATURE: _____ DATE: 03-13-23

CITY OF KINGSVILLE BUILDING OFFICIAL

all structures

CONDEMNATION CHECKLIST

Property Address: 527 E Alice — Phone: _____
Property Owner: Raul G Longoria — Phone: _____
Owner's Address: 828 N Reynolds Alice TX 78332 — Fax: _____

PLANNED DATE	ACTUAL DATE	ACTION
☐ 1-19-2023	1-19-2023	1. Identify structure unfit for human habitation.
☐ 3-13-2023	3-13-2023	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 3-14-2023	3-14-2023	3. Determine ownership from county assessment & tax collection record.
☐ 3-14-2023	3-14-2023	4. Obtain legal description.
☐ 3-14-2023	3-14-2023	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 4-17-2023	4-17-2023	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
☐ _____	_____	7. 2nd Notice Sent. (10 day response) (Optional)
☐ _____	_____	8. If response is not received or is not adequate, proceed as follows:
☐ 9-7-23	9-1-23	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 9-6-23	9-6-23	1) Post affidavit in newspaper twice a week for one week
☐ 9-8-23	9-8-23	10. Post sign on property advising date the City
7-12-24	7-12-24	

☐	9-20-2023	9-20-2023
☐	9-8-23	9-8-23
☐	9-21-23	9-21-23
	Nov 1, 2023	Nov 1, 2023
	04-12-24	01-12-24

Council will consider condemnation of structure.

11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
12. Photograph posted sign with date stamp.
13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
    - ☐ a. Location Map
    - ☐ b. Photographs of the structure with date stamp
    - ☐ c. Inspection report
    - ☐ d. Pre-condemnation notice
    - ☐ e. Condemnation resolution

☐	_____	_____

14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

☐	_____	_____

15. City Council adopts condemnation resolution.

☐	_____	_____

16. File Notice of Condemnation with the County Clerk.

☐	_____	_____

17. Send owner(s) & other vested interests the following:
    - ☐ a. Copy of the City Council resolution.
    - ☐ b. 45-day order to demolish

☐	_____	_____

18. Post 45-day Order to Demolish on structure.
    - ☐ a. Take photo with date stamp

☐	_____	_____

19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

☐	_____	_____

20. Photograph posted notice with date stamp.

☐	_____	_____

21. Notify utility companies to disconnect & remove services from structure for safe demolition.

☐	_____	_____

22. Issue Notice to Proceed to Public Works Director and Demolition Crew.

☐	_____	_____

23. Prepare demolition cost statement consisting of:
    - ☐ a. Mailing fees
    - ☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

☐ _____ _____ 24. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY 12769 R

Legal Description
ORIG TOWN, BLOCK 24, LOT 13 - 16

OWNER ID 62954

OWNERSHIP 100.00%

LONGORIA RAUL G
ETAL
828 N REYNOLDS
ALICE, TX 78332

Ref ID2: R12769
Map ID C1

100102413000192

ACRES:
EFF. ACRES:

SITUS 527 E ALICE TX

APPR VAL METHOD: Cost

PROPERTY APPRAISAL INFORMATION 2022

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

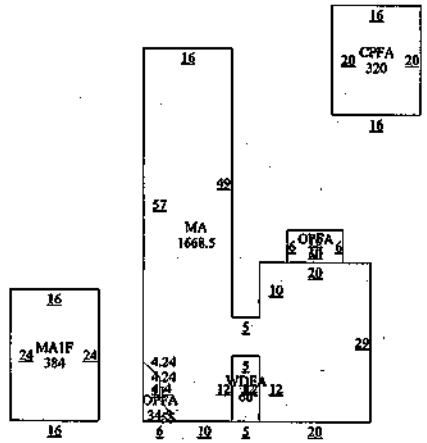
Values		
IMPROVEMENTS		43,820
LAND MARKET	+	8,000
MARKET VALUE	=	51,820
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	51,820
HS CAP LOSS	-	0
ASSESSED VALUE	=	51,820

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2022
ROAD ACCESS	LAST INSP. DATE	07/01/2022
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON		

REMARKS: FOR '22 CHG EFF YR PER IE 7/1/22 JO -- FOR 2022 NC - UPDATE PER SCHL PER IE/AM/TM 6/22/22 JO -- FOR 2019 UPDATE APPR CHGS PER SCHEDULE OR SITE INSP BY CT 1/23/19

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
03/01/2022	MISC	0	A	0
09/22/2000	ROOF		A	3,500

SALE DT	PRICE	GRANTOR	DEED INFO
01/04/2017	*****	LONGORIA RUBALDO	DT / /
06/02/2010	*****	LONGORIA RUBALDO	AFF / 433 / 574
01/01/2010	*****	LONGORIA RUBALDO	DEATH / /

SUBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF3/	1,668.5	51.10	1	1999	1979	*	88,040	40%	60%	100%	100%	100%	0.24	21,130
	MA1F	MA 1/2 STORY	R	*/	384.0	25.55	1	1999	1979	*	9,810	40%	60%	100%	100%	100%	0.24	2,360
	CPFA	CARPORT FRAM	R	*/	320.0	7.67	1	1999	1979	*	2,450	40%	100%	100%	100%	100%	0.40	980
	WDFA	WOOD DECK FR	R	*/	60.0	7.67	1	1999	1979	*	460	40%	60%	100%	100%	100%	0.24	110
	OPFA	OPEN PORCH F	R	*/	34.5	10.22	1	1999	1979	*	350	40%	60%	100%	100%	100%	0.24	90
	OPFA	OPEN PORCH F	R	*/	60.0	10.22	1	1999	1979	*	610	40%	60%	100%	100%	100%	0.24	150
1.	RESIDENTIAL		STCD: A1		2,527.0		Homesite: N				101,720							24,820

IMPROVEMENT FEATURES

Plumbing	1	2	2,780
Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM2	0
Flooring	1	FL2	0
Heating/Cooling	1	HA5	0
			2,780

SUBD: S001 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	A1		FF80D140	A1	N	FF	100X140	80.00	8,000	1.00	1.00	A	8,000	NO			0.00	0
Comment: F: 100.0 R: 100.0 FF																		
													8,000					0

Effective Date of Appraisal: January 1 Date Printed: 03/14/2023 01:11:52PM by VICKI

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2022

PROPERTY 12769 R

Legal Description
IRIG TOWN, BLOCK 24, LOT 13 - 16

OWNER ID
62954

OWNERSHIP
100.00%

LONGORIA RAUL G
ETAL
828 N REYNOLDS
ALICE, TX 78332

Entities

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values

IMPROVEMENTS		43,820
LAND MARKET	+	8,000
MARKET VALUE	=	51,820
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	51,820
HS CAP LOSS	-	0
ASSESSED VALUE	=	51,820

00102413000192

Ref ID2: R12769
Map ID C1

ACRES:
EFF. ACRES:

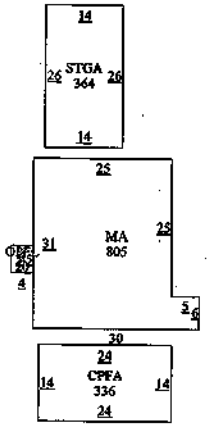
ITUS 527 E ALICE TX

APPR VAL METHOD: Cost

GENERAL

TILITIES	
OPOGRAPHY	
OAD ACCESS	
ONING	
UILDER	
EXT REASON	
EMARKS	FOR '22 CHG EFF YR PER IE 7/1/22 JO -- FOR 2022 NC - UPDATE PER SCHL PER IE/AM/TM 6/22/22 JO -- FOR 2019 UPDATE APPR CHGS PER SCHEDULE OR SITE INSP BY CT 1/23/19
LAST APPR.	IE
LAST APPR. YR	2022
LAST INSP. DATE	07/01/2022
NEXT INSP. DATE	

SKETCH for Improvement #2 (RESIDENTIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
03/01/2022	MISC	0	A	0
09/22/2000	ROOF		A	3,500

SALE DT	PRICE	GRANTOR	DEED INFO
01/04/2017	*****	LONGORIA RUBALDO	DT / /
06/02/2010	*****	LONGORIA RUBALDO	AFF / 433 / 574
01/01/2010	*****	LONGORIA RUBALDO	DEATH / /

SUBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF2/	805.0	52.91	1	1999	1979	*	42,590	40%	100%	100%	100%	100%	0.40	17,040
	OPFL	OPEN PORCH F	R	*/	20.0	7.94	1	1999	1979	*	160	40%	100%	100%	100%	100%	0.40	60
	CPFA	CARPORT FRAM	R	*/	336.0	7.94	1	1999	1979	*	2,670	40%	100%	100%	100%	100%	0.40	1,070
	STGA	STORAGE FRAM	R	*/	364.0	11.45	1	1999	1979	*	4,170	20%	100%	100%	100%	100%	0.20	830
	RESIDENTIAL		STCD:	A1	1,525.0	Homesite: N					49,590							19,000

IMPROVEMENT FEATURES

SUBD: S001 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE

Effective Date of Appraisal: January 1 Date Printed: 03/14/2023 01:11:53PM by VICKI

KLEBERG COUNTY APPRAISAL DISTRICT — PROPERTY APPRAISAL INFORMATION 2024

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OWNER ID 62954
OWNERSHIP 100.00%
LONGORIA RAUL G
ETAL
828 N REYNOLDS
ALICE, TX 78332

Ref ID2: R12769
00102413000192 Map ID C1

ACRES:
EFF. ACRES:

SITUS 527 E ALICE TX

APPR VAL METHOD: Cost

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values		
IMPROVEMENTS		41,120
LAND MARKET	+	15,000
MARKET VALUE	=	56,120
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	56,120
CAP LOSS	-	0
ASSESSED VALUE	=	56,120

GENERAL

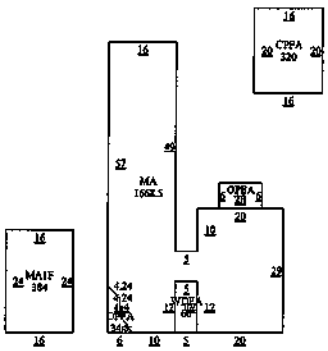
UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2023
ROAD ACCESS	LAST INSP. DATE	04/12/2023
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON		

REMARKS: FOR 2023 CHG LAND TABLE TO FF150D140 PER IE 4/12/23 5/5/23 JO -- FOR '22 CHG EFF YR PER IE 7/1/22 JO -- FOR 2022 NC - UPDATE PER SCHL PER IE/AM/TM 6/22/22 JO -- FOR 2019

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
03/01/2022	MISC	0	A	0
09/22/2000	ROOF		A	3,500

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01/01/2010		LONGORIA RUBALDO	DEATH / /



EXEMPTIONS

PICTURE



IMPROVEMENT INFORMATION

SUBD: S001 100.00% NBHD:

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
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	MA1F	MA 1/2 STORY	R	*/	384.0	25.46	1	1999	1979	*	9,780	38%	60%	100%	100%	100%	0.23	2,230
	CPFA	CARPORT FRAM	R	*/	320.0	7.64	1	1999	1979	*	2,450	38%	100%	100%	100%	100%	0.38	930
	WDFA	WOOD DECK FR	R	*/	60.0	7.64	1	1999	1979	*	460	38%	60%	100%	100%	100%	0.23	100
	OPFA	OPEN PORCH F	R	*/	34.5	10.18	1	1999	1979	*	350	38%	60%	100%	100%	100%	0.23	80
	OPFA	OPEN PORCH F	R	*/	60.0	10.18	1	1999	1979	*	610	38%	60%	100%	100%	100%	0.23	140
1	RESIDENTIAL			STCD: A1	2,527.0		Homesite: N				102,320							23,700

IMPROVEMENT FEATURES

Plumbing	1	2	3,707
Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM2	0
Flooring	1	FL2	0
Heating/Cooling	1	HA5	0
			3,707

LAND INFORMATION

SUBD: S001 100.00% NBHD: IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1	A1		FF150D140	A1	N	FF	100X140	150.00	15,000	1.00	1.00	A	15,000	NO			0.00	0
Comment: F: 100.0 R: 100.0 FF																		
													15,000					0

Effective Date of Appraisal: January 1 Date Printed: 06/27/2024 11:39:12AM by VICKI

KLEBERG COUNTY APPRAISAL DISTRICT — PROPERTY APPRAISAL INFORMATION 2024

PROPERTY 12769 R
Legal Description
ORIG TOWN, BLOCK 24, LOT 13 - 16

OWNER ID 62954
OWNERSHIP 100.00%
LONGORIA RAUL G
ETAL
828 N REYNOLDS
ALICE, TX 78332

Ref ID2: R12769
00102413000192 Map ID C1

ACRES:
EFF. ACRES:

STUS 527 E ALICE TX

APPR VAL METHOD: Cost

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values		
IMPROVEMENTS		41,120
LAND MARKET	+	15,000
MARKET VALUE	=	56,120
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	56,120
CAP LOSS	-	0
ASSESSED VALUE	=	56,120

GENERAL

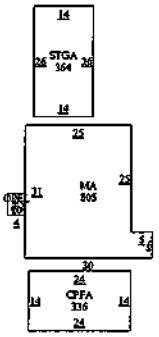
UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2023
ROAD ACCESS	LAST INSP. DATE	04/12/2023
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON		

REMARKS: FOR 2023 CHG LAND TABLE TO FF150D140 PER IE 4/12/23 5/5/23 JO -- FOR '22 CHG EFF YR PER IE 7/1/22 JO -- FOR 2022 NC - UPDATE PER SCHL PER IE/AM/TM 6/22/22 JO -- FOR 2019

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
03/01/2022	MISC	0	A	0
09/22/2000	ROOF		A	3,500

SALE DT	PRICE	GRANTOR	DEED INFO
01/04/2017		LONGORIA RUBALDO	OT / /
06/02/2010		LONGORIA RUBALDO	AFF / 433 / 574
01/01/2010		LONGORIA RUBALDO	DEATH / /



EXEMPTIONS

PICTURE



IMPROVEMENT INFORMATION

SUBD: S001 100.00% NBHD:

L#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF2/	805.0	49.97	1	1999	1979	*	40,230	38%	100%	100%	100%	100%	0.38	15,290
	OPFL	OPEN PORCH F	R	*/	20.0	7.50	1	1999	1979	*	150	38%	100%	100%	100%	100%	0.38	60
	OPFA	CARPORT FRAM	R	*/	336.0	7.50	1	1999	1979	*	2,520	38%	100%	100%	100%	100%	0.38	960
	STGA	STORAGE FRAM	R	*/	364.0	15.28	1	1999	1979	*	5,560	20%	100%	100%	100%	100%	0.20	1,110
2	RESIDENTIAL			STCD: A1	1,525.0		Homesite: N				48,460							17,420

IMPROVEMENT FEATURES

SUBD: S001 100.00% NBHD:

LAND INFORMATION

RR Wells: 0 Capacity: 0 RR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE

Effective Date of Appraisal: January 1 Date Printed: 06/27/2024 11:39:13AM by VICKI

Prop ID	Owner	%	Legal Description			Values		
13128	67521	100.00 R	**Geo: 100102331000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	42,660
GARZA DIANA L			ORIG TOWN, BLOCK 23, LOT 31, 32		Imp NHS:	38,660	Prod Loss:	0
ETAL					Land HS:	0	Appraised:	42,660
400 E LEE AVE			Acres:	0.0000	Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363-3863			State Codes: A	Map ID:	C1	Prod Use:	0 Assessed:	42,660
			Situs: 400 E LEE TX	Mtg Cd:		Prod Mkt:	0 Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			42,660	0	42,660	0.852080	363.50

24171	55184	100.00 R	**Geo: 100102401000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	401,690
MEX METHODIST CHURCH			ORIG TOWN, BLOCK 24, LOT 1-5, (E X E M P T)		Imp NHS:	391,690	Prod Loss:	0
(EL BUEN PASTOR)					Land HS:	0	Appraised:	401,690
419 N 9TH ST			Acres:	0.0000	Land NHS:	10,000	Cap:	0
KINGSVILLE, TX 78363			State Codes: F1	Map ID:	C1	Prod Use:	0 Assessed:	401,690
			Situs: 501 E ALICE	Mtg Cd:		Prod Mkt:	0 Exemptions:	EX-XV
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			401,690	401,690	0	0.852080	0.00

18128	21826	100.00 R	**Geo: 100102406000192**	Effective Acres: 0.000000	Imp HS:	38,510	Market:	42,510
MARTINEZ JOE A			ORIG TOWN, BLOCK 24, LOT 6, 7		Imp NHS:	0	Prod Loss:	0
ETUX YOLANDA L					Land HS:	4,000	Appraised:	42,510
513 E ALICE AVE			Acres:	0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-3856			State Codes: A	Map ID:	C1	Prod Use:	0 Assessed:	42,510
			Situs: 513 E ALICE	Mtg Cd:		Prod Mkt:	0 Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			42,510	0	42,510	0.852080	362.22

18891	54431	100.00 R	**Geo: 100102408000192**	Effective Acres: 0.000000	Imp HS:	43,660	Market:	70,030
KERWIN RICHARD R EST			ORIG TOWN, BLOCK 24, LOT 8-10		Imp NHS:	19,930	Prod Loss:	0
ETUX MELIDA G					Land HS:	5,540	Appraised:	70,030
916 E SANTA GERTRUDIS			Acres:	0.0000	Land NHS:	900	Cap:	0
KINGSVILLE, TX 78363			State Codes: A, F1	Map ID:	C1	Prod Use:	0 Assessed:	70,030
			Situs: 515 E ALICE TX	Mtg Cd:		Prod Mkt:	0 Exemptions:	DV4, HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			70,030	20,400	49,630	0.852080	422.89

11953	67251	100.00 R	**Geo: 100102411000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	27,680
GONZALES ETELINA EST			ORIG TOWN, BLOCK 24, LOT 11, 12		Imp NHS:	23,680	Prod Loss:	0
523 E ALICE AVE					Land HS:	0	Appraised:	27,680
KINGSVILLE, TX 78363-3856			Acres:	0.0000	Land NHS:	4,000	Cap:	0
			State Codes: A	Map ID:	C1	Prod Use:	0 Assessed:	27,680
			Situs: 523 E ALICE	Mtg Cd:		Prod Mkt:	0 Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			27,680	0	27,680	0.852080	235.86

12769	62954	100.00 R	**Geo: 100102413000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	51,820
LONGORIA RAUL G			ORIG TOWN, BLOCK 24, LOT 13 - 16		Imp NHS:	43,820	Prod Loss:	0
ETAL					Land HS:	0	Appraised:	51,820
828 N REYNOLDS			Acres:	0.0000	Land NHS:	8,000	Cap:	0
ALICE, TX 78332			State Codes: A	Map ID:	C1	Prod Use:	0 Assessed:	51,820
			Situs: 527 E ALICE TX	Mtg Cd:		Prod Mkt:	0 Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			51,820	0	51,820	0.852080	441.55

14393	49110	100.00 R	**Geo: 100102417000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	13,000
LOERA MARILANDA PEREZ			ORIG TOWN, BLOCK 24, LOT 17, E15' 18		Imp NHS:	9,800	Prod Loss:	0
EST					Land HS:	0	Appraised:	13,000
530 E LEE AVE			Acres:	0.0000	Land NHS:	3,200	Cap:	0
KINGSVILLE, TX 78363-3865			State Codes: A	Map ID:	C1	Prod Use:	0 Assessed:	13,000
			Situs: 530 E LEE	Mtg Cd:		Prod Mkt:	0 Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			13,000	0	13,000	0.852080	110.77

Prop ID	Owner	%	Legal Description			Values		
18128	21826	100.00 R	**Geo: 100102406000192**	Effective Acres: 0.000000	Imp HS:	34,580	Market:	42,080
MARTINEZ JOE A			ORIG TOWN, BLOCK 24, LOT 6, 7		Imp NHS:	0	Prod Loss:	0
ETUX YOLANDA L					Land HS:	7,500	Appraised:	42,080
513 E ALICE AVE				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-3856			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	42,080
			Situs: 513 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			42,080	0	42,080	0.825000	347.16

18891	70521	100.00 R	**Geo: 100102408000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	84,910
KERWIN RICHARD R EST			ORIG TOWN, BLOCK 24, LOT 8-10		Imp NHS:	72,850	Prod Loss:	0
ETUX MELIDA G EST					Land HS:	0	Appraised:	84,910
% LILLIAN K SALINAS				Acres:	0.0000 Land NHS:	12,060	Cap:	0
720 HALL ST			State Codes: A, F1	Map ID:	C1 Prod Use:	0	Assessed:	84,910
KINGSVILLE, TX 78363			Situs: 515 E ALICE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			84,910	0	84,910	0.825000	700.51

11953	70123	100.00 R	**Geo: 100102411000192**	Effective Acres: 0.000000	Imp HS:	30,850	Market:	38,350
GONZALEZ CRISELDA			ORIG TOWN, BLOCK 24, LOT 11, 12		Imp NHS:	0	Prod Loss:	0
523 E ALICE					Land HS:	7,500	Appraised:	38,350
KINGSVILLE, TX 78363-3856				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	38,350
			Situs: 523 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			38,350	0	38,350	0.825000	316.39

12769	62954	100.00 R	**Geo: 100102413000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	56,120
LONGORIA RAUL G			ORIG TOWN, BLOCK 24, LOT 13 - 16		Imp NHS:	41,120	Prod Loss:	0
ETAL					Land HS:	0	Appraised:	56,120
828 N REYNOLDS				Acres:	0.0000 Land NHS:	15,000	Cap:	0
ALICE, TX 78332			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	56,120
			Situs: 527 E ALICE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			56,120	0	56,120	0.825000	462.99

14393	49110	100.00 R	**Geo: 100102417000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	18,710
LOERA MARILANDA			ORIG TOWN, BLOCK 24, LOT 17, E15' 18		Imp NHS:	12,710	Prod Loss:	0
PEREZ EST					Land HS:	0	Appraised:	18,710
530 E LEE AVE				Acres:	0.0000 Land NHS:	6,000	Cap:	0
KINGSVILLE, TX 78363-3865			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	18,710
			Situs: 530 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			18,710	0	18,710	0.825000	154.36

22776	68236	100.00 R	**Geo: 100102418000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	21,000
528 EAST LEE TRUST			ORIG TOWN, BLOCK 24, LOT W10' 18, 19		Imp NHS:	15,750	Prod Loss:	0
FRANCISCO VASQUEZ JR (TR					Land HS:	0	Appraised:	21,000
528 E LEE				Acres:	0.0000 Land NHS:	5,250	Cap:	0
KINGSVILLE, TX 78363			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	21,000
			Situs: 528 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			21,000	0	21,000	0.825000	173.25

23528	57569	100.00 R	**Geo: 100102420000192**	Effective Acres: 0.000000	Imp HS:	68,950	Market:	96,250
GONZALEZ YOLANDA			ORIG TOWN, BLOCK 24, LOT 20, 21		Imp NHS:	19,800	Prod Loss:	0
522 E LEE					Land HS:	7,500	Appraised:	96,250
KINGSVILLE, TX 78363-3865				Acres:	0.0000 Land NHS:	0	Cap:	123
			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	96,127
			Situs: 522 E LEE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			96,127	8,400	87,727	0.825000	723.75

2022 TAX STATEMENT

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364

Certified Owner:
LONGORIA RAUL G
ETAL
828 N REYNOLDS
ALICE, TX 78332

Legal Description:
ORIG TOWN, BLOCK 24, LOT 13 - 16

Account No: 100102413000192 **Appr. Dist. No.: 12769**

Legal Acres: .3214
Parcel Address: 527 E ALICE
As of Date: 03/14/2023
Print Date: 03/14/2023 **Print By:** JLARA

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$8,000	$43,820	$51,820	$51,820	$0	$0	$0	$51,820

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
KLEBERG COUNTY *SALES TAX SAVINGS IS $72.31*	$51,820		$0.00	$51,820	0.7718700	$399.98
CITY OF KINGSVILLE *SALES TAX SAVINGS IS $96.33*	$51,820		$0.00	$51,820	0.8250000	$427.52
KINGSVILLE ISD	$51,820		$0.00	$51,820	1.5189000	$787.09
SOUTH TX WATER AUTH	$51,820		$0.00	$51,820	0.0784890	$40.67

Total Tax: $1,655.26
Total Tax Paid to date: $1,655.26
Total Tax Remaining: $0.00

Exemptions:

AMOUNT DUE IF PAID BY:

03/31/2023 9%	05/01/2023 11%	05/31/2023 13%	06/30/2023 15%	07/31/2023 18 + up to 20%	08/31/2023 19 + up to 20%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information:
KINGSVILLE ISD 2022 M&O .99980000 I&S .51910000 Total 1.5189000 2021 M&O 1.0265000 I&S .49240000 Total 1.5189000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 4.1.74

Print Date: 03/14/2023

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:
MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364
361-595-8542

100102413000192

100102413000192
LONGORIA RAUL G
ETAL
828 N REYNOLDS
ALICE, TX 78332

AMOUNT PAID:
$_____.____

Kleberg CAD

Property Search > 12769 LONGORIA RAUL G for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	12769	Legal Description:	ORIG TOWN, BLOCK 24, LOT 13 - 16
Geographic ID:	100102413000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	527 E ALICE TX	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	LONGORIA RAUL G ETAL	Owner ID:	62954
Mailing Address:	828 N REYNOLDS ALICE, TX 78332	% Ownership:	100.0000000000%
		Exemptions:	

Values

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

Taxing Jurisdiction

Owner: LONGORIA RAUL G

Kleberg CAD

Property Search > 12769 LONGORIA RAUL G for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	12769	Legal Description:	ORIG TOWN, BLOCK 24, LOT 13 - 16
Geographic ID:	100102413000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	527 E ALICE TX	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	LONGORIA RAUL G	Owner ID:	62954
Mailing Address:	ETAL 828 N REYNOLDS ALICE, TX 78332	% Ownership:	100.0000000000%
		Exemptions:	

Values

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

Taxing Jurisdiction

Owner: LONGORIA RAUL G
% Ownership: 100.0000000000%
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 2052.5 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW1	1999	1668.5
MA1F	MA 1/2 STORY FRAME	*		1999	384.0
CPFA	CARPORT FRAME AVERAGE	*		1999	320.0
WDFA	WOOD DECK FRAME AVERAGE	*		1999	60.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1999	34.5
OPFA	OPEN PORCH FRAME AVERAGE	*		1999	60.0

Improvement #2: RESIDENTIAL **State Code:** A1 **Living Area:** 805.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF2		1999	805.0
OPFL	OPEN PORCH FRAME LOW	*		1999	20.0
CPFA	CARPORT FRAME AVERAGE	*		1999	336.0
STGA	STORAGE FRAME (AVERAGE)	*		1999	364.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.3214	14000.00	100.00	140.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	$43,820	$8,000	0	51,820	$0	$51,820
2021	$43,820	$8,000	0	51,820	$0	$51,820
2020	$41,860	$8,000	0	49,860	$0	$49,860
2019	$41,860	$8,000	0	49,860	$0	$49,860

2018	$31,160	$8,000	0	39,160	$0	$39,160
2017	$31,160	$8,000	0	39,160	$0	$39,160
2016	$20,740	$8,000	0	28,740	$0	$28,740
2015	$26,810	$8,000	0	34,810	$0	$34,810
2014	$26,810	$8,000	0	34,810	$0	$34,810
2013	$26,810	$8,000	0	34,810	$0	$34,810
2012	$26,810	$8,000	0	34,810	$0	$34,810
2011	$26,810	$8,000	0	34,810	$0	$34,810
2010	$26,810	$8,000	0	34,810	$0	$34,810
2009	$26,810	$8,000	0	34,810	$0	$34,810

Questions Please Call (361) 595-5775

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

Website version: 1.2.2.33 Database last updated on: 3/13/2023 8:17 PM © N. Harris Computer Corporation

2023 TAX STATEMENT

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364

Certified Owner:
LONGORIA RAUL G
ETAL
828 N REYNOLDS
ALICE, TX 78332

Legal Description:
ORIG TOWN, BLOCK 24, LOT 13 - 16

Legal Acres: .3214
Parcel Address: 527 E ALICE

Account No: 100102413000192 **Appr. Dist. No.:** 12769
As of Date: 06/14/2024 **Print Date:** 06/14/2024 **Print By:** JLARA

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$15,000	$41,120	$56,120	$56,120	$0	$0	$0	$56,120

Taxing Unit	Assessed Value (100%)	Exemptions Code	Exemptions Amount	Taxable Value	Tax Rate	Tax
KLEBERG COUNTY	$56,120		$0.00	$56,120	0.7718700	$433.17
SALES TAX SAVINGS IS $78.32						
CITY OF KINGSVILLE	$56,120		$0.00	$56,120	0.7600000	$426.51
SALES TAX SAVINGS IS $104.32						
KINGSVILLE ISD	$56,120		$0.00	$56,120	1.4104000	$791.52
SOUTH TX WATER AUTH	$56,120		$0.00	$56,120	0.0703740	$39.49

Total Tax: $1,690.69
Total Tax Paid to date: $1,690.69
Total Tax Remaining: $0.00

Exemptions:

AMOUNT DUE IF PAID BY:

07/01/2024 15%	07/31/2024 18%	09/02/2024 19%	09/30/2024 20%	10/31/2024 21%	12/02/2024 22%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information:
KINGSVILLE ISD 2023 M&O .78290000 I&S .62750000 Total 1.4104000 2022 M&O .99980000 I&S .51910000 Total 1.5189000

4.1.75

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

Print Date: 06/14/2024

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364
361-595-8542

100102413000192

100102413000192
LONGORIA RAUL G
ETAL
828 N REYNOLDS
ALICE, TX 78332

AMOUNT PAID:
$_____

Applied permit

CITY OF KINGSVILLE

GENERAL PERMIT

THIS FORM WAS PRINTED ON: 04/29/2022

PERMIT #:	P049840-032422	DATE ISSUED:	04/27/2022
PROJECT ADDRESS:	527 E Alice Kingsville, TX 78363	EXPIRES:	04/27/2023
SUBDIVISION:	Orig Town		
Owner :	Rubaldo G Jr Longoria Etal	Contractor:	SHORTY'S & SONS
Address	527 E Alice	Address:	527 E ALICE
City	Kingsville	City:	KINGSVILLE
State	TX	State:	TX
Zip:	78363	Zip:	78363
Phone#:		Phone#:	3614883120
Zone:		SQ FT	
Prop.Use	Residential	Cnst Type:	REMODEL
Work:	HOUSELEVEL, REPLACING SIDING, WINDOW DOOR AND PAINT	Lot #:	13 - 16
		Blk #:	24
Prop.Value:	$0.00		

Description	Unit Price	Quantity	Total
Residential Remodel Plan Review Fee	25	1.00	25
Building Remodeling	100	1.00	100

TOTAL $125.00

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

SPECIAL CONDITIONS: CITY BRUSH CREWS WILL NOT PICK UP BROKEN CONCRETE, LUMBER OR BRUSH FROM CONSTRUCTION SITES. PERSONS WORKING AT SUCH SITE ARE RESPONSIBLE FOR CLEANING ALL DEBRIS.

04/27/2022

Nicholas Daniels, Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7021 0950 0000 4793 8876

NOVEMBER 2, 2023

RAUL G LONGORIA
828 N REYNOLDS
ALICE, TX 78332

Re: **HEARING FOR PROPERTY AT 527 E ALICE**

Dear Sir or Madam:

On APRIL 17, 2023, a letter was sent from the City of Kingsville stating that your property located at **527 E ALICE** was a fire hazard or was dangerous to human life or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, DECEMBER 11, 2023,** at **5:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **DECEMBER 11, 2023.**

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Belinda Tarver
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

APRIL 17, 2023

RAUL G LONGORIA Etal
828 N REYNOLDS
ALICE TX, 78332

Re: ORIG TOWN, BLOCK 24, LOT 13 – 16 527 E ALICE – ALL STRUCTURES

Dear Sir or Madam:

It has been determined that the structure at **527 E Alice Kingsville, TX 78363** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of

such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE LOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Belinda Tarver; Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7021 0950 0000 4793 9262

JUNE 24, 2024

RAUL G LONGORIA
828 REYNOLDS
ALICE TX 78332

Re: **HEARING FOR PROPERTY AT 527 E ALICE KINGSVILLE TX ALL STRUCTURES**

Dear Sir or Madam:

On APRIL 17, 2023, a letter was sent from the City of Kingsville stating that your property located at **527 E ALICE** was a fire hazard or was dangerous to human life or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, AUGUST 26, 2024,** at **5:00 p.m**. to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **AUGUST 26, 2024.**

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Belinda Tarver
Building Official

PUBLIC NOTICE

The City Commission will meet on Monday December 11, 2023, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

406 E LEE
424 W FORDYCE
527 E ALICE
508 S 2ND
1225 E SANTA GERTRUDIS

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting. The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

PUBLIC NOTICE

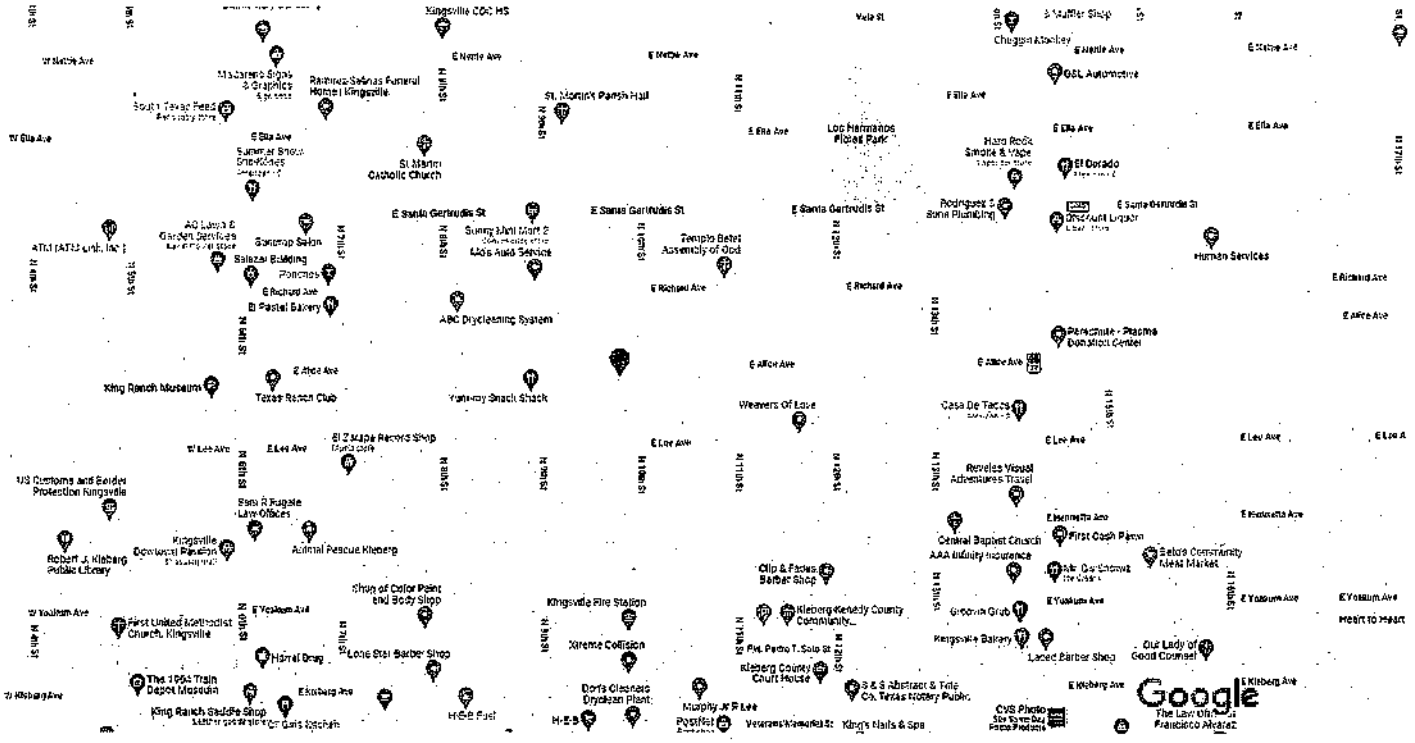
The City Commission will meet on Monday August 26, 2024, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

227 E RICHARD
307 E RAGLAND
500 W SANTA GERTRUDIS
521 E MESQUITE
527 E ALICE
621 W ELLA
829 E WARREN
907 E AVE A
1232 E ELLA

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting. The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

Google Maps 527 E Alice Ave



Map data ©2023 Google 200 ft



527 E Alice Ave

Directions | Save | Nearby | Send to phone | Share

527 E Alice Ave, Kingsville, TX 78363

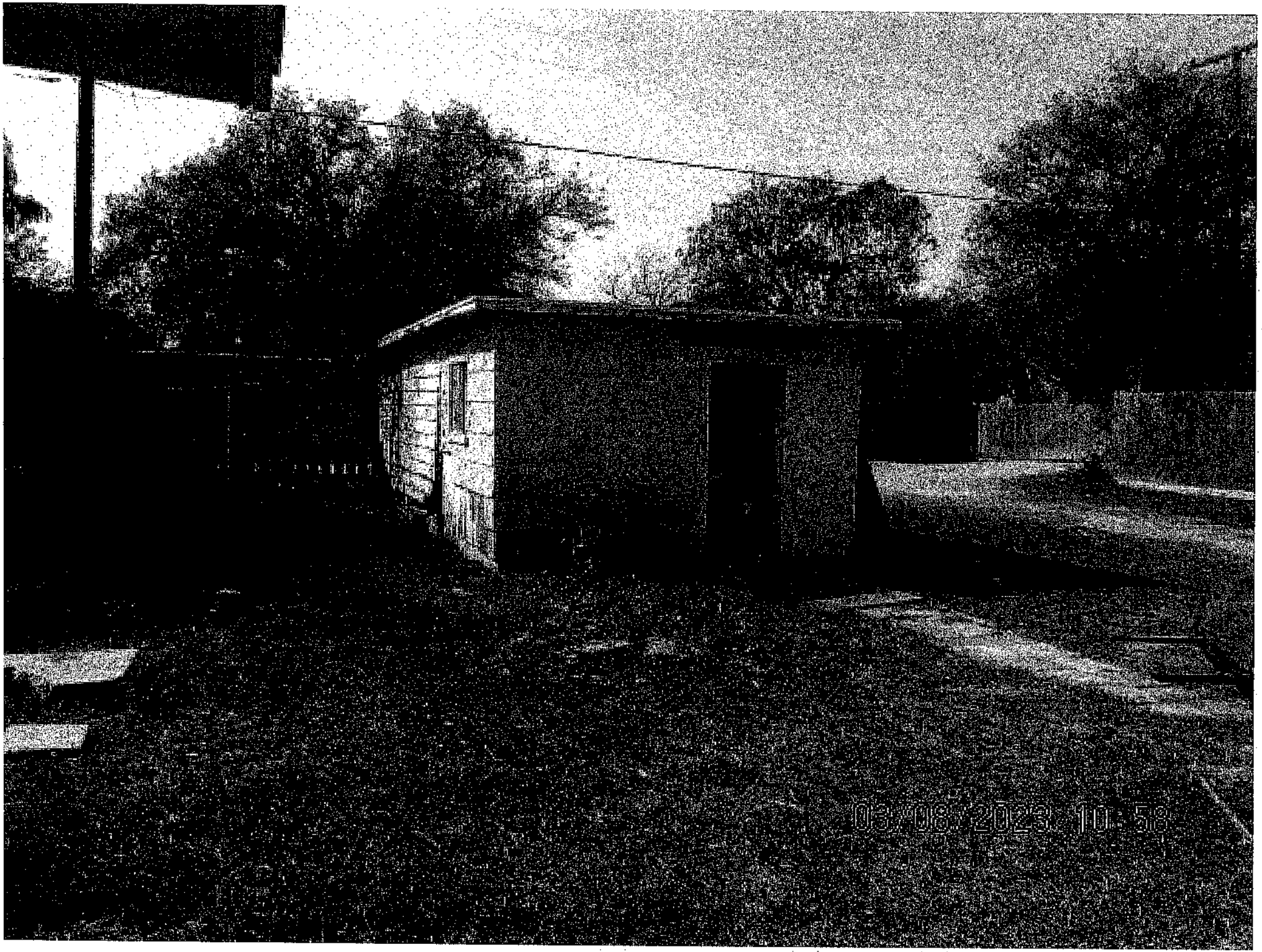
G4CQ+74 Kingsville, Texas


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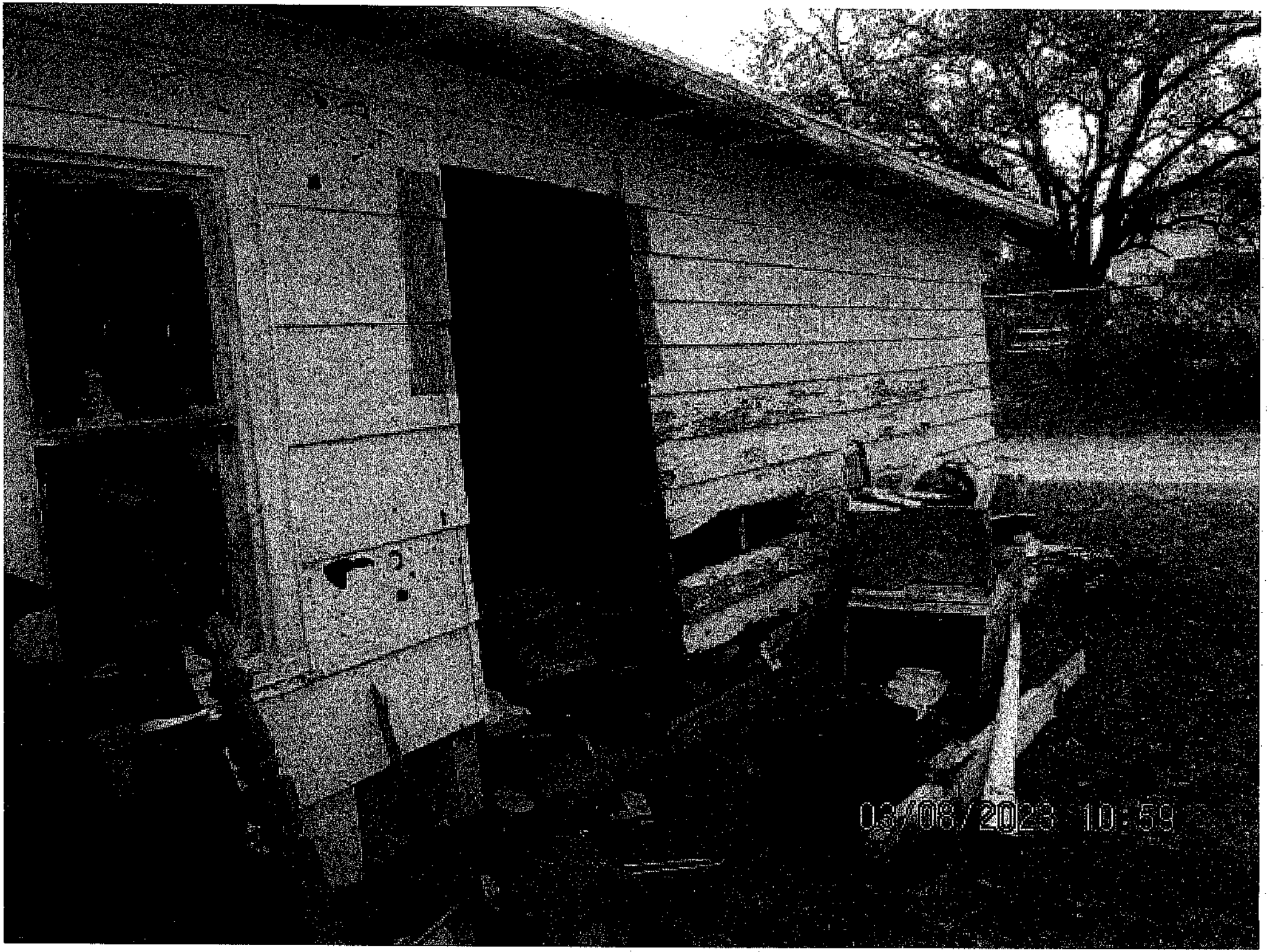

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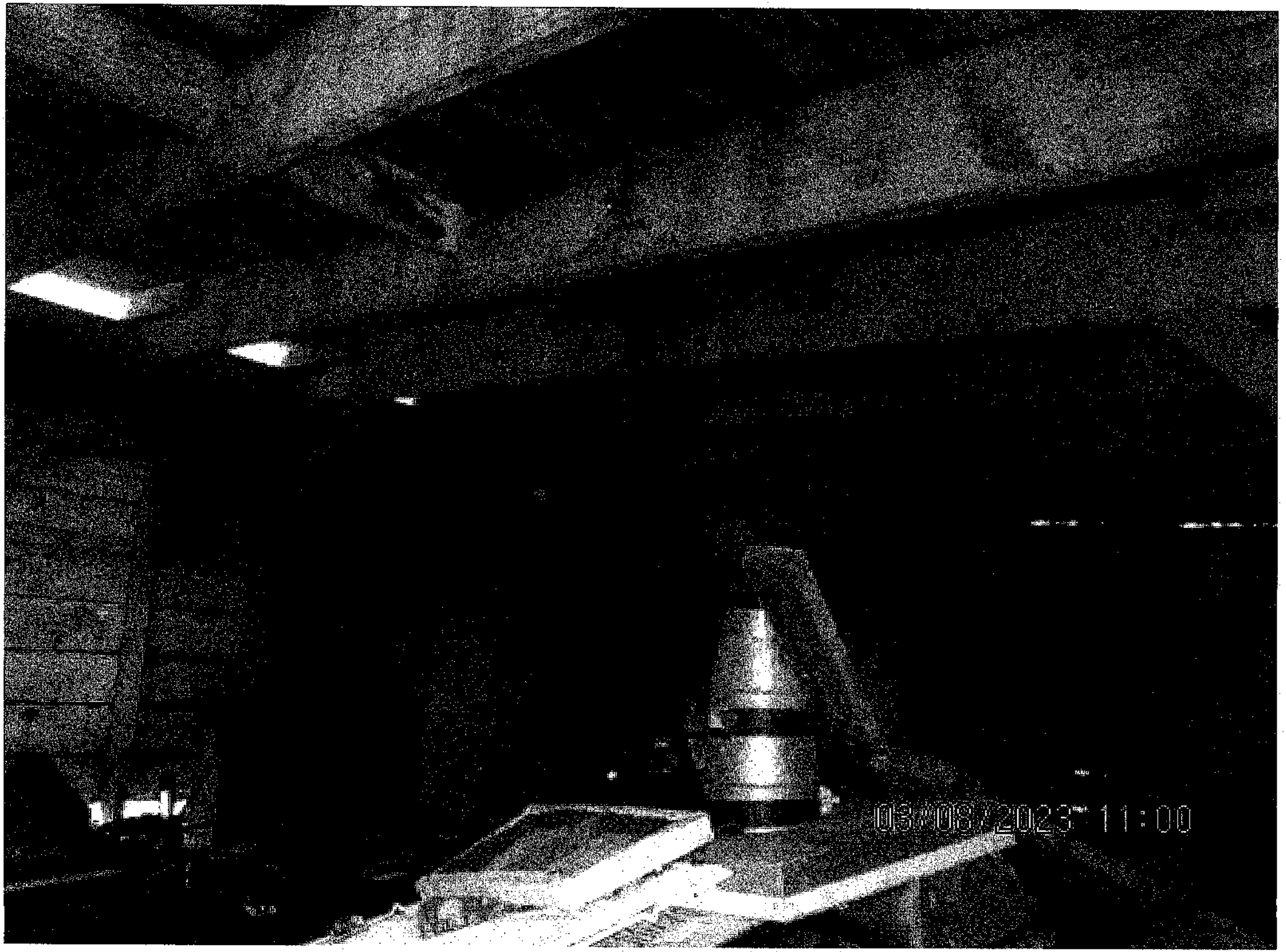
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08/08/2023 10:56

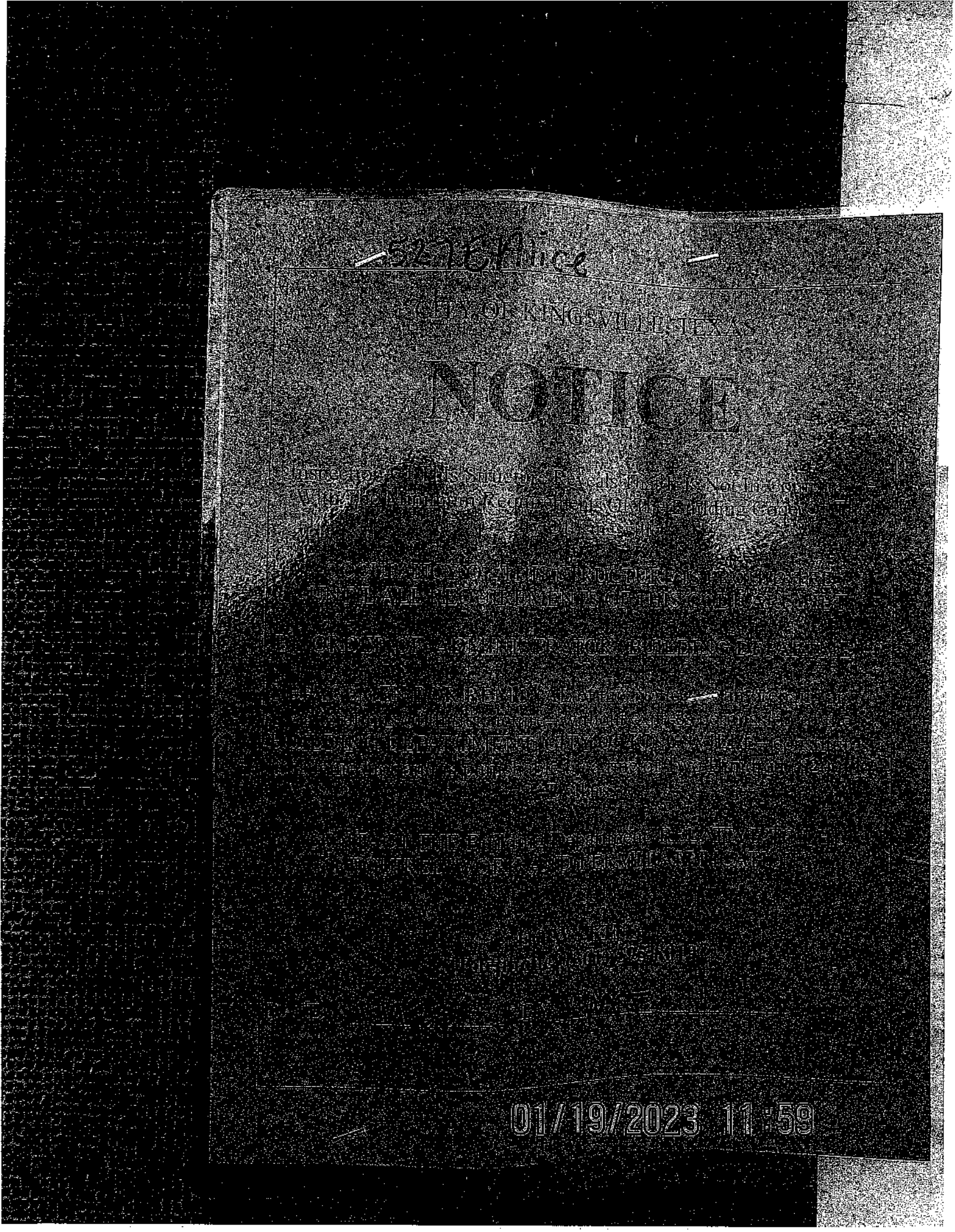

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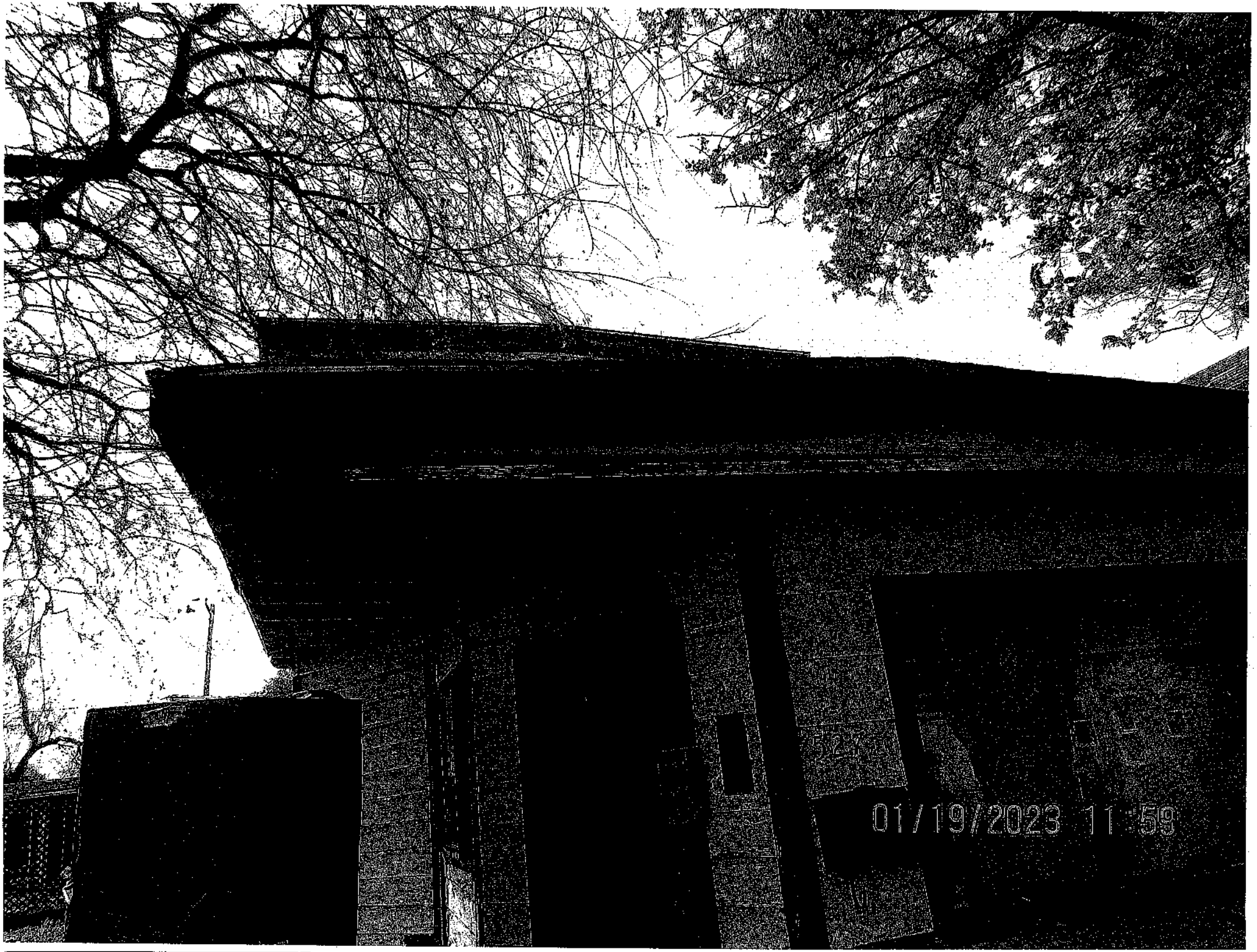
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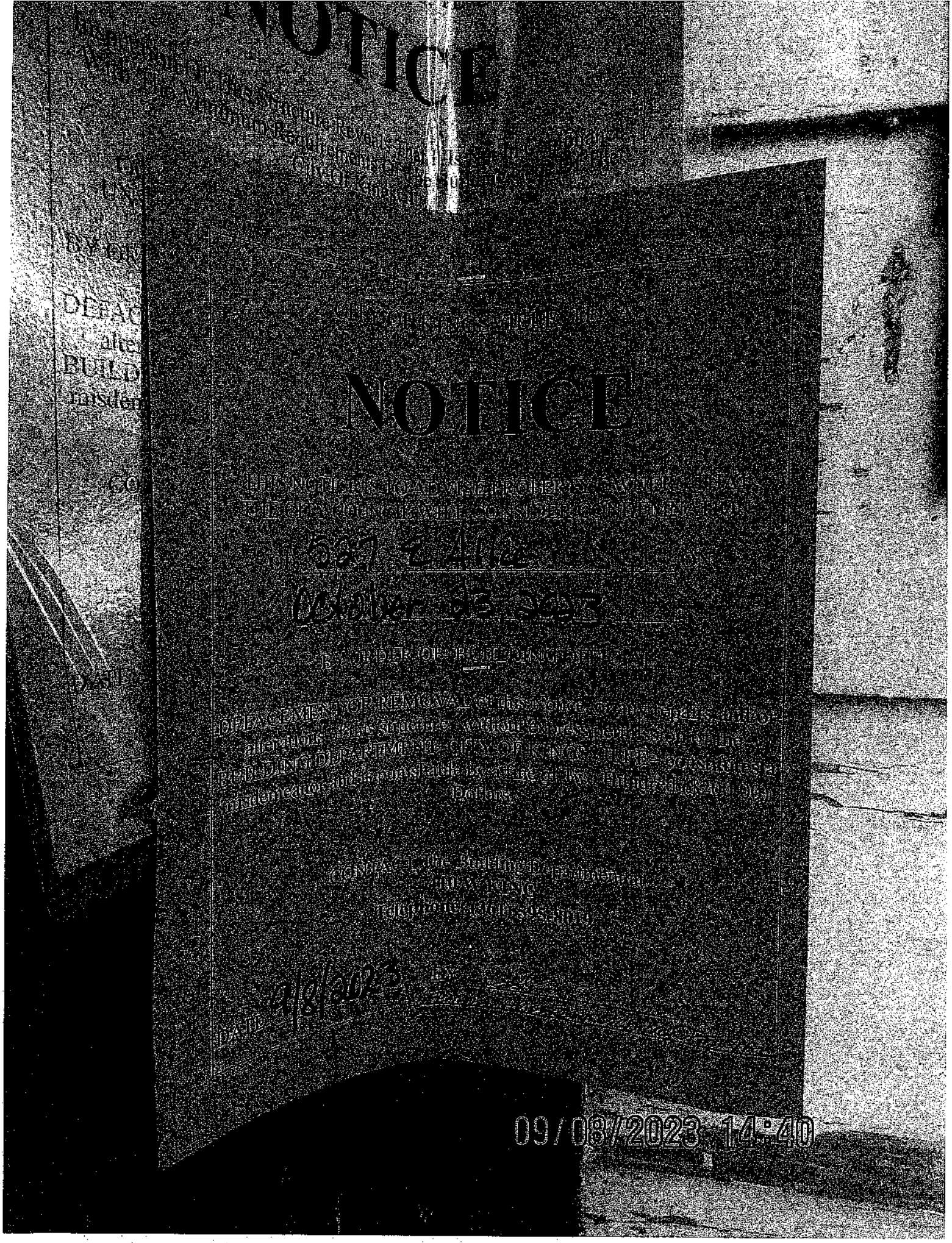

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03/08/2023 11:00


03/08/2023 11:08


CITY OF KINGSVILLE TEXAS
NOTICE
01/19/2023 11:59


01/19/2023 11:59

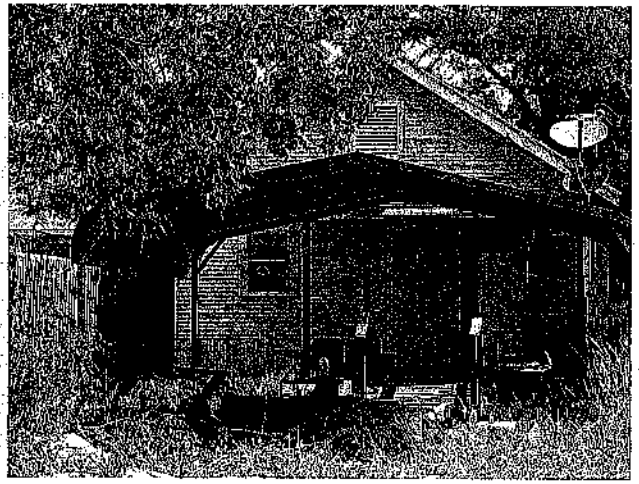

NOTICE
NOTICE
09/08/2023 14:40



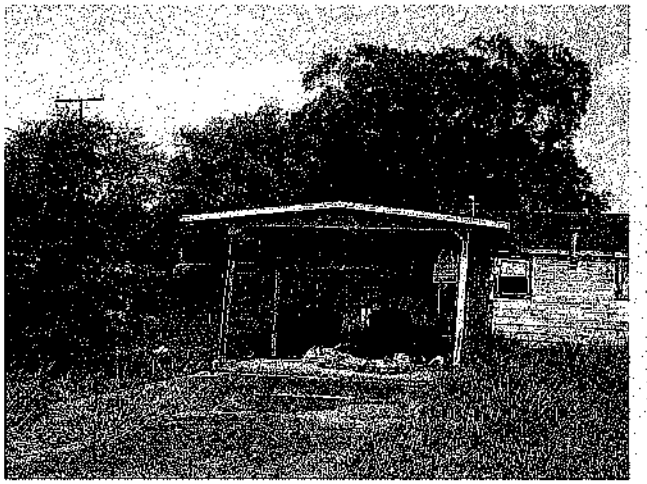




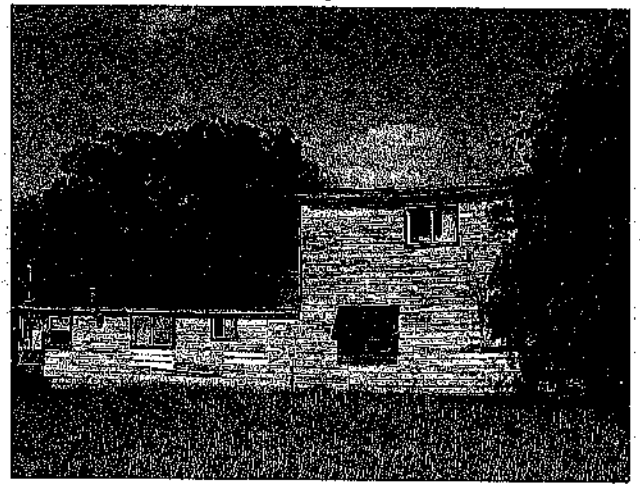




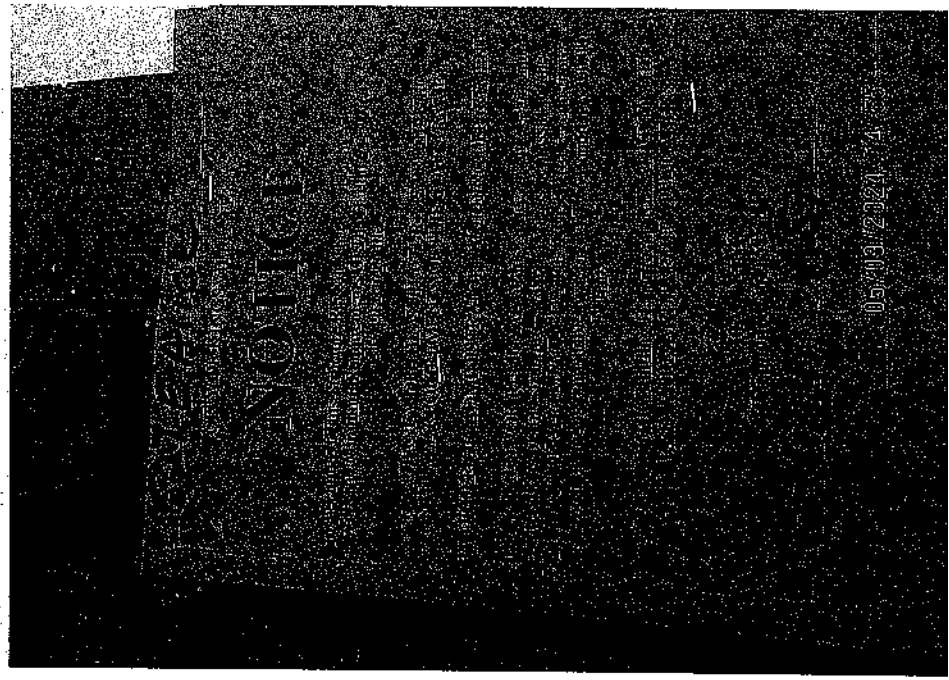
527 E Alice

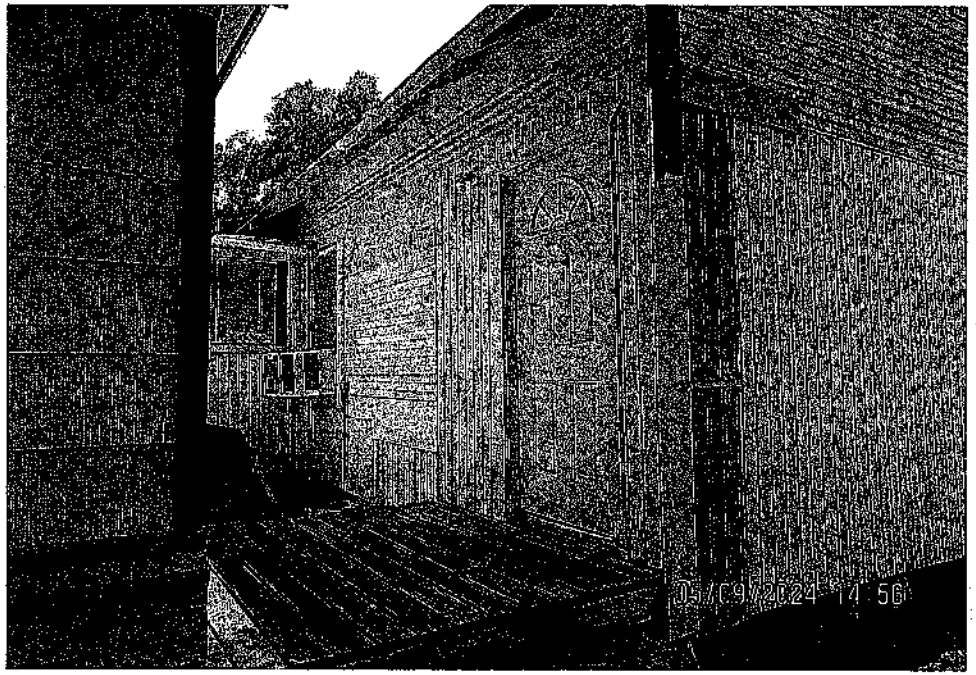


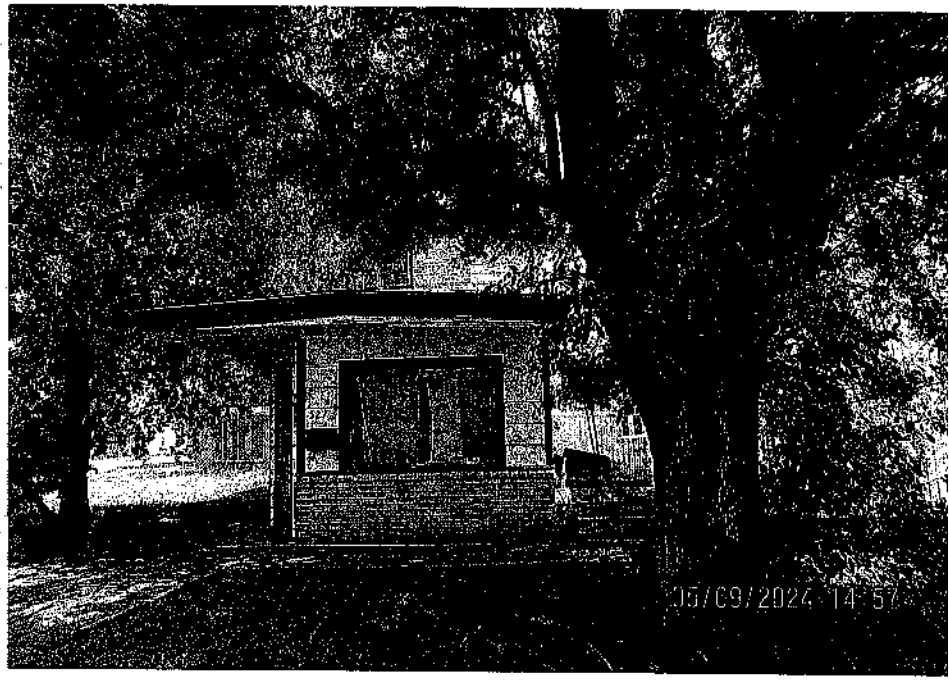





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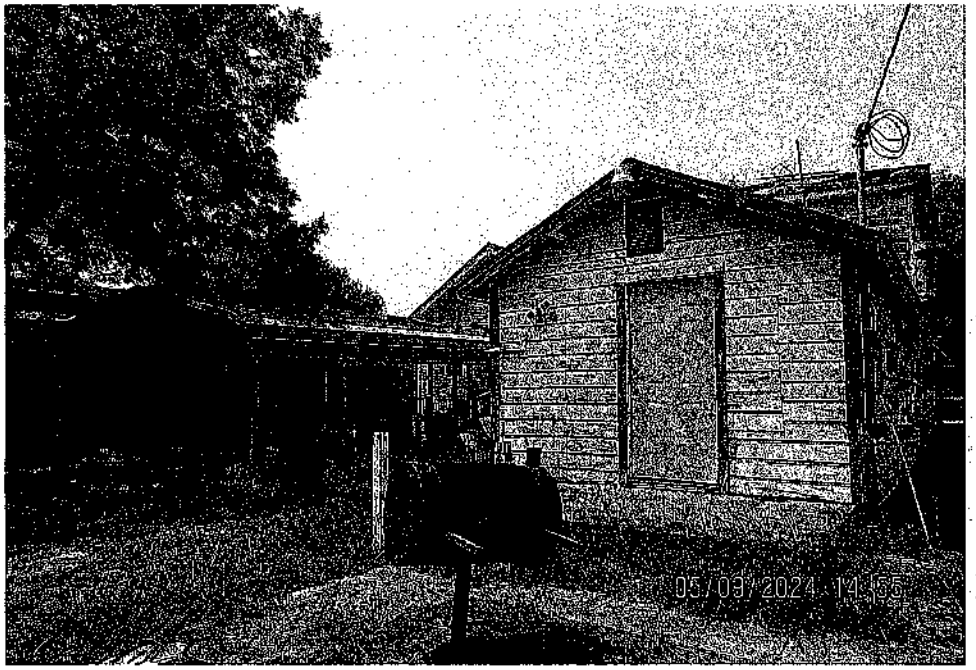

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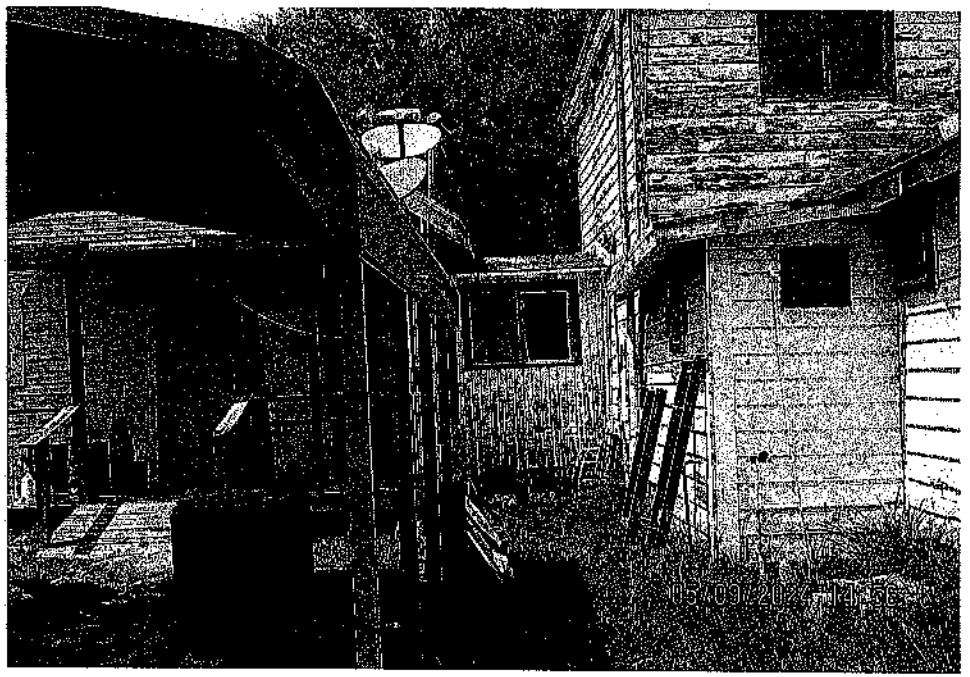




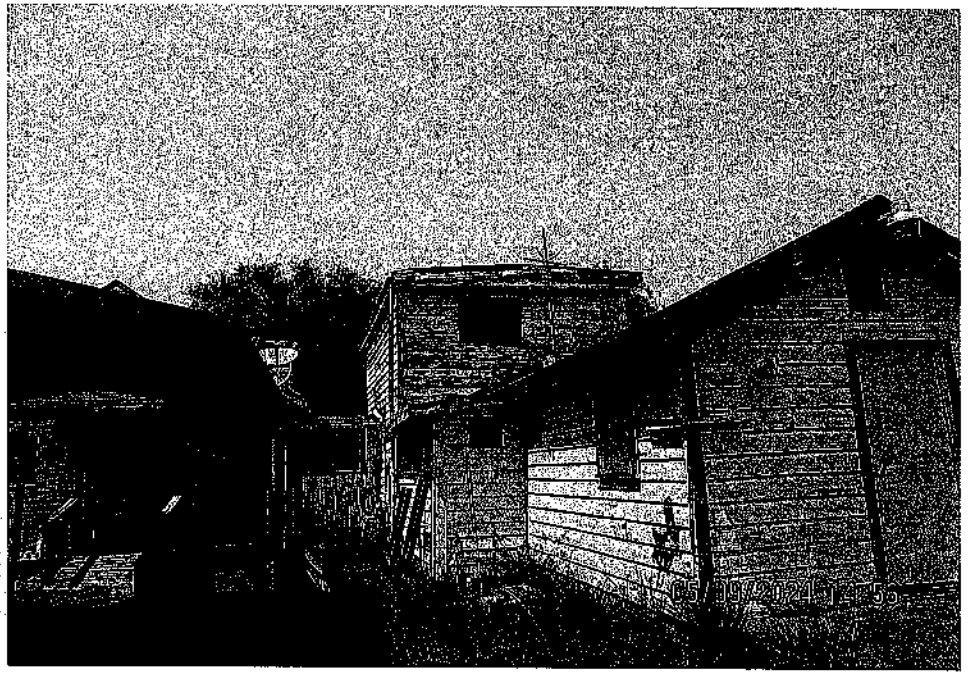




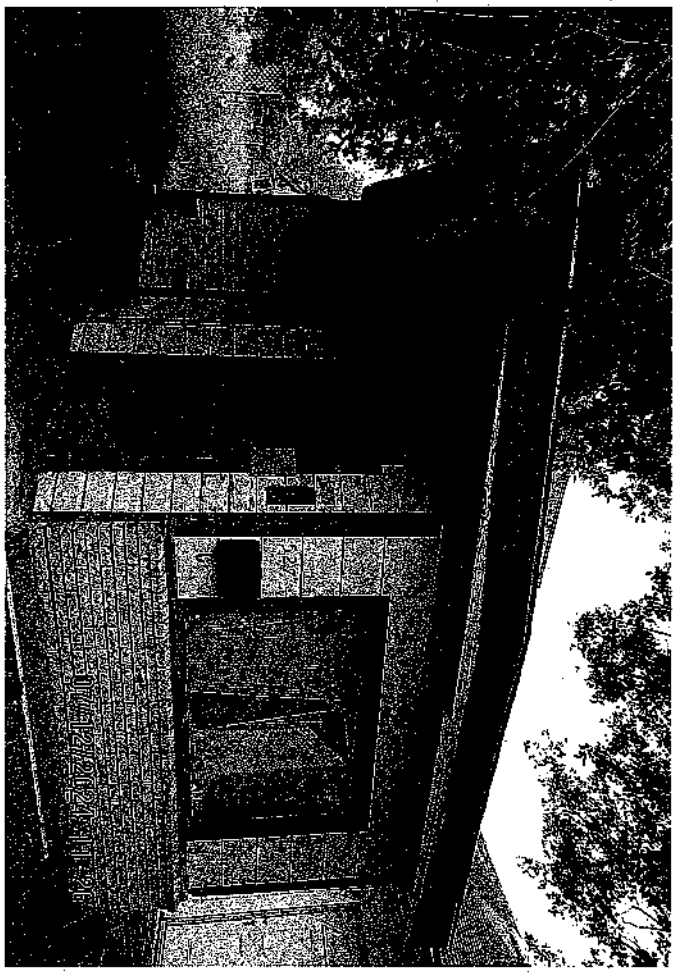


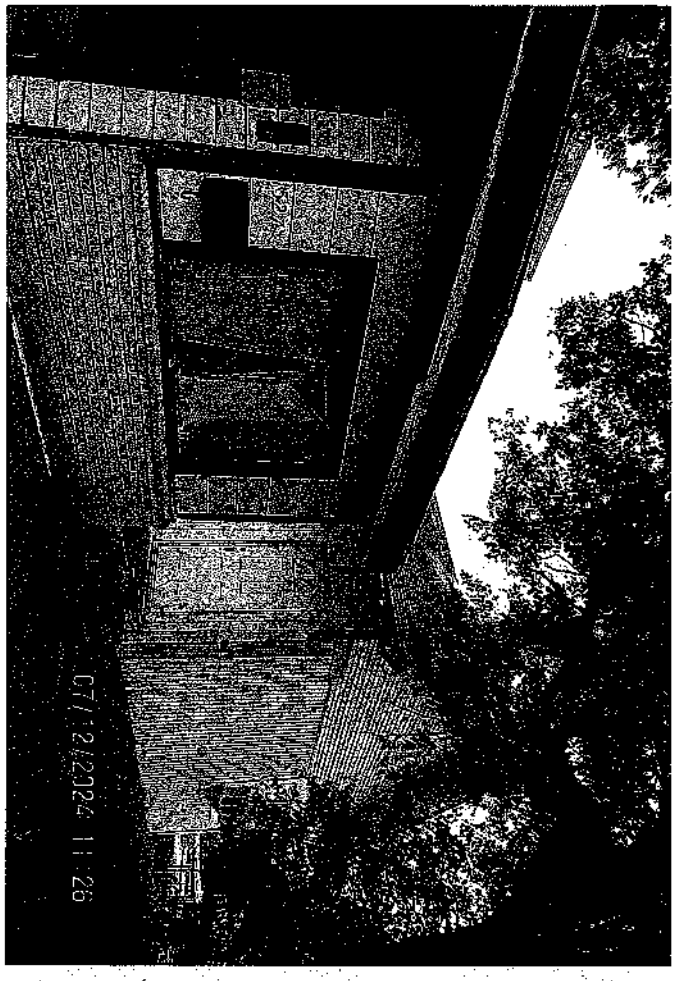


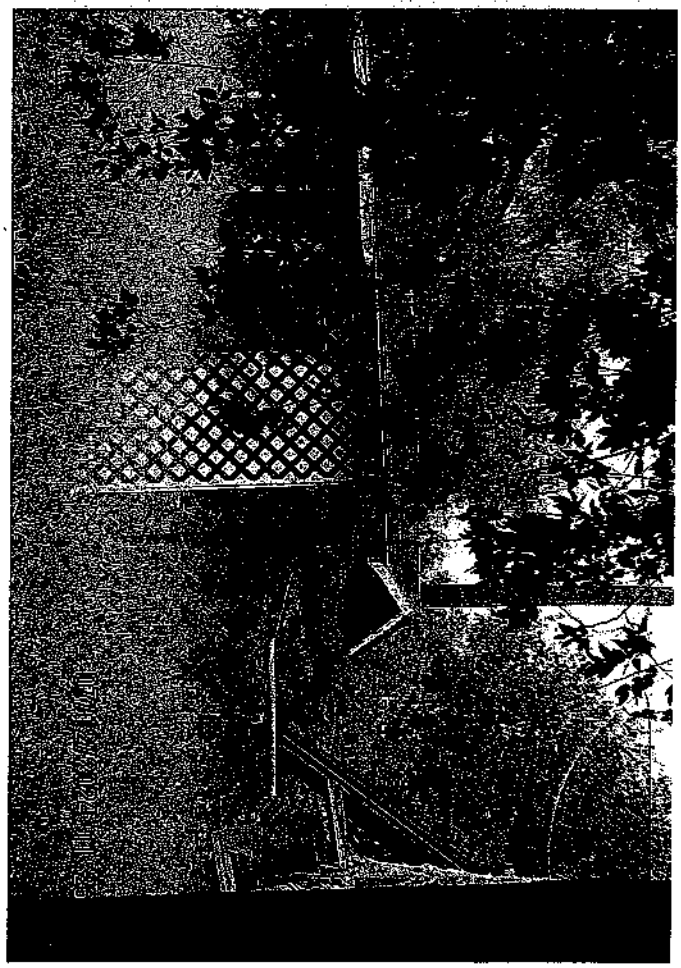


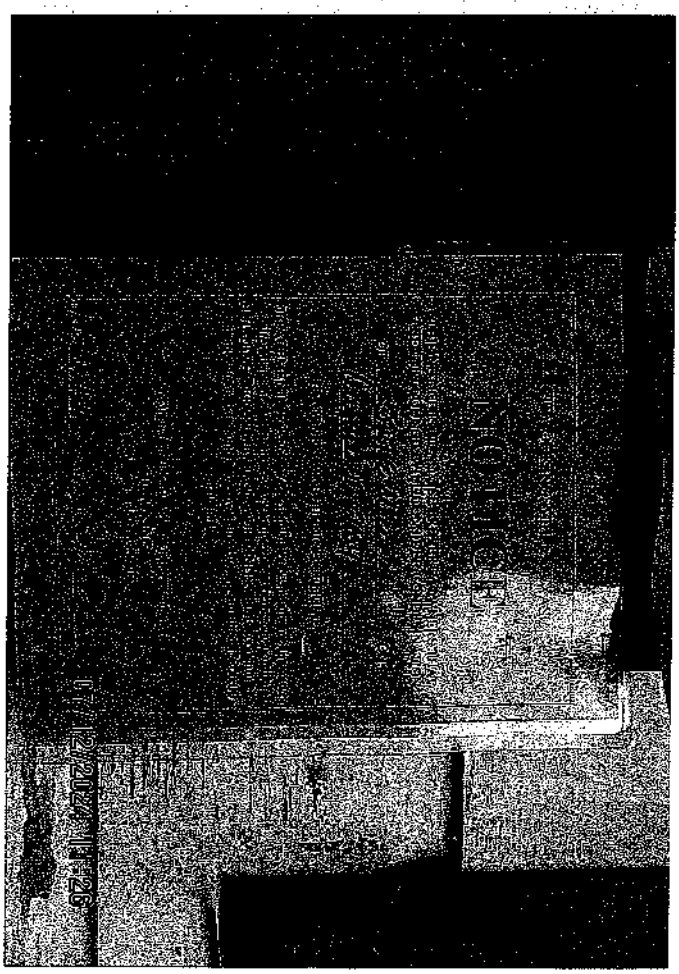


527 E Alice









SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Raul H Rongone
828 N Reynolds
Alice, TX 78332

9590 9402 7054 1225 6058 70

2. Article Number (Transfer from service label)

7021 0950 0000 4793 8364

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Age ☐ Add

B. Received by (Printed Name) | C. Date of D

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ...ail
- ☐ ...ail Restricted Delivery

- ☐ Priority Mail Expr
- ☐ Registered Mail™
- ☐ Registered Mail F Delivery
- ☐ Signature Confirm
- ☐ Signature Confirm Restricted Delive

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return R

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Raul G Longoria
878 N Reynolds
Alice TX 78332

9590 9402 7054 1225 6074 23

2. Article Number (Transfer from service label)

7021 0950 0000 4793 8548

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☒ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery

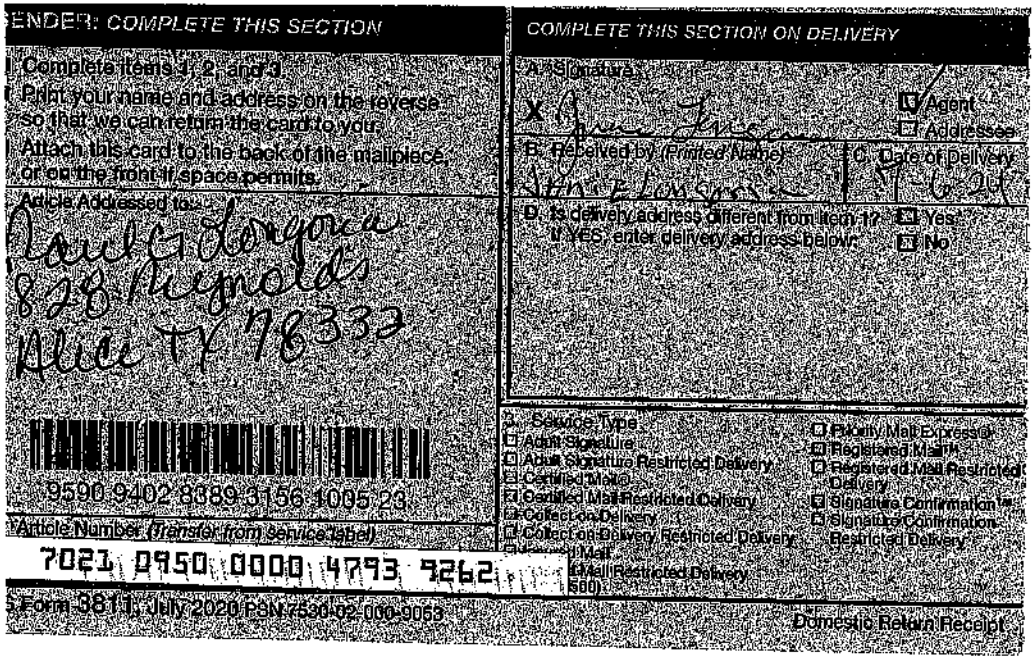
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



ENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

David A Dorgan
828 Reynolds
Alice TX 78332

9590 9402 8389 3156 1005 23

Article Number (Transfer from service label)

7021 0950 0000 4793 9262

Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent
Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?
If YES, enter delivery address below:

Yes
No

Service Type

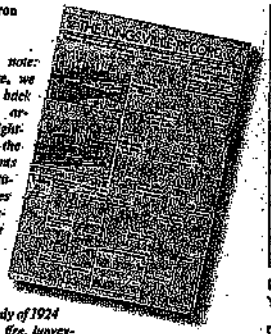
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
500)

Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery

Domestic Return Receipt

Lone Wolf and Skyhawks

By Ted Figueroa
Reporter



(Editor's note: In this feature, we take readers back through our archives, highlighting some of the people and events of the past century. Many issues are still in paper form, some are digitized, and a few are on microfilm. The issues from 1918 to July of 1924 were lost in a fire, however, the rest remain intact. Here is a look back at what was happening this week in Kingsville.)

25 years ago, July 1999

The grand opening party at the Spohn Kleberg Health Plaza was a great success with doctors and staff walking around to answer questions. The new $6 million, 42,000 square-foot center was set to open for new patients in just a few weeks.

50 years ago, July 1974

The Kingsville city Commission voted to hire Filiberto Garcia Jr. as acting city manager following the suspension of Earl Keaton from the job. Keaton was suspended by a 3-2 vote following a closed-door session the previous week.

Keaton told the commission he wanted a public hearing on the matter within 20-30 days.

The ousted city manager vowed he would go to court if necessary. The suspension of Keaton and hiring of Garcia happened in front a standing room only audience that appeared equally divided over the issue.

Keaton was suspended for refusing to hire Mrs. Margaret Saenz after being instructed to do so by the city commission. Saenz maintained that she had been discriminated against because of her race and gender.

The VT-23 wives got to take a tour of the Navy Base. Training Squadron 23 held a wife's tour for the wives of student and instructor aviators.

The tour was designed to familiarize wives with their husbands' squadron lives. The tour lasted 3 ½ hours.

During the tour of the Operations Building, the wives had the unexpected opportunity to witness an "arrested landing" in which a TA-4J "Skyhawk" with a malfunctioning hydraulic system landed in one tenth of the usual runway area. An investigation continued into the possible involvement of union in a fire at the Perez Lumber Company, which resulted in $25,000 of damage including the lumber and the structure that housed it.

When firefighters arrived the lumber yard was completely engulfed in flames. Two firefighters were injured and worked till daylight to contain the blaze. The fire department had been called out to two false alarms just before the fire at the same location.

75 years ago, July 1949

Passenger traffic on the Missouri-Pacific Lines was interrupted when six cars in a 119-car southbound freight train derailed at the north end of the Bishop railroad yard at 3 a.m.

No one was injured in the wreck. The wreck occurred when a journal broke on a sand-laden gondola about mid-way of the train.

Bob Brister, a 16-year-old Kingsville High School junior, used his western-styled voice and his guitar to play music on his twice a week radio show on KINE radio.

He even took requests by mail and telephone during the performances.

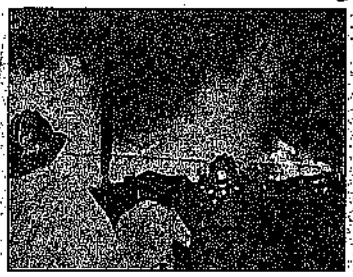
99 years ago, July 1925

"The Lone Wolf," a terror of the border country, was captured by Kleberg County Sheriff Tom Moseley.

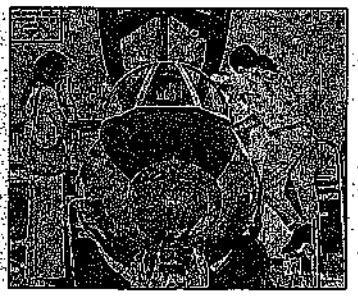
Santiago Revilla, known as "The Lone Wolf" was behind bars in the Kleberg County Jail, charged with bootlegging.

For the past four or five years, officers and river guards had been trying to capture him.

Revilla was linked to at least one murder and he had been successful in carrying on an enormous trade in transporting tequila from the border past customs officers, river guards and federal prohibition officers.



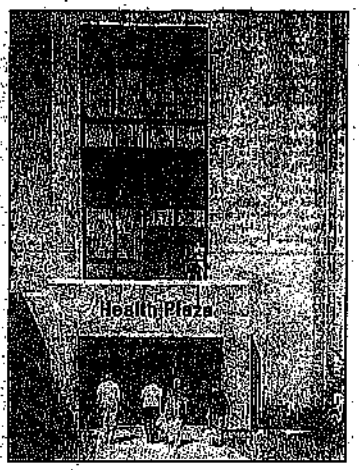
Kingsville firefighters battle a blaze at the Perez Lumber Yard. Arson was suspected. - 1974



VT-23 wives got to tour the Navy base. -1974



Bob Brister performed on KINE Radio twice a week. -1949



The Spohn Kleberg Health Plaza held its grand opening.-1999

PUBLIC HEARING NOTICE

Notice is hereby given that the City Commission of Kingsville will conduct a public hearing and consider an ordinance on July 8, 2024 at 5:00PM in the Helen Kleberg Groves Community Room at City Hall, located at 400 W. King Avenue, Kingsville, TX 78363, for the purpose of receiving public comments on the City's amendment to Ordinance ORD2009-38 pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code as revised. Possible tax incentives to be offered to projects within the City of Kingsville may be discussed at the meeting. This hearing will be pursuant to the ordinance considered and voted on by the City Commission on July 22, 2024. All interested parties are encouraged to attend and present their views.

For additional information, please contact, Mark McLaughlin, 361.595.8002.

PUBLIC NOTICE

The City Commission will meet on Monday August 26, 2024, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:

Request to condemn the unsafe structures located at:

227 E RICHARD
307 E RAGLAND
500 W SANTA GERTRUDIS
521 E MESQUITE
527 E ALICE
621 W ELLA
629 E WARREN
907 E AVE A
1232 E ELLA

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting.

The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

?? TRIVIA ??

HOW SMART ARE YOU?

- Think you know something about everything?
- What do you know about our area?

Play Kingsville Trivia brought to you by Harrel's Pharmacy!

Questions:

1. Which is the largest country in Africa?
2. Which British Monarch established the Church of England to divorce his first wife?
3. How old is Jonathan- the world's oldest living tortoise?
4. Which hormone is known as the "Love Hormone"?
5. What animal laughs when threatened or under attack?
6. What color is the sky on the moon?
7. What country is home to the Ruins of the Ancient City of Babylon?
8. What plant is used to make linen fabric?
9. Who is the villian of Horror Movie Franchise "A Nightmare on Elm Street"?
10. Which French landmark was supposed to be taken down?

(Answers will be in the next issue)

HOW SMART ARE YOU:
9-10: Okay Einstein, quit bragging
7-8: Pick up your PhD at TAMUK
5-6: You are on your way to your B.S. degree
3-4: Do not skip any more school
2 or less: Don't leave home without a chaperon

For all your pharmacy needs, contact Harrel's.
Lots of great items and downtown Kingville's best eats!
Harrel's
Kingsville Pharmacy
204 E. Kleberg • Kingsville, Tx
(361) 592-3354

TRIVIA ANSWERS

July 18, 2024 issue

1. Francis Bellamy
2. Tim McGraw
3. 14
4. Tony Manero
5. Uniform Resource Locator
6. The Summer Solstice
7. Stardust
8. The Bible
9. Honey
10. Peridot

PUBLIC HEARING #5

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8055

MEMO

Date: August 15th, 2024

To: Mark McLaughlin (City Manager)

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

Subject: **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to demolish 7 existing structures that have been determined to be in a "condemned" status by the Building Official**

Summary: The Department of Planning and Development Services has identified seven (7) structures that exist in a condemned status and seeks City Commission's approval for their subsequent demolition on 09 October 2024. Required Public Notice of such desire was completed on 18 July 2024 and 25 July 2024.

Background: The City of Kingsville Code of Ordinances defines the building condemnation process in Section 15-1-165: "Condemned Building or structure; specifications." The Planning and Development Services Department completed detailed inspections that revealed the unsafe and dilapidated state of the identified eight properties listed below; consequently, these buildings have been declared uninhabitable. The relevant owners have been duly notified and nothing has been accomplished to improve or remove the dilapidated structures.

Financial Impact: Cost of demolition incurred will be billed to owners.

Recommendation: Staff recommends the following properties to be authorized for demolition:
1. 227 E Richard Ave
~~2. 307 E Ragland Ave~~
3. 500 W Santa Gertrudis Ave
4. 521 E Mesquite Ave
5. 527 E Alice Ave
6. 829 E Warren Ave
7. 1232 E Ella Ave

Erik Spitzer
Director of Planning and Development Services

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INITIATED BY	BUILDING OFFICIAL
829 E WARREN		Kphillips	
LEGAL DESCRIPTION	**BLOCK**	**LOT**	
9TH	17	13-16	
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**	
CHILDS KEVIN WILLIAM EST	829 E WARREN	KINGSVILLE, TX 78363	
ETUX KATHRYN J EST			

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		B, C, D, H, I, MI, NR	1, 2, 4, 5
Yard						
Condition			X		OV	3
Utilities						
Electric			X			
Gas			X			
Water			X			
Roof						
Covering			X			
Walls						
Exterior			X		B, C, D, H, I, MI, NR	1, 2, 4
Interior			X			
Ceilings			X			
Windows/Doors						
Secured			X		B, C, D, H, I, MI, NR	1, 2, 4
Condition			X			
Foundation						
Exterior			X		NR	
Interior			X			
Plumbing				X		
Electrical				X		

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown	

COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

THE NEIGHBOR MAINTAINS THE YARD. THE HOUSE IS GETTING WORST DUE TO THE FRONT DOOR OPENING. ANIMALS COME IN AND OUT.

HAS BEEN WITHOUT WATER SINCE 9/25/2022 AND ELECTRICAL SINCE 2003

SIGNATURE: _____ DATE: 08/14/23

CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 829 E Warren Phone: _____

Property Owner: Kevin William Childs et Phone: _____

Owner's Address: Kathryn J Childs Fax: _____
829 E Warren

PLANNED DATE	ACTUAL DATE	ACTION
☐ 7-4-2023	7-4-2023	1. Identify structure unfit for human habitation.
☐ 8-14-2023	8-14-2023	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 8-14-2023	8-14-2023	3. Determine ownership from county assessment & tax collection record.
☐ 8-14-2023	8-14-2023	4. Obtain legal description.
☐ 8-14-2023	8-14-2023	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 8-15-2023	8-15-2023	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
☐ _____	_____	7. 2nd Notice Sent. (10 day response) (Optional)
☐ _____	_____	8. If response is not received or is not adequate, proceed as follows:
☐ 6-24-24	6-24-24	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 7-11-24	7-11-24	1) Post affidavit in newspaper twice a week for one week
☐ 7-12-24	7-12-24	10. Post sign on property advising date the City

Council will consider condemnation of structure.

☐ _____ _____ 11. Within the Historical District. Meeting date to be heard by the Historical Development Board.

☐ 1-12-24 1-12-24 12. Photograph posted sign with date stamp.

☐ 1-12-24 1-12-24 13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of

☐ a. Location Map

☐ b. Photographs of the structure with date stamp

☐ c. Inspection report

☐ d. Pre-condemnation notice

☐ e. Condemnation resolution

☐ _____ _____ 14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

☐ _____ _____ 15. City Council adopts condemnation resolution.

☐ _____ _____ 16. File Notice of Condemnation with the County Clerk.

☐ _____ _____ 17. Send owner(s) & other vested interests the following:

☐ a. Copy of the City Council resolution.

☐ b. 45-day order to demolish

☐ _____ _____ 18. Post 45-day Order to Demolish on structure.

☐ a. Take photo with date stamp

☐ _____ _____ 19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

☐ _____ _____ 20. Photograph posted notice with date stamp.

☐ _____ _____ 21. Notify utility companies to disconnect & remove services from structure for safe demolition.

☐ _____ _____ 22. Issue Notice to Proceed to Public Works Director and Demolition Crew.

☐ _____ _____ 23. Prepare demolition cost statement consisting of:

☐ a. Mailing fees

☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

☐ _____ _____ 24. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

Prop ID	Owner	%	Legal Description			Values		
16934	60581	100.00 R	**Geo: 101001706000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	95,650
ORTIZ JANEL LYNNETTE			9TH, BLOCK 17, LOT 6-8		Imp NHS:	88,900	Prod Loss:	0
16737 FELLOWSHIP ST					Land HS:	0	Appraised:	95,650
LA PUENTE, CA 91744-1532				Acres:	0.0000 Land NHS:	6,750	Cap:	0
			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	95,650
			Situs: 813 E WARREN TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			95,650	0	95,650	0.825000	789.11

Prop ID	Owner	%	Legal Description			Values		
26039	52322	100.00 R	**Geo: 101001709000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	71,470
MEDRANO EDUARDO			9TH, BLOCK 17, LOT 9-12		Imp NHS:	62,470	Prod Loss:	0
ETUX SILVIA LEON					Land HS:	0	Appraised:	71,470
1904 RETTYE DR				Acres:	0.0000 Land NHS:	9,000	Cap:	0
KINGSVILLE, TX 78363-6962			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	71,470
			Situs: 821 E WARREN	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			71,470	0	71,470	0.825000	589.63

Prop ID	Owner	%	Legal Description			Values		
11498	62943	100.00 R	**Geo: 101001713000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	62,470
CHILDS KEVIN WILLIAM EST			9TH, BLOCK 17, LOT 13-16		Imp NHS:	53,470	Prod Loss:	0
ETUX KATHRYN J EST					Land HS:	0	Appraised:	62,470
829 E WARREN AVE				Acres:	0.0000 Land NHS:	9,000	Cap:	0
KINGSVILLE, TX 78363-5729			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	62,470
			Situs: 829 E WARREN	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			62,470	0	62,470	0.825000	515.38

Prop ID	Owner	%	Legal Description			Values		
13115	63144	100.00 R	**Geo: 101001717000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	74,160
CK RESILIENT			9TH, BLOCK 17, LOT 17-19		Imp NHS:	67,410	Prod Loss:	0
INVESTMENTS LLC					Land HS:	0	Appraised:	74,160
PO BOX 822				Acres:	0.0000 Land NHS:	6,750	Cap:	0
KINGSVILLE, TX 78364-0822			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	74,160
			Situs: 830 E RAGLAND	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			74,160	0	74,160	0.825000	611.82

Prop ID	Owner	%	Legal Description			Values		
22342	18673	100.00 R	**Geo: 101001720000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	97,960
RIOS JOHN LEROY			9TH, BLOCK 17, LOT 20-22		Imp NHS:	91,210	Prod Loss:	0
ETUX DEBORAH					Land HS:	0	Appraised:	97,960
16914 MANDOLINO LN				Acres:	0.0000 Land NHS:	6,750	Cap:	0
SAN ANTONIO, TX 78266-1711			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	97,960
			Situs: 824 E RAGLAND	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			97,960	0	97,960	0.825000	808.17

Prop ID	Owner	%	Legal Description			Values		
15498	54931	100.00 R	**Geo: 101001723000192**	Effective Acres: 0.000000	Imp HS:	129,820	Market:	141,070
BUSTAMANTE JUAN J			9TH, BLOCK 17, LOT 23-27		Imp NHS:	0	Prod Loss:	0
ETUX RACHAEL R					Land HS:	11,250	Appraised:	141,070
818 E RAGLAND				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	141,070
			Situs: 818 E RAGLAND TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			141,070	0	141,070	0.825000	1,163.83

Prop ID	Owner	%	Legal Description			Values		
36708	54873	100.00 R	**Geo: 101001728000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	2,250
MASSA ENRIQUE			9TH, BLOCK 17, LOT 28		Imp NHS:	0	Prod Loss:	0
802 E RAGLAND					Land HS:	0	Appraised:	2,250
KINGSVILLE, TX 78363				Acres:	0.0000 Land NHS:	2,250	Cap:	0
			State Codes: C1	Map ID:	C1 Prod Use:	0	Assessed:	2,250
			Situs:	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			2,250	0	2,250	0.825000	18.56

DELINQUENT TAX STATEMENT SUMMARY

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364
361-595-8542

Certified Owner:

CHILDS KEVIN WILLIAM EST
ETUX KATHRYN J EST
829 E WARREN AVE
KINGSVILLE, TX 78363-5729

Legal Description:

9TH, BLOCK 17, LOT 13-16

Account No: 101001713000192

2023 Value: $62,470
Appr. Dist. No.: 11498

Legal Acres: .3214
Parcel Address: 829 E WARREN

As of Date: 06/14/2024

Print Date: 06/14/2024 **Printed By:** JLARA

Year	Tax Units	Remaining Levy	IF PAID BY July 1, 2024 Penalty Interest	IF PAID BY July 1, 2024 Total	IF PAID BY July 31, 2024 Penalty Interest	IF PAID BY July 31, 2024 Total	IF PAID BY September 2, 2024 Penalty Interest	IF PAID BY September 2, 2024 Total
2015	137 900 901 905	$830.23	$1,291.84	$2,122.07	$1,301.80	$2,132.03	$1,311.77	$2,142.00
2016	137 900 901 905	$950.79	$1,342.52	$2,293.31	$1,353.91	$2,304.70	$1,365.33	$2,316.12
2017	137 900 901 905	$1,744.78	$2,212.39	$3,957.17	$2,233.33	$3,978.11	$2,254.24	$3,999.02
2018	137 900 901 905	$1,731.71	$1,946.44	$3,678.15	$1,967.23	$3,698.94	$1,987.99	$3,719.70
2019	137 900 901 905	$1,814.33	$1,778.05	$3,592.38	$1,799.80	$3,614.13	$1,821.58	$3,635.91
2020	137 900 901 905	$1,642.43	$1,373.08	$3,015.51	$1,392.78	$3,035.21	$1,412.49	$3,054.92
2021	137 900 901 905	$1,678.57	$1,161.57	$2,840.14	$1,181.71	$2,860.28	$1,201.85	$2,880.42
2022	137 900 901 905	$2,006.31	$1,099.46	$3,105.77	$1,123.54	$3,129.85	$1,147.61	$3,153.92
2023	137 900 901 905	$1,882.00	$282.30	$2,164.30	$782.90	$2,664.90	$805.51	$2,687.51
TOTAL AMOUNT DUE:				**$26,768.80**		**$27,418.15**		**$27,589.52**

Tax Unit Codes:

137 KLEBERG COUNTY 900 CITY OF KINGSVILLE 901 KINGSVILLE ISD 905 SOUTH TX WATER AUTH

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR THE KLEBERG COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR THE KLEBERG COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT

31.1.54

Print Date: 06/14/2024

Appr. Dist. No.: 11498

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE PAYABLE TO:

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364

101001713000192

If Paid By	Amount Due
July 1, 2024	$26,768.80
July 31, 2024	$27,418.15
September 2, 2024	$27,589.52
Amount Paid:	$_____

101001713000192

CHILDS KEVIN WILLIAM EST
ETUX KATHRYN J EST
829 E WARREN AVE
KINGSVILLE, TX 78363-5729

MD841 LPKC

Kleberg CAD

Property Search > 11498 CHILDS KEVIN WILLIAM EST for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	11498	Legal Description:	9TH, BLOCK 17, LOT 13-16
Geographic ID:	101001713000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	829 E WARREN	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	CHILDS KEVIN WILLIAM EST	Owner ID:	62943
Mailing Address:	ETUX KATHRYN J EST 829 E WARREN AVE KINGSVILLE, TX 78363-5729	% Ownership:	100.0000000000%
		Exemptions:	

Values

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

Taxing Jurisdiction

Owner: CHILDS KEVIN WILLIAM EST
% Ownership: 100.0000000000%
Total Value: N/A

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

KLEBERG COUNTY APPRAISAL DISTRICT — PROPERTY APPRAISAL INFORMATION 2024

PROPERTY 11498 R

Legal Description
TH, BLOCK 17, LOT 13-16

OWNER ID 62943
CHILDS KEVIN WILLIAM EST
ETUX KATHRYN J EST
829 E WARREN AVE
KINGSVILLE, TX 78363-5729

OWNERSHIP 100.00%

Entities

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values

IMPROVEMENTS		49,190
LAND MARKET	+	9,000
MARKET VALUE	=	58,190
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	58,190
CAP LOSS	-	0
ASSESSED VALUE	=	58,190

Ref ID2: R11498
01001713000192 Map ID C1

ACRES:
EFF. ACRES:

ITUS 829 E WARREN

APPR VAL METHOD: Cost

GENERAL

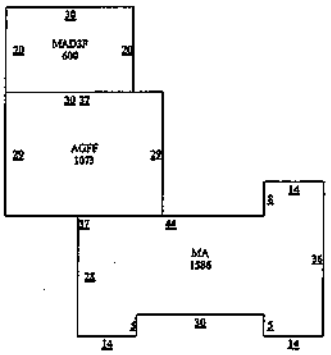
TILITIES		LAST APPR.	CT
OPOGRAPHY		LAST APPR. YR	2022
OAD ACCESS	PC	LAST INSP. DATE	03/09/2022
ONING		NEXT INSP. DATE	
UILDER			
EXT REASON			

EMARKS FOR 2022 UPDATE ACCT PER CT 3/9/22 3/15/22 JO -- FOR 2019 UPDATE APPRAISAL CHGS AND/OR SCHEDULE CHGS PER SITE INSP - APPR CT 4/8/19 5/10/19 MMG -- FOR 2019

BUILDING PERMITS

SSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
06/18/2014	DEMO	0	A	0
05/30/2012	DEMO	0	A	0

SALE DT	PRICE	GRANTOR	DEED INFO
12/11/2016		CHILDS KEVIN WIL	DEATH / /
06/22/2016		CHILDS KEVIN WIL	DEATH / /
10/01/1991	40,000	CHILDS RANDAL CL	OT / 58 / 194



EXEMPTIONS

PICTURE



SUBD: S010 100.00% NBHD:

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF4/	1,586.0	62.77	1	1950	1987	*	114,010	49%	60%	100%	100%	100%	0.29	33,520
	AGFF	ATTACHED GAR	R	*/	1,073.0	25.11	1	1950	1987	*	26,940	49%	60%	100%	100%	100%	0.29	7,920
	MAD3F	MAIN ADDITIO	R	*/	600.0	43.94	1	1950	1987	*	26,360	49%	60%	100%	100%	100%	0.29	7,750
1.	RESIDENTIAL			STCD: A1	3,259.0		Homesite: N				167,310							49,190

IMPROVEMENT FEATURES

Heating/Cooling	1	CF4	9,786
Plumbing	1	3	4,666
Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM1	0
Flooring	1	FL7	0
			14,452

SUBD: S010 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	A1		FF90D140	A1	N	FF	100X140	90.00	9,000	1.00	1.00	A	9,000	NO			0.00	0
	Comment: F: 100.0 R: 100.0 FF												9,000					0

Effective Date of Appraisal: January 1 Date Printed: 06/27/2024 11:39:01AM by VICKI

DELINQUENT TAX STATEMENT SUMMARY

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364
361-595-8542

Certified Owner:

CHILDS KEVIN WILLIAM EST
ETUX KATHRYN J EST
829 E WARREN AVE
KINGSVILLE, TX 78363-5729

Legal Description:

9TH, BLOCK 17, LOT 13-16

Account No: 101001713000192

2022 Value: $62,810
Appr. Dist. No.: 11498

Legal Acres: .3214
Parcel Address: 829 E WARREN

As of Date: 08/10/2023 Cause No: 8224-C

Print Date: 08/10/2023 Printed By: JLARA

Year	Tax Units	Remaining Levy	IF PAID BY August 31, 2023 Penalty Interest	Total	IF PAID BY October 2, 2023 Penalty Interest	Total	IF PAID BY October 31, 2023 Penalty Interest	Total
TOTAL AMOUNT DUE:				$23,116.58		$23,265.33		$23,414.16

THE TAXES ON THIS PROPERTY ARE DELINQUENT. THE PROPERTY IS SUBJECT TO A LIEN FOR THE DELINQUENT TAXES. IF THE DELINQUENT TAXES ARE NOT PAID, THE LIEN MAY BE FORECLOSED.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT

31.1.52

Print Date: 08/10/2023

Appr. Dist. No.: 11498

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE PAYABLE TO:

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364

101001713000192

If Paid By	Amount Due
August 31, 2023	$23,116.58
October 2, 2023	$23,265.33
October 31, 2023	$23,414.16
Amount Paid:	$

101001713000192

CHILDS KEVIN WILLIAM EST
ETUX KATHRYN J EST
829 E WARREN AVE
KINGSVILLE, TX 78363-5729

OPERTY 11498 R
al Description
, BLOCK 17, LOT 13-16

OWNER ID
62943

OWNERSHIP
100.00%

CHILDS KEVIN WILLIAM EST
ETUX KATHRYN J EST
829 E WARREN AVE
KINGSVILLE, TX 78363-5729

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

IMPROVEMENTS		53,470
LAND MARKET	+	9,000
MARKET VALUE	=	62,470
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	62,470
HS CAP LOSS	-	0
ASSESSED VALUE	=	62,470

Ref ID2: R11498
001713000192 Map ID C1

ACRES:
EFF. ACRES:

US 829 E WARREN

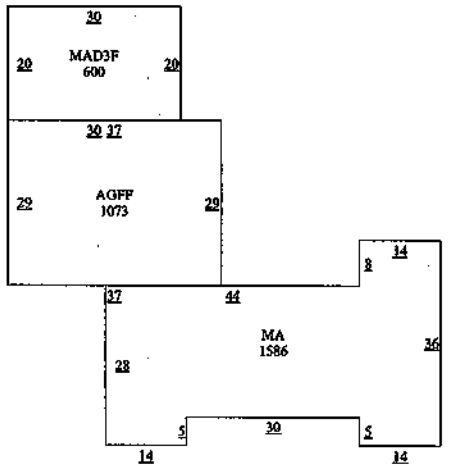
APPR VAL METHOD: Cost

GENERAL

LITIES
OGRAPHY
AD ACCESS PC
NING
LDER
XT REASON
MARKS FOR 2022 UPDATE ACCT PER CT 3/9/22 3/15/22 JO -- FOR 2019 UPDATE APPRAISAL CHGS AND/OR SCHEDULE CHGS PER SITE INSP - APPR CT 4/8/19 5/10/19 MMG -- FOR 2019

LAST APPR. CT
LAST APPR. YR 2022
LAST INSP. DATE 03/09/2022
NEXT INSP. DATE

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

SUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
18/2014	DEMO	0	A	0
30/2012	DEMO	0	A	0

LE DT	PRICE	GRANTOR	DEED INFO
11/2016		CHILDS KEVIN WIL	DEATH / /
22/2016		CHILDS KEVIN WIL	DEATH / /
01/1991	40,000	CHILDS RANDAL CL	OT / 58 / 194

JBD: S010 100.00% NBHD:

IMPROVEMENT INFORMATION

TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
MA	MAIN AREA	R	FF4/	1,586.0	60.60	1	1950	1987	*	110,560	55%	60%	100%	100%	100%	0.33	36,490
AGFF	ATTACHED GAR	R	*/	1,073.0	24.24	1	1950	1987	*	26,010	55%	60%	100%	100%	100%	0.33	8,580
MAD3F	MAIN ADDITIO	R	*/	600.0	42.42	1	1950	1987	*	25,450	55%	60%	100%	100%	100%	0.33	8,400
RESIDENTIAL		STCD: A1		3,259.0		Homesite: N				162,020							53,470

IMPROVEMENT FEATURES

Heating/Cooling	1	CF4	9,786
Plumbing	1	3	4,666
Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM1	0
Flooring	1	FL7	0
			14,452

JBD: S010 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
A1		FF90D140	A1	N	FF	100X140	90.00	9,000	1.00	1.00	A	9,000	NO			0.00	0
ment: F: 100.0 R: 100.0 FF												9,000					0

Effective Date of Appraisal: January 1 Date Printed: 08/10/2023 02:00:56PM by VICKI

Prop ID	Owner	%	Legal Description			Values		
16934	60581	100.00 R	**Geo: 101001706000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	95,650
ORTIZ JANEL LYNNETTE			9TH, BLOCK 17, LOT 6-8		Imp NHS:	88,900	Prod Loss:	0
16737 FELLOWSHIP ST					Land HS:	0	Appraised:	95,650
LA PUENTE, CA 91744-1532				Acres:	0.0000 Land NHS:	6,750	Cap:	0
			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	95,650
			Situs: 813 E WARREN TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			95,650	0	95,650	0.825000	789.11

26039	52322	100.00 R	**Geo: 101001709000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	71,470
MEDRANO EDUARDO			9TH, BLOCK 17, LOT 9-12		Imp NHS:	62,470	Prod Loss:	0
ETUX SILVIA LEON					Land HS:	0	Appraised:	71,470
1904 RETTYE DR				Acres:	0.0000 Land NHS:	9,000	Cap:	0
KINGSVILLE, TX 78363-6962			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	71,470
			Situs: 821 E WARREN	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			71,470	0	71,470	0.825000	589.63

11498	62943	100.00 R	**Geo: 101001713000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	62,470
CHILDS KEVIN WILLIAM EST			9TH, BLOCK 17, LOT 13-16		Imp NHS:	53,470	Prod Loss:	0
ETUX KATHRYN J EST					Land HS:	0	Appraised:	62,470
829 E WARREN AVE				Acres:	0.0000 Land NHS:	9,000	Cap:	0
KINGSVILLE, TX 78363-5729			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	62,470
			Situs: 829 E WARREN	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			62,470	0	62,470	0.825000	515.38

13115	63144	100.00 R	**Geo: 101001717000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	74,160
CK RESILIENT			9TH, BLOCK 17, LOT 17-19		Imp NHS:	67,410	Prod Loss:	0
INVESTMENTS LLC					Land HS:	0	Appraised:	74,160
PO BOX 822				Acres:	0.0000 Land NHS:	6,750	Cap:	0
KINGSVILLE, TX 78364-0822			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	74,160
			Situs: 830 E RAGLAND	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			74,160	0	74,160	0.825000	611.82

22342	18673	100.00 R	**Geo: 101001720000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	97,960
RIOS JOHN LEROY			9TH, BLOCK 17, LOT 20-22		Imp NHS:	91,210	Prod Loss:	0
ETUX DEBORAH					Land HS:	0	Appraised:	97,960
16914 MANDOLINO LN				Acres:	0.0000 Land NHS:	6,750	Cap:	0
SAN ANTONIO, TX 78266-1711			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	97,960
			Situs: 824 E RAGLAND	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			97,960	0	97,960	0.825000	808.17

15498	54931	100.00 R	**Geo: 101001723000192**	Effective Acres: 0.000000	Imp HS:	129,820	Market:	141,070
BUSTAMANTE JUAN J			9TH, BLOCK 17, LOT 23-27		Imp NHS:	0	Prod Loss:	0
ETUX RACHAEL R					Land HS:	11,250	Appraised:	141,070
818 E RAGLAND				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	141,070
			Situs: 818 E RAGLAND TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			141,070	0	141,070	0.825000	1,163.83

36708	54873	100.00 R	**Geo: 101001728000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	2,250
MASSA ENRIQUE			9TH, BLOCK 17, LOT 28		Imp NHS:	0	Prod Loss:	0
802 E RAGLAND					Land HS:	0	Appraised:	2,250
KINGSVILLE, TX 78363				Acres:	0.0000 Land NHS:	2,250	Cap:	0
			State Codes: C1	Map ID:	C1 Prod Use:	0	Assessed:	2,250
			Situs:	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			2,250	0	2,250	0.825000	18.56

DELINQUENT TAX STATEMENT SUMMARY

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364
361-595-8542

Certified Owner:

CHILDS KEVIN WILLIAM EST
ETUX KATHRYN J EST
829 E WARREN AVE
KINGSVILLE, TX 78363-5729

Legal Description:

9TH, BLOCK 17, LOT 13-16

Account No: 101001713000192

2022 Value: $62,810
Appr. Dist. No.: 11498

Legal Acres: .3214
Parcel Address: 829 E WARREN

As of Date: 08/10/2023 **Cause No:** 8224-C

Print Date: 08/10/2023 **Printed By:** JLARA

Year	Tax Units	Remaining Levy	IF PAID BY August 31, 2023 Penalty Interest	Total	IF PAID BY October 2, 2023 Penalty Interest	Total	IF PAID BY October 31, 2023 Penalty Interest	Total
2015	137 900 901 905	$830.23	$1,192.21	$2,022.44	$1,202.16	$2,032.39	$1,212.14	$2,042.37
2016	137 900 901 905	$950.79	$1,228.43	$2,179.22	$1,239.83	$2,190.62	$1,251.24	$2,202.03
2017	137 900 901 905	$1,744.78	$2,003.00	$3,747.78	$2,023.95	$3,768.73	$2,044.89	$3,789.67
2018	137 900 901 905	$1,731.71	$1,738.66	$3,470.37	$1,759.41	$3,491.12	$1,780.22	$3,511.93
2019	137 900 901 905	$1,814.33	$1,560.32	$3,374.65	$1,582.11	$3,396.44	$1,603.86	$3,418.19
2020	137 900 901 905	$1,642.43	$1,175.98	$2,818.41	$1,195.67	$2,838.10	$1,215.39	$2,857.82
2021	137 900 901 905	$1,678.57	$960.14	$2,638.71	$980.29	$2,658.86	$1,000.43	$2,679.00
2022	137 900 901 905	$2,006.31	$858.69	$2,865.00	$882.76	$2,889.07	$906.84	$2,913.15
TOTAL AMOUNT DUE:				**$23,116.58**		**$23,265.33**		**$23,414.16**

Tax Unit Codes:

137 KLEBERG COUNTY 900 CITY OF KINGSVILLE 901 KINGSVILLE ISD 905 SOUTH TX WATER AUTH

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR THE KLEBERG COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR THE KLEBERG COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT

31.1.52

Print Date: 08/10/2023

Appr. Dist. No.: 11498

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE PAYABLE TO:

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364

101001713000192

If Paid By	Amount Due
August 31, 2023	$23,116.58
October 2, 2023	$23,265.33
October 31, 2023	$23,414.16
Amount Paid:	$_____

101001713000192

CHILDS KEVIN WILLIAM EST
ETUX KATHRYN J EST
829 E WARREN AVE
KINGSVILLE, TX 78363-5729

CITY OF KINGSVILLE

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

AUGUST 15, 2023

KEVIN WILLIAM CHILDS AND KATHRYN J CHILDS
829 E WARREN AVE
Kingsville TX, 78363

Re: 9TH, BLOCK 17, LOT 13-16 829 E WARREN KINGSVILLE TX

Dear Sir or Madam:

It has been determined that the structure at **829 E Warren Kingsville, TX 78363** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of

such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE LOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Belinda Tarver
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7021 0950 0000 4793 9286

JUNE 24, 2024

KEVIN WILLIAM CHILDS AND KATHRYN J CHILDS
829 E WARREN AVE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 829 E WARREN KINGSVILLE TX**

Dear Sir or Madam:

On AUGUST 15, 2023, a letter was sent from the City of Kingsville stating that your property located at **829 E WARREN** was a fire hazard or was dangerous to human life or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, AUGUST 26, 2024,** at **5:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **AUGUST 26, 2024.**

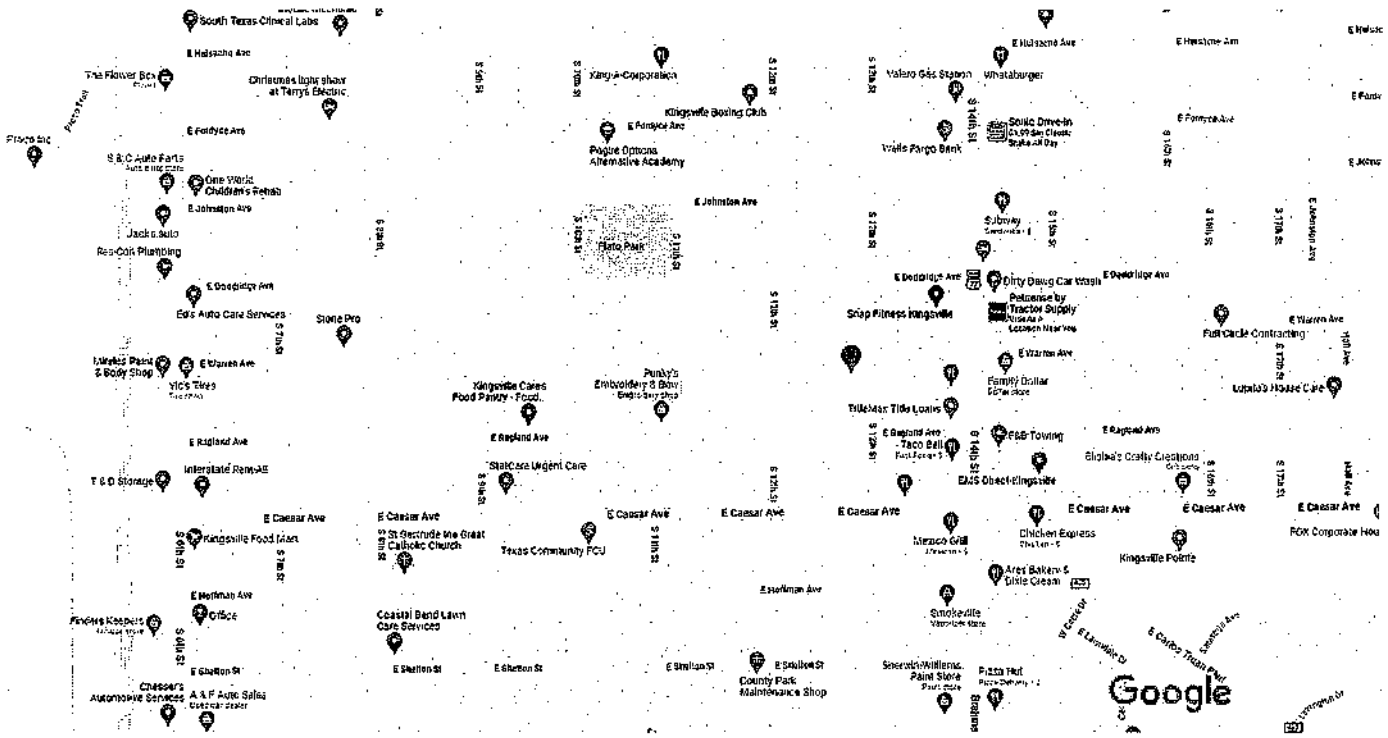
The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Belinda Tarver
Building Official

Google Maps 829 E Warren Ave



Map data ©2023 Google 200 ft



829 E Warren Ave

Building

Directions | Save | Nearby | Send to phone | Share

829 E Warren Ave, Kingsville, TX 78363

PUBLIC NOTICE

The City Commission will meet on Monday August 26, 2024, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

227 E RICHARD
307 E RAGLAND
500 W SANTA GERTRUDIS
521 E MESQUITE
527 E ALICE
621 W ELLA
829 E WARREN
907 E AVE A
1232 E ELLA

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting. The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

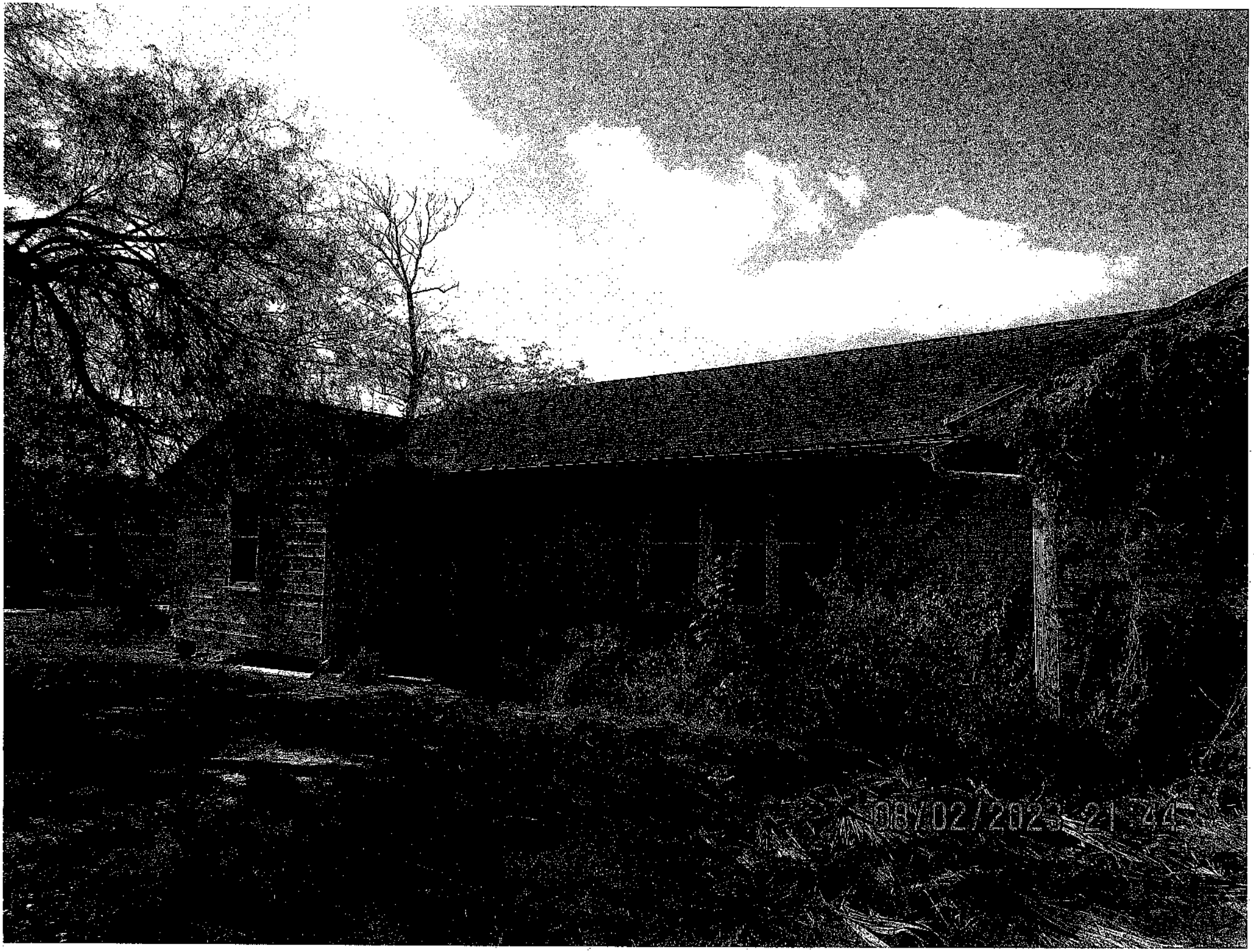
Photo 3 of 3 - Interior of Building 1

SLP-22-620/40/10

07/04/2022 22:13:31

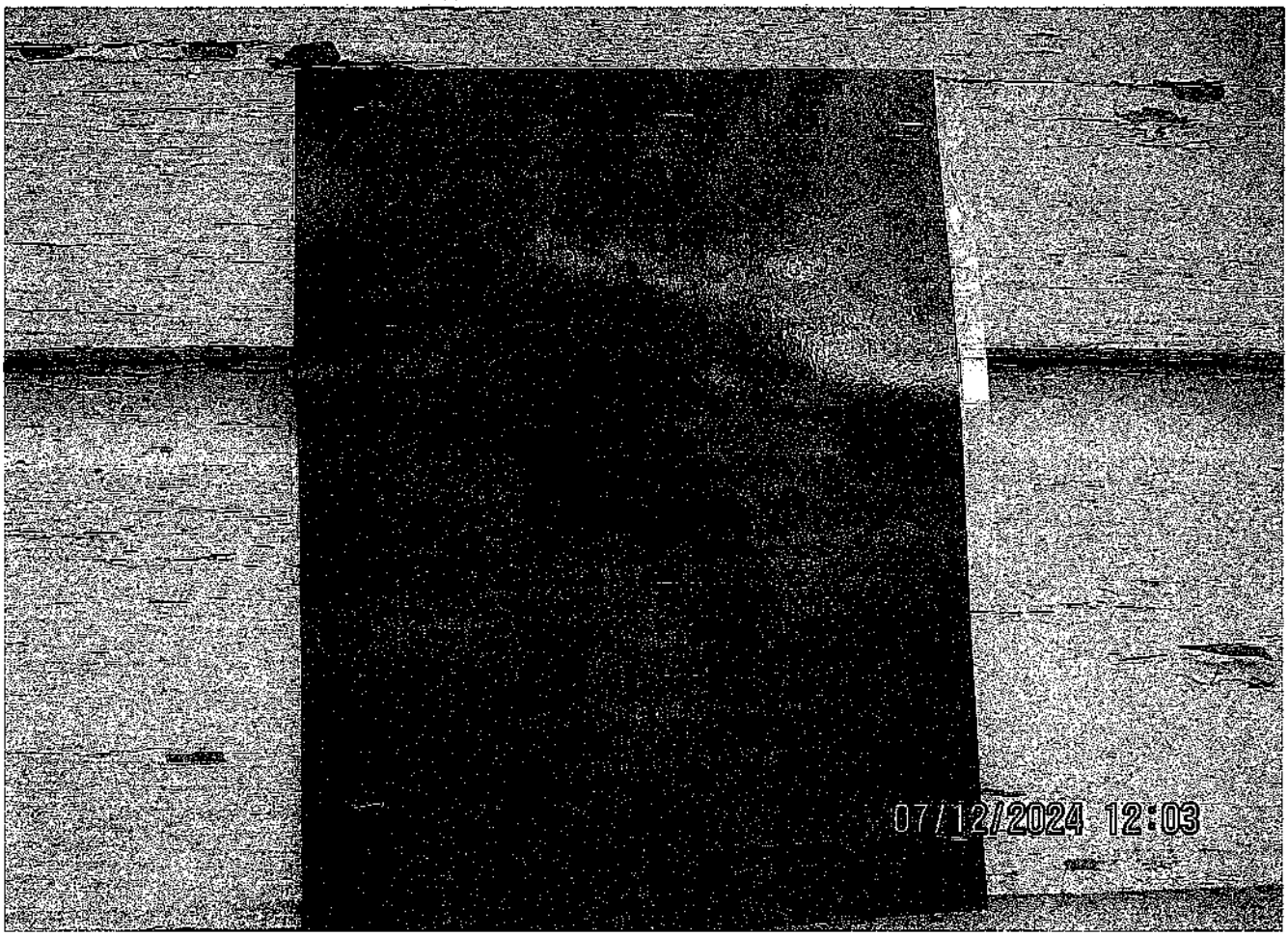

08/02/2023 21:44

08/02/2023 21:47

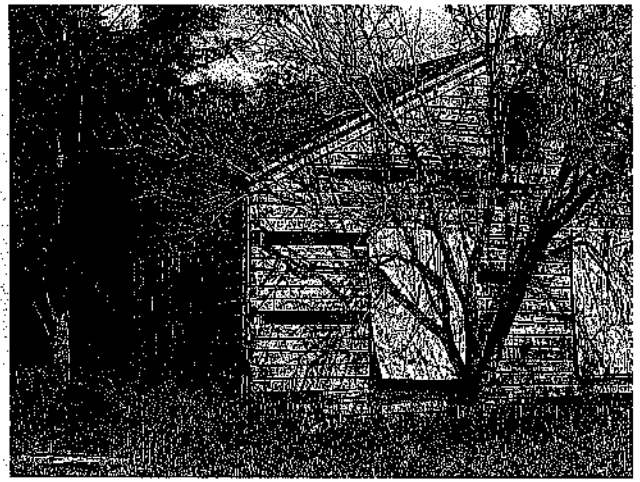

08/02/2023 21:44

824 E Warren













829 E Warren







Kingsville TEXAS

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

CORPUS CHRISTI
TX 784 1 1
03 JUL 2023 PM

FREEDOM FOREVER USA

Kevin William Childs
Kathryn J Childs
919 E Warren 78363

752 AA 1 N C0007/07/23
UNABLE TO FORWARD/FOR REVIEW
C013

FWD
78363>3073

BC: 78363307329 DU *1300-01188-03-46

Kingsville TEX

7021 0950 0000 4793 8692

LE, TEXAS 78364

FIRST-CLASS

US POSTAGE PITNEY BOWES

ZIP 78363
02 7H
0006055151

$ 008.53⁰

AUG 17 2023

Kevin William Childs
Kathryn J Childs

752 AA 1 N C0008/24/23
UNABLE TO FORWARD/FOR REVIEW
C002

9327090212742759

FWD
78363>3073

BC: 78363307329 DU *1310-02275-18-42

CITY OF KINGSVILLE

TEXAS 78364

FIRST-CLASS

US POSTAGE PITNEY BOWES

ZIP 78363
02 7H
0006055151

$ 000.63⁰

AUG 17 2023

Kevin Williams Childs
Kathryn J Childs
829 E Warren
Kingsville TX 78363

78363385729 C013

Lone Wolf and Skyhawks

By Ted Figueroa
Reporter



(Editor's note: In this feature, we take readers back through our archives, highlighting some of the people and events of the past century. Many issues are still in paper form, some are digitized, and a few are on microfilm. The issues from 1918 to July of 1924 were lost in a fire, however, the rest remain intact. Here is a look back at what was happening this week in Kingsville.)

25 years ago, July 1999

The grand opening party at the Spohn Kleberg Health Plaza was a great success with doctors and staff walking around to answer questions. The new $6 million, 42,000 square-foot center was set to open for new patients in just a few weeks.

50 years ago, July 1974

The Kingsville city Commission voted to hire Filiberto Garcia Jr. as acting city manager following the suspension of Earl Keaton from the job. Keaton was suspended by a 3-2 vote following a closed-door session the previous week.

Keaton told the commission he wanted a public hearing on the matter within 20-30 days.

The ousted city manager vowed he would go to court if necessary. The suspension of Keaton and hiring of Garcia happened in front a standing room only audience that appeared equally divided over the issue.

Keaton was suspended for refusing to hire Mrs. Margaret Saenz after being instructed to do so by the city commission. Saenz maintained that she had been discriminated against because of her race and gender.

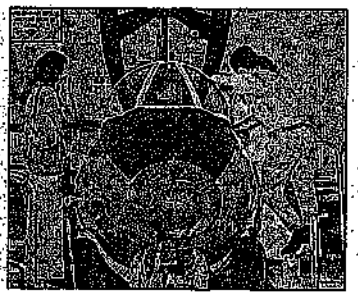
The VT-23 wives got to take a tour of the Navy Base. Training Squadron 23 held a wife's tour for the wives of student and instructor aviators.

The tour was designed to familiarize wives with their husbands' squadron lives. The tour lasted 3 ½ hours.

During the tour of the Operations Building, the wives had the unexpected opportunity to witness an "arrested landing" in which a TA-4J "Skyhawk" with a malfunctioning hydraulic system landed in one tenth of the usual runway area. An investigation continued into the possible involvement of arson in a fire at the Perez Lumber Company, which resulted in $25,000 of damage including the lumber and the structure that housed it.



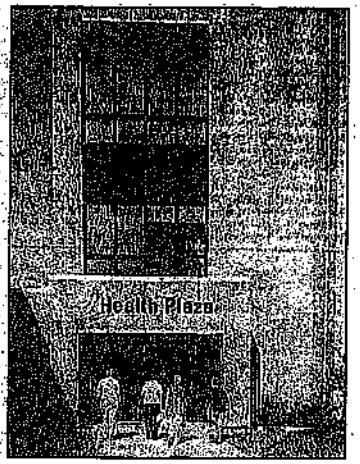
Kingsville firefighters battle a blaze at the Perez Lumber Yard. Arson was suspected. -1974



VT-23 wives got to tour the Navy base. -1974



Bob Brister performed on KINE Radio twice a week. -1949



The Spohn Kleberg Health Plaza held its grand opening.-1999

When firefighters arrived the lumber yard was completely engulfed in flames. Two firefighters were injured and worked till daylight to contain the blaze. The fire department had been called out to two false alarms just before the fire at the same location.

75 years ago, July 1949

Passenger traffic on the Missouri-Pacific Lines was interrupted when six cars in a 119-car southbound freight train derailed at the north end of the Bishop railroad yard at 3 a.m.

No one was injured in the wreck. The wreck occurred when a journal broke on a sand-laden gondola about mid-way of the train.

Bob Brister, a 16-year-old Kingsville High School junior, used his western-styled voice and his guitar to play music on his twice a week radio show on KINE radio.

He even took requests by mail and telephone during the performances.

99 years ago, July 1925

"The Lone Wolf," a terror of the border country, was captured by Kleberg County Sheriff Tom Moseley.

Santiago Revilla, known as "The Lone Wolf" was behind bars in the Kleberg County Jail, charged with bootlegging.

For the past four or five years, officers and river guards had been trying to capture him.

Revilla was linked to at least one murder and he had been successful in carrying on an enormous trade in transporting tequila from the border past customs officers, river guards and federal prohibition officers.

?? TRIVIA ??
HOW SMART ARE YOU?
• Think you know something about everything?
• What do you know about our area?
Play Kingsville Trivia brought to you by Harrel's Pharmacy!

Questions:

1. Which is the largest country in Africa?
2. Which British Monarch established the Church of England to divorce his first wife?
3. How old is Jonathan- the world's oldest living tortoise?
4. Which hormone is known as the "Love Hormone"?
5. What animal laughs when threatened or under attack?
6. What color is the sky on the moon?
7. What country is home to the Ruins of the Ancient City of Babylon?
8. What plant is used to make linen fabric?
9. Who is the villian of Horror Movie Franchise "A Nightmare on Elm Street"?
10. Which French landmark was supposed to be taken down?

(Answers will be in the next issue)

HOW SMART ARE YOU:
9-10: Okay Einstein, quit bragging
7-8: Pick up your PhD at TAMUK
5-6: You are on your way to your B.S. degree
3-4: Do not skip my more school
2 or less: Don't leave home without a chaperon

For all your pharmacy needs, contact Harrel's.
Lots of great items and downtown Kingville's best eats!
Harrel's
Kingsville Pharmacy
204 E. Kleberg • Kingsville, Tx
(361) 592-3354

TRIVIA ANSWERS
July 18, 2024 issue

1. Francis Bellamy
2. Tim McGraw
3. 14
4. Tony Romero
5. Uniform Resource Locator
6. The Summer Solstice
7. Starburst
8. The Bible
9. Honey
10. Peridot

PUBLIC HEARING NOTICE

Notice is hereby given that the City Commission of Kingsville will conduct a public hearing and consider an ordinance on July 8, 2024 at 5:00PM in the Helen Kleberg Groves Community Room at City Hall, located at 400 W. King Avenue, Kingsville, TX 78363, for the purpose of receiving public comments on the City's amendment to Ordinance ORD2009-38 pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code as revised. Possible tax incentives to be offered to projects within the City of Kingsville may be discussed at the meeting. This hearing will be pursuant to the ordinance considered and voted on by the City Commission on July 22, 2024. All interested parties are encouraged to attend and present their views.

For additional information, please contact, Mark McLaughlin, 361.595.8002.

PUBLIC NOTICE

The City Commission will meet on Monday August 26, 2024, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

227 E RICHARD
307 E RAGLAND
500 W SANTA GERTRUDIS
521 E MESQUITE
527 E ALICE
621 W ELLA
829 E WARREN
907 E AVE A
1232 E ELLA

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

PUBLIC HEARING #6

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8055

MEMO

Date: August 15th, 2024

To: Mark McLaughlin (City Manager)

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

Subject: **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to demolish 7 existing structures that have been determined to be in a "condemned" status by the Building Official**

Summary: The Department of Planning and Development Services has identified seven (7) structures that exist in a condemned status and seeks City Commission's approval for their subsequent demolition on 09 October 2024. Required Public Notice of such desire was completed on 18 July 2024 and 25 July 2024.

Background: The City of Kingsville Code of Ordinances defines the building condemnation process in Section 15-1-165: "Condemned Building or structure; specifications." The Planning and Development Services Department completed detailed inspections that revealed the unsafe and dilapidated state of the identified eight properties listed below; consequently, these buildings have been declared uninhabitable. The relevant owners have been duly notified and nothing has been accomplished to improve or remove the dilapidated structures.

Financial Impact: Cost of demolition incurred will be billed to owners.

Recommendation: Staff recommends the following properties to be authorized for demolition:
1. 227 E Richard Ave
~~2. 307 E Ragland Ave~~
3. 500 W Santa Gertrudis Ave
4. 521 E Mesquite Ave
5. 527 E Alice Ave
6. 829 E Warren Ave
7. 1232 E Ella Ave

Erik Spitzer
Director of Planning and Development Services

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS	INITIATED BY	BUILDING OFFICIAL
1232 E Ella	Maryann Trejo	

LEGAL DESCRIPTION	BLOCK	LOT
Garcia AC	7	W/2 E22 4

OWNER NAME	OWNER'S ADDRESS	CITY/STATE/ZIP
Melchor B Hawkins	5399 County Road 440	Alice, TX 78332-7446

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		AB,B,D,H,NR	1,2
Yard						
Condition			X		OV	
Utilities						
Electric			X			
Gas			X			
Water			X			
Roof						
Covering			X		NR	
Walls						
Exterior			X		B,NR	
Interior			X		B,NR	
Ceilings			X		B,NR	
Windows/Doors						
Secured			X		B,H,I	
Condition		X				
Foundation						
Exterior				X		
Interior				X		
Plumbing			X			
Electrical			X			

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown	

COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

Property is maintained by the City

HAS BEEN WITHOUT WATER SINCE 8/14/2006 AND ELECTRICAL SINCE 2010

SIGNATURE: _____ DATE: 08/14/23

CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 1232 E Ella Phone: _____
Property Owner: Melchor B Hawkins Phone: _____
Owner's Address: 5399 County Road Alice TX 78332-7466 Fax: _____

PLANNED DATE	ACTUAL DATE	ACTION
☐ 1-27-2022	1-27-2022	1. Identify structure unfit for human habitation.
☐ 1-27-2022	1-27-2022	2. Inspect Property. (Building Official)
8-2-2023	8-2-2023	☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 8-14-2023	8-14-2023	3. Determine ownership from county assessment & tax collection record.
☐ 8-14-2023	8-14-2023	4. Obtain legal description.
☐ 8-14-2023	8-14-2023	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 8-25-2023	8-25-2023	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
☐ _____	_____	7. 2nd Notice Sent. (10 day response) (Optional)
☐ _____	_____	8. If response is not received or is not adequate, proceed as follows:
☐ 6-24-24	6-24-24	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 7-11-24	7-11-24	1) Post affidavit in newspaper twice a week for one week
☐ 7-12-24	7-12-24	10. Post sign on property advising date the City

Council will consider condemnation of structure.

☐ _____ _____ 11. Within the Historical District. Meeting date to be heard by the Historical Development Board.

☐ _____ _____ 12. Photograph posted sign with date stamp.

☐ _____ _____ 13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of

☐ a. Location Map

☐ b. Photographs of the structure with date stamp

☐ c. Inspection report

☐ d. Pre-condemnation notice

☐ e. Condemnation resolution

☐ _____ _____ 14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

☐ _____ _____ 15. City Council adopts condemnation resolution.

☐ _____ _____ 16. File Notice of Condemnation with the County Clerk.

☐ _____ _____ 17. Send owner(s) & other vested interests the following:

☐ a. Copy of the City Council resolution.

☐ b. 45-day order to demolish

☐ _____ _____ 18. Post 45-day Order to Demolish on structure.

☐ a. Take photo with date stamp

☐ _____ _____ 19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

☐ _____ _____ 20. Photograph posted notice with date stamp.

☐ _____ _____ 21. Notify utility companies to disconnect & remove services from structure for safe demolition.

☐ _____ _____ 22. Issue Notice to Proceed to Public Works Director and Demolition Crew.

☐ _____ _____ 23. Prepare demolition cost statement consisting of:

☐ a. Mailing fees

☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

☐ _____ _____ 24. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

Property Details

Account			
Property ID:	21293	**Geographic ID:**	132200704000192
Type:	Real	**Zoning:**	
Property Use:			
Location			
Situs Address:	1232 E ELLA		
Map ID:	B1	**Mapsco:**	
Legal Description:	GARCIA AC, BLOCK 7, LOT W/2 E/2 4		
Abstract/Subdivision:	S322 - GARCIA AC		
Neighborhood:			
Owner			
Owner ID:	28648		
Name:	HAWKINS MELCHOR B		
Agent:			
Mailing Address:	5399 COUNTY ROAD 440 ALICE, TX 78332-7446		
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)

Agricultural Value Loss: $0 (-)

Appraised Value: N/A (=)

Homestead Cap Loss: N/A (-)

Assessed Value: N/A

Ag Use Value: N/A

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: HAWKINS MELCHOR B **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

Prop ID	Owner	%	Legal Description			Values		
13483	12843	100.00 R	**Geo: 132200703001192**	Effective Acres: 0.000000	Imp HS:	0	Market:	40,830
GARCIA ABEL L			GARCIA AC, BLOCK 7, LOT W/2 E/2 3		Imp NHS:	34,830	Prod Loss:	0
106 S PASTORIA AVE					Land HS:	0	Appraised:	40,830
SUNNYVALE, CA 94086-5922				Acres:	0.0000 Land NHS:	6,000	Cap:	0
			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	40,830
			Situs: 1250 E ELLA	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			40,830	0	40,830	0.825000	336.85

14173	70363	100.00 R	**Geo: 132200703002192**	Effective Acres: 0.000000	Imp HS:	114,530	Market:	141,980
ADAME GEORGE			GARCIA AC, BLOCK 7, LOT E/2 W/2 3		Imp NHS:	21,450	Prod Loss:	0
ETUX REBECCA G					Land HS:	6,000	Appraised:	141,980
PO BOX 444				Acres:	0.0000 Land NHS:	0	Cap:	56,860
KINGSVILLE, TX 78364-0444			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	85,120
			Situs: 1244 E ELLA TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	DP, HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			85,120	0	85,120	0.825000	702.24

14805	41624	100.00 R	**Geo: 132200703003192**	Effective Acres: 0.000000	Imp HS:	0	Market:	88,150
LOERA REYMUNDO JR			GARCIA AC, BLOCK 7, LOT W/4 3, E/4 4		Imp NHS:	76,150	Prod Loss:	0
ETAL					Land HS:	0	Appraised:	88,150
1242 E ELLA AVE				Acres:	0.0000 Land NHS:	12,000	Cap:	0
KINGSVILLE, TX 78363-4047			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	88,150
			Situs: 1242 E ELLA AVE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			88,150	0	88,150	0.825000	727.24

21293	28648	100.00 R	**Geo: 132200704000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	26,650
HAWKINS MELCHOR B			GARCIA AC, BLOCK 7, LOT W/2 E/2 4		Imp NHS:	20,650	Prod Loss:	0
5399 COUNTY ROAD 440					Land HS:	0	Appraised:	26,650
ALICE, TX 78332-7446				Acres:	0.0000 Land NHS:	6,000	Cap:	0
			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	26,650
			Situs: 1232 E ELLA	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			26,650	0	26,650	0.825000	219.86

21913	18410	100.00 R	**Geo: 132200704001192**	Effective Acres: 0.000000	Imp HS:	26,510	Market:	32,510
GARCIA FELIPE R JR			GARCIA AC, BLOCK 7, LOT E/2 W/2 4		Imp NHS:	0	Prod Loss:	0
1226 E ELLA AVE					Land HS:	6,000	Appraised:	32,510
KINGSVILLE, TX 78363-4047				Acres:	0.0000 Land NHS:	0	Cap:	28,118
			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	4,392
			Situs: 1226 E ELLA TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	DV1, HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,392	4,392	0	0.825000	0.00

22563	10167	100.00 R	**Geo: 132200704002192**	Effective Acres: 0.000000	Imp HS:	63,060	Market:	69,060
DE LA VINA HUMBERTO			GARCIA AC, BLOCK 7, LOT W/2 W/2 4		Imp NHS:	0	Prod Loss:	0
ETUX MARIA					Land HS:	6,000	Appraised:	69,060
1224 E ELLA AVE				Acres:	0.0000 Land NHS:	0	Cap:	10,749
KINGSVILLE, TX 78363-4047			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	58,311
			Situs: 1224 E ELLA	Mtg Cd:	Prod Mkt:	0	Exemptions:	DVHS, HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			58,311	58,311	0	0.825000	0.00

18731	61983	100.00 R	**Geo: 132200801000192**	Effective Acres: 0.000000	Imp HS:	24,860	Market:	33,860
GUERRA ELIZA A			GARCIA AC, BLOCK 8, LOT W75' 1		Imp NHS:	0	Prod Loss:	0
ETVIR JOSE G EST					Land HS:	9,000	Appraised:	33,860
1225 E ELLA AVE				Acres:	0.0000 Land NHS:	0	Cap:	222
KINGSVILLE, TX 78363-4046			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	33,638
			Situs: 1225 E ELLA	Mtg Cd:	Prod Mkt:	0	Exemptions:	DV4S, HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			33,638	20,400	13,238	0.825000	109.21

DELINQUENT TAX STATEMENT SUMMARY

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364
361-595-8542

Certified Owner:

HAWKINS MELCHOR B
5399 COUNTY ROAD 440
ALICE, TX 78332-7446

Legal Description:

GARCIA AC, BLOCK 7, LOT W/2 E/2 4

Account No: 132200704000192

2022 Value: $25,690
Appr. Dist. No.: 21293

Legal Acres: .1607
Parcel Address: 1232 E ELLA

As of Date: 08/10/2023 Cause No: 8389-C

Print Date: 08/10/2023 Printed By: JLARA

Year	Tax Units	Remaining Levy	IF PAID BY August 31, 2023 Penalty Interest	Total	IF PAID BY October 2, 2023 Penalty Interest	Total	IF PAID BY October 31, 2023 Penalty Interest	Total
2017	137 900 901 905	$440.17	$505.30	$945.47	$510.62	$950.79	$515.88	$956.05
2018	137 900 901 905	$403.74	$405.36	$809.10	$410.21	$813.95	$415.06	$818.80
2019	137 900 901 905	$595.32	$511.99	$1,107.31	$519.12	$1,114.44	$526.26	$1,121.58
2020	137 900 901 905	$542.29	$388.28	$930.57	$394.78	$937.07	$401.30	$943.59
2021	137 900 901 905	$824.83	$471.80	$1,296.63	$481.70	$1,306.53	$491.61	$1,316.44
2022	137 900 901 905	$820.60	$351.22	$1,171.82	$361.07	$1,181.67	$370.91	$1,191.51
TOTAL AMOUNT DUE:				$6,260.90		$6,304.45		$6,347.97

Tax Unit Codes:

137 KLEBERG COUNTY 900 CITY OF KINGSVILLE 901 KINGSVILLE ISD 905 SOUTH TX WATER AUTH

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR THE KLEBERG COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR THE KLEBERG COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT

31.1.52

Print Date: 08/10/2023

Appr. Dist. No.: 21293

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE PAYABLE TO:

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364

132200704000192

If Paid By	Amount Due
August 31, 2023	$6,260.90
October 2, 2023	$6,304.45
October 31, 2023	$6,347.97
Amount Paid:	$_____

132200704000192

HAWKINS MELCHOR B
5399 COUNTY ROAD 440
ALICE, TX 78332-7446

DELINQUENT TAX STATEMENT SUMMARY

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364
361-595-8542

Certified Owner:
HAWKINS MELCHOR B
5399 COUNTY ROAD 440
ALICE, TX 78332-7446

Legal Description:
GARCIA AC, BLOCK 7, LOT W/2 E/2 4

Account No: 132200704000192
2022 Value: $25,690
Appr. Dist. No.: 21293
Legal Acres: .1607
Parcel Address: 1232 E ELLA
As of Date: 08/10/2023 **Cause No:** 8389-C
Print Date: 08/10/2023 **Printed By:** JLARA

Year	Tax Units	Remaining Levy	IF PAID BY August 31, 2023 Penalty Interest	Total	IF PAID BY October 2, 2023 Penalty Interest	Total	IF PAID BY October 31, 2023 Penalty Interest	Total
TOTAL AMOUNT DUE:				$6,260.90		$6,304.45		$6,347.97

THE TAXES ON THIS PROPERTY ARE DELINQUENT. THE PROPERTY IS SUBJECT TO A LIEN FOR THE DELINQUENT TAXES. IF THE DELINQUENT TAXES ARE NOT PAID, THE LIEN MAY BE FORECLOSED.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT

31.1.52

Print Date: 08/10/2023

Appr. Dist. No.: 21293

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE PAYABLE TO:
MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364

1322007040000192

If Paid By	Amount Due
August 31, 2023	$6,260.90
October 2, 2023	$6,304.45
October 31, 2023	$6,347.97
Amount Paid:	$_____

132200704000192

HAWKINS MELCHOR B
5399 COUNTY ROAD 440
ALICE, TX 78332-7446

Prop ID	Owner	%	Legal Description			Values		
13483	12843	100.00 R	**Geo: 132200703001192**	Effective Acres: 0.000000	Imp HS:	0	Market:	40,830
GARCIA ABEL L			GARCIA AC, BLOCK 7, LOT W/2 E/2 3		Imp NHS:	34,830	Prod Loss:	0
106 S PASTORIA AVE					Land HS:	0	Appraised:	40,830
SUNNYVALE, CA 94086-5922			Acres:	0.0000	Land NHS:	6,000	Cap:	0
			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	40,830
			Situs: 1250 E ELLA	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			40,830	0	40,830	0.825000	336.85

14173	70363	100.00 R	**Geo: 132200703002192**	Effective Acres: 0.000000	Imp HS:	114,530	Market:	141,980
ADAME GEORGE			GARCIA AC, BLOCK 7, LOT E/2 W/2 3		Imp NHS:	21,450	Prod Loss:	0
ETUX REBECCA G					Land HS:	6,000	Appraised:	141,980
PO BOX 444			Acres:	0.0000	Land NHS:	0	Cap:	56,860
KINGSVILLE, TX 78364-0444			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	85,120
			Situs: 1244 E ELLA TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	DP, HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			85,120	0	85,120	0.825000	702.24

14805	41624	100.00 R	**Geo: 132200703003192**	Effective Acres: 0.000000	Imp HS:	0	Market:	88,150
LOERA REYMUNDO JR			GARCIA AC, BLOCK 7, LOT W/4 3, E/4 4		Imp NHS:	76,150	Prod Loss:	0
ETAL					Land HS:	0	Appraised:	88,150
1242 E ELLA AVE			Acres:	0.0000	Land NHS:	12,000	Cap:	0
KINGSVILLE, TX 78363-4047			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	88,150
			Situs: 1242 E ELLA AVE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			88,150	0	88,150	0.825000	727.24

21293	28648	100.00 R	**Geo: 132200704000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	26,650
HAWKINS MELCHOR B			GARCIA AC, BLOCK 7, LOT W/2 E/2 4		Imp NHS:	20,650	Prod Loss:	0
5399 COUNTY ROAD 440					Land HS:	0	Appraised:	26,650
ALICE, TX 78332-7446			Acres:	0.0000	Land NHS:	6,000	Cap:	0
			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	26,650
			Situs: 1232 E ELLA	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			26,650	0	26,650	0.825000	219.86

21913	18410	100.00 R	**Geo: 132200704001192**	Effective Acres: 0.000000	Imp HS:	26,510	Market:	32,510
GARCIA FELIPE R JR			GARCIA AC, BLOCK 7, LOT E/2 W/2 4		Imp NHS:	0	Prod Loss:	0
1226 E ELLA AVE					Land HS:	6,000	Appraised:	32,510
KINGSVILLE, TX 78363-4047			Acres:	0.0000	Land NHS:	0	Cap:	28,118
			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	4,392
			Situs: 1226 E ELLA TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	DV1, HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,392	4,392	0	0.825000	0.00

22563	10167	100.00 R	**Geo: 132200704002192**	Effective Acres: 0.000000	Imp HS:	63,060	Market:	69,060
DE LA VINA HUMBERTO			GARCIA AC, BLOCK 7, LOT W/2 W/2 4		Imp NHS:	0	Prod Loss:	0
ETUX MARIA					Land HS:	6,000	Appraised:	69,060
1224 E ELLA AVE			Acres:	0.0000	Land NHS:	0	Cap:	10,749
KINGSVILLE, TX 78363-4047			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	58,311
			Situs: 1224 E ELLA	Mtg Cd:	Prod Mkt:	0	Exemptions:	DVHS, HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			58,311	58,311	0	0.825000	0.00

18731	61983	100.00 R	**Geo: 132200801000192**	Effective Acres: 0.000000	Imp HS:	24,860	Market:	33,860
GUERRA ELIZA A			GARCIA AC, BLOCK 8, LOT W75' 1		Imp NHS:	0	Prod Loss:	0
ETVIR JOSE G EST					Land HS:	9,000	Appraised:	33,860
1225 E ELLA AVE			Acres:	0.0000	Land NHS:	0	Cap:	222
KINGSVILLE, TX 78363-4046			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	33,638
			Situs: 1225 E ELLA	Mtg Cd:	Prod Mkt:	0	Exemptions:	DV4S, HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			33,638	20,400	13,238	0.825000	109.21

2023 PRELIMINARY ROLL

CKI - CITY OF KINGSVILLE

Geo ID Order

07/31/2023 20:29PM

Prop ID	Owner	%	Legal Description			Values		
13483	12843	100.00 R	**Geo: 132200703001192**	Effective Acres: 0.000000	Imp HS:	0	Market:	40,830
GARCIA ABEL L			GARCIA AC, BLOCK 7, LOT W/2 E/2 3		Imp NHS:	34,830	Prod Loss:	0
106 S PASTORIA AVE					Land HS:	0	Appraised:	40,830
SUNNYVALE, CA 94086-5922				Acres:	0.0000 Land NHS:	6,000	Cap:	0
			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	40,830
			Situs: 1250 E ELLA	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			40,830	0	40,830	0.825000	336.85

14173	70363	100.00 R	**Geo: 132200703002192**	Effective Acres: 0.000000	Imp HS:	114,530	Market:	141,980
ADAME GEORGE			GARCIA AC, BLOCK 7, LOT E/2 W/2 3		Imp NHS:	21,450	Prod Loss:	0
ETUX REBECCA G					Land HS:	6,000	Appraised:	141,980
PO BOX 444				Acres:	0.0000 Land NHS:	0	Cap:	56,860
KINGSVILLE, TX 78364-0444			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	85,120
			Situs: 1244 E ELLA TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	DP, HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			85,120	0	85,120	0.825000	702.24

14805	41624	100.00 R	**Geo: 132200703003192**	Effective Acres: 0.000000	Imp HS:	0	Market:	88,150
LOERA REYMUNDO JR			GARCIA AC, BLOCK 7, LOT W/4 3, E/4 4		Imp NHS:	76,150	Prod Loss:	0
ETAL					Land HS:	0	Appraised:	88,150
1242 E ELLA AVE				Acres:	0.0000 Land NHS:	12,000	Cap:	0
KINGSVILLE, TX 78363-4047			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	88,150
			Situs: 1242 E ELLA AVE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			88,150	0	88,150	0.825000	727.24

21293	28648	100.00 R	**Geo: 132200704000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	26,650
HAWKINS MELCHOR B			GARCIA AC, BLOCK 7, LOT W/2 E/2 4		Imp NHS:	20,650	Prod Loss:	0
5399 COUNTY ROAD 440					Land HS:	0	Appraised:	26,650
ALICE, TX 78332-7446				Acres:	0.0000 Land NHS:	6,000	Cap:	0
			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	26,650
			Situs: 1232 E ELLA	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			26,650	0	26,650	0.825000	219.86

21913	18410	100.00 R	**Geo: 132200704001192**	Effective Acres: 0.000000	Imp HS:	26,510	Market:	32,510
GARCIA FELIPE R JR			GARCIA AC, BLOCK 7, LOT E/2 W/2 4		Imp NHS:	0	Prod Loss:	0
1226 E ELLA AVE					Land HS:	6,000	Appraised:	32,510
KINGSVILLE, TX 78363-4047				Acres:	0.0000 Land NHS:	0	Cap:	28,118
			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	4,392
			Situs: 1226 E ELLA TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	DV1, HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,392	4,392	0	0.825000	0.00

22563	10167	100.00 R	**Geo: 132200704002192**	Effective Acres: 0.000000	Imp HS:	63,060	Market:	69,060
DE LA VINA HUMBERTO			GARCIA AC, BLOCK 7, LOT W/2 W/2 4		Imp NHS:	0	Prod Loss:	0
ETUX MARIA					Land HS:	6,000	Appraised:	69,060
1224 E ELLA AVE				Acres:	0.0000 Land NHS:	0	Cap:	10,749
KINGSVILLE, TX 78363-4047			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	58,311
			Situs: 1224 E ELLA	Mtg Cd:	Prod Mkt:	0	Exemptions:	DVHS, HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			58,311	58,311	0	0.825000	0.00

18731	61983	100.00 R	**Geo: 132200801000192**	Effective Acres: 0.000000	Imp HS:	24,860	Market:	33,860
GUERRA ELIZA A			GARCIA AC, BLOCK 8, LOT W75' 1		Imp NHS:	0	Prod Loss:	0
ETVIR JOSE G EST					Land HS:	9,000	Appraised:	33,860
1225 E ELLA AVE				Acres:	0.0000 Land NHS:	0	Cap:	222
KINGSVILLE, TX 78363-4046			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	33,638
			Situs: 1225 E ELLA	Mtg Cd:	Prod Mkt:	0	Exemptions:	DV4S, HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			33,638	20,400	13,238	0.825000	109.21

DELINQUENT TAX STATEMENT SUMMARY

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364
361-595-8542

Certified Owner:

HAWKINS MELCHOR B
5399 COUNTY ROAD 440
ALICE, TX 78332-7446

Legal Description:

GARCIA AC, BLOCK 7, LOT W/2 E/2 4

Account No: 132200704000192

2023 Value: $26,650
Appr. Dist. No.: 21293

Legal Acres: .1607
Parcel Address: 1232 E ELLA

As of Date: 06/14/2024 **Cause No:** 8389-C

Print Date: 06/14/2024 **Printed By:** JLARA

Year	Tax Units	Remaining Levy	IF PAID BY July 1, 2024 Penalty Interest	IF PAID BY July 1, 2024 Total	IF PAID BY July 31, 2024 Penalty Interest	IF PAID BY July 31, 2024 Total	IF PAID BY September 2, 2024 Penalty Interest	IF PAID BY September 2, 2024 Total
2017	137 900 901 905	$440.17	$558.13	$998.30	$563.40	$1,003.57	$568.71	$1,008.88
2018	137 900 901 905	$403.74	$453.81	$857.55	$458.63	$862.37	$463.50	$867.24
2019	137 900 901 905	$595.32	$583.43	$1,178.75	$590.55	$1,185.87	$597.69	$1,193.01
2020	137 900 901 905	$542.29	$453.36	$995.65	$459.87	$1,002.16	$466.37	$1,008.66
2021	137 900 901 905	$824.83	$570.80	$1,395.63	$580.68	$1,405.51	$590.58	$1,415.41
2022	137 900 901 905	$820.60	$449.68	$1,270.28	$459.53	$1,280.13	$469.39	$1,289.99
2023	137 900 901 905	$802.86	$258.92	$1,061.78	$334.02	$1,136.88	$343.62	$1,146.48
TOTAL AMOUNT DUE:				**$7,757.94**		**$7,876.49**		**$7,929.67**

Tax Unit Codes:

137 KLEBERG COUNTY 900 CITY OF KINGSVILLE 901 KINGSVILLE ISD 905 SOUTH TX WATER AUTH

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR THE KLEBERG COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR THE KLEBERG COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT

31.1.54

Print Date: 06/14/2024

Appr. Dist. No.: 21293

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE PAYABLE TO:

MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364

132200704000192

If Paid By	Amount Due
July 1, 2024	$7,757.94
July 31, 2024	$7,876.49
September 2, 2024	$7,929.67
Amount Paid:	$_____

132200704000192

HAWKINS MELCHOR B
5399 COUNTY ROAD 440
ALICE, TX 78332-7446

KLEBERG COUNTY APPRAISAL DISTRICT — PROPERTY APPRAISAL INFORMATION 2024

PROPERTY 21293 R

OWNER ID 28648

OWNERSHIP 100.00%

HAWKINS MELCHOR B
5399 COUNTY ROAD 440
ALICE, TX 78332-7446

Entities

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values

IMPROVEMENTS		22,900
LAND MARKET	+	6,000
MARKET VALUE	=	28,900
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	28,900
CAP LOSS	-	0
ASSESSED VALUE	=	28,900

Legal Description
MARCIA AC, BLOCK 7, LOT W/2 E/2 4

Ref ID2: R21293
322007040400192 Map ID B1

ACRES:
EFF. ACRES:

ITUS 1232 E ELLA

APPR VAL METHOD: Cost

GENERAL

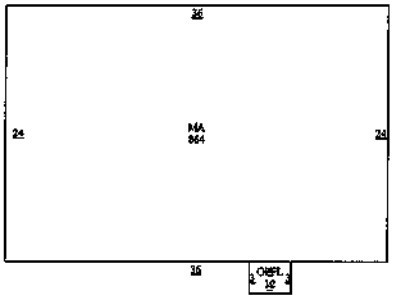
UTILITIES		LAST APPR.	AM
TOPOGRAPHY	LEVEL	LAST APPR. YR	2024
ROAD ACCESS	PAVED, CURB & GUTT	LAST INSP. DATE	01/08/2024
ZONING		NEXT INSP. DATE	
BUILDER			
NEXT REASON			

REMARKS: FOR 2024 PROCESS PER SCHEDULE UPDATES, FIELD VISIT, AND AERIAL - APPR AM 1/8/24
4/7/24 MMG -- FOR 2023 CHG LAND TABLE TO FF120D140 FOR 2021 UPDATE ACCT PER

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
10/23/1997		VANDERBURG HARRY	GRMT / /
10/30/1996	20,000	SOLIZ GUADALUPE	WD / 137 / 763
		SOLIZ RAFAEL R	OT / /



EXEMPTIONS

PICTURE



SUBD: S322 100.00% NBHD:

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF2/	864.0	49.97	1	1950	1987	*	43,170	49%	100%	100%	100%	100%	0.53	22,860
	OPFL	OPEN PORCH F	R	*/	12.0	7.50	1	1950	1987	*	90	49%	100%	100%	100%	100%	0.53	50
1	RESIDENTIAL		STCD: A1		876.0	Homesite: N					43,260							22,900

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM1	0
Flooring	1	FL2	0
Plumbing	1	1	0
			0

SUBD: S322 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1	A1		FF120D140	A1	N	FF	50X140	120.00	6,000	1.00	1.00	A	6,000	NO			0.00	0
Comment: F: 50.0 R: 50.0 D: 140 FF																		
													6,000					0

Effective Date of Appraisal: January 1 Date Printed: 05/27/2024 11:39:08AM by VICKI

OPERTY 21293 R
al Description
RCIA AC, BLOCK 7, LOT W/2 E/2 4

OWNER ID
28648

OWNERSHIP
100.00%

HAWKINS MELCHOR B
5399 COUNTY ROAD 440
ALICE, TX 78332-7446

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

IMPROVEMENTS		20,650
LAND MARKET	+	6,000
MARKET VALUE	=	26,650
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	26,650
HS CAP LOSS	-	0
ASSESSED VALUE	=	26,650

Ref ID2: R21293
200704000192 Map ID B1

ACRES:
EFF. ACRES:

US 1232 E ELLA

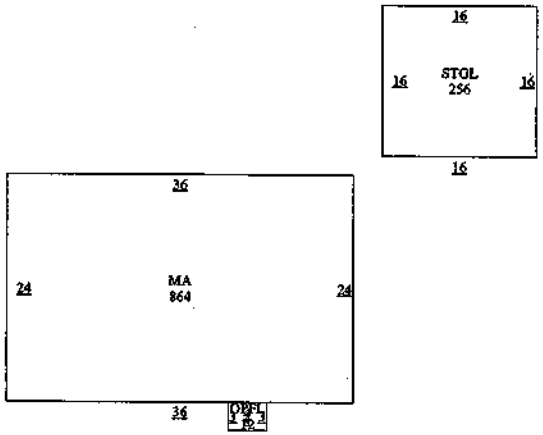
APPR VAL METHOD: Cost

GENERAL

ILITIES		LAST APPR.	IE
POGRAPHY	LEVEL	LAST APPR. YR	2023
AD ACCESS	PAVED, CURB & GUT	LAST INSP. DATE	07/28/2023
NING		NEXT INSP. DATE	
ILDER			
XT REASON			

MARKS FOR 2023 CHG LAND TABLE TO FF120D140 FOR 2021 UPDATE ACCT PER SCHEDULES PER SITE INSP BY CT 4/20/21 4/30/21 JO -- FOR '18 UPDATE APPR CHGS PER SITE INSP BY CT

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

SUE DT | PERMIT TYPE | PERMIT AREA | ST | PERMIT VAL

LE DT	PRICE	GRANTOR	DEED INFO
/23/1997		VANDERBURG HARRY	GRMT / /
/30/1996	20,000	SOLIZ GUADALUPE	WD / 137 / 763
		SOLIZ RAFAEL R E	OT / /

JBD: S322 100.00% NBHD:

IMPROVEMENT INFORMATION

TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
MA	MAIN AREA	R	FF2/	864.0	49.97	1	1950	1981	*	43,170	43%	100%	100%	100%	100%	0.46	20,050
OPFL	OPEN PORCH F	R	*/	12.0	7.50	1	1950	1981	*	90	43%	100%	100%	100%	100%	0.46	40
STGL	STORAGE FRAM	R	*/	256.0	10.34	1	1996	1981	*	2,650	21%	100%	100%	100%	100%	0.21	560
RESIDENTIAL		STCD: A1		1,132.0	Homesite: N					45,910							20,650

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM1	0
Flooring	1	FL2	0
Plumbing	1	1	0
			0

JBD: S322 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
A1		FF120D140	A1	N	FF	50X140	120.00	6,000	1.00	1.00	A	6,000	NO			0.00	0
nment: F: 50.0 R: 50.0 D: 140 FF																	
												6,000					0

Effective Date of Appraisal: January 1 Date Printed: 08/10/2023 02:00:54PM by VICKI

Kleberg CAD

Property Search > 21293 HAWKINS MELCHOR B for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	21293	Legal Description:	GARCIA AC, BLOCK 7, LOT W/2 E/2 4
Geographic ID:	132200704000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	1232 E ELLA	Mapsco:	
Neighborhood:		Map ID:	B1
Neighborhood CD:			

Owner

Name:	HAWKINS MELCHOR B	Owner ID:	28648
Mailing Address:	5399 COUNTY ROAD 440 ALICE, TX 78332-7446	% Ownership:	100.0000000000%
		Exemptions:	

Values

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

Taxing Jurisdiction

Owner: HAWKINS MELCHOR B
% Ownership: 100.0000000000%
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CKI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A

CITY OF KINGSVILLE

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

AUGUST 25, 2023

MELCHOR B HAWKINS
5399 County Road 440
Alice TX, 78332

Re: GARCIA AC, BLOCK 7, LOT W/2 E /2 4 1232 E ELLA KINGSVILLE, TX

Dear Sir or Madam:

It has been determined that the structure at **1232 E Ella Kingsville, TX 78363** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of

such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE LOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Belinda Tarver
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7021 0950 0000 4793 9309

JUNE 24, 2024

MELCHOR B HAWKINS
5399 COUNTY ROAD 440
ALICE TX 78332

Re: **HEARING FOR PROPERTY AT 1232 E ELLA KINGSVILLE TX**

Dear Sir or Madam:

On AUGUST 25, 2023, a letter was sent from the City of Kingsville stating that your property located at **1232 E ELLA** was a fire hazard or was dangerous to human life or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, AUGUST 26, 2024,** at **5:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **AUGUST 26, 2024.**

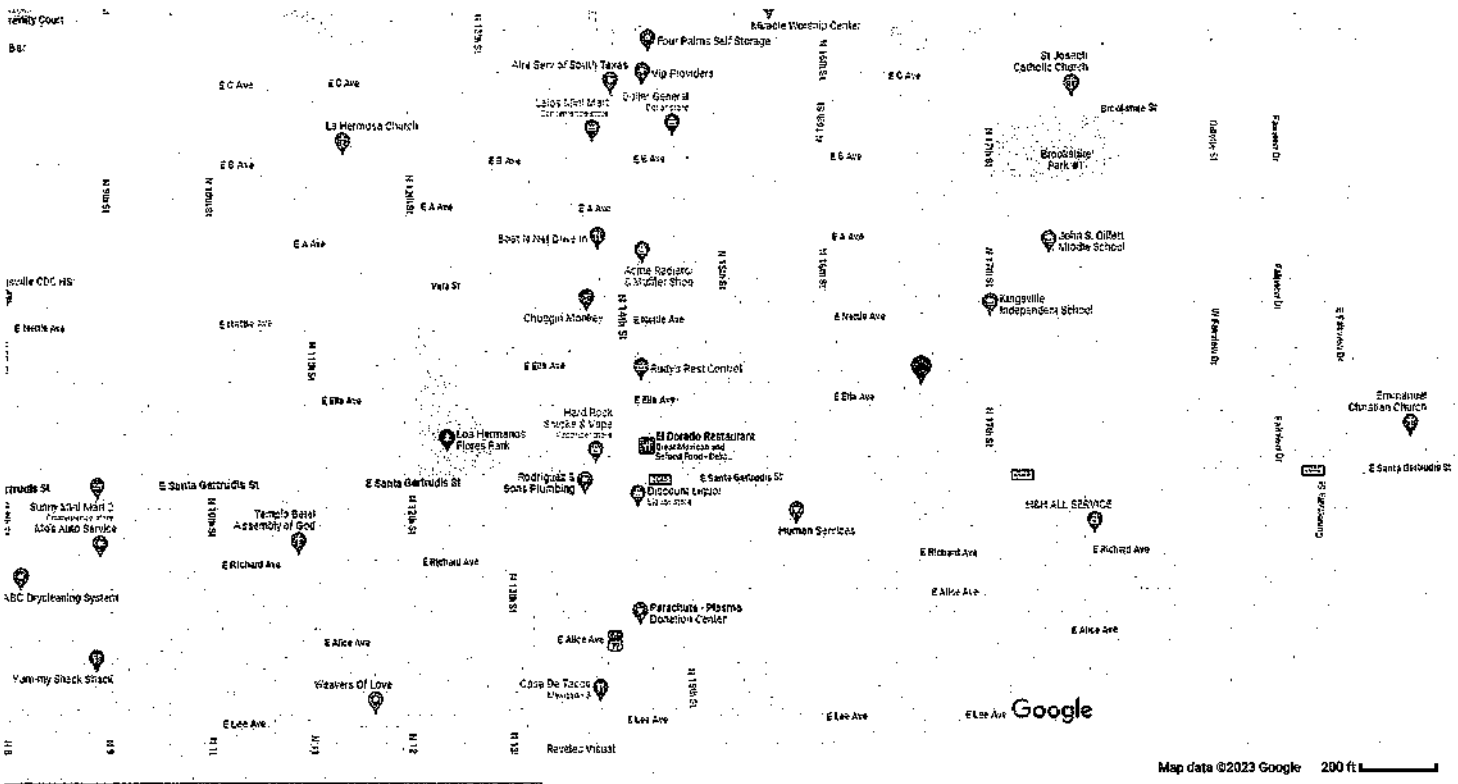
The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

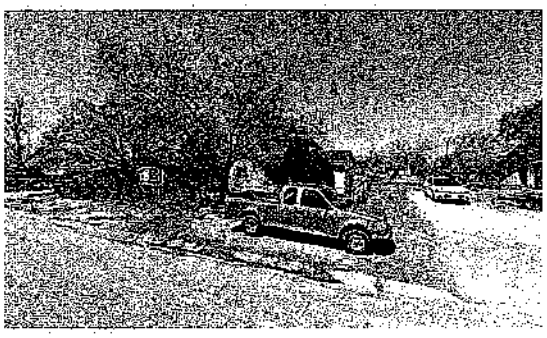
If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Belinda Tarver
Building Official

Google Maps 1232 E Ella Ave





1232 E Ella Ave

Building

Directions Save Nearby Send to phone Share

1232 E Ella Ave, Kingsville, TX 78363

Photos

PUBLIC NOTICE

The City Commission will meet on Monday August 26, 2024, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

227 E RICHARD
307 E RAGLAND
500 W SANTA GERTRUDIS
521 E MESQUITE
527 E ALICE
621 W ELLA
829 E WARREN
907 E AVE A
1232 E ELLA

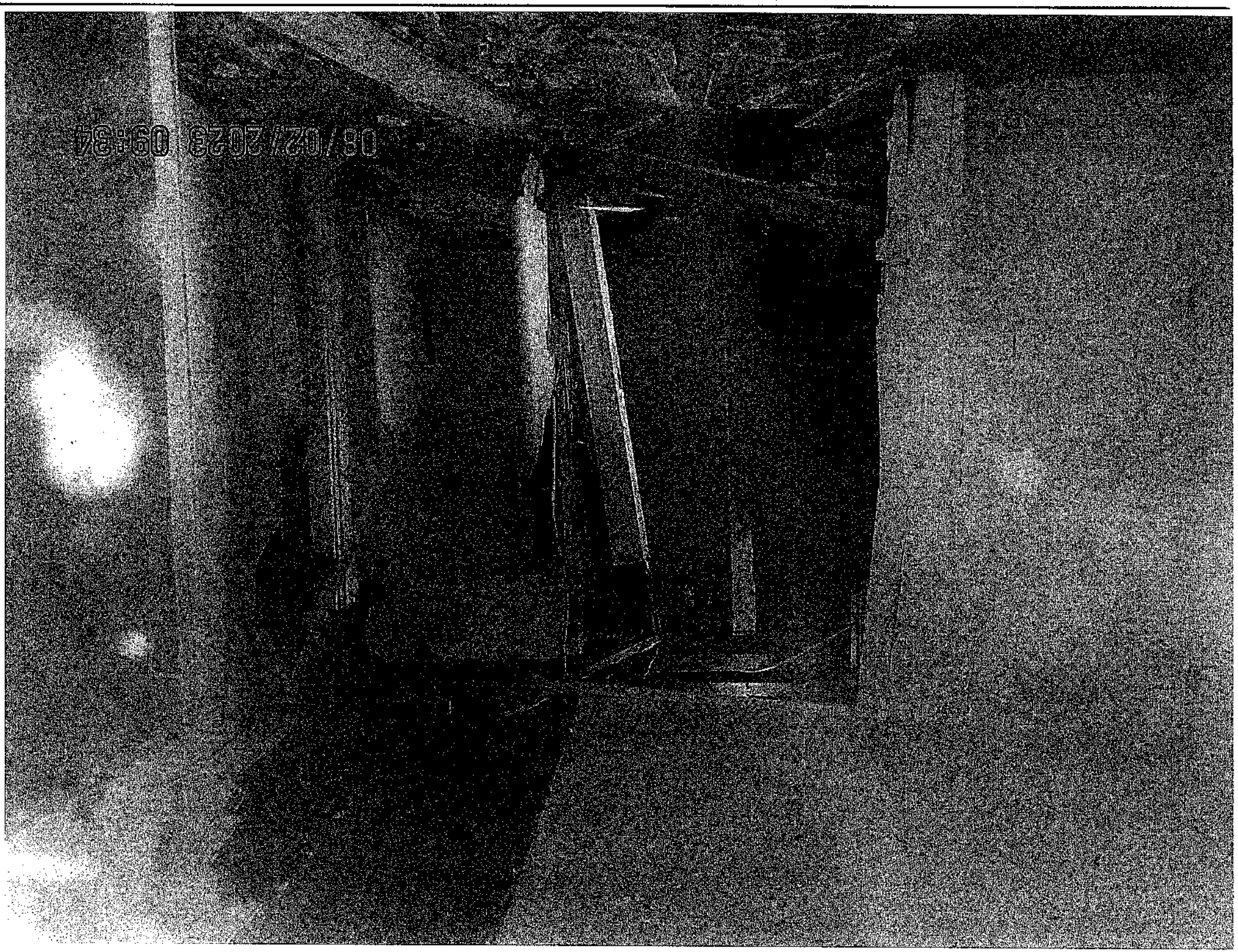
If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting. The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

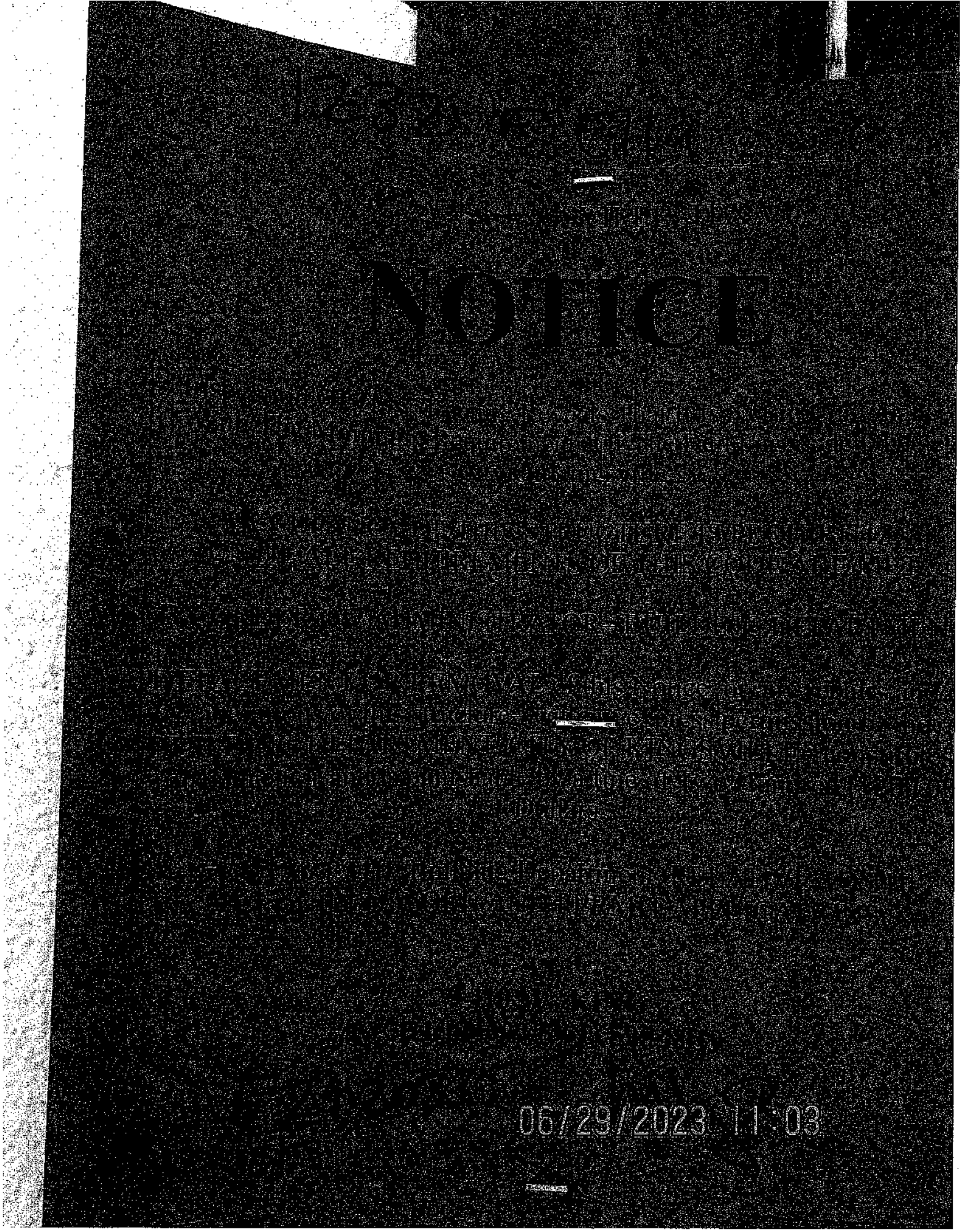

01/27/2022 11:58

01-10-2021 08:52:10


08/02/2023 09:34


08/20/2023 09:34

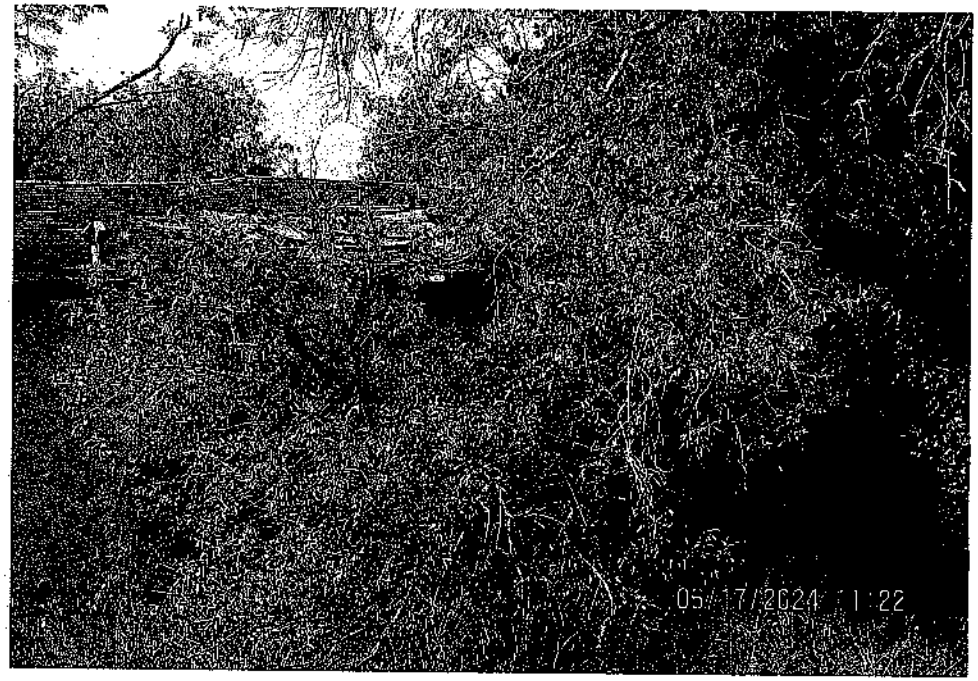
IMPERIAL
A New Era
08/02/2026 08:38


Notice
06/29/2023 11:03

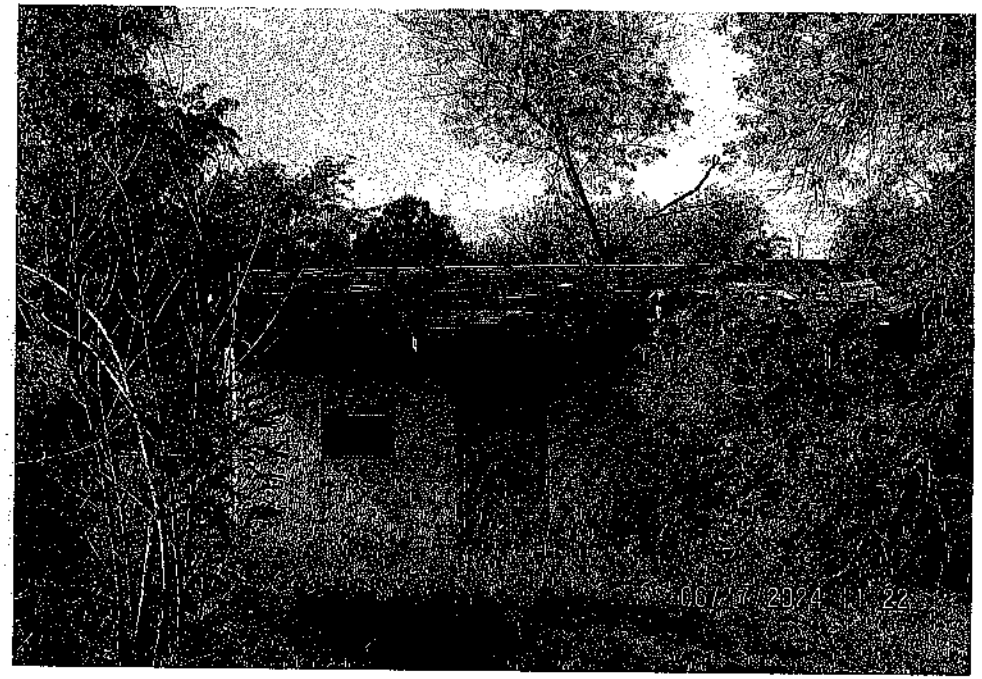
06/29/2023 11:04

1232 EE11G










07/12/2024 16:42


07/12/2024 16:41

No. 2

Kingsville TEXAS

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

FIRST-CLASS

ZIP 78363 02 7H 000605151 AUG 30

US POSTAGE PITNEY BOWES $000.

Mulchor B Hawkins
5399 County Road 440
Alice TX 78332

No. 1

Kingsville TEXAS

7021 0950 0004 4793 8737

VILLE, TEXAS 78364

US POSTAGE PITNEY BOWES

ZIP 78363 02 7H 000605151 AUG 30 2023 $ 008.53

FIRST-CLASS

Mulchor B Hawkins
5399 County Road 440
Alice TX 78332

UNCLAIMED

-- 933120344 --

UTF

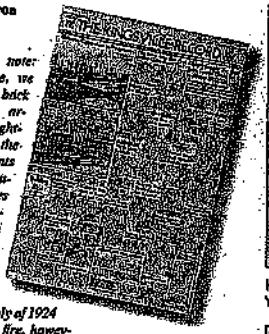
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

78364>1458 :ODE

78364>1458 :ODE

Lone Wolf and Skyhawks

By Ted Figueroa
Reporter



(Editor's note: In this feature, we take readers back through our archives, highlighting some of the people and events of the past century. Many issues are still in paper form, some are digitized, and a few are on microfilm. The issues from 1918 to July of 1924 were lost in a fire, however, the rest remain intact. Here is a look back at what was happening this week in Kingsville.)

25 years ago, July 1999

The grand opening party at the Spohn Kleberg Health Plaza was a great success with doctors and staff walking around to answer questions. The new $6 million, 42,000 square-foot center was set to open for new patients in just a few weeks.

50 years ago, July 1974

The Kingsville city Commission voted to hire Filiberto Garcon Jr. as acting city manager following the suspension of Earl Keaton from the job. Keaton was suspended by a 3-2 vote following a closed-door session the previous week.

Keaton told the commission he wanted a public hearing on the matter with in 20-30 days.

The ousted city manager vowed he would go to court if necessary. The suspension of Keaton and hiring of Garcia happened in front a standing room only audience that appeared equally divided over the issue.

Keaton was suspended for refusing to hire Mrs. Margaret Saenz after being instructed to do so by the city commission. Saenz maintained that she had been discriminated against because of her race and gender.

The VT-23 wives got to take a tour of the Navy Base. Training Squadron 23 held a wife's tour for the wives of student and instructor aviators.

The tour was designed to familiarize wives with their husbands' squadron lives. The tour lasted 3 ½ hours.

During the tour of the Operations Building, the wives had the unexpected opportunity to witness an "arrested landing" in which a TA-4J "Skyhawk" with a malfunctioning hydraulic system landed in one tenth of the usual runway area. An investigation continued into the possible involvement of arson in a fire at the Perez Lumber Company, which resulted in $25,000 of damage including the lumber and the structure that housed it.

When firefighters arrived the lumber yard was completely engulfed in flames. Two firefighters were injured and worked till daylight to contain the blaze. The fire department had been called out to two false alarms just before the fire at the same location.

75 years ago, July 1949

Passenger traffic on the Missouri-Pacific Lines was interrupted when six cars in a 119-car southbound freight train derailed at the north end of the Bishop railroad yard at 3 a.m.

No one was injured in the wreck. The wreck occurred when a journal broke on a sand-laden gondola about mid-way of the train.

Bob Brister, a 16-year-old Kingsville High School junior, used his western-styled voice and his guitar to play music on his twice a week radio show on KINE radio.

He even took requests by mail and telephone during the performances.

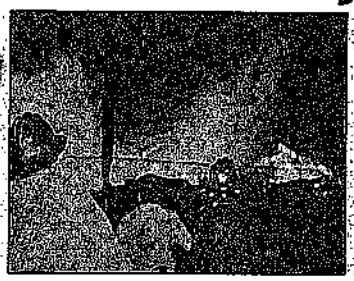
99 years ago, July 1925

"The Lone Wolf," a terror of the border country, was captured by Kleberg County Sheriff Tom Moseley.

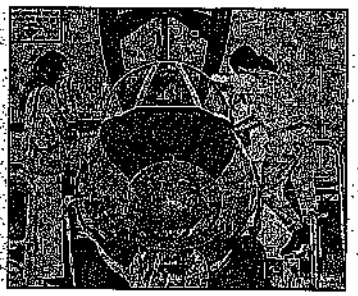
Santiago Revilla, known as "The Lone Wolf" was behind bars in the Kleberg County Jail, charged with bootlegging.

For the past four or five years, officers and river guards had been trying to capture him.

Revilla was linked to at least one murder and he had been successful in carrying on an enormous trade in transporting tequila from the border past customs officers, river guards and federal prohibition officers.



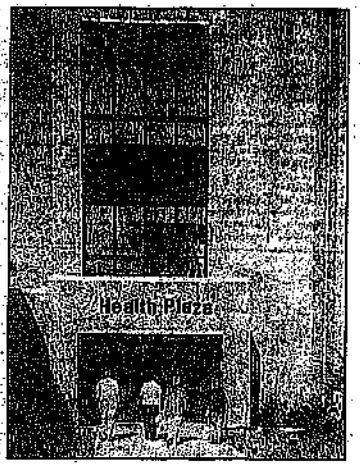
Kingsville firefighters battle a blaze at the Perez Lumber Yard. Arson was suspected. -1974



VT-23 wives get to tour the Navy base. -1974



Bob Brister performed on KINE Radio twice a week. -1949



The Spohn Kleberg Health Plaza held its grand opening.-1999

?? TRIVIA ??
HOW SMART ARE YOU?

- Think you know something about everything?
- What do you know about our area?

Play Kingsville Trivia brought to you by Harrel's Pharmacy!

Questions:

1. Which is the largest country in Africa?
2. Which British Monarch established the Church of England to divorce his first wife?
3. How old is Jonathan - the world's oldest living tortoise?
4. Which hormone is known as the "Love Hormone"?
5. What animal laughs when threatened or under attack?
6. What color is the sky on the moon?
7. What country is home to the Ruins of the Ancient City of Babylon?
8. What plant is used to make linen fabric?
9. Who is the villian of Horror Movie Franchise "A Nightmare on Elm Street"?
10. Which French landmark was supposed to be taken down?

(Answers will be in the next issue)

HOW SMART ARE YOU:
9-10: Okay Einstein, quit bragging
7-8: Pick up your PhD at TAMUK
5-6: You are on your way to your B.S. degree
3-4: Do not skip any more school
2 or less: Don't leave home without a chaperon

For all your pharmacy needs, contact Harrel's.
Lots of great items and downtown Kingville's best eats!

Harrel's
Kingsville Pharmacy
204 E. Kleberg • Kingsville, Tx
(361) 592-3354

TRIVIA ANSWERS
July 18, 2024 issue

1. Francis Bellamy
2. Tim McGraw
3. 14
4. Tony Manero
5. Uniform Resource Locator
6. The Summer Solstice
7. Starburst
8. The Bible
9. Honey
10. Peridot

PUBLIC HEARING NOTICE

Notice is hereby given that the City Commission of Kingsville will conduct a public hearing and consider an ordinance on July 8, 2024 at 5:00PM in the Helen Kleberg Groves Community Room at City Hall, located at 400 W. King Avenue, Kingsville, TX 78363, for the purpose of receiving public comments on the City's amendment to Ordinance ORD2009-38 pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code as revised. Possible tax incentives to be offered to projects within the City of Kingsville may be discussed at the meeting. This hearing will be pursuant to the ordinance considered and voted on by the City Commission on July 22, 2024. All interested parties are encouraged to attend and present their views.

For additional information, please contact, Mark McLaughlin, 361.595.8002.

PUBLIC NOTICE

The City Commission will meet on Monday August 26, 2024, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:

Request to condemn the unsafe structures located at:

227 E RICHARD
307 E RAGLAND
500 W SANTA GERTRUDIS
521 E MESQUITE
527 E ALICE
621 W ELLA
829 E WARREN
907 E AVE A
1232 E ELLA

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting.

The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

CONSENT AGENDA

AGENDA ITEM #1

Action Item

City of Kingsville
Legal Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Courtney Alvarez, City Attorney

DATE: July 30, 2024

SUBJECT: Ordinance Amending the Enterprise Zone Ordinance from 2009 for Continued Participation in the Program

---

Summary: The ordinance adopted by the City in 2009 that allows the City's participation in the Texas Enterprise Zone Program is in need of amendment to remain in compliance with the Texas Enterprise Zone Act.

Background:

On December 14, 2009, the City Commission adopted Ordinance No. 2009-36 ordaining the City's participation in the Texas Enterprise Zone Program (Program) pursuant to the Texas Enterprise Zone Act (Act), Chapter 2303, Texas Government Code and outlining local incentives available to nominated projects or activities of certain qualified businesses under the Act.

Recently, revisions were made to the Program and the previously adopted ordinance needs to be amended to add: 1) additional language to remain within compliance of TAC Rule Section 176.2(2)(A), and 2) additional potential incentives that are or will be made available to nominated projects in the City of Kingsville.

A public hearing is required prior to ordinance adoption, so one has been notice in the local newspaper on 7/25/24. Posting at the place of the meeting (city hall) and notice to the State are also required and were done on 7/17/24.

City of Kingsville
Legal Department

Financial Impact: None.

Recommendation: Approve the ordinance amending the City's Enterprise Zone Ordinance from 2009 for continued participation in the Texas Enterprise Zone Program.

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

July 17, 2024

Ms. Adriana Cruz
Executive Director
Office of the Governor
Economic Development & Tourism
1100 San Jacinto Boulevard, 3rd Floor
Austin, Texas 78701

RE: Texas Enterprise Project Participation- City of Kingsville

Dear Ms. Cruz:

The City of Kingsville will be holding a public hearing and consider an amendment to Ordinance ORD2009-38 related to our participation in the Texas Enterprise Zone Program. The following public notice concerning this public hearing will be published in the *Kingsville Record* newspaper and posted on the official bulletin board at the Kingsville City Hall on or before July 25, 2024.

Notice is hereby given that the City Commission of the City of Kingsville will conduct a public hearing and consider an amendment to Ordinance ORD2009-38 on Monday, August 12, 2024, at 5:00 P.M. in the Helen Kleberg Groves Community Room at Kingsville City Hall, located at 400 West King Avenue, Kingsville, Texas 78363. The purpose of the hearing is to receive public comments on the City's participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code as revised. Possible tax incentives to be offered to projects within the City of Kingsville will be discussed at the meeting. This hearing will be pursuant to the ordinance considered and voted on by the City Commission on August 26, 2024. All interested parties are encouraged to attend and present their views.

Please note that this notice is being redone as the originally scheduled public hearing was to be conducted on July 8, 2024, but city offices were closed that day due to Hurricane Beryl. For additional information, please contact me at 361.595.8002.

Sincerely,

Mark McLaughlin
City Manager
City of Kingsville

cc: Ms. Melissa Munoz, Principal, Ryan, LLC

Lone Wolf and Skyhawks

By Ted Figueroa
Reporter



(Editor's note: In this feature, we take readers back through our archives, highlighting some of the people and events of the past century. Many issues are still in paper form, some are digitized, and a few are on microfilm. The issues from 1918 to July of 1924 were lost in a fire, however, the rest remain intact. Here is a look back at what was happening this week in Kingsville.)

25 years ago, July 1999

The grand opening party at the Spohn Kleberg Health Plaza was a great success with doctors and staff walking around to answer questions. The new $6 million, 42,000 square-foot center was set to open for new patients in just a few weeks.

50 years ago, July 1974

The Kingsville city Commission voted to hire Filiberto Garcoa Jr. as acting city manager following the suspension of Earl Keaton from the job. Keaton was suspended by a 3-2 vote following a closed-door session the previous week.

Keaton told the commission he wanted a public hearing on the matter with in 20-30 days.

The ousted city manager vowed he would go to court if necessary. The suspension of Keaton and hiring of Garcia happened in front a standing room only audience that appeared equally divided over the issue.

Keaton was suspended for refusing to hire Mrs. Margaret Saenz after being instructed to do so by the city commission. Saenz maintained that she had been discriminated against because of her race and gender.

The VT-23 wives got to take a tour of the Navy Base. Training Squadron 23 held a wife's tour for the wives of student and instructor aviators.

The tour was designed to familiarize wives with their husbands' squadron lives. The tour lasted 3 ½ hours.

During the tour of the Operations Building, the wives had the unexpected opportunity to witness an "arrested landing" which a TA-4J "Skyhawk" with a malfunctioning hydraulic system landed in one tenth of the usual runway area.

An investigation continued into the possible involvement of arson in a fire at the Perez Lumber Company, which resulted in $25,000 of damage including the lumber and the structure that housed it.

When firefighters arrived the lumber yard was completely engulfed in flames. Two firefighters were injured and worked till daylight to contain the blaze. The fire department had been called out to two false alarms just before the fire at the same location.

75 years ago, July 1949

Passenger traffic on the Missouri-Pacific Lines was interrupted when six cars in a 119-car southbound freight train derailed at the north end of the Bishop railroad yard at 3 a.m.

No one was injured in the wreck. The wreck occurred when a journal broke on a sand-laden gondola about mid-way of the train.

Bob Brister, a 16-year-old Kingsville High School junior, used his western-styled voice and his guitar to play music on his twice a week radio show on KINE radio.

He even took requests by mail and telephone during the performances.

99 years ago, July 1925

"The Lone Wolf," a terror of the border country, was captured by Kleberg County Sheriff Tom Moseley.

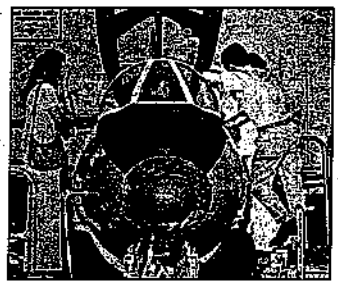
Santiago Revilla, known as "The Lone Wolf" was behind bars in the Kleberg County Jail, charged with bootlegging.

For the past four or five years, officers and river guards had been trying to capture him.

Revilla was linked to at least one murder and he had been successful in carrying on an enormous trade in transporting tequila from the border past customs officers, river guards and federal prohibition officers.



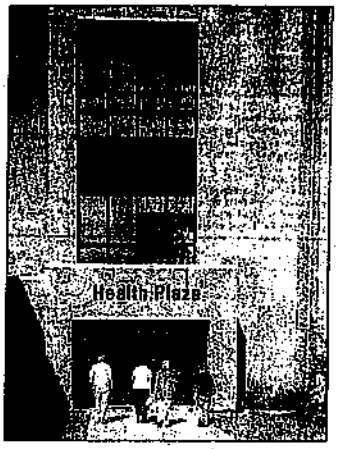
Kingsville firefighters battle a blaze at the Perez Lumber Yard. Arson was suspected. - 1974



VT-23 wives got to tour the Navy base. -1974



Bob Brister performed on KINE Radio twice a week. -1949



The Spohn Kleberg Health Plaza held its grand opening.-1999

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For additional information, please contact, Mark McLaughlin, 361.595.8002.

PUBLIC NOTICE

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307 E RAGLAND
508 W SANTA GERTRUDIS
521 E MESQUITE
527 E ALICE
621 W ELLA
629 E WARREN
907 E AVE A
1232 E ELLA

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

?? TRIVIA ??

HOW SMART ARE YOU?

- Think you know something about everything?
- What do you know about our area?

Play Kingsville Trivia brought to you by Harrel's Pharmacy!

Questions:

1. Which is the largest country in Africa?
2. Which British Monarch established the Church of England to divorce his first wife?
3. How old is Jonathan- the world's oldest living tortoise?
4. Which hormone is known as the "Love Hormone"?
5. What animal laughs when threatened or under attack?
6. What color is the sky on the moon?
7. What country is home to the Ruins of the Ancient City of Babylon?
8. What plant is used to make linen fabric?
9. Who is the villian of Horror Movie Franchise "A Nightmare on Elm Street"?
10. Which French landmark was supposed to be taken down?

(Answers will be in the next issue)

HOW SMART ARE YOU:
9-10: Okay Einstein, quit bragging
7-8: Pick up your PhD at TAMUK
5-6: You are on your way to your B.S. degree
3-4: Do not skip any more school
2 or less: Don't leave home without a chaperon

For all your pharmacy needs, contact Harrel's.
Lots of great items and downtown Kingville's best eats!

Harrel's
Kingsville Pharmacy
204 E. Kleberg • Kingsville, Tx
(361) 592-3354

TRIVIA ANSWERS

July 18, 2024 issue

1. Francis Bellamy
2. Tim McGraw
3. 14
4. Tony Manero
5. Uniform Resource Locator
6. The Summer Solstice
7. Starburst
8. The Bible
9. Honey
10. Peridot

PUBLIC HEARING NOTICE

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For additional information, please contact, Mark McLaughlin, 361.595.8002.

TEXAS ENTERPRISE PROJECT APPLICATION

PUBLIC HEARING NOTICE

Notice is hereby given that the City Commission of Kingsville will conduct a public hearing and consider introduction of an ordinance on August 12, 2024 at 5:00PM in the Helen Kleberg Groves Community Room at City Hall, located at 400 W. King Avenue, Kingsville, TX 78363, for the purpose of receiving public comments on the City's amendment to Ordinance ORD2009-38 pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code as revised. Possible tax incentives to be offered to projects within the City of Kingsville maybe discussed at the meeting. This hearing will be pursuant to the ordinance considered for final passage and voted on by the City Commission on August 26, 2024. All interested parties are encouraged to attend and present their views.

For additional information, please contact, Mark McLaughlin, 361.595.8002.

CERTIFICATION

This public notice was posted on the official bulletin board at Kingsville City Hall, located at 400 W. King Ave., Kingsville, TX 78363 on or before July 17, 2024 at 5:00PM

7/17/2024

Courtney Alvarez, City Attorney — Date

Office of the City of Kingsville Economic Development and Planning

KINGSVILLE M

PUBLIC HEARING NOTICE

Notice is hereby given that the City Commission of Kingsville will conduct a public hearing and consider introduction of an ordinance on August 12, 2024 at 5:00PM in the Helen Kleberg Groves Community Room at City Hall, located at 400 W. King Avenue, Kingsville, TX 78363, for the purpose of receiving public comments on the City's amendment to Ordinance ORD2009-38 pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code as revised. Possible tax incentives to be offered to projects within the City of Kingsville maybe discussed at the meeting. This hearing will be pursuant to the ordinance considered for final passage and voted on by the City Commission on August 26, 2024. All interested parties are encouraged to attend and present their views.

For additional information, please contact, Mark McLaughlin, 361.595.8002.

CERTIFICATION

This public notice was posted on the official bulletin board at Kingsville City Hall, located at 400 W. King Ave., Kingsville, TX 78363 on or before July 17, 2024 at 5:00PM

_____

Courtney Alvarez, City Attorney Date

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING ORDINANCE NO. ORD2009-38, ORDAINING THE CITY OF KINGSVILLE'S CONTINUED PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE (ACT), AMENDING THE ORIGINAL ORDINANCE LANGUAGE AND PROVIDING ADDITIONAL POTENTIAL INCENTIVES FOR THE INVESTMENT OF PRIVATE RESOURCES IN PRODUCTIVE BUSINESS ENTERPRISES LOCATED IN SEVERLY DISTRESSED AREAS OF THE CITY AS REQUIRED BY THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT AND TOURISM (EDT).

WHEREAS, the City Commission of the City of Kingsville Texas (City) desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in severely distressed areas of the city and to provide employment to residents of such area; and

WHEREAS, on December 14, 2009 the City Commission adopted Ordinance No. ORD2009-38 ordaining the City's participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code (the "Act") and outlining local incentives available to nominated projects or activities of certain qualified businesses under the Act; and

WHEREAS, the City Commission now wishes to amend Ordinance No. ORD2009-38 to add 1) additional language to remain within compliance of TAC Rule §176.2 (2)(A); and, 2) additional potential incentives that are or will be made available to nominated projects in the City of Kingsville;

WHEREAS, "Whereas, the City finds that it is in full compliance with Chapter 2303, Texas Government Code prior to nomination of an eligible business";

WHEREAS, in accordance with Section 2303.4051(e) of the Act, on August 12, 2024 the City Commission conducted a public hearing prior to consideration of this Ordinance to receive public comment as to the amendment of Ordinance ORD2009-38, and any other matters related to this Ordinance, notice of which was published in the *Kingsville Record*, a newspaper of general circulation, on July 25, 2024;

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

Ordinance No. ORD2009-38 is hereby amended to read as follows:

Section 1: The City hereby elects to participate in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code ("Act"). The City Commission wishes to add the following language in order to remain in compliance with TAC Rule §176.2 (2)(A)
"Whereas, the City finds that it is in full compliance with Chapter 2303, Texas Government Code prior to nomination of an eligible business."

Section 2: The updated local incentives identified and summarized briefly in the attached Exhibit "A", at the election of the governing body, are or will be made available to nominated Projects or activity of the qualified business.

Section 3: The enterprise zone areas within the City are reinvestment zones in accordance with the Texas Tax Code, Chapter 312.

Section 4: The City of Kingsville's City Commission directs and designates its City Manager or his designee as the City's liaison to communicate and negotiate with the EDT through the Bank and enterprise project(s) and to oversee zone activities and communications with qualified businesses and other entities in an enterprise zone or affected by an enterprise project.

Section 5: The City finds that a project meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

(a.) A project is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction, located in an enterprise zone in the governing body's jurisdiction and at least twenty-five percent (25%) of the business' new employees will be residents of an Enterprise Zone, economically disadvantaged individuals, or veterans; or if the qualified business is located outside of an enterprise zone and at least thirty-five percent (35%) of the business' new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and

(b.) There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities in the area; and

(c.) The designation of a project as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

Section 6: The enterprise project shall take effect on the date of designation of the enterprise project by EDT and terminate 5 years after the date of designation.

Section 7: This ordinance shall take effect from and after its passage as the law and charter in such case provides.

INTRODUCED on this 12th day of August, 2024.

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

Effective Date: _____.

_____
Sam Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Exhibit A

Name of Incentive	Description of Incentive
Local Sales Tax Refund	The City may allow sales and use tax refunds.
Tax Abatement	The City may allow property tax reduction
Tax Increment Financing	Tax Increment Financing
Chapter 380/381	Municipalities and counties are authorized to offer incentives designed to promote economic development
Other Tax Deferrals, Tax Refunds or Tax Incentives	Other Tax Deferrals, Tax Refunds or Tax Incentives
Zoning Changes/Variances	Zoning changes are available to residents
Impact/Inspection Fee Exemptions	Impact/inspection fee exemptions are available to residents
Streamlined Permitting	City may allow permit applications and supporting materials to be tendered to one department for distribution to the appropriate City departments.
Improved Police and/or Fire Protection	Safety and protection of City residents is made a priority by improving our police and fire protection services

Community Crime Prevention Programs	Safety and protection of City residents is made a priority through local crime prevention programs
Special Public Transportation Routes or Reduced Fares	Transportation options or reduced fares have been made available to the public
Capital Improvements in Water and Sewer Facilities	The City may provide resources for a capital improvement plan related to water and sewer service
Road Repair	The City is responsible for maintaining and repairing public streets and alleys inside City limits
Creation or Improvements of Parks	Maintain parks and promote healthy lifestyle for City residents
Low-Interest Loans for Business	Low interest loads are available to businesses
Provision of Publicly Owned Land for Development Purposes	Publicly owned land may be provided for development purposes
One Stop Permitting, Problem Resolution Center	City may offer one-stop permitting
Promotion and Marketing Services	Convention and Visitors Bureau and Chamber of Commerce
Job Training and Employment Services	Offered in conjunction with local community college and technical schools
Retraining Program	Offered in conjunction with local community college and technical schools
Literacy and Employment Skills Services	Offered in conjunction with local community college and technical schools
Vocation Education	Offered in conjunction with local community college and technical schools
Customized Job Training	Offered in conjunction with local community college and technical schools

AGENDA ITEM #2

City of Kingsville
Department Name

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Juan J. Adame, Fire Chief

DATE: August 1, 2024

SUBJECT: Fire Department Budget Amendment

Summary:
The Kingsville Fire Department ladder truck unit #111 has experienced numerous equipment problems. These problems included leaking hydraulic cylinders, extensive electrical repairs, and complete exhaust system repair and replacement.

Background:
The fire department budgeted $46,700 vehicle maintenance. These funds have mostly been expended. Additional funding is requested to complete the repairs.

Financial Impact:
The fire department is requesting a budget amendment in the amount of $46,266.88 to fund the required repairs for unit #111. Funds will come from the unappropriated fund balance of Fund 097-Vehicle Replacement Fire.

Recommendation:
The fire department recommends a budget transfer in the amount of $46,266.88.

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO APPROPRIATE ADDITIONAL FUNDING FOR REPAIRS TO FIRE UNIT 111-LADDER TRUCK.

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#56

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 097 – Vehicle Replacement-Fire					
Expenditures - 5					
2200	Fire	Vehicle Maintenance	41100	$46,266.88	

[To amend the City of Kingsville FY 23-24 budget to appropriate additional funding for repairs to Fire unit #111-Ladder Truck. Funding will come from the unappropriated fund balance of Fund 097.]

II.

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

III.

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

IV.

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

INTRODUCED on this the 12th day of August 2024.

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

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #3

City of Kingsville
Public Works, Street Division

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: William Donnell, Director of Public Works

DATE: July 24, 2024

SUBJECT: Budget Amendment of Unappropriated Street Maintenance Fund 092

Summary:
This item authorizes appropriation of the unappropriated Street Maintenance Fund 092 to continue repairing city streets.

Background:
The Street Division has completed 1.4 miles of hotmix reconstruction and 1.2 miles of sealcoating streets. It was challenging during the first half of the fiscal year to get roadwork completed due to a couple equipment repairs but with the new and repaired equipment on hand the Street Division is more efficient during the asphalt process. They are currently working on a mill and overlay of Eleventh Street from King to Yoakum and will continue with several streets in the same area. To date the Street Division has spent approximately $512,470 on the 2.6 miles of city street maintenance already complete. To continue with the street maintenance program this fiscal year, I am requesting an additional $411,000 be allocated for street maintenance from the unappropriated street maintenance fund balance.

Financial Impact:
This will reduce unappropriated Fund 092 Street Maintenance balance by $411,000.00 and increase the Street & Bridge line account 092-5-3050-52100 by $411,000.00.

Recommendation:
Staff is requesting approval of funds to continue street maintenance this fiscal year.

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO APPROPRIATE ADDITIONAL FUNDING FOR STREET MAINTENANCE WORK.

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#54

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 092 – Street Maintenance					
Expenditures - 5					
3050	Streets	Street & Bridge	52100	$411,000	

[To amend the City of Kingsville FY 23-24 budget to appropriate additional funding for Street Maintenance work. Funding will come from the unappropriated fund balance of Fund 092.]

II.

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

III.

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

IV.

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

INTRODUCED on this the 12th day of August 2024.

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

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #4

City of Kingsville
Public Works, Wastewater Division

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: William Donnell, Director of Public Works

DATE: July 25, 2024

SUBJECT: Wastewater Division 7001/7003 Budget Amendment request

---

Summary:
This item authorizes funding for additional Hydrex 6909 at the North Wastewater Treatment Plant and lift station pump replacements.

Background:
Hydrex 6909 is a chemical copper coagulant used to increase copper settling during the wastewater biological treatment process at the North Wastewater Treatment Plant. This chemical is added in the re-aeration basin to mix thoroughly with the sludge. The excess sludge is discharged into the drying beds and once dried is disposed of at the city landfill. The effluent wastewater is tested weekly to allow adjustments to be made to the Hydrex injection rate, reflecting the condition of the influent wastewater. This process allows the treated wastewater effluent to meet the TCEQ Copper permit levels.

Wastewater Collection lift stations have required unscheduled submersible pump replacements to keep the lift stations operational.

To maintain TCEQ and EPA compliance additional Hydrex use, and pump replacements have created deficits in the budget line items 051-5-7001-21400 Chemicals $33,000 and in 051-5-7003-54300 Utility Plant $14,300. This financial impact is $47,300 and is being requested from Unappropriated Utility Funds.

Financial Impact:
The total financial impact requested from Unappropriated Utility Funds to cover additional expenses is $47,300.00. Chemicals 051-5-7001-21400 in the amount of $33,000 and Utility Plant 051-5-7003-54300 in the amount of $14,300.

Recommendation:
Staff is recommending approval of funds for continued TCEQ permit compliance.

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO APPROPRIATE ADDITIONAL FUNDING FOR WASTEWATER CHEMICALS AND PUMP REPLACEMENTS.

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#55

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 051-Utility Fund					
Expenditures - 5					
7003	Wastewater	Chemicals	21400	$33,000	
7003	Wastewater	Utility Plant	54300	$14,300	

[To amend the City of Kingsville FY 23-24 budget to appropriate additional funding for Wastewater chemicals and pump replacements. Funding will come from the unappropriated fund balance of Fund 051.]

II.

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

III.

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

IV.

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

INTRODUCED on this the 12th day of August 2024.

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

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #5

City of Kingsville
Purchasing Department

TO:	Mayor and City Commissioners
CC:	Mark McLaughlin, City Manager
FROM:	Charlie Sosa, Purchasing Manager & William Donnell, Public Works Director
DATE:	August 15, 2024- **UPDATED 8/21/24**
SUBJECT:	Reallocation & Budget Amendment Request-Emergency Repairs for the Wastewater Department

---

Summary:
This item authorizes the reallocation of ARP Funds and a budget amendment for emergency repairs for the Wastewater Department's Ultraviolet Light Disinfection System for North and South Wastewater Treatment Plants (WWTP).

Background:
The City of Kingsville has $586,021.99.00 of unspent ARP funding that it proposes to reallocate for emergency repairs to the Ultraviolet (UV) Light Disinfection System of both of its WWTP's. A UV Light Disinfection System is critical for the proper functioning of the WWTP's and to maintain TCEQ permit compliance. During the last tropical storm, the North WWTP experienced an unusual amount of water overflow causing the existing UV Light System to have an electrical short and go offline. The electrical short caused severe damage to the module wiring and ballasts resulting in a repair quote of $289,000 for an already outdated system. The UV Light Disinfection System at the South WWTP is also outdated and starting to fail. Global Wet of Austin, Texas has been working with staff to keep the existing UV Light Disinfecting Systems operating. Upon the future approval of a contract, Global Wet will receive the working specifications and data to prepare and install new UV Light Disinfection Systems. The total amount of the new UV Lighting Systems for both North and South WWTP's is $ 907,810.00. Staff is requesting the ARP funds be allocated to expenditure fund GL account #125-5-7001-54300 for the emergency repairs to install new Ultraviolet Light Disinfection Systems for the North and South Wastewater Treatment Plants.

Financial Impact:
This will appropriate funding in the amount of $586,021.99 to GL #125-5-7001-54300. The funding will come from ARP Fund projects that have been allocated but not yet started as follows:

General Fund ARP Funding: GL#121-5-4503-59113 Dick Kleberg Park $240,990.52.
EDC ARP Funding: GL#123-5-1060-34900 Economic Development Program $105,000.47.
Utility Fund ARP Funding: GL#125-5-6001-71300 Water Building $150,000.00 & GL#125-5-6001-7100 Machinery and Equipment $90,031.00.

City of Kingsville
Purchasing Department

These funds total $586,021.99, which will be allocated to GL #125-5-7001-54300.

The final insurance numbers have been received so remaining funding will come from:
Utility Fund GL#051-5-7000-59946 Insurance Recovery $243,000.00
Utility Fund FL#051-5-7001-86000 Budget Amendment Reserve UF $66,950.85
Utility Fund GL#051-5-7001-54300 Utility Plant $$357,788.01

A second budget amendment will not be needed as the total project cost has now been budgeted.

Recommendation:
Staff requests: 1) the reallocation of unspent ARP funds to the GL #125-5-7001-54300 and 2) **the approval of a budget amendment with updated numbers, both items are for the emergency repairs to install new Ultraviolet Light Disinfecting Systems at the North and South Wastewater Treatment Plants.**

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO APPROPRIATE ARP FUNDING FOR THE WASTEWATER TREATMENT PLANT UV LIGHT SYSTEM EMERGENCY REPAIRS.

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#57

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 123 - EDC ARP Funding					
Expenditures - 5					
1060	Econ Dev	Economic Dev Program	34900		$105,000.47
6900	Transfer	Transfer to Fund 125	80125	$105,000.47	
Fund 121 – GF ARP Funding					
Expenditures					
4503	Parks	Dick Kleberg Park	59113		$140,000.00
4503	Parks	Dick Kleberg Park	59113		$100,990.52
6900	Transfers	Transfer to Fund 125	80125	$240,990.52	
Fund 125 – UF ARP Funding					
Revenues					
0000	Transfers	Transfer from Fund 123	75123	$105,000.47	
0000	Transfers	Transfer from Fund 121	75121	$240,990.52	
Expenditures					
6001	Water	Building	71300		$150,000.00
6001	Water	Machinery & Equipment	71200		$90,031.00
7001	Wastewater	Utility Plant	54300	$586,021.99	
Fund 051 – Utility Fund					

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Revenues					
7000	Wastewater	Insurance Recovery	59946	$243,000.00	
Expenditures					
7001	Wastewater	Budget Amend Reserve	86000		$66,950.85
7001	Wastewater	Utility Plant	54300	357,788.01	

[To amend the City of Kingsville FY 23-24 budget to appropriate funding for the Utility North and South Wastewater Treatment Plant UV Light System emergency repairs. Funding will come from the unappropriated fund balances of the Economic Development ARP Program Fund 123 and General Fund ARP Fund 121.]

Total Cost of the Project: $673,560.00 North Plant
$270,250.00 South Plant
$943,810.00 Total for Both Plants

(Utility Plant 54300 Exp – FD 125-$586,021.99 + FD 051-$357,788.01)

Sources of Funding: $105,000.47 Fund 123 ED Grant Program
$240,990.52 Fund 121 Parks ARP Allotment
$240,031.00 Fund 125 UF ARP Funding
$119,000.00 Fund 051 Insurance Check #1
$ 66,950.85 Fund 051 BA Reserve Line Item
$171,837.16 Fund 051 Fund Balance ($124,000 will be reimbursed By the Insurance Check #2 resulting in Fund 051 FB of $47,837.16)

Total Source of Funding $943,810.00

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 19th day of August 2024.

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

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

REGULAR AGENDA

AGENDA ITEM #6

For information on
condemnation of 227 E. Richard,
see information for Public Hearing # 1

AGENDA ITEM #7

For information on
condemnation of 500 W. Santa Gertrudis,
see information for Public Hearing # 2

AGENDA ITEM #8

For information on

condemnation of 521 E. Mesquite,

see information for Public Hearing # 3

AGENDA ITEM #9

For information on
condemnation of 527 E. Alice,
see information for Public Hearing # 4

AGENDA ITEM #10

For information on
condemnation of 829 E. Warren,
see information for Public Hearing # 5

AGENDA ITEM #11

For information on
condemnation of 1232 E. Ella,
see information for Public Hearing # ٩

AGENDA ITEM #12

City of Kingsville
Human Resource Department

TO: Mark McLaughlin, City Manager
FROM: Diana Gonzales, Human Resource Director
DATE: August 21, 2024
SUBJECT: Proposed - Collective Bargaining Agreement Between City of Kingsville and Kingsville Professional Firefighters Association, IAFF Local #2390 - October 1, 2024 – September 30, 2026

Summary: The current two (2) year collective bargaining agreement between the City of Kingsville (City) and the Kingsville Professional Firefighters Association, IAFF Local #2390 (Kingsville Firefighters Association) is set to expire on September 30, 2024. The City and Firefighters Association met to negotiate certain items as mandated by Texas Local Government Code for entities which have voted in collective bargaining.

Negotiation meetings occurred on the following dates in 2024:

May 10th & 21st	July 15th
June 11th	August 13th & 15th

Meetings were conducted and tentative agreements between the City and Kingsville Professional Firefighters Association, IAFF Local #2390 were reached during negotiations.

The Kingsville Professional Firefighters Association President Steve Palacios advised Local 2390 association members voted to approve the proposals on August 20th, 2024.

Below is a summary of articles with proposed changes. The affected articles, in their entirety, are attached to this memorandum.

ARTICLE #	ARTICLE NAME	CHANGE REASON
Article 3	Duration of Agreement	2-year agreement – update agreement dates
Article 6	Non-Discrimination	Additional wording for clarification (Title VI of the Civil Rights Act)
Article 13	Working Conditions	Added language to address pay for firefighters converted from 24-hour shift to 40 hours per week
Article 18	Alternate Hire Process	Updated and added language to eligibility requirements
Article 20	Off-Duty Employment	Update and grammar correction
Article 25	Holidays	Addition of 1 Holiday (Juneteenth)
Article 32	Wages	2-year agreement – update agreement dates
Article 34	Longevity	Year 1 Longevity Rate = $ 5.50 & Year 2 Longevity Rate = $6.00
Appendix A	Wages Schedule	New Step Schedule

City of Kingsville
Human Resource Department

Background: As per Texas Local Government Code (TLGC) Chapter 174 Fire and Police Employee Relations, the City held negotiation meetings with Kingsville Firefighters Association.

TLGC 174.105 (b) states the following:

(b) For purposes of this section, the duty to bargain collectively means a public employer and an association shall:

(1) meet at reasonable times;

(2) confer in good faith regarding compensation, hours, and other conditions of employment or the negotiation of an agreement or a question arising under an agreement; and

(3) execute a written contract incorporating any agreement reached, if either party requests a written contract

Financial Impact: The agreement presented is for two (2) years with increases to base wages, one (1) additional holiday and increase to longevity. Additional cost estimates for Year 1 and Year 2 of the agreement, including applicable benefits, are as follows:

Year 1 (FY 2024-2025)	$ 140,164	New Wage Schedule with steps, one (1) added holiday and longevity increase to $5.50.
Year 2 (FY 2025-2026)	$ 90,148	Addition of a step on the wage schedule, continuation of the additional holiday and increase in longevity to $6.00.

RESOLUTION #2024-____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF KINGSVILLE, TEXAS AND THE KINGSVILLE PROFESSIONAL FIREFIGHTER'S ASSOCIATION, INTERNATIONAL ASSOCIATION OF FIREFIGHTERS (IAFF) LOCAL #2390 FOR FISCAL YEARS 2024-2026; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City and Association representatives met for several months to negotiate a new collective bargaining agreement ("the agreement") for the period covering October 1, 2024 to September 30, 2026; and,

WHEREAS, on August 21, 2024, the City received notice that the Association held a meeting of its members on August 20, 2024 and voted to ratify the proposed agreement; and,

WHEREAS, the City Commission needs to vote to ratify the proposed agreement as well; and,

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

I.

THAT the City Manager is authorized and directed on behalf of the City of Kingsville, Texas to enter into a collective bargaining agreement with the Kingsville Professional Firefighter's Association, International Association of Firefighters (IAFF) Local #2390 for the period covering October 1, 2024 to September 30, 2026 in accordance with Exhibit A hereto attached and made a part hereof.

II.

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

III.

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

PASSED AND APPROVED by a majority vote of the City Commission on the 26th day of August, 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS FORM:

Courtney Alvarez, City Attorney

COLLECTIVE BARGAINING AGREEMENT

BETWEEN

CITY OF KINGSVILLE, TEXAS

AND

KINGSVILLE PROFESSIONAL FIREFIGHTER'S ASSOCIATION, IAFF LOCAL #2390

~~October 1, 2022 – September 30, 2024~~

October 1, 2024 – September 30, 2026

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ARTICLE 1 INTENT AND PURPOSE

The following Agreement by and between the City of Kingsville, Texas, hereinafter referred to as "the City" and the Kingsville Professional Fire Fighters Association IAFF Local # 2390, hereinafter referred to as "the Association" is recorded in accordance with the Fire and Police Employee Relations Act of the State of Texas. The City and the Association agree that the primary purposes of this Agreement are the provision of efficient and uninterrupted performance of the municipal firefighting and emergency medical services and to adjust the rates of pay, hours of work, the terms and conditions of employment for those employees and provide for the equitable and orderly adjustment of grievances which may arise during the term of this Agreement. The Agreement has been reached through the process of collective bargaining with the objective of fostering effective and harmonious cooperation between the City and its Firefighters. Therefore, this Agreement is intended in all respects to be in the public interest.

ARTICLE 2 DEFINITIONS

1. "City" means the City of Kingsville.
2. "Association" means the Kingsville Professional Fire Fighters Association, IAFF Local # 2390.
3. "Member or Members of the Bargaining Unit" means all members of the fire department excluding Fire Chief, Volunteer firefighters and non-classified employees.
4. "Supervisor" means any officer with the rank of Lieutenant or above.
5. "Civil Service Commission" means the Fire and Police Civil Service Commission of the City of Kingsville.
6. "Chief" means the Fire Chief of the City of Kingsville.
7. "Regular hours" means actual hours worked including holiday hours and vacation hours.
8. "Essential Personnel" means all members of the fire department.
9. "Long Term" means eleven (11) working shift or more.

ARTICLE 3 DURATION OF THE AGREEMENT

SECTION 1 EFFECTIVE DATES

This Agreement shall be effective as of the first full payroll of Fiscal Year ~~2022-2023~~ 2024-2025 in October ~~2022~~ 2024 and shall remain in full force and effect until the last full payroll of fiscal year ~~2024~~ 2026.

SECTION 2 CONTINUATION OF AGREEMENT

Should an impasse be reached during negotiations between City and the Association regarding changes or additional provisions for a successor Agreement, the City agrees that all terms of this Agreement, including wages which shall remain at the September 30th, ~~2024~~ 2026 rates, shall remain in full force and effect for a period of one (1) year.

ARTICLE 4 AUTHORITY AND NEGOTIATIONS

SECTION 1 NOTIFICATION BY ASSOCIATION

Whenever wages, rates of pay, or any other matters requiring appropriation of monies by the City are included as a matter of collective bargaining, it shall be the obligation of the Association to serve written

notice of the request for collective bargaining on the City at least one hundred twenty (120) days prior to the conclusion of the fiscal year.

SECTION 2 MEETING OBLIGATION

It shall be the obligation of the parties to meet at reasonable times and places and confer in good faith, for the purposes of collective bargaining. The initial meeting shall be for the purposes of setting dates and the procedures for negotiations, including ground rules and deadlines, and shall not be considered a bargaining session for the purposes of any applicable statutory dates or deadlines.

SECTION 3 NOTICES

During the sixty (60) day period or any extension, neither party will bargain or deal with persons not on the negotiation team, without the advance notification of the Chief Negotiator for the other team. All formal discussion of contract issues shall take place during posted negotiation session in accordance with Section 174.108 of the FPERA. This provision shall not prevent either team from obtaining factual information from appropriate sources.

SECTION 4 COMMUNICATION

During the sixty (60) day period or any extension, communications to the press or media, each party will make a written notification to keep the other party informed of statements or releases.

ARTICLE 5 RECOGNITION

The City of Kingsville recognized the Kingsville Professional Fire Fighters Association, IAFF Local # 2390, as the sole and exclusive Bargaining Agent for all Fire Fighters as that term is defined in Section 174.003 of the Fire and Police Employees Relations Act, with the sole exception of the Fire Chief, by this term it is intended to include all permanent paid employees of the Department who have been hired in substantial compliance with provisions of the Texas Local Government Code, Chapter 143 but does not include civilians or other employees. The parties agree that the Kingsville Fire Department is the primary provider of fire, rescue and EMS services within the corporate limits of the City of Kingsville, save and except for mutual aid status arrangements created by the City Commissioners under inter-local cooperation agreements with surrounding cities and volunteer fire departments and for the City of Kingsville Code of Ordinances Chapter XI, Article 2 Ambulance Service.

ARTICLE 6 NON DISCRIMINATION

SECTION 1 PROGRAM

The City of Kingsville and the Association, under Title VI of the Civil Rights Act of 1964 and related statutes, ensures that no person shall on the grounds of race, color, national origin, sex, age or disability be excluded from participation, be denied the benefits of, or otherwise be subjected to discrimination.

SECTION ~~1~~ 2 APPLICATION

The City and the Association agree that the provisions of this Agreement shall be applied to all employees within the Bargaining Unit without regard to affiliation or membership or non-membership in the Association.

SECTION ~~2~~ 3 ASSOCIATION MEMBERS

The City agrees not to discriminate against any member of the bargaining unit for their lawful activity on behalf of, or membership in, the Association. The Association and the City recognize that no employee is required to join the Association, but that each employee has the right to choose of their own free will whether or not to join the Association. Neither the City nor the Association shall exert any pressure for or against any member covered by this Agreement in regard to such matters.

ARTICLE 7 CIVIL SERVICE RULES

By entering into this Agreement, the parties recognize and agree that the provisions of this collective bargaining agreement shall take precedence over civil service law provisions, including the applicable sections of Chapter 142 and 143 of the Texas Local Government Code, or the Local Civil Service Rules and regulations of the City of Kingsville to the extent of inconsistency. All other statutory provisions and rules shall remain in full force in the same manner as on the date this agreement became effective.

ARTICLE 8 NO STRIKE – NO LOCKOUT

The Association agrees that it shall not cause, counsel or permit its members to strike, slow down, disrupt, impede or otherwise impair the normal functions of the Fire Department. The City agrees that it will not authorize, ratify, encourage or otherwise support any lockout.

ARTICLE 9 MANAGEMENT RIGHTS

SECTION 1 MANAGEMENT RIGHTS

The Association recognizes that the City has statutory and Charter rights and obligations in all matters relating to municipal operations. The City and the chief shall retain all rights and authority, which by law they are entitled to. Except as specifically provided in this Agreement, the City retains the right to operate and manage its affairs in all respects. The rights of the City include but are not limited to:

- The right to establish the ranks and classifications of positions.
- The right to establish department rules of procedure.
- The right to discipline or discharge for cause, subject to State Civil Service Law.
- The right to determine work schedules and assignments.
- The right to establish methods and processes by which work is to be performed.
- The right to use Fire Department personnel in emergency situations to protect life and property.
- The right to use non-uniformed personnel in the Department to perform duties which do not require a certified firefighter including, but not limited to, communications, information systems, records, and

clerical support and maintenance; non-uniform personnel performing such duties shall not be subject to the terms of this Agreement.

SECTION 2 RULES AND REGULATIONS

The City recognizes the responsibility of management to reduce Standard Instruction, Rules and Regulations, and Standing Orders to writing and to maintain the same at each fire station in order to achieve a uniform interpretation and application of such directives and regulations within the contract years. The City may amend, repeal or supplement Standard Instruction, Rules and Regulations, and Standing Orders at any time. Any changes or additions to such Standard Instructions, Rules and Regulations, and Standing Orders will not be valid until posted at each Fire Station.

SECTION 3 NON-INTERFERENCE IN PERSONAL LIVES

The City will not publish, make or enforce any regulations or directives, which will interfere with the personal lives of off-duty activities of firefighters, except to the extent that such regulations may be necessary to assure continued commitment to public safety and department operations.

ARTICLE 10 ASSOCIATION RIGHTS & ACTIVITIES

SECTION 1 NEGOTIATING TEAM

Two (2) members of the Association negotiating team shall be allowed time off with pay in order to attend negotiation meetings mutually set by the City and the Association when such meetings occur while negotiating team members are on duty. Time off shall be considered as fifteen minutes for transportation time to and from the meeting site and the actual time required for the meeting.

SECTION 2 ASSOCIATION ACTIVITY

The Association may schedule small committee meetings pertinent to Association business on Fire Department property in so far as such meetings are not disruptive of the duties of the firefighters or the efficient operation of the Fire Department, provided however, that permission for such meetings shall be obtained 72 hours in advance from the Fire Chief prior to meeting.

SECTION 3 OTHER ASSOCIATION FUNCTIONS

A maximum of four (4) members of the Association which includes the Association president and one (1) association officer shall be allowed three (3) shifts off using personal leave each year of the Agreement term, to attend the Association's State Convention and a like number of shifts off to attend the Association's International Convention.

Any member elected or appointed to a State or International Association office or position shall be allowed three (3) shifts off using personal leave to attend to business.

SECTION 4 ASSOCIATION PRESIDENT

The City agrees that when the President of the Association is on duty they shall be given the latitude to deal with the duties of the presidency. This includes but is not limited to meetings with any firefighter,

the Fire Chief, City Manager, City Attorney, Human Resources Director, Assistant City Manager, the City Commissioners, the Civil Service Commission, and any meetings established by this Agreement. This latitude shall not include leaving the City limits unless prior approval from the Fire Chief has been sought.

The Fire Chief reserves the right to revoke this special duty during emergencies or when the welfare of the citizens of Kingsville is placed in jeopardy. The Association President, as part of their duties, reserves the right to speak, visit with the men and women who are members of the Association, as well as to tour existing Fire Department facilities and review existing equipment toward the goal of improving the quality of working conditions for the firefighters of the City of Kingsville. In addition, the President may participate as the duly elected representative of members of the bargaining unit in any discussion that may affect the working conditions of any Association member.

SECTION 5 ACTION OUTSIDE THE CITY LIMITS

It is understood and agreed that any member of the bargaining unit who is directed by their supervisor to perform duties outside the City limits will be considered to be within the course and scope of their employment while performing such duties.

ARTICLE 11 PAYROLL DEDUCTION OF DUES

The City agrees to deduct dues from the pay of Association members upon receipt from the Association of a "Dues Deduction Card" or similar form voluntarily and individually authorized, signed, and dated by each member of the Association. Such dues will be deducted in the amount specifically authorized by the individual and the Association. The deduction of dues will begin the first full pay period following receipt of the "Dues Deduction Card". The member's authorization to deduct dues shall remain in full force and effect for the term of this Agreement or until terminated by the member.

At any time, a member of the Association desires to withdraw dues deduction authorization, he/she may do so. Such action will be initiated through a "Termination of Dues Deduction Card" signed by the member of the Association. The City shall terminate deduction of such dues on the first full pay period following receipt of the "Termination of Dues Deduction Card".

The City will be obligated to remit to the Association only those sums deducted as dues and assessments from the Association member's pay check and will not be liable for damages to the Association, and individual member, or other group or person for failure to deduct any authorized sum for any reason. Deduction of Association dues shall be subordinate to all other deductions or liens legally placed upon the member's pay. The Association shall supply the City with all necessary information for payroll deduction of dues. The City will be responsible for maintaining on file all forms necessary to administer this section. The City will inform the Association of any changes in dues deductions, by submitting a copy of the member's dues deduction form to the Secretary of the Association.

ARTICLE 12 DUTIES

Members of the bargaining unit shall be assigned to perform duties within the Chief's discretion including, but not limited to, firefighting, fire prevention, fire dispatch, rescues, emergency medical service, public safety education, training, project management, care and maintenance of facilities (for example, changing filters, maintaining yard, trash disposal, changing light bulbs, sweeping, mowing, dusting, dishes, laundry, etc.), equipment and apparatus not to include structural or other types of projects requiring licensing and/or permits.

ARTICLE 13 WORKING CONDITIONS

SECTION 1 HOURS OF WORK

24 Hour Shifts

Members of the bargaining unit assigned to work on twenty-four (24) hour shift duty may be assigned to one (1) of three (3) rotating shift. Each shift begins at 8:00 a.m. ends at 8:00 a.m. the following day, and is followed by the two (2) other twenty-four (24) hour shifts.

40 Hour Work Week

Members of the bargaining unit that are not assigned to work on a twenty-four (24) hour rotating shift, shall be assigned to a forty (40) hour work week in a seven (7) day period.

SECTION 2 SCHEDULING

The Chief retains the right to make temporary assignments, details and other schedule revisions for operational purposes, provided the regularly assigned schedule shall be stated herein. The days and hours of work for forty (40) hour members of the bargaining unit shall be subject to determination by the Chief as long as said member is given two (2) calendar days advance notice to such change in their working schedule.

SECTION 3 SHIFT ASSIGNMENT

Members shall receive at a minimum of 72 hours of notice prior to long-term shift assignment and/or shift change.

SECTION 4 PAY CONVERSION TO 40 HOUR WEEK ASSIGNMENT

The Fire Chief maintains the management right to assign work schedules and assignments. Fire Department civil service personnel ("Fire Personnel") may have schedules modified due to training, work related light duty and unforeseen circumstances. The Fire Chief maintains the discretion to modify a Fire Personnel's regular shift schedule to a 40 hour per week schedule without the Fire Personnel having a reduction in wages.

Conversion process: Average hours for a 24-hour shift employee (2912) divided by number of annual hours for a 40 hour per week employee (2080).

Example: 17.51* per hour for 24-hour shift employees

X 2912 average annual hours for 24-hour shift employees

$ 50,989.12 Annual Average Wage

÷ 2080 annual hours for a 40-hour employee

$ 24.51 per hour for employee assigned to a 40-hour shift

(* FOR ILLUSTRATION PURPOSES ONLY --- THIS RATE CHANGES BASED ON EMPLOYEES ACTUAL HOURLY RATE WHICH DEPENDS ON RANK AND STEP)

Return to regular firefighting duties shall automatically revert Fire Personnel to regular Fire Personnel schedule of 24-hours on-duty and 48-hours off-duty with the applicable hourly rate as per Appendix A.

The Fire Chief has the final authority to assign staff to a 40-hour per week schedule.

ARTICLE 14 UNIFORMS

SECTION 1 DESCRIPTION

The City shall furnish all members with work uniforms, which may include one pair of shoes, upon initial hire or promotion (if uniform modifications are required) without cost to members. The Chief or designee shall provide replacements as necessary. A complete uniform list is defined as

Work Uniform Shirts (initial issue: 4)
Work Uniform Pants (initial issue: 4)
Jacket (initial issue: 1)
Boots (initial issue: 1 pair)

SECTION 2 PROVISION

The City shall furnish fire-retardant protective clothing and/or protective devices required of members in the performance of their duties as determined by the Fire Chief.

SECTION 3 REPLACEMENT

The City shall replace required clothing items and equipment, as determined by the Fire Chief, which are damaged or worn out in the course of employment without cost to the member.

SECTION 4 CLEANING

The City shall provide for cleaning, laundry service and or cleaning equipment and supplies for the purpose of maintaining work clothing per NFPA standards.

ARTICLE 15 WORKING OUT OF CLASSIFICATION

Any member of the bargaining unit assigned to perform the duties of a higher classification by the Chief and in his absence by the officer in charge for a period of 1 hour or more during a shift shall be paid the base salary of the higher classification, plus their own longevity, and certification and/or educational pay, for the period of time which the member is required to work such higher classification. Only the rank of Firefighter may be assigned to fill the rank of Engineer, only the rank of Engineer may be assigned to fill the rank of a Lieutenant, and only the rank of Lieutenant may be assigned to fill the rank of a Captain.

Members of the bargaining unit certified as a Paramedic shall be ineligible to work out of classification when only one member certified as Paramedic is on duty.

All efforts will be made to assign only personnel who have at least two (2) years of service (calculated as of date of hire) before assigning the member temporarily to a higher classification.

All efforts will be made to assign only personnel who have at least one (1) year of experience holding rank of Engineer or above (calculated as of date of promotion) before assigning the member temporarily to a higher classification.

Should a staffing issue arise, the Fire Chief or their designee has the authority to assign personnel as needed to fill the higher classification.

ARTICLE 16 OVERTIME AND CALLBACK

SECTION 1 OVERTIME

24 HOUR SHIFT MEMBERS OVERTIME CALCULATION

Members assigned to twenty-four (24) hour shifts shall be paid overtime for authorized hours in excess of one hundred and six (106) hours of actual hours, holiday hours and vacations hours worked for each fourteen (14) day work period.

Hours worked on an actual holiday will be counted as overtime and paid one and half (1 ½) times regular rate of pay. Each twenty-four (24) hour member on duty at 8:00 a.m. when a holiday occurs shall be paid one and a half (1 ½) times their hourly rate of pay.

40 HOUR WORK WEEK MEMBERS OVERTIME CALCULATION

Members assigned to a forty (40) hour a week position shall be paid overtime for authorized hours in excess of forty (40) hours of actual hours, holiday hours and vacation hours worked for each seven (7) day work period.

SECTION 2 SCHEDULED VOLUNTARY OVERTIME

When the daily assigned staffing falls below, or is anticipated to fall below, the minimum staffing level, the Captain may call in off duty personnel to work using the established overtime procedures and availability list.

SECTION 3 EMERGENCY CALL BACK VOLUNTARY OVERTIME

Emergency call back overtime is needed when there is a temporary reduction in staffing arising from unanticipated emergency calls or other personnel shortages. All emergency call backs shall be for a minimum of three (3) hour periods and paid at overtime.

A member reporting for emergency call back overtime less than three (3) hours prior to their regularly scheduled shift shall be paid for the actual hours worked.

SECTION 4 OUT OF CLASSIFICATION OVERTIME

Members may work up one classification when working overtime if qualified to work in such classification. The member shall be paid overtime at one and one half (1-1/2) times the regular rate of pay for that particular classification. When working up, the member shall be paid overtime based on the lowest step in the higher classification.

SECTION 5 MANDATORY OVERTIME (RECALL)

The Fire Chief or designee has the statutory right under Texas Local Government Code 142.0015 to assign overtime as needed.

SECTION 6 PAYMENT OF OVERTIME

Overtime payments will be included on the paycheck following the end of the pay period, but offsets may be made for past overpayments or underpayments.

ARTICLE 17 COMPENSATORY TIME

SECTION 1 ELECTION

Members of the bargaining unit may elect to receive compensatory time, at a rate of not less than one and one-half hours for each overtime hour worked, instead of cash overtime pay.

SECTION 2 RECORDS

The Fire Department administrative staff shall maintain records of compensatory time for each member of the bargaining unit.

SECTION 3 USE

Members of the bargaining unit that elect to use their compensatory time shall be taken with mutual agreement between the member and the Fire Chief

ARTICLE 18 ALTERNATE HIRE PROCESS

SECTION 1 ELIGIBILITY

Applicants must have all of the following to be eligible under this process and will not be required to take an entry level exam:

A. Basic Structural Firefighter certification through Texas Commission of Fire Protection (TCFP) or equivalent issued through another entity which qualifies for TCFP reciprocity.
OR
Emergency Medical Technician (EMT), Advanced Emergency Medical Technician (AEMT), or Paramedic certification issued by the ~~through~~ Texas Department of State Health Services (TDSHS) or National Registry.

B. Two (2) years of experience as either a certified/licensed Firefighter, EMT, AEMT, or Paramedic.

C. Applicant must be ~~over~~ 21 years of age or older.
D. Valid driver's license.

SECTION 2 ENTRY REQUIREMENTS

Applicants must successfully complete processes required by entry-level candidates of application, agility, interview, physical, drug screen and psychological examination.

Applicants under the alternate hiring process may not appeal a rejection by the Fire Chief.

To the extent allowed by law, the City shall indemnify the Association and hold it harmless against any and all claims, demands, suits, or other forms of liability that may arise out of, or by reason of, any action taken in compliance with this article, excluding gross negligence, recklessness, or intentional conduct of the parties.

The parties have entered into this agreement in good faith and understand and agree that the provisions of this article are in compliance with the authority granted the parties under Chapter 174 of the Texas Local Government Code that allows the City and the Association to mutually alter provisions of Chapter 143 of the Texas Local Government Code.

SECTION 3 RE-HIRE

Former City of Kingsville firefighters with less than two (2) years break in City of Kingsville service may be considered for rehire.

- Meet current position requirement for Firefighter
  1) Background
  2) Agility
  3) Physical
  4) Psychological
  5) Drug Screen
- Resigned from City on voluntary basis, and left the City in good standing
- Makes application for rehire within two (2) years of the date of resignation from City
- Former City employees rehired will be placed in position of Firefighter.
- Rehired employees will not be able to test for a qualified ranking position until the completion of two (2) years of service.
- Rehired employees shall be considered as newly hired employees for seniority purposes.

ARTICLE 19 PROMOTIONS

SECTION 1 PROMOTIONAL PROCEDURES

The promotional examination shall consist of the following:

A. Written Examination

1. Candidates must score at least seventy percent (70%) or better on the written examination to advance to the next step of the promotional procedure. The written examination shall count as seventy percent (70%) of the total promotional score.

2. Any change in the Promotional Reading Lists shall be posted in January no later than January 31st of each year.

B. Skills Assessment

Candidates that successfully pass the written examination will be required to participate in a skills assessment that is developed and/or approved by the Fire Chief. A candidate must pass the skills assessment with a score of seventy percent (70%) or better to be placed on the promotional list. The skills assessment score shall count as thirty percent (30%) of the promotional score.

Once a candidate has successfully passed the skills assessment, their score from the written exam will be multiplied by seventy percent (.70), their score from the skills assessment will be multiplied by thirty percent (.30), and then the two resulting numbers will be added together to provide the base promotional score.

SECTION 2 SENIORITY POINTS

Candidates successfully passing the written exam and skills assessment will have seniority points added to their base promotional score to create their total promotional score. A maximum of 10 seniority points may be added to the base promotional score, as follows:

Uninterrupted service in Kingsville Fire Department	1 point per year of service (up to 10)

SECTION 3 PROMOTIONAL ELIGIBILITY LIST

Once candidates have received their total promotional scores, their name shall be placed on a promotional eligibility list in the order of highest score to lowest score. The Eligibility List shall be valid for one (1) year from the date of Civil Service Commission Approval.

SECTION 4 PHYSICAL/DRUG/ALCOHOL TESTING

Candidates will be selected from the promotional list for a physical and a drug/alcohol test as vacancies become available. Upon successful completion of the drug/alcohol test, the candidate will be offered the promotion.

ARTICLE 20 OFF-DUTY EMPLOYMENT

The Fire Chief shall create a policy regarding off duty employment. Policy must be continuously updated as changes occur. The following information shall be required by the Fire Chief due to firefighters being injured during their off-duty employment and reporting to their next scheduled shift without notifying their shift Captain of their off-duty employment injury. (1) Name and address of employer. (2) Phone

number of employer for emergency contact by the department. Off-duty employment shall not interfere with normal work schedules or emergency duties. Copies of the policy shall be filed in the Human Resource Department~~, the Risk Manager~~ and City Manager's office. Permission to work off-duty employment shall not be unreasonably withheld.

ARTICLE 21 LABOR MANAGEMENT COMMITTEE

The City and the Association recognize communication between Management and the Association is indispensable to the accomplishment of a sound and harmonious Labor – Management Committee. This Committee shall consider, discuss, and resolve issues or problems pertaining to the employment conditions of the firefighters. Such issues may include proposed changes in safety equipment and devices, clothing, and procedures for the reduction or elimination of hazards to the mission of the Fire Department. Such discussions shall not be tantamount to, or an extension of, the bargaining process, but shall be for the purpose of encouraging productive relations between the parties and the improvement of the fire service to the community. The Committee shall consist of four (4) members, two (2) to be appointed by the Association and two (2) to be appointed by the Chief. All four (4) members of the committee must be present for a meeting to be held. The Labor – Management Committee shall meet at times mutually agreeable to both parties and meetings may be canceled by mutual agreement of the Committee members. There shall be a written agenda, prepared by the party requesting the committee meeting, on matters to be discussed and provided to the Committee members at least one week in advance of the meeting.

ARTICLE 22 GRIEVANCE PROCEDURE

SECTION 1 SCOPE OF PROCEDURE

The City and the Association agree that the purpose of this grievance procedure is to provide a just and equitable method for resolving disagreements between the parties, involving the interpretation, application or alleged violations of this Collective Bargaining Agreement. For the purposes of this article only, working days are defined as Monday-Friday, excluding weekends and City holidays.

SECTION 2 GRIEVANCE PROCEDURES

The Association, or any member covered under the Agreement, may file a grievance, and shall be afforded the full protection of this Agreement.

Step 1. The Association, or any member covered by this Agreement, having a matter which is felt to be a grievance, shall submit, within ten (10) working days of the actual event causing the problem, a written grievance to the Association Grievance Committee.

The grievance shall include:

(1) A statement of the grievance and the facts on which it is based;

(2) The section(s) of the Agreement which have been violated;

(3) The remedy or adjustment, if any is sought;
(4) The signature of the member.

The Association Grievance Committee shall have ten (10) working days from receipt thereof in which to act on the grievance. If the Association Grievance Committee decides in their sole discretion that no grievance is found to exist, no further action shall be required. If a grievance is found to exist, the Committee shall process the grievance by passing it to Step 2.

Step 2. If a grievance is found to exist, the matter shall be submitted to the Fire Chief or their designee within the ten (10) working days as specified by Step 1. If the Fire Chief and/or their designee is not available, the Supervisor in charge may receive the copy of the grievance. The Chief shall render a decision and respond to the Association Grievance Committee, in writing, within ten (10) working days from receipt thereof.

Step 3
If the grievance is not resolved in step two (2), the Association Grievance committee shall submit the grievance in writing to the City Manager or their designee within ten (10) working days from the receipt of the step two (2) decision. The City Manager or their designated representative shall review the matter and render a decision in writing to the Association Grievance Committee within ten (10) working days of receipt of the grievance.

Step 4. If the grievance is not resolved at Step 3 then the City and the Association shall request the assistance of the Federal Mediation and Conciliatory Service, within ten (10) working days excluding weekends and holidays. The mediator will advise the parties of their availability for mediation of the grievance. Failure to resolve the grievance in mediation shall constitute the grievance unresolved.

Step 5. If the grievance is not resolved at Step 4, the Association Grievance committee may request arbitration. If a grievance is requested to be submitted to arbitration, the City and the Association shall first attempt to mutually agree on an arbitrator. If after ten (10) working days the parties fail to agree upon an arbitrator, a list of seven (7) neutral arbitrators shall be requested from the American Arbitration Association or the Federal Mediation and Conciliation Services (F. M. C. S.). Within ten (10) working days from receipt of the list, the Association and the City shall alternate in striking a name from the list until only one name remains. If neither party volunteers to strike a name first, it shall be decided by flipping a coin. The arbitrator will advise the parties of their availability for arbitration of the grievance.

SECTION 3 ARBITRATION

A. Scope of Arbitrator/Arbitration

Within thirty (30) calendar days after the conclusion of the hearing or the filing of the briefs, the arbitrator shall issue a written opinion and ruling with respect to the issues presented, a copy of which shall be mailed or delivered to the Association Grievance Committee and the City. The arbitrator shall not have the power to add to, amend, modify, or subtract from the provisions of this Agreement in arriving at their

decision on the interpretation of this Agreement and to make conclusions of fact based upon the evidence submitted at the arbitration hearing and to apply the contractual provisions to said facts. The arbitrator shall confine themselves to the precise issue submitted for arbitration and shall have no authority to determine any other issues not so submitted to them. The conclusion reached by the arbitrator shall be based solely on evidence adduced at the hearing. The decision of the arbitrator shall be final and binding upon the City, the Association and all members covered by this Agreement.

B. Arbitration Expenses

Fees and expenses of the arbitrator shall be borne by the party ruled against as determined by the arbitrator in their award. The City shall bear the expenses of any witnesses called by the City. The Association shall bear the expenses of any witnesses called by the Association, except for members who are on duty during the time they are to testify. The Association agrees to call no more than three (3) members on duty to be witnesses; expenses for additional on duty members called by the Association to be witnesses, will be paid by the Association.

C. Rules for Arbitration Hearings

The parties, during arbitration hearings, shall have the following rights and duties:

1. To exchange the names of witnesses to be called and the nature of their testimony prior to the hearing;
2. To require the arbitrator to subpoena witnesses;
3. To be represented by legal counsel;
4. To present evidence, testify, and argue the evidence;
5. To confront and cross-examine adverse witnesses (subject to the reasonable discretion of the arbitrator to admit hearsay evidence);

Judicial rules of evidence need not be strictly followed; however, witnesses may be placed under the rule. The arbitrator shall not communicate with parties or witnesses relating to the facts or subject matter of the case outside of the arbitration hearing.

SECTION 4 TIME LIMITS

The parties shall adhere to the time limits set forth in the procedure. In the event the member or the Association fails to meet the time limits, at any step in procedure, the grievance shall be considered satisfied and no further action taken. Failure by the City to meet the time limits at any step, the grievance shall be considered resolved in favor of the Association.

SECTION 5 DUE DATE

If a deadline falls on a day when the appropriate office is closed, the due date shall be on the next day when it is open.

ARTICLE 23 LEGAL PROCEDURE

SECTION 1 LEGAL DEFENSE

In the event that a civil action is filed against a member of the bargaining unit for conduct performed while on duty in the official performance of their duty, the City shall provide legal representation to the member under the terms and conditions of this article. The City, by conducting or participating in the defense of the members of the bargaining unit, does not assume any obligation or liability or otherwise imposed by law and does not expressly or implicitly waive any immunity or defense, which may be available to the City. The City shall have no obligation not otherwise imposed by law for any judgment, which is rendered against a member of the bargaining unit. The City shall have the option, at its sole discretion, of retaining an outside lawyer or providing legal representation through the Office of the City Attorney.

SECTION 2 NO OBLIGATIONS

The City shall have no obligations to provide legal representation to a member of the bargaining unit where:

A. The conduct of the member has given rise to the civil action that constitutes a violation of rules, regulations or procedures, a violation of the orders of supervisor, gross negligence, recklessness, or intentional wrongdoing;

B. The conduct of the member has given rise to civil action and is outside the scope of the member's employment.

C. Legal representation is provided by a third party, such as automobile liability insurance, or the like.

SECTION 3 NOTIFICATION

The member of the bargaining unit shall notify the City of any claim being made against such member no later than 15 days from the date that the member received notice of such claim, and shall request, in writing through the Chief, that the City assume the defense of the member regarding such claim.

SECTION 4 CORRESPONDENCE WITH CITY ATTORNEY

If suit is filed against a member of the bargaining unit, the member shall immediately forward to the City Attorney every demand, notice, summons or other process received by the member.

SECTION 5 COOPERATION OF FIREFIGHTER

The member of the bargaining unit shall cooperate with the City and upon its request shall assist in making settlements, in the conduct of suits, in endorsing any rights of contribution of indemnity against any person or organization who may be liable for all or part of such damages and shall attend all hearings and trials and assist in securing and giving evidence and obtaining the attendance of witnesses. Furthermore, any failure of the member to cooperate with the City in providing legal representation or otherwise violating provisions of this article shall be grounds for denial of legal representation or termination of such obligation.

SECTION 6 OTHER RIGHTS AND OBLIGATIONS OF CITY

No provision of this article shall in any way affect other rights or remedies that the City may have.

ARTICLE 24 DRUG TESTING

SECTION 1 APPLICABILITY

The City's current Substance Abuse Policy shall be of full force and effect as to persons who come within the purview of this Agreement except when expressly excluded herein. All provisions of the Substance Abuse Policy pertaining to alcoholic beverages, inhalants, and prescription drugs shall be fully applicable. The following special provisions shall apply only to illegal drugs. These terms shall be construed in accordance with the definitions contained in the City's Substance Abuse Policy.

SECTION 2 CHOICE OF MANAGER

"Manager" as used herein shall be that person or agency, but always an independent contractor, who shall be responsible for collecting, testing and reporting results on any sample, of whatever nature, used for implementation and administration of the City's Substance Abuse Policy

SECTION 3 RANDOM TESTING

All City employees are subject to random testing without cause.

Selection of subjects or persons for random testing for alcoholic beverages, illegal drugs, inhalants, or prohibited substances by the responsible authority may be accomplished by the responsible authority by reasonable means which does not constitute a pattern, custom, or practice. By way of illustration and not be way of limitation, the responsible authority may require all person's subject to random testing to be tested on a given day. The responsible authority may also require those person's subject to random testing in one department only to be tested on a given day.

The responsible authority's choice of mode for determining random testing shall be presumed valid subject to a clear showing of abuse of discretion.

SECTION 4 TESTING FOR CAUSE

All members of the bargaining unit shall be subject to testing for cause. Cause shall be "tenable inference" as defined in the City's Substance Abuse Policy.
Any member who demonstrates a tenable inference that they are at that time in violation of any of the provision of the City Substance Policy may be subject to an immediate appropriate substance abuse test.

The member's immediate supervisor, department head, acting department head, and a person acting in their stead, the City Manager, or the Human Resource Director may order the testing.

Any member who refuses to submit to an immediate appropriate substance abuse testing when ordered by an appropriate official as listed above shall be indefinitely suspended. If the member so indefinitely suspended appeals the indefinite suspension and on appeal it is determined an order for testing was issued, and the member refused to obey such order, and the person giving such orders was justified in forming the tenable inference as defined herein, the indefinite suspension shall be upheld and the member may not be rehired by the City of Kingsville for a period of one year.

SECTION 5 COMPLIANCE WITH POLICY AND DISCIPLINARY ACTION

All members shall refer to the current City of Kingsville Policy # 830 Substance Abuse Policy in regards to compliance and consequences of failure to comply with this policy.

SECTION 6 RECORDS PROCEDURES

Release of Information

Requests for employment verification or references for a member indefinitely suspended under this policy shall be forwarded to the Human Resource Department. For Texas Employment Commission hearing on granting unemployment insurance, the City will cite a rules violation as the reason for termination and will supply a copy of the letter of indefinite suspension, which states specific reasons. Where there is doubt about the release of information, the Legal department shall be consulted for guidance.

Reporting Conviction to Federal Agency

In compliance with the Drug Free Workplace Act, the Human Resource Department will notify the appropriate ~~federally~~ federal agency within ten (10) days after receiving notice from the member of a conviction under criminal drug statutes.

SECTION 7 OFF DUTY CONDUCT

No off duty conduct shall impair on-duty performance notwithstanding anything else to the contrary herein the provisions of this section only shall apply to all substances, i.e., alcoholic beverages, inhalants, illegal drugs, and prescription drugs.

SECTION 8 HOLD HARMLESS

To the extent possible the City agrees to hold harmless the Association for any suit or cause of action, which is a direct result of negotiating and executing this Agreement.

ARTICLE 25 HOLIDAYS

SECTION 1 DESIGNATED HOLIDAYS

Each firefighter shall receive the following ~~nine (9)~~ ten (10) holidays per year:

1. New Year's Day
2. Martin Luther King Day (MLK)
3. Good Friday
4. Memorial Day
5. Juneteenth
6. 4th of July
7. Patriot's Day
8. Veteran's Day
9. Thanksgiving Day
10. Christmas Day

The Holiday shall be on the actual holiday.

SECTION 2 HOLIDAY LEAVE

A. Member's assigned to twenty-four (24) hour shifts shall be entitled to the number of scheduled working hours off for each holiday (ex. 24 hour shift = 24 hours off).

Member's assigned to a forty (40) hour work week shall be entitled to 8 working hours off for each holiday.

The current practice of adding holidays to vacation time or taking them individually shall be retained. Nothing herein shall be interpreted in such a manner, which would deprive the Chief of his right to cancel a member's scheduled holiday when the Chief determines there is an imminent threat. The member's responsibility for scheduling a holiday shall end when they receive their signed copy of the holiday request form.

B. Members assigned to a forty (40) hour work week shall be entitled to observe the holidays authorized under City policy.

C. For Members on 24 Hour Shift schedules – Two (2) holidays shall be eligible for sell-back at straight time (24 hours per holiday) each fiscal year by submitting appropriate documentation to the department.

ARTICLE 26 VACATION

SECTION 1 VACATION LEAVE ACCRUALS

Members of the bargaining unit shall accrue vacation leave in equal biweekly increments as follows:

A. 13 through 60 months – 12 days

B. 61 through 228 months – 15 days

C. 229 months and more – 18 days

The City shall post an accounting of vacation accrual on the member's pay stub.

Leave accruals shall be in accordance with the City's Family Medical Leave (FMLA) policy.

SECTION 2 CANCELLATION OF LEAVE

Nothing herein shall be interpreted in such a manner which would deprive the Chief of their right to cancel a member's scheduled vacation when the chief determines there is an imminent threat.

SECTION 3 LEAVE

Members assigned to a twenty-four (24) hour shift will be entitled to twelve (12) working hours for each day of accrued vacation leave. Members assigned to a forty (40) hour work week shall be entitled to eight (8) working hours for each day of accrued vacation leave.

SECTION 4 SEPARATION PAY

Members assigned to a twenty-four (24) hour shift who have completed probation shall be paid a maximum of two hundred and fifty (250) hours for any accumulated vacation leave at the member's regular rate of pay at the time of separation.

Members assigned to a forty (40) hour work week shall be paid a maximum of one hundred sixty-six (166) hours for any accumulated vacation leave at the member's regular rate of pay at the time of separation.

ARTICLE 27 SICK LEAVE

SECTION 1 SICK LEAVE ACCRUAL

Firefighters shall accrue Sick Leave at the following rates in bi-weekly increments:

A. 13 through 60 months – 12 days
B. 61 months and more – 15 days

Leave accruals shall be in accordance with the City's Family Medical Leave (FMLA) policy.

The City shall post an accounting of sick leave accrual on the member's pay stub.

Members working 24 hour shifts will be entitled to 12 working hours for each day of accrued sick leave, except member's working a 40 hour weekly schedule shall be entitled to 8 working hours for each day of accrued sick leave.

SECTION 2 USE OF LEAVE

In the event of an illness, the member shall notify the Captain or Acting Captain on duty immediately when the member knows they will be absent due to an illness. Any member who is absent one or more consecutive scheduled work shifts or who is exhibiting a pattern of potential leave abuse may be required by the Chief to furnish a certificate from a physician or the physician's representative certifying to the illness of the firefighter.

SECTION 3 SICK LEAVE BUY BACK

Any member assigned a 24 hour shift who has completed probation may elect to sell up to one hundred and eighty (180) hours of accumulated sick leave annually (December), or up to ninety (90) hours bi-annually (June and/or December). Any member assigned a 40 hour work week may elect to sell up to one hundred and twenty (120) hours of accumulated sick leave annually or sixty (60) hours bi-annually (June and/or December). Annual sick leave buy back requests are to be submitted no later than fifteen (15) days prior to the first payday of the month of June and/or December. Payment will be issued during the week following the first scheduled payday of the month of June and/or December, barring any emergency. If a member does not submit the required form on time, a buy back payment may not be issued. The City shall purchase the sick leave hours at one hundred percent (100%) of the member's wages.

SECTION 4 SEPARATION PAY

A. Members assigned to 24 hour shifts shall be paid all accumulated sick leave not to exceed one thousand two hundred (1200) hours of accumulated leave at the time of separation from the Kingsville Fire Department at the member's regular rate of pay.

Sick leave hours sold under buy back procedures plus sick leave separation pay shall not exceed one thousand two hundred (1200) hours for members assigned to 24 hour shifts.

B. Members assigned to 40 hour work weeks shall be paid all accumulated sick leave not to exceed eight hundred (800) hours of accumulated sick leave at the time of separation at the regular rate of pay. Sick leave hours sold under buy back procedures plus sick leave separation pay shall not exceed eight hundred (800) hours for members assigned to a 40 hour work week.

ARTICLE 28 SPECIAL LEAVES

SECTION 1 BEREAVEMENT LEAVE

In the event of death in the immediate family of a member of the bargaining unit who is otherwise assigned to duty, the member shall be granted time off with pay as follows:

A. Members working a 24 hour shift shall be granted one shift off following the death. However, if the death occurs when the member is on duty, he/she shall receive the rest of the shift off in addition to the one shift being granted off.

B. Member(s) working a 40-hour workweek shall be granted 3 consecutive calendar days off of bereavement leave following the death of a family member as defined below.

The immediate family shall be defined as the member's mother, father, legal spouse, child, brother, sister, grandmother, grandfather, mother-in-law, father-in-law, grandchildren, or person physically residing with the member.

ARTICLE 29 MISCELLANEOUS PROVISIONS

SECTION 1 EYEGLASS REPLACEMENT

The City agrees to reimburse members of the bargaining unit for prescription eyeglasses broken or damaged during the course of employment up to $200 for the repair or replacement of frames and lenses. Members may select more expensive eyeglasses by paying the additional cost.

SECTION 2 COPY OF AGREEMENT

The City shall provide every duty station and every member of the bargaining unit with a copy of this Agreement and one (1) copy of all of their benefits of employment with the City.

SECTION 3 DIRECT DEPOSIT

The City shall maintain a direct deposit system with banks and credit associations for payroll checks during the term of this contract, provided the financial institute permits such direct deposit.

SECTION 4 RESIDENCY

All members of the bargaining unit shall reside within a 45 mile radius of the City of Kingsville unless granted exception by the Fire Chief.

SECTION 5 CERTIFICATION MAINTENANCE

All members of the bargaining unit shall maintain Fire Department required certifications for their rank and assignment. All members hired without an EMT-Paramedic certification are required to maintain their existing level of EMT certification. Bargaining unit members that were hired with an EMT-Paramedic certification or have attained paramedic certification during the course of their employment with the City must maintain that certification. Members that have been promoted above the rank of firefighter must maintain their existing and acquired certifications. Both the City and the Association recognize the need for fire suppression and emergency medical training and the need for continuing education to maintain standards and certifications.

SECTION 6 SAFETY

The City and the Association agree that Fire Protection and Emergency Medical Services are the primary purpose of the Fire Department. In order to guarantee such protection and service to the community, the City and the Association agree to provide a proper level of safety for the members, and maintain a safe working environment.

SECTION 7 APPOINTMENT OF AN ASSISTANT FIRE CHIEF

The Fire Chief may at his sole discretion appoint from the staff of the Department an Assistant Fire Chief. A firefighter appointed to the position of Assistant Fire Chief must have been employed by the Department for at least five (5) continuous years and immediately before the appointment hold the rank of Lieutenant or above. The appointed firefighter shall serve at the pleasure of the Chief and may be demoted to previously held civil service rank without cause.

ARTICLE 30 INSURANCE

SECTION 1 HEALTH INSURANCE

For the duration of this Agreement, the City shall provide to all members of the bargaining unit with the same hospitalization/health insurance policy as provided to all other employees of the City. The City shall make such policy available to eligible dependents of all members in the same manner and for the same employee contribution as all other City employees.

SECTION 2 LIFE INSURANCE

For the duration of this Agreement, the City shall provide all members of the bargaining unit covered by this Agreement the same life insurance policy as provided to all other City employees.

SECTION 3 RETIREES

Members of the bargaining unit, who retire on and after the effective date of this Agreement, are entitled to continue health insurance coverage for themselves and their covered family members. The retiree may continue the health insurance coverage until he/she reaches Medicare eligibility (65). However, covered family members may receive continued coverage in accordance with the Omnibus Budget Reconciliation Act (COBRA) of 1985.

Member upon retirement may continue health coverage by paying one-half the cost of the monthly premium; the City will pay the difference. Retiree may also continue the family coverage by paying the total cost of the monthly premium for the COBRA duration period.

Members that elect to have such coverage shall submit such payments to the Collection's Division. Payments must be submitted by the 1st regular working day of each month. If payments are not submitted by the mentioned date, coverage shall be discontinued. Payment of insurance premiums for all retirees shall be subject to change at the insurance renewal periods approved by the City Commission.

ARTICLE 31 MUSCULAR DYSTROPHY FUND-RAISER (MDA)

SECTION 1 ANNUAL EVENT

The members of the bargaining unit, while on duty, may conduct the annual Muscular Dystrophy fund-raiser, "Fill the Boot", at a time scheduled and approved by the Fire Chief.

SECTION 2 SCHEDULE

The "Fill the Boot" fund-raiser will be scheduled annually on three (3) work shifts. Should any shift scheduled on a day to collect for "Fill the Boot" get canceled due to inclement weather or any other type of unforeseen emergency, another date shall be scheduled.

SECTION 3 RESPONSE TO SERVICE CALLS

During the fund-raiser, the on duty shift will respond to fire alarms from their assigned locations without delay.

SECTION 4 ASSOCIATION RESPONSIBILITY

The Kingsville Professional Fire Fighters Association will be responsible for handling arrangements needed to conduct such a fund-raiser and for securing all money collected for any and all Muscular Dystrophy events.

ARTICLE 32 WAGES

Wages for Fiscal Year ~~2022-2023~~ 2024-2025 and Fiscal Year ~~2023-2024~~ 2025-2026 shall be paid as set forth in Appendix A.

~~During the term of this agreement the employees covered under this agreement shall be paid the higher of the wage schedule in Appendix A or any general cost of living adjustments (COLA) given across the board to all city employees for FY 2023-2024.~~

ARTICLE 33 EDUCATION AND CERTIFICATION PAY

SECTION 1 EDUCATION

Members of the bargaining unit shall receive Educational Incentive Pay for the following:

Associate Degree	$ 50.00 per month
Bachelor's Degree	$100.00 per month
Master's Degree	$200.00 per month

Individual degrees must be obtained from an accredited college or university.

Members of the bargaining unit shall receive pay for only **one** degree **not** all three.

A college degree is not required as a condition of employment, and if the employee earns any of the above college degrees, then the Educational Incentive Pay, as described above, will apply.

SECTION 2 CERTIFICATION

Any member of the bargaining unit obtaining any of the certifications listed in the current agreement under "Certification Pay" shall be eligible to receive this type of pay immediately after providing the certificate to the Fire Chief. Failure to present the certificate will release the City of any obligation of any back pay for certification. See Appendix "B".

Members shall receive certification incentive pay based upon the Schedule listed in Appendix B. When multiple levels exist for a particular certification or degree, a member shall receive payment only for the highest level certification or degree possessed.

ARTICLE 34 LONGEVITY

SECTION 1 RATES

Longevity will be paid at the rate of five dollars and fifty cents ~~($5.00)~~ ($5.50) per month for each year of service in the department not to exceed twenty-five (25) years of service for FY 2024-2025 and six dollars ($6.00) for FY 2025-2026. ~~the remainder of this agreement.~~

SECTION 2 ARTICLE PROVISION

The parties recognize and agree that the provisions of this Article take precedence over Section 141.032 of the Texas Local Government Code.

ARTICLE 35 NON-WAIVER

Should either party to this Agreement provide any service or benefit in excess of any of the requirements of this Agreement or otherwise, such provision shall not be deemed to be a waiver of any of the terms or obligations recited in this Agreement.

ARTICLE 36 MAINTENANCE OF STANDARDS

All economic benefits, privileges and working conditions enjoyed by the members of the bargaining unit which are properly and lawfully in effect in the Department as to matters subject to mandatory bargaining under TLGC Chapter 174, as of the effective date of this Agreement, shall remain unchanged for the duration of this agreement.

ARTICLE 37 DECLARATION OF THE FULL AND FINAL SCOPE OF AGREEMENT

The parties agree that each has had full and unrestricted right and opportunity to make, advance, and discuss all matters properly within the province of collective bargaining. This Agreement constitutes the full and complete Agreement of the parties and there are no others, oral or written, except as specified in this Agreement. It is understood and agreed that the contract may be amended by mutual consent of the parties to this Agreement. In the event that any provision of this Agreement conflicts or is inconsistent with any provisions of the Local Government Code of Texas, this Agreement shall prevail not withstanding any such provision of those statutes.

ARTICLE 38 SAVINGS CLAUSE

If a court of competent jurisdiction should find any article or section of this Agreement invalid, unlawful, or unenforceable, all other articles and sections of this Agreement shall remain in full force and effect for the duration of this Agreement.

IN WITNESS WHEREOF, we have executed this agreement this the _____ day of August, 2024.

CITY OF KINGSVILLE

BY: _____
MARK A. MCLAUGHLIN, CITY MANAGER

KINGSVILLE PROFESSIONAL FIREFIGHTERS ASSOCIATION, IAFF LOCAL #2390

BY: _____
STEVE PALACIOS, PRESIDENT, IAFF LOCAL 2390

APPENDIX A - WAGE SCHEDULE

	~~FY 2022-2023 YEAR 1 4%~~	~~FY 2023-2024 YEAR 2 3%~~
~~FD - 5 CAPTAIN A 0-12 MONTHS~~	~~21.53~~	~~22.18~~
~~FD - 5 CAPTAIN B 13+ MONTHS~~	~~22.18~~	~~22.85~~
~~FD - 4 LIEUTENANT~~	~~20.90~~	~~21.53~~
~~FD - 3 ENGINEER A 0-12 MONTHS~~	~~18.96~~	~~19.53~~
~~FD - 3 ENGINEER B 13+ MONTHS~~	~~19.64~~	~~20.23~~
~~FD - 2 FIREFIGHTER A~~	~~17.23~~	~~17.75~~
~~FIRE MARSHAL~~	~~30.75~~	~~31.67~~

	YEAR 1 -- FY 24/25	YEAR 1 -- FY 24/25	YEAR 1 -- FY 24/25	
Firefighter				**YEAR 2 -- FY 25/26**
17.75	1	2	3	4
	Hire = 0 to 12 months	*1 to 4 years = 12 to 48 months*	*4 to 7 years = 48 to 84 months*	*7+ years = 84+ months*
	$ 51,000.00	$ 53,040.00	$ 55,161.60	$ 57,368.06
	$ 17.51	$ 18.21	$ 18.94	$ 19.70

Engineer				
	1	2	3	4
	0 to 12 months from date of Promotion	*1 to 4 years = 12 to 48 months*	*4 to 7 years = 48 to 84 months*	*7+ years = 84+ months*
	$ 57,120.00	$ 59,404.80	$ 61,780.99	$ 64,252.23
	$ 19.62	$ 20.40	$ 21.22	$ 22.06

Lieutenant				
	1	2	3	4
	0 to 12 months from date of Promotion	*1 to 4 years = 12 to 48 months*	*4 to 7 years = 48 to 84 months*	*7+ years = 84+ months*
	$ 62,832.00	$ 65,345.28	$ 67,959.09	$ 70,677.45
	$ 21.58	$ 22.44	$ 23.34	$ 24.27

Captain				
	1	2	3	4
	0 to 12 months from date of Promotion	*1 to 4 years = 12 to 48 months*	*4 to 7 years = 48 to 84 months*	*7+ years = 84+ months*
	$ 69,115.20	$ 71,879.81	$ 74,755.00	$ 77,745.20
	$ 23.73	$ 24.68	$ 25.67	$ 26.70

Fire Marshal				
	1	2	3	4
	0 to 12 months from date of Promotion	*1 to 4 years = 12 to 48 months*	*4 to 7 years = 48 to 84 months*	*7+ years = 84+ months*
	$ 69,115.20	$ 71,879.81	$ 74,755.00	$ 77,745.20
	$ 33.23	$ 34.56	$ 35.94	$ 37.38
Fire Marshal Assignment			$ 1,700 annually	
** Note: Conversion method for Captain from 2912 hrs to 2080 hrs annually applied.*				

**Promoted employees, for the duration of this agreement, shall proceed to the Step at the promoted rank which causes employee to receive a wage increase.

*Notes: Payroll system rounding may change cent(s) +/-

FY ~~2022-2023~~ 2024-2025 and FY ~~2023-2024~~ 2025-2026 wages are effective the first day of the first full pay period.

If City Commission authorizes a higher COLA across-the-board for Year 2 then the Fire Association shall receive the higher of the City Commission authorized or the stated Year 2 percentage indicated above.

1. **RANGE FD - 2**
   At the end of the probation, the employee shall advance to the first step in this range; advancement through this range will be based on time in-grade as defined by the schedule.
2. **RANGE FD - 3**
   Upon promotion to Driver, the employee will be placed at this range; advancement through this range will be based on time in-grade as defined by the schedule.
3. **RANGE FD - 4**
   Upon promotion to Lieutenant, the employee will be placed at this range; advancement through this range will be based on time in-grade as defined by the schedule.
4. **RANGE FD - 5**
   Upon promotion to Captain, the employee will be placed at this range; advancement through this range will be based on time in-grade as defined by the schedule.

APPENDIX B - CERTIFICATION PAY INCENTIVES

Civil service uniformed personnel shall receive the following monthly pay for certification:

CERTIFICATION	MONTHLY PAY
Intermediate Firefighter	$ 30.00
Advanced Firefighter	$ 40.00
Master Firefighter	$ 50.00
Fire Inspector	$ 35.00
Fire Instructor (1) and (2) Intermediate	$ 25.00
Fire Instructor (3) Master	$ 35.00
Fire Officer I	$ 25.00
Fire Officer 2	$ 35.00
Arson Investigator (Basic or Intermediate)	$ 50.00
Driver/Operator	$ 25.00
Aerial Driver	$ 10.00
Fire Investigator	$ 30.00
Plans Examiner	$ 25.00
EMS Instructor	$ 25.00
EMT Intermediate (Firefighter)	$ 100.00
EMT Intermediate (Engineer, Lieutenant, Captain)	$ 50.00
EMT – Paramedic (Firefighter)	$ 425.00
EMT- Paramedic (Engineer, Lieutenant, Captain)	$ 250.00

NOTE: When multiple levels exist for a particular certificate, an employee shall receive payment only for the highest-level certificate possessed.

AGENDA ITEM #13

City of Kingsville
Human Resource Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Diana Gonzales, Human Resource Director

DATE: August 19, 2024

SUBJECT: Ordinance – City of Kingsville Classification & Compensation Plan FY 2024-2025

Summary: In preparation for the beginning of each new fiscal year, the City of Kingsville Classification & Compensation Plan is brought before the City Commission. This plan includes all non-civil service positions and incorporates classification and title changes included in the City Manager's budget. See attached proposed FY 2024-2025 City of Kingsville Classification & Compensation Plan which notates changes from the FY 2023-2024 plan.

Background:
In February 2023, the City hired Evergreen Solutions, LLC (Evergreen) to conduct a compensation and classification study. Evergreen completed the study and provided the City with options on how to get our positions closer to market. As the cost to attempt to update the compensation in one year was beyond budgetary constraints, Evergreen was able to provide a two-year approach. Based on Evergreen's recommendations and factoring in internal equity, the recommended compensation plan for FY 2024-2025 is attached.

Financial Impact: The approximate total financial impact of the wage schedule for all positions, ***excluding civil service positions,*** is $ 16,062,699 which includes all fringe benefits paid by the City such as (taxes, life insurance, health insurance, worker's compensation, unemployment and City retirement contributions) and is incorporated in the City Manager's proposed budget.

The total financial impact includes:

- Compensation Plan adjustments as per Evergreen study for Year 2 of plan
- Continuation of Anniversary Program
- Continuation of Longevity Program
- Minimum hiring rate for Full-time and Part-time positions continues at $15.45 per hour

Recommendation: To approve the recommended FY 2024-2025 City of Kingsville Classification & Compensation Plan as presented and included in the City Manager's proposed budget.

CITY OF KINGSVILLE CLASSIFICATION & COMPENSATION PLAN

FISCAL YEAR ~~2023-2024~~ 2024-2025

Year 1: Classes = 5% & Steps=4%

Class #

Class #	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
11	$15.45	$16.07	$16.71	$ 17.38	$ 18.07	$ 18.80	$ 19.55	$ 20.33

Custodian
Customer Billing & Services Representative I
Golf Pro Shop Attendant
Grounds Maintenance Worker
Kennel Attendant
Meter Reader Technician
Public Maintenance Worker
Utility Worker

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
12	$ 16.22	$ 16.87	$ 17.55	$ 18.25	$ 18.98	$ 19.74	$ 20.53	$ 21.35

Administrative Technician
Animal Care Attendant
Customer Billing & Services Representative II
Plant Helper
Pump Operator
Services Technician

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
13	$ 17.03	$ 17.71	$ 18.42	$ 19.16	$ 19.93	$ 20.72	$ 21.55	$ 22.42

Animal Services Specialist
Customer Billing Specialist I
Deputy Clerk
Evidence Technician
Intake & Placement Specialist
Light Equipment Operator
Recycling Technician

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
14	$ 17.89	$ 18.60	$ 19.34	$ 20.12	$ 20.92	$ 21.76	$ 22.63	$ 23.54

A/P Specialist
Accounting Assistant
Administrative Assistant
Building Inspector
Code Compliance Inspector
Customer Billing Specialist II
Inventory Technician
Lab Technician
Recreation Coordinator
Telecommunications Operator

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
15	$ 18.78	$ 19.53	$ 20.31	$ 21.12	$ 21.97	$ 22.85	$ 23.76	$ 24.71

Administrative Coordinator
Engineering Technician
GIS Technician
Heavy Equipment Operator
Maintenance Technician
Payroll Specialist
Welder/Fabricator
Wastewater Operator
Water Production Operator

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
16	$ 19.72	$ 20.51	$ 21.33	$ 22.18	$ 23.07	$ 23.99	$ 24.95	$ 25.95

Human Resource Specialist

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
17	$ 20.70	$ 21.53	$ 22.39	$ 23.29	$ 24.22	$ 25.19	$ 26.20	$ 27.25

Health Inspector I
Help Desk Technician
Lead Maintenance Technician
Lead Telecommunications Operator
Paralegal
Senior Heavy Equipment Operator

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
18	$ 21.74	$ 22.61	$ 23.51	$ 24.45	$ 25.43	$ 26.45	$ 27.51	$ 28.61

Crime Scene Specialist
Engineering Assistant
Foreman - Landfill
Foreman - Meter Readers
Foreman - Parks & Recreation - Golf
Foreman - Solid Waste
Foreman - Street
Foreman - Wastewater - Plants

Foreman - Parks & Recreation

~~Foreman - Wastewater Construction~~

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
19	$ 22.83	$ 23.74	$ 24.69	$ 25.68	$ 26.70	$ 27.77	$ 28.88	$ 30.04

~~Collection's Supervisor~~ - Move to Class 21

Health Inspector II

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
20	$ 23.97	$ 24.93	$ 25.92	$ 26.96	$ 28.04	$ 29.16	$ 30.33	$ 31.54

~~Communications Supervisor~~ - Move to Class 21

~~Municipal Court Supervisor~~ - Move to Class 21

Project Engineer

~~Special Events/Downtown Manager~~ - Move to Class 21

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
21	$ 25.17	$ 26.17	$ 27.22	$ 28.31	$ 29.44	$ 30.62	$ 31.84	$ 33.12

Collection's Supervisor - From Class 19

Communications ~~Supervisor~~ Coordinator - From Class 20

Municipal Court Supervisor - From Class 20

Special Events/Downtown Manager - From Class 20

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
22	$ 26.42	$ 27.48	$ 28.58	$ 29.72	$ 30.91	$ 32.15	$ 33.44	$ 34.77

Senior Planner/Historic Preservation Officer

Systems Administrator

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
23	$ 27.75	$ 28.86	$ 30.01	$ 31.21	$ 32.46	$ 33.76	$ 35.11	$ 36.51

Golf Course Superintendent

Parks Manager

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
24	$ 29.13	$ 30.30	$ 31.51	$ 32.77	$ 34.08	$ 35.45	$ 36.86	$ 38.34

Garage Supervisor

Purchasing & Facilities Manager

Solid Waste Supervisor

Street Supervisor

Wastewater Supervisor

Water Production Supervisor

Water Supervisor

Wastewater Collections/Stormwater Supervisor

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
25	$ 30.59	$ 31.81	$ 33.09	$ 34.41	$ 35.79	$ 37.22	$ 38.71	$ 40.25

City Secretary

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
26	$ 32.12	$ 33.40	$ 34.74	$ 36.13	$ 37.58	$ 39.08	$ 40.64	$ 42.27

Accounting Manager

Building Official

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
27	$ 33.73	$ 35.07	$ 36.48	$ 37.94	$ 39.45	$ 41.03	$ 42.67	$ 44.38

Capital Improvements Manager

Information Technology Manager

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
28	$ 35.41	$ 36.83	$ 38.30	$ 39.83	$ 41.43	$ 43.08	$ 44.81	$ 46.60

Economic Development Director

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
29	$ 37.18	$ 38.67	$ 40.22	$ 41.82	$ 43.50	$ 45.24	$ 47.05	$ 48.93

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
30	$ 39.04	$ 40.60	$ 42.23	$ 43.92	$ 45.67	$ 47.50	$ 49.40	$ 51.38

Health Director

Information Technology Director

Park & Recreation Director

Tourism Services Director

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
31	$ 40.99	$ 42.63	$ 44.34	$ 46.11	$ 47.96	$ 49.87	$ 51.87	$ 53.94

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
32	$ 43.04	$ 44.76	$ 46.56	$ 48.42	$ 50.35	$ 52.37	$ 54.46	$ 56.64

Human Resource Director

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
33	$ 45.20	$ 47.00	$ 48.88	$ 50.84	$ 52.87	$ 54.99	$ 57.19	$ 59.47

Planning & Development Services Director

Public Works Director

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
34	$ 47.46	$ 49.35	$ 51.33	$ 53.38	$ 55.52	$ 57.74	$ 60.05	$ 62.45

City Engineer

Finance Director

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
35	$ 49.83	$ 51.82	$ 53.89	$ 56.05	$ 58.29	$ 60.62	$ 63.05	$ 65.57

Fire Chief

Police Chief

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
36	$ 52.32	$ 54.41	$ 56.59	$ 58.85	$ 61.21	$ 63.65	$ 66.20	$ 68.85

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
37	$ 54.94	$ 57.13	$ 59.42	$ 61.79	$ 64.27	$ 66.84	$ 69.51	$ 72.29

Min	
$ 10.00	

Seasonal/Temporary Employees

Example of positions include: Pool Manager/Attendants/Instructors/Lifeguards, Recreation Assistants, etc.

Step increases are calculated from Step placement at time of hire. Employees progress to the next Step upon completion of the following years: 1, 3, 6, 10, 15, 20, and 25th year or until reach Step 8.

The hourly chart shall be relevant to all employees (excluding executive officers and civil service employees) maintaining a position in the same CLASS, unless otherwise approved by the City Manager.

LONGEVITY PROGRAM - $ 5 per month per year of service - maximum 25 years

City of Kingsville Classification & Compensation Plan
FY 2024-2025 Executive Officer Wage Schedule

	Minimum	Midpoint	Maximum
EXECUTIVE OFFICER – 1 City Manager	$ 138,346	$ 166,893	$ 195,441
EXECUTIVE OFFICER - 2 City Attorney	$ 105,406	$ 139,444	$ 173,481
EXECUTIVE OFFICER - 3 Municipal Court Judge	$ 44,595	$ 59,532	$ 74,063

ORDINANCE NO. 2024-____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES BY AMENDING CHAPTER III, ARTICLE 7, PERSONNEL POLICIES; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

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

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

I.

THAT Section 3-7-1 of Article 7: Personnel Policies of Chapter III. Administration of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

§ 3-7-1 ADOPTION OF THE JOB CLASSIFICATION AND COMPENSATION PLAN.

The City of Kingsville Classification and Compensation Plan dated effective as of October 1, 2024 is hereby adopted by reference providing for certain classifications and positions as more particularly defined therein. Classified positions and incumbents thereof shall be subject to the terms and conditions of all policies incorporated by reference and adopted by the City Commission by resolution. All employees serve at will, at the pleasure of the City Manager, or designee, or at the pleasure of the City Commission if appointed by the City Commission, and shall have and continue such at-will status, notwithstanding any other provision of this Classification Plan, any other City Ordinance, or any rule or regulation of the City.

All Employees (excluding civil service personnel) of the City of Kingsville are placed on the City of Kingsville FY 2024-2025 Employee Wage Schedule in a corresponding step for the specified position.

New hires shall be placed at the compensation Class for the designated positions. New hires may be placed in the Step within the designated Class corresponding to the years of experience the new employee brings to the City correlating to the designated duties of the position.

Employees promoted, transferred or temporarily assigned to a position in a higher classification range shall commence at a step of the higher Class. Each promoted, transferred or temporarily assigned employee shall then proceed to the next step after one (1) year in their current position and shall proceed to each step thereafter on the 3rd, 6th, 10th, 15th, 20th, and 25th year or until the employee reaches the final step of the compensation schedule.

Employees demoted, transferred, temporarily assigned, or accepting a position in a lower Class shall commence at a step of pay in the lower Class. Employees shall proceed to the next step of the compensation plan, as scheduled, based on years of City service.

Executive Level 1, 2, & 3 positions shall receive a cost of living adjustment when employees (excluding civil service personnel) receive a cost of living adjustment unless superseded by an employment agreement. The City Commission shall evaluate the performance

of and recommend salaries for Executive Level 1, 2, & 3 positions each July to prepare for the up-coming fiscal year.

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 26th day of August, 2024.

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

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #14

City of Kingsville
Human Resource Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Diana Gonzales, Human Resource Director

DATE: August 20, 2024

SUBJECT: Fire Department – Number of Classified Positions

Summary: Increase the number of Fire Department positions in the classified service from 39 to 41 eligible positions.

CLASSIFICATION	NUMBER OF AUTHORIZED POSITIONS
Fire Chief	1
Captains	4
Lieutenants	3
Engineers	6
Fire Fighters	~~24~~ *26*
Fire Marshal	1

Background: Previous changes to number of Firefighters occurred as follow:
FY 2017-2018 addition of 1 Firefighter position
FY 2021-2022 addition of 2 Firefighter positions
FY 2022-2023 addition of 2 Firefighter positions
FY 2023-2024 addition of 1 Firefighter and 1 Captain position

Texas Local Government Code *§ 143.021 Classification; Examination Requirement*

> (a) The commission shall provide for the classification of all fire fighters and police officers. The municipality's governing body shall establish the classifications by ordinance. The governing body by ordinance shall prescribe the number of positions in each classification.

Financial Impact: The annual financial impact is approximately $ 165,449 including benefits. The two (2) additional personnel are included in the FY 24-25 proposed budget for the City of Kingsville in preparation for when funding becomes available for the new positions.

Recommendation: Update the ordinance to increase the number of classified positions in the Fire Department to correspond to the number of personnel in the FY 2024-2025 proposed budget.

ORDINANCE NO. 2024-_____

AN ORDINANCE RATIFYING CLASSIFICATIONS AND PRESCRIBING THE NUMBER OF POSITIONS IN SUCH CLASSIFICATIONS FOR THE CLASSIFIED SERVICE IN THE FIRE DEPARTMENT BY ADDING TWO NEW CIVIL SERVICE POSITIONS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, CODIFICATION INSTRUCTIONS, AND AN EFFECTIVE DATE.

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

WHEREAS, the City desires to add two (2) positions to the Kingsville Fire Department as follows:

Two (2) Fire Fighter positions in Fiscal Year 2024-2025, increasing the number of those positions from 24 to 26;

WHEREAS, the expenses related to these positions are incorporated in the proposed FY 2024-2025 budget for the City of Kingsville.

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

I.

THAT two (2) positions of Fire Fighter are hereby added to the Kingsville Fire Department beginning in Fiscal Year 2024-2025.

II.

THAT in accordance with section 143.021, Texas Local Government Code, the City Commission ratifies the following previously established classifications and hereby prescribes the number of positions in each classification by Ordinance duly passed, to wit:

CLASSIFICATION	NUMBER OF POSITIONS
Fire Chief	1
Captain	4
Lieutenant	3
Engineer	6
Firefighter	~~24~~ 26
Fire Marshal	1

Notes: Previously increased by two (2) firefighter positions in October 2021; by two (2) firefighter positions in October 2022; by one (1) firefighter position and (1) captain position in October 2023.

III.

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

IV.

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.

V.

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

INTRODUCED on this the 26th day of August, 2024.

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

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #15

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: August 26, 2024

SUBJECT: Consider Awarding Bid No. 24-09 for the General Land Office (GLO) Community Development Block Grant Mitigation (CDBG-MIT) Contract No. 22-082-016-D218 Project 1: 14th Street Sanitary Sewer Improvements Project

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Purpose:
We are seeking approval to award the sixth GLO CDBG-MIT 2016 Flood Mitigation Projects The sixth being Project 1: 14th Street – Sanitary Sewer Improvements.

Project 1 includes the installation of one (1) new lift station; 2,795 of force main; 12" diameter gravity wastewater line; 7,477 of cured in place pipe (CIPP); manhole rehabilitation; point repairs and pavement repairs. Project is scheduled to be completed within 240 days from Notice to Proceed and after award. This project will help divert flow which is in the south wastewater basin for the South Wastewater Treatment Plant (WWTP) towards the North WWTP

Summary:
Bid 24-09, Project 1 sealed bids were received on April 18, 2024, from 3 bidders. Bidder one (1) is Donald Hubert Construction Co., from Kingsville, Texas. Bidder two (2) is C&A Builders, from San Benito, Texas. Bidder three (3) is Jhabores Construction Co., Inc, from Corpus Christi, Texas. The base bids ranging from $2,523,299.15 to $2,779,811.00, with alternate bid no. 1 ranging from $35,000.00 to $134,760.00, and total bid amounts ranging from $2,593,299.15 to $2,914,571.00. The staff recommends awarding the project to the lowest bidder, Donald Hubert Construction Co. for the total bid amount of $2,593,299.15.

Background:
The General Land Office (GLO) Awarded $7,293,111.00 to the City of Kingsville for Citywide Wastewater Improvements on March 11, 2021. Texas Land Commissioner George P. Bush announced the Texas General Land Office approved $135,462,438 in flood

mitigation projects to 21 grantees in the second round of grant funding for the GLO's $2.3 billion regional mitigation competitions.

"Texas continues to experience tremendous economic and population growth across our state, and the GLO is working with local leaders to protect our communities against natural disasters such as flooding," said Commissioner Bush. "The GLO was provided with historic funding to help communities fortify critical infrastructure in preparation for flooding events. This $135 million in vital mitigation funds awarded by the GLO will provide essential protection for residents, businesses, and local government infrastructure."

The GLO received a historic $4.3 billion allocation in Community Development Block Grant Mitigation (CDBG-MIT) funds from the U.S. Department of Housing and Urban Development (HUD) to mitigate against future damage from hurricanes, flooding, and other natural disasters in repetitively damaged areas. Within the $2.3 billion set aside for regional mitigation awards, $147,680,760 was allocated to the 2016 Floods State Mitigation Competition, with 50% going to the HUD- and state-designated Most Impacted and Distressed (MID) areas. HUD requires at least 50% of the total $4.3 billion must be spent on activities benefiting low- to moderate-income (LMI) populations. Of the 504,428 residents benefiting from the announced grants, 284,196 – or more than 56% – are low- to moderate-income.

For the 2016 Floods Competition, the GLO received 35 applications representing a total request of $244,674,464 for $147,680,760 in available funding. The grantees announced represent the highest scoring applications meeting program eligibility requirements based on the 2016 Floods State Mitigation Competition Applicant Scoring and Eligibility Competition Criteria and the CDBG-MIT Action Plan.

Financial Impact:

Project 1 will be funded by Fund 113, Citywide Wastewater Collection System Improvements in the amount of $2,593,299.15.

Recommendation:

Staff recommendations.

1. Awarding CDBG-MIT GLO Contract No. 22-082-016-D218 – Project 1: 14th Street. - Sanitary Sewer Improvements in the amount $2,593,299.15 to Donald Hubert Construction Co. contingent of a final GLO approval of a Performance Statement and TxDOT right of way permit pending.

Attachments:

Bid Recommendation/Award Letter Project 1
Bid Tabulation Project 1

August 16, 2024

Rutilio "Rudy" Mora, P.E., CFM
City Engineer
City of Kingsville
200 E King Street
Kingsville, TX 78363

Re: CDBG-MIT GLO Contract No. 22-082-016-D218 Project 1, (City of Kingsville Bid No. 24-09) – ICE award recommendation

Dear Mr. Mora,

This memorandum is in reference to ICE's recommendation for award of the above-mentioned project which consists of the installation of 2795 LF of 6" Dia. Force Main, 3100 LF of 12" CIPP liner of sanitary sewer, 3339 LF of 18" CIPP liner of sanitary sewer including the rehabilitation of 681 Square Yards of manhole area, a lift station and items associates with the installation (service connections, curb and gutter repairs, pavement repairs, traffic control, etc.).

The following is a Bid Summary for the above referenced project. Three (3) general contractors submitted bids to the City of Kingsville on 04/18/2024. Their information is attached herewith. The bidders' list with their total bid is given below:

City of Kingsville - GLO Project 1

Rank	Company	Base Bid	Additive Bid No. 1	Total 1
1	Donald Hubert Construction	$2,523,299.15	$70,000.00	$2,593,299.15
2	C & A Builders	$2,634,371.00	$35,000.00	$2,669,371.00
3	Jhabores Construction	$2,779,811.00	$134,760.00	$2,914,571.00

Donald Hubert Construction, submitted the lowest total bid of **$2,593,299.15**. On 04/18/24 Donald Hubert Construction was notified of the low bid pending GLO approval. A notice to proceed will delivered upon commencement of the preconstruction meeting. However, a final GLO approval of a Performance Statement and a Texas Department of Transportation Right of Way Permit is pending in order to start construction. .

The Engineer's estimate is $2,469,899.28. This is 5% above the engineer's estimate which is considered reasonable. Furthermore, no errors or discrepancies was found in Donald Huberts Construction's packet. Therefore, it is ICE's recommendation that Donald Hubert

Construction be awarded this bid. It is the city's discretion to waive any informality or to reject any or all bids.

If you have any questions or need additional information, please contact me at (361) 826-5805 or charlie@icengineers.net

Sincerely,

Juan Carlos "Charlie" Cardenas, P.E.
Senior Engineer

BID TABULATION

City of Kingsville

Project Name: GLO SS Project 1 (14th) Sanitary Sewer Improvments
CDBG-MIT GLO Contract No. 22-082-016-D218

Bid Number: 24-09

Date: April 18, 2024 at 10:00AM

				[illegible]		[illegible]		[illegible]	
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
BASE BID									
A1	1	LS	Mobilization / Bonds / Insurance	$102,288.46	$102,288.46	$179,000.00	$179,000.00	$100,000.00	$100,000.00
A2	1	LS	Traffic Control	$52,120.00	$52,120.00	$45,000.00	$45,000.00	$65,525.00	$65,525.00
A3	1	EA	Rock Filter Dam (Type 2)	$4,000.00	$4,000.00	$5,000.00	$5,000.00	$2,500.00	$2,500.00
A4	3800	LF	SWPP (Sediment Control Fence)	$10.85	$41,230.00	$3.00	$11,400.00	$6.00	$22,800.00
A5	50	LF	Erosion Control Log	$50.00	$2,500.00	$100.00	$5,000.00	$25.00	$1,250.00
A6	27	SY	Remove Portion of Asphalt Pavement	$55.00	$1,485.00	$150.00	$4,050.00	$5.00	$135.00
A7	60	SF	Remove Concrete Curb Ramp	$20.00	$1,200.00	$100.00	$6,000.00	$3.00	$180.00
A8	62	SF	Remove Concrete Sidewalk	$20.00	$1,240.00	$100.00	$6,200.00	$2.00	$124.00
A9	10	SY	Remove Existing Gravel Driveway	$55.00	$550.00	$400.00	$4,000.00	$2.00	$20.00
A10	795	SY	18" Select Fill	$45.50	$36,172.50	$35.00	$27,825.00	$40.00	$31,800.00
A11	701	SY	6" Limestone Pad	$41.90	$29,371.90	$50.00	$35,050.00	$50.00	$35,050.00
A12	285	LF	Wood Fence	$87.72	$25,000.20	$25.00	$7,125.00	$109.00	$31,065.00
A13	24	LF	24' Double Wood Gate	$395.83	$9,499.92	$100.00	$2,400.00	$610.00	$14,640.00
A14	795	SY	Proof Rolling	$9.50	$7,552.50	$10.00	$7,950.00	$5.00	$3,975.00
A15	246	SY	Conrete Driveway	$135.00	$33,210.00	$240.00	$59,040.00	$230.00	$56,580.00
A16	68	LF	24" RCP (Class V)	$117.00	$7,956.00	$165.00	$11,220.00	$191.00	$12,988.00
A17	2	EA	Safety End Treatment (SET)	$3,225.00	$6,450.00	$3,500.00	$7,000.00	$6,840.00	$13,680.00
A18	27	SY	H.M.A.C. Pavement Repair	$100.00	$2,700.00	$485.00	$13,095.00	$125.00	$3,375.00
A19	10	LF	6" Sanitary Sewer Line PVC SDR-26	$100.00	$1,000.00	$140.00	$1,400.00	$498.00	$4,980.00
A20	40	LF	18" Sanitary Sewer Line PVC SDR - 26	$181.35	$7,254.00	$200.00	$8,000.00	$564.00	$22,560.00
A21	2795	LF	6" Sanitary Sewer Line Force Main Line PVC DR-18 (C-900)	$36.50	$102,017.50	$59.00	$164,905.00	$50.00	$139,750.00
A22	2	EA	6" X 45 degree D.I., M.J. Bend	$1,473.00	$2,946.00	$5,500.00	$11,000.00	$1,024.00	$2,048.00
A23	1	EA	6" X 90 degree D.I., M.J. Bend	$1,550.40	$1,550.40	$5,000.00	$5,000.00	$1,066.00	$1,066.00
A24	1	EA	Lift Station Assembly	$273,150.00	$273,150.00	$270,000.00	$270,000.00	$325,965.00	$325,965.00

A25	5	EA	4" Fiber Glass Sanitary Sewer Manhole	$11,451.25	$57,256.25	$21,000.00	$105,000.00	$17,456.00	$87,280.00
A26	307	LF	12" Steel Casing Bore 1/4" Thickness W/Pipe Vent	$185.00	$56,795.00	$450.00	$138,150.00	$195.00	$59,865.00
A27	1	EA	2" Air Release Valve W/4'O Fiber Glass SS Manhole	$19,690.00	$19,690.00	$22,000.00	$22,000.00	$16,445.00	$16,445.00
A28	840	LF	12" Sanitary Sewer Line PVC SDR-26	$72.90	$61,236.00	$77.00	$64,680.00	$105.00	$88,200.00
A29	135	LF	20" Steel Casing Bore 1/4" Thickness W/ Pipe Vent	$250.00	$33,750.00	$550.00	$74,250.00	$325.00	$43,875.00
A30	10	SY	Gravel Driveway Repair	$200.00	$2,000.00	$400.00	$4,000.00	$45.00	$450.00
A31	729	LF	8" CIPP Sanitary Sewer Line	$79.32	$57,824.28	$75.00	$54,675.00	$107.00	$78,003.00
A32	3100	LF	12" CIPP Sanitary Sewer Line	$89.92	$278,752.00	$85.00	$263,500.00	$125.00	$387,500.00
A33	3339	LF	18" CIPP Sanitary Sewer Line	$191.63	$639,852.57	$185.00	$617,715.00	$180.00	$601,020.00
A35	309	LF	6" CIPP Sanitary Sewer Line	$69.53	$21,484.77	$100.00	$30,900.00	$180.00	$55,620.00
A36	1	EA	Generator (62.5 kVA)	$46,250.00	$46,250.00	$36,000.00	$36,000.00	$89,340.00	$89,340.00
A37	3	SY	Stand By Generator Concrete Pad	$1,125.00	$3,375.00	$3,000.00	$9,000.00	$2,592.00	$7,776.00
A38	1	EA	Steel Canopy Structure	$15,000.00	$15,000.00	$28,000.00	$28,000.00	$4,170.00	$4,170.00
A39	1	EA	Electrical System	$172,500.00	$172,500.00	$47,000.00	$47,000.00	$118,525.00	$118,525.00
A40	1	EA	AEP Power Pole Transformer	$12,500.00	$12,500.00	$35,000.00	$35,000.00	$11,316.00	$11,316.00
A41	1	EA	12" Tie In Connection Sanitary Sewer Manhole	$1,000.00	$1,000.00	$4,000.00	$4,000.00	$9,468.00	$9,468.00
A42	1	EA	18" Tie In Connection Sanitary Sewer Manhole	$3,000.00	$3,000.00	$5,000.00	$5,000.00	$18,875.00	$18,875.00
A43	20	LF	Remove Headwall and Portion of 16" R.C.P.	$200.00	$4,000.00	$175.00	$3,500.00	$152.00	$3,040.00
A45	21	LF	Re-Grade Ditch Area	$150.00	$3,150.00	$150.00	$3,150.00	$45.00	$945.00
A47	1	EA	Re-Use TxDOT Sign	$1,000.00	$1,000.00	$11,000.00	$11,000.00	$550.00	$550.00
A48	1	EA	Junction Box W/ Sanitary Sewer Crossing I	$17,390.00	$17,390.00	$14,000.00	$14,000.00	$23,270.00	$23,270.00
A49	1	EA	Junction Box W/ Sanitary Sewer Crossing II	$36,571.00	$36,571.00	$14,000.00	$14,000.00	$45,822.00	$45,822.00
A50	681	SY	Exisiting Manhole Protective Coating (60 MIL)	$315.90	$215,127.90	$211.00	$143,691.00	$175.00	$119,175.00
A51	20	LF	12" Sanitary Sewer Line PVC DR-18 (C900)	$380.00	$7,600.00	$125.00	$2,500.00	$318.00	$6,360.00
A52	1	LS	Utility Adjustment	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$9,365.00	$9,365.00
A53	1	EA	4" X 6" Expander	$750.00	$750.00	$4,000.00	$4,000.00	$1,500.00	$1,500.00
TOTAL BASE BID					**$2,523,299.15**		**$2,634,371.00**		**$2,779,811.00**
ALTERNATE BID NO. 1									
B1	10	EA	Point Repair	$2,500.00	$25,000.00	$2,100.00	$21,000.00	$10,942.00	$109,420.00
B2	10	EA	Manhole Ring And Cover	$4,500.00	$45,000.00	$1,400.00	$14,000.00	$2,534.00	$25,340.00
TOTAL ALTERNATE BID NO. 1					**$70,000.00**		**$35,000.00**		**$134,760.00**
TOTAL BASE BID + ALTERNATIVE BID NO. 1					**$2,593,299.15**		**$2,669,371.00**		**$2,914,571.00**

Donald Hubert Construction Co.(contractor) miscalculated Total Base Bid cost on their documentation BID: ($2,523,299.19)

C&A Builders(contractor) miscalculated Total Base Bid cost on their documentation BID: ($2,629,371.00)

BID RESULTS RANKING - LOWEST TO HIGHEST:	1	2	3

AGENDA ITEM #16

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: August 26, 2024

SUBJECT: An Ordinance Amending the City of Kingsville Code of Ordinances Sections 9-10- 56 and 57 to Update the Fees and Calculation Method Used for the Purpose of Funding the City Streets System

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Purpose:
The purpose of increasing the Street Maintenance Fees (***SMF***) is to provide additional funding for the repair of streets in the City. Not approving this increase would impede and limit completion of additional projects and permit the continued deterioration of the streets, resulting in increasingly more expensive repairs.

Summary:
Article 10, Section 9-10 of our Code of Ordinances (see *Background pg. 2:* below) defines the factors and calculations used to determine how the Street Maintenance Fee is determined and assigned.

To achieve the additional revenue target, the following proposed changes to the Street Maintenance Fees are needed:

- Increase the ***ERU*** fee for residential accounts from $6.00 to $8.00
- Increase the Monthly fees of the Point Value Tier Table for the non-residential accounts by 20% for all tiers. The new tier fees would be:

Tier	Current Fee	Proposed Fee
1A	$500	$600
1B	$250	$300
1C	$150	$180
2	$125	$150
3	$100	$120
4	$70	$84
5	$50	$60

6	$40	$48
7	$30	$36
8	$25	$30
9	$20	$24
10	$15	$18
11	$10	$12

Background:
Kingsville, TX Code of Ordinances, Article 10 – Streets and Sidewalks, Sec. 9-10 was established to provide a funding source for maintaining our street system city-wide. Highlights of Sec. 9-10 include:

Factors involved include the following:

- Property Type – Residential benefitted property (single-family, attached multifamily & detached dwelling units) and Nonresidential benefitted property(businesses)
- Square Footage (***SF***) – Designated as "living area" in square feet, per Kleberg County Appraisal District.
- Equivalent Residential Unit Square Footage (***ERU***) – Unit of measurement for the median size of a residence unit equal to 2,425 sf. For Residential benefitted property the ***ERU*** = 1. For Nonresidential benefitted property the ***ERU***=***SF***/ 2,425 sf.
- Trip Factor (***TF***) – Trip Generation Rates based on the types of land uses recognized by the City of Kingsville for purposed of implementing the Street Maintenance Fee.
- Trip Adjustment Percentage (***TA%***) – This is a discount (currently 85%) applied to the ***TF*** to arrive at the Adjusted Trip Factor(***ATF***). Note, this discount does not apply to Residential benefitted property.
- Point Value (***PV***) – This value is calculated and assigned according to point ranges set up in 11 tiers and contained in the Point Value Tier Table found in Section 9-10-57 to determine the Street Maintenance Fee assigned to the Nonresidential benefitted property. The ***PV*** is calculated in the following formula:

$$PV = (SF / 2{,}425 \text{ sf}) \times (TF \times TA\%)$$

The current 13 tiers determine the monthly fee which range from $10 to $500(see example below).

- Sec. 9-10-50: The Street Maintenance Fee (***SMF***) became effective in December 2015.
- Sec. 9-10-51: The fee is collected from owners or occupants of benefitted property for this purpose. A Street Preventative Maintenance Program (***SPMP***) was created to prioritize street maintenance funded by the ***SMF***.
- Sec. 9-10-56: Residents pay a flat fee of $6/month.
- Sec. 9-10-57: Non-Residents (business owners) pay a rate based on a ***PV*** formula(see *Summary pg. 2:* above).
- Sec. 9-10-62: A Street Maintenance Fee Board of Appeals was established and is comprised of five members, Finance Director, Public Works Director/City Engineer, Planning Director and two citizens appointed by the City Manager.
- Sec. 9-10-64: Exemptions - This article does not apply to a city, county, state, federal agency or department, hospital district, publicly funded independent school district or charter school, public institution of higher education, church, registered 501(c) organizations, or regional transit authority. This article does not apply to vacant property that generates no motor vehicle trips. The director may adopt any reasonable method to determine whether a property is vacant and generates no motor vehicle trips.
- Sec. 9-10-66: The City Commission will periodically review the street maintenance fees and rates.

Financial Impact:

Approval of the recommended changes outlined above will raise the current yearly Street Maintenance Fee revenues from the FY22-23 estimated total of $1,089,702.07, to $1,401,157.87, providing approximately $311,455.80 of additional revenue.

Recommendation:

Staff recommends approving the ordinance amendment that will:

1. Increase the Equivalent Residential Unit (***ERU***) fee from $6.00 to $8.00
2. Increase the Monthly fees of the Point Value Tier Table for the non-residential accounts by 20% for all tiers.

Attachments:

→ Article 10 – Section 9-10-50 to 9-10-66, "Street Maintenance Fees"

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES SECTIONS 9-10-56 AND 57 TO UPDATE THE FEES USED FOR THE PURPOSE OF FUNDING THE CITY STREETS SYSTEM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Kingsville, Texas ("City Commission") has determined that in order to protect the citizenry from the deterioration of the quality and safety of the street system that they rely upon and use on a regular basis, it is necessary and in the best interest of the public health and safety to establish a street maintenance fee in order to provide a properly maintained road system; and

WHEREAS, on November 23, 2015, the City Commission approved the Street Maintenance Fee ordinances (9-10-50 through 9-10-66) and since then staff has worked with an outside consultant to update the comprehensive street maintenance and improvement plan and has determined the ordinance is in need of update as reflected herein, and the Commission finds the proposed fees are non-discriminatory, reasonable, and equitable; and

WHEREAS, the fee was last updated by Commission on September 13, 2021 and the cost of materials, equipment, and personnel has gone up considerably since then;

WHEREAS, in setting the schedule of Street Maintenance Fees, the fees are based on an inventory of parcels within the city limits.

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

SECTION 1: The City Commission has previously established a Street Maintenance Fees and proposes to amend that ordinance as set forth herein. Street Maintenance Fees shall be levied against all benefited properties within the city limits unless exempt under Chapter IX, Article 10, Section 64.

SECTION 2: The Code of Ordinances of the City of Kingsville, Texas is hereby amended by amending 9-10-5-56 and 9-10-57 of Chapter IX, Article 10 "Street Maintenance Fee" to read as follows:

STREET MAINTENANCE FEES

...

Sec. 9-10-56 RESIDENTIAL BENEFITTED PROPERTY.

The director shall determine the fee for residential benefitted property on the basis of factors that include the trip generation rate published by the Institute of Transportation Engineers for residential use of the property.

The fee for residential benefitted property shall be on the basis of a set fee per dwelling unit.

For a residential benefitted property, each month a customer shall pay an amount equal to the following:

(Single-family) Monthly Bill = $~~6.00~~ 8.00

(Multi-family of more than 1 living unit or for mobile home lots) Monthly Bill = $~~6.00~~ 8.00 x (total number of living units or mobile home lots) x (0.85 which is estimated occupancy)

Sec. 9-10-57 NONRESIDENTIAL BENEFITTED PROPERTY.

The director shall determine the fee for nonresidential benefitted property on the basis of factors that include the trip generation rate published by the Institute of Transportation Engineers for the land uses allowed.

For each nonresidential customer, the ERU for the building area on the property will be multiplied by the appropriate discounted trip factor to arrive at a point value. This value will be compared to a tier of point ranges which will determine what the nonresidential benefitted property customer will pay each month.

For a nonresidential benefitted property, a point value shall be determined as follows:

$~~6.00~~ 8.00 x (SF/2,425 SF) x (TF) = Point Value

The director shall determine the square footage for a nonresidential benefitted property based upon building square footage of property as recorded by the Kleberg County Appraisal District. If appraisal district records are unavailable, the director may determine the size of a nonresidential benefitted property from the best available information.

The point tier system is as follows:

Total Point Value	**=**	**Price Per Month**
80 and over		~~$500~~ $600
60 to 79.99		~~$250~~ $300
40 to 59.99		~~$150~~ $180
20 to 39.99		~~$125~~ $150
14 to 19.99		~~$100~~ $120
12 to 13.99		~~$ 70~~ $ 84
10 to 11.99		~~$ 50~~ $ 60
6 to 9.99		~~$ 40~~ $ 48
5 to 5.99		~~$ 30~~ $ 36

4 to 4.99		~~$ 25~~ $ 30
3 to 3.99		~~$ 20~~ $ 24
2 to 2.99		~~$ 15~~ $ 18
Under 2		~~$ 10~~ $ 12

...

SECTION 3: It is found and determined by the City Commission that the fees established by this Ordinance are non-discriminatory, reasonable, and equitable, and that the fees are based upon an inventory of improved parcels within the city limits.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage and approval.

INTROUCED on this the 26th day of August, 2024.

PASSED AND APPROVED by the City Commission on this the 12th day of September, 2024.

Effective Date:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #17

City of Kingsville
Finance Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Deborah Balli, Finance Director

DATE: August 21, 2024

SUBJECT: Proposed Fee Increase for Water and Sewer

Summary:
The City contracted with Grady Reed with HDR Engineering to perform a rate study of Water and Wastewater (Sewer) rates which was completed 8/11/2023. The study indicated that rates would need to start increasing in 2024 by 15% for Water and 13% for Wastewater with additional increases in future years.

The 15% increase in Water rates will provide an estimated $750,000 in additional water revenues. The 13% increase in Wastewater rates will provide an estimated $624,000 in additional sewer revenues. Both these revenues have been incorporated into the proposed budget in the water and sewer revenue line items of Fund 051.

The Utility Fund has several major projects identified that need to be completed. The additional revenues will be used to begin work on the Capital Improvements Plan and to insure the minimum fund balance requirements of Fund 051.

Recommendation:
Staff recommends the approval of the water and sewer rate increases as proposed in the FY 24-25 budget.

ORDINANCE NO. 2024-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER V, ARTICLE 3, WATER, PROVIDING FOR AN INCREASE IN WATER RATES; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, the cost to provide this service has increase substantially in the three years since the rates were last adjusted;

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: 15% Increase

I.

THAT Section 5-3-51 of Article 3: Water of Chapter V, Public Works, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

§ 5-3-51 MINIMUM MONTHLY CHARGE; RATE SCHEDULE.

(A) The following monthly rates shall be charged inside-city customers for the use of city water, provided that minimum monthly charges shall be made and bills rendered accordingly, under the standard water rates schedule as follows:

Minimum Monthly Bill Water Service					
Meter Allowance Size	***Single-Family Residential***	***Multi-Family Residential****	***Commercial****	***Irrigation***	***Gallons***
5/8 - ¾ inch	~~12.80~~ 14.72	$0.00	$0.00	$0.00	0
5/8 - ¾ inch		~~24.22~~ 27.86	~~25.19~~ 28.97	~~28.89~~ 33.23	3,000
1 inch	~~26.19~~ 30.12	~~29.46~~ 33.88	~~31.85~~ 36.63	39.31	5,000
1¼ inch	~~31.87~~ 36.65	~~35.23~~ 40.52	~~38.49~~ 44.27	~~46.07~~ 52.98	7,000
1½ inch	~~39.07~~ 44.93	~~43.47~~ 49.99	~~48.47~~ 55.74	~~58.93~~ 67.77	10,000

Minimum Monthly Bill Water Service					
Meter Allowance Size	**Single-Family Residential**	**Multi-Family Residential***	**Commercial****	**Irrigation**	**Gallons**
2 inch	~~56.95~~ 65.50	~~59.95~~ 68.95	~~68.40~~ 78.66	~~84.71~~ 97.42	16,000
3 inch	~~56.95~~ 65.50	~~112.18~~ 129.01	~~120.96~~ 139.11	~~166.33~~ 191.28	35,000
4 inch	~~56.95~~ 65.50	~~180.90~~ 208.04	~~186.52~~ 214.50	~~273.71~~ 314.77	60,000
6 inch	~~56.95~~ 65.50	~~359.56~~ 413.50	~~356.31~~ 409.76	~~552.89~~ 635.83	125,000
8 inch	~~56.95~~ 65.50	~~359.56~~ 413.50	~~679.38~~ 781.29	~~552.89~~ 635.83	200,000

* Includes apartments of 3-4 units.

** Includes hotels, motels, and apartments over 4 units.

(B) The following monthly rates shall be charged outside-city customers for the use of city water, provided that minimum monthly charges shall be made and bills rendered accordingly, under the standard water rates schedule as follows:

Minimum Monthly Bill Water Service					
Meter Allowance Size	**Single-Family Residential**	**Multi-Family Residential***	**Commercial****	**Irrigation**	**Gallons**
5/8 - ¾ inch	~~14.70~~ 16.91	$0.00	$0.00	$0.00	0
5/8 - ¾ inch	—	~~27.87~~ 32.05	~~28.97~~ 33.32	~~33.20~~ 38.18	3,000
1 inch	~~30.14~~ 34.67	~~33.90~~ 38.99	~~36.60~~ 42.09	~~41.60~~ 47.84	5,000
1¼ inch	~~32.58~~ 37.47	~~40.51~~ 46.59	~~44.26~~ 50.90	~~52.41~~ 60.28	7,000
1½ inch	~~44.89~~ 51.63	~~49.98~~ 57.48	~~55.71~~ 64.07	~~67.77~~ 77.94	10,000
2 inch	~~65.52~~ 75.35	~~68.95~~ 79.30	~~78.66~~ 90.46	~~97.39~~ 112.00	16,000
3 inch	~~65.52~~ 75.35	~~129.01~~ 148.37	~~139.10~~ 159.97	~~191.26~~ 219.95	35,000

Minimum Monthly Bill Water Service					
Meter Allowance Size	***Single-Family Residential***	***Multi-Family Residential****	***Commercial***	***Irrigation***	***Gallons***
4 inch	~~65.52~~ 75.35	~~208.01~~ 239.22	~~214.50~~ 246.68	~~314.75~~ 361.97	60,000
6 inch	~~65.52~~ 75.35	~~413.47~~ 475.49	~~409.74~~ 471.21	~~635.82~~ 731.20	125,000
8 inch	~~65.52~~ 75.35	~~413.47~~ 475.49	~~781.27~~ 898.46	~~635.82~~ 731.20	200,000

* Includes apartments of 3-4 units.

** Includes hotels, motels, and apartments over 4 units.

(C) For all water furnished in excess of the minimum allowance, the charge per 1,000 gallons of water delivered per month shall be shown as follows:

	In-side City	Outside City
Single-family residential:		
0 - 5,000 gallons	~~$2.68~~ 3.09	~~$3.08~~ 3.55
5,001 - 10,000 gallons	~~2.82~~ 3.25	~~3.25~~ 3.74
10,001 – 15,000 gallons	~~2.94~~ 3.39	~~3.41~~ 3.93
15,001 - 20,000 gallons	~~3.07~~ 3.53	~~3.56~~ 4.10
20,001 - 30,000 gallons	~~3.21~~ 3.70	~~3.69~~ 4.25
30,000 + gallons	~~4.14~~ 4.77	~~4.78~~ 5.50
Multi-family:	~~2.84~~ 3.27	~~3.28~~ 3.78
Commercial:	~~3.41~~ 3.93	~~3.91~~ 4.50
Irrigation	~~4.28~~ 4.93	~~4.92~~ 5.66

(D) These rates shall be applied to all water that passes through the meter regardless of whether the water is used or not.

(E) Industrial rates by special contract with the city.

(F) Naval Air Station Kingsville water rate, as determined by the most current water rate study, is set at $~~1.79~~ 2.06/1,000 gallons.

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 26th day of August, 2024.

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

Effective Date: _____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____

Courtney Alvarez, City Attorney

AGENDA ITEM #18

City of Kingsville
Finance Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Deborah Balli, Finance Director

DATE: August 21, 2024

SUBJECT: Proposed Fee Increase for Water and Sewer

Summary:
The City contracted with Grady Reed with HDR Engineering to perform a rate study of Water and Wastewater rates which was completed 8/11/2023. The study indicated that rates would need to start increasing in 2024 by 15% for Water and 13% for Wastewater with additional increases in future years.

The 15% increase in Water rates will provide an estimated $750,000 in additional water revenues. The 13% increase in Wastewater rates will provide an estimated $624,000 in additional sewer revenues. Both these revenues have been incorporated into the proposed budget in the water and sewer revenue line items of Fund 051.

The Utility Fund has several major projects identified that need to be completed. The additional revenues will be used to begin work on the Capital Improvements Plan and to insure the minimum fund balance requirements of Fund 051.

Recommendation:
Staff recommends the approval of the water and sewer rate increases as proposed in the FY 24-25 budget.

ORDINANCE NO. 2024-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER V, ARTICLE 2-SEWERS, SECTION 2-USER CLASSIFICATIONS, SCHEDULE OF CHARGES; PROVIDING FOR AN INCREASE IN SEWER RATES; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, the cost to provide this service has increase substantially in the three years since the rates were last adjusted;

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: 13% increase

I.

THAT Section 5-2-2 of Article 2: Sewers of Chapter V, Public Works, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

§ 5-2-2 USER CLASSIFICATIONS; SCHEDULE OF CHARGES.

(A) *Single-family residential.* Minimum monthly charge of $7.80 $~~15.55~~ 17.58 with an allowance of 2,000 gallons. For consumption in excess of 2,000 gallons a charge of $2.23 $~~4.45~~ 5.03 per 1,000 gallons will be levied to a maximum of 15,000 gallons after which no further charge shall be levied.

(B) Duplex. Minimum monthly charge of $9.58 $~~19.08~~ 21.56 with an allowance of 2,000 gallons. For consumption in excess of 2,000 gallons a charge of $2.23 $~~4.45~~ 5.03 per 1,000 gallons will be levied.

(C) *Multi-family residential (includes apartments of 3-4 units).* Minimum monthly charge of $14.64 $~~29.16~~ 32.95 with an allowance for 3,000 gallons. For consumption in excess of 3,000 gallons, a charge of $2.23 $~~4.45~~ 5.03 per 1,000 gallons shall be levied.

(D) *Commercial (includes hotels, motels, apartments over 4 units, and all others not meeting any other categories).* Minimum monthly charge $~~35.87~~ 40.54 with an allowance of 3,000 gallons. For consumption in excess of 3,000 gallons a charge of $2.35 $~~4.69~~ 5.30 per 1,000 gallons will be levied.

(E) *Irrigation.* No customer using city water services solely for irrigation purposes shall be assessed a sewer charge.

(F) *Industrial plants.* By special contract with the city.

(G) *Billing charge.* All sewer customers who are not billed for water services shall be assessed a monthly billing charge of ~~$2.59~~ 2.93 in addition to their sewer charges.

(H) (1) *Outside city limits.* All parts of this section shall apply to customers located outside the city limits and who receive city sewer service except the rates to such customers shall be as follows:

(2) *Single-family residential.* Minimum monthly charge of~~$17.89~~ 20.22 with an allowance of 2,000 gallons. For consumption in excess of 2,000 gallons a charge of $2.57 ~~$5.11~~ 5.78 per 1,000 gallons of water consumed to a maximum of 15,000 gallons after which no further charge shall be levied.

(3) *Duplex.* Minimum monthly charge of $11.01 ~~$21.95~~ 24.81 with an allowance of 2,000 gallons. For consumption in excess of 2,000 gallons a charge of $2.57 ~~$5.11~~ 5.78 per 1,000 gallons of water consumed.

(4) *Multi-family residential (includes apartments of 3-4 units).* Minimum monthly charge of $16.84 ~~$33.52~~ 38.88 with an allowance of 3,000 gallons. For consumption in excess of 3,000 gallons a charge of $2.57 ~~$5.11~~ 5.78 per 1,000 gallons of water consumed.

(5) *Commercial (includes hotels, motels, apartments over 4 units, and all others not meeting any of the above categories).* Minimum monthly charge of $20.70 ~~$41.24~~ 46.61 with an allowance of 3,000 gallons. For consumption in excess of 3,000 gallons a charge of $2.70 ~~$5.39~~ 6.09 per 1, 000 gallons of water consumed.

(6) Naval Air Station Kingsville sewer rate, as determined by the most current sewer rate study, is the Commercial Rate noted above and amended from time to time. ('62 Code, § 8-6-1) (Ord. 81007, passed 3-9-81; Am. Ord. 84029, passed 10-29-84; Am. Ord. 89042, passed 9-11-89)

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 26th day of AugustAugust, 202405.

PASSED AND APPROVED on this the 12th day of SeptemberAugust, 20245.

Effective Date: _____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #19

AGENDA ITEM #20

City of Kingsville
Purchasing Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Charlie Sosa, Purchasing Manager

DATE: August 21, 2024

SUBJECT: Authorize the Sale of Real Estate

Summary:
This item authorizes the sale of real property located at 400 E. Caesar Legal Description, (9th Block 24, lots All, (S. Closed Ragland St.) (Old Hospital Storage), owned by the City of Kingsville.

Background:
Staff was authorized to list property with an MLS (Multiple Listing Service) Broker Service as pursuant by section 253.014 in the Government Code on June 24, 2024, commission meeting. Staff contacted MLS Brokers locally and has recommended MLS Broker EXP Realty LLC on July 22, 2024, commission meeting. Staff recommends the sale of property located at the 400 E Caesar, Legal Description, (9th Block 24, lots All, (S. 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 approves the sale of real property located at 400 E. Caesar (9th Block 24, lots All, (S. Closed Ragland St.) (Old Hospital Storage) owned by the City of Kingsville.

RESOLUTION #2024-_____

A RESOLUTION AUTHORIZING STAFF TO ACCEPT THE OFFER FOR THE SALE OF 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;

WHEREAS, on June 24, 2024 the City Commission via Resolution #2024-63 found that 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 authorized staff to proceed with placing the property for sale 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;

WHEREAS, the City previously approved Resolution #2024-67 on July 22, 2024 to enter into a Texas Realtors "Commercial Listing Agreement Termination" with the exclusive right to sell with a local broker Nichole Saenz of eXp Realty, LLC, in order to list the property through a multiple-listing service pursuant to state law;

WHEREAS, the property was listed by the real estate broker on a multiple-listing service for at least 30 days;

WHEREAS, an offer has been received by the broker using the multiple-listing service from a ready, willing, and able buyer (John C. Tamez) who submitted the highest cash offer;

WHEREAS, the City Manager now needs authority from the City Commission to execute a contract to complete the sale of this real property and to take any other actions necessary to sell the identified property.

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 and directs the City Manager as an act of the City of Kingsville, Texas to take actions necessary to complete the real property sale in compliance with the Texas Local Government Code for the City-owned property located at the north side of the 400 Block of East Caesar Ave., Kingsville, Texas also known as 9th, Block 24, Lots ALL and S/2 of closed Ragland St. also known as the old hospital site.

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 26th day of August, 2024.

_____

Sam Fugate, Mayor

ATTEST:

_____

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____

Courtney Alvarez, City Attorney

AGENDA ITEM #21