

FEBRUARY 24, 2025

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, FEBRUARY 24, 2025, IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 5:00 P.M.

**CITY COMMISSION PRESENT:**

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

**CITY STAFF PRESENT:**

Charlie Sosa, Interim City Manager  
Mary Valenzuela, City Secretary  
Courtney Alvarez, City Attorney  
Kyle Benson, IT Director  
Derek Williams, Systems Administrator  
Emilio Garcia, Health Director  
Diana Gonzalez, Human Resources Director  
Susan Ivy, Park Director  
Bill Donnell, Public Works Director  
Deborah Balli, Finance Director  
Leticia Salinas, Accounting Manager  
John Blair, Police Chief  
Kobby Agyekum, Senior Planner/HPO  
Alicia Tijerina, Special Events Coordinator  
J.J. Adame, Fire Chief  
Erik Spitzer, Director of Economic & Development Services  
Mike Mora, Capital Improvements Manager  
Rudy Mora, City Engineer  
Joseph Ramirez, Engineer's Assistant  
Manny Salazar, Interim Tourism Director

**I. Preliminary Proceedings.**

**OPEN MEETING**

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

**INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)**

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

**MINUTES OF PREVIOUS MEETING(S)**

**Regular Meeting – January 13, 2025**

**Motion made by Commissioner Lopez to approve the minutes of January 13, 2025, as presented, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, Fugate voting "FOR".**

**II. Public Hearing - (Required by Law).<sup>1</sup>**

1. None.

**III. Reports from Commission & Staff.<sup>2</sup>**

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

Mr. Charlie Sosa, Interim City Manager gave a brief report on street projects.

Ms. Courtney Alvarez, City Attorney, reported that the next city commission meeting is scheduled for March 10, 2025. The deadline for staff to submit their agenda items is February 28, 2025.

Commissioner Lopez asked when the next wine walk was scheduled. Mr. Sosa responded that the March wine walk had been postponed until everything is in line between him and Mr. Manny Salazar, the Interim Tourism Director of the new person hired. Commissioner Lopez asked if this event was going to be paused for March and if the downtown merchants had been made aware of this decision. Mr. Sosa responded that staff would get the word out to the merchants. Commissioner Lopez asked if tickets were not sold for a package of 2 or 3 winewalks as a package. Mr. Sosa responded that no passports have been sold at this time, staff has looked into this already, none have been sold.

Mayor Fugate announced that the next trash-off event has been scheduled for April 12, 2025. Fugate further announced past events that occurred over the past weekend.

Commissioner Alvarez reported that she had attended the Navy League Goshawk Ball this past weekend where Mr. Dick Messbarger was presented with the Honorary Wings of Gold.

Mayor Fugate read and presented a proclamation for Spay & Neuter for the month of February.

#### **IV. Public Comment on Agenda Items.<sup>3</sup>**

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

Ms. Leslie Copelland, 531 W. Warren, thanked the commission and staff for their support and assistance for the Black History Month celebration that took place this past weekend. She further commented that the African community along with Saint Paul AME Church and King Star Baptist with Reverend Miller as the Pastor appreciate the City of Kingsville for the support that has shown in this endeavor.

Lisa Bockholt, 1411 E. FM 1717, commented that she would like to thank staff and commission for always listening when she speaks about animal welfare. She further stated that it warms her heart that Mayor Fugate heeded her call to proclaim Spay and Neuter Month. Issuing this proclamation sends a clear message that our Mayor and this Commission recognize that our community has a pet overpopulation and overcrowded shelter problem. Now it is time to get to work and implement programs that can and will make a difference. There have been some great strides towards this end and would like to recognize cooperative effort with Corpus Christi PAAC, which she believes the city should also actively pursue innovative live release and rescue coordination opportunities designed to expand partnerships with out-of-state rescue groups while simultaneously reducing the length of time each animal stays in a shelter, which has many benefits especially taxpayers savings. Reducing euthanasia and adhering to the benchmark 90% or above no kill rate also has economic implications, particularly as we grow and expand. In general, people view a community that prioritizes animal welfare as one that cares for its residents and environment and creates a positive image for potential businesses. A community with strong animal welfare policy and spay and neuter initiatives can be seen as progressive and socially responsible, which can be appealing to businesses looking to establish a positive brand image. In reducing the number of strays through community-wide mandatory spay and neuter and breeding ordinances is good for economic growth and development. We should also be going above and beyond to seek and apply for as much of free monies available to the private sector to assist the municipal shelters. We should no longer be using the excuse that there is no money in the budget, especially where a wealth of opportunities are available. She further commented that she would like to applaud this commission for taking the stray problem seriously and it is her hope that this proclamation that will be issued this evening will serve to prioritize this important issue as the city takes a look at the upcoming budget and staffing issues.

Mrs. Mary Valenzuela, City Secretary, read a public comment on behalf of Mr. Bruce Schueneman, 915 W. Ave. G. The comment read as follows: Train stopping and blocking intersections. Within several days, including today, February 19, I have been blocked for an appreciable time by trains. Today the train is stationary for fifteen minutes at a time. This is unacceptable. Can nothing be done? Are there no rules about how long the railroad can bisect Kingsville and prevent access to the hospital, etc.?

Ms. Jessica Hernandez, 440 W. Trant Rd., commented that she would like to thank the commission for their consideration and the proclamation. She further stated that last year she transported a number of animals to Corpus Christi for the PAAC services. She volunteers her time and if people would like to compensate her by taking animals she is

willing to do that. She also commented that it would be great if Kingsville would get something going as well.

V.

### **Consent Agenda**

#### **Notice to the Public**

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

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

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

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

**1. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances Chapter V-Public Works, Article 3- Water, by adopting Sections 82 & 83, providing required statutory language in Water Supply Contracts and the Drought Contingency Plan. (Public Works Director).**

**2. Motion to approve a resolution authorizing application to, administration of, and acceptance of Office of the Governor, Bullet-Resistant Shield Grant Program, FY2026; Grant #4615002; authoring the Chief of Police to act on the City's behalf with such program. (to add grant number as per grant agency request). (Police Chief).**

### **REGULAR AGENDA**

#### **CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:**

VI. Items for consideration by Commissioners.<sup>4</sup>

**3. Consideration and approval of the appointment of Elaine Jameson to the Main Street Advisory Board to fill an unexpired Main Street Merchant position that will end on February 12, 2026. (Downtown Manager).**

Mrs. Alicia Tijerina, Downtown Manager stated that this appointment will fill the Main Street Merchant representative role on the Main Street Advisory Board vacated by Mr. David Thibodeaux. The appointment of Ms. Jameson is to complete the unexpired term of Mr. David Thibodeaux.

**Motion made by Commissioner Lopez to approve the appointment of Elaine Jameson to the Main Street Advisory Board to fill an unexpired Main Street Merchant position that will end on February 12, 2026, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Hinojosa, Alarcon, Lopez, Alvarez, Fugate voting "FOR".**

**4. Consideration and approval of a resolution of the City of Kingsville Supporting the Competitive Housing Tax Credit Application of Casitas Los Ebanos, LP for an affordable rental housing development in Kingsville, Texas. (Interim City Manager/City Attorney).**

Ms. Alvarez stated that this is the same group that approached the city last year. The development is for affordable rental housing on Senator Carlos Truan Blvd and it is projected to build 52 units.

Mayor Fugate asked if it is required to send notices to the surrounding neighbors.

Ms. Alvarez responded that it is not required to send out notices.

**Motion made by Commissioner Hinojosa to approve the resolution of the City of Kingsville Supporting the Competitive Housing Tax Credit Application of Casitas Los Ebanos, LP for an affordable rental housing development in Kingsville, Texas, seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Hinojosa, Fugate voting "FOR".**

**5. Consideration and acceptance of a donation from 1PointFive for the Kingsville Fire Department. (Fire Chief).**

Mr. Juan J. Adame, Fire Chief, stated that the Kingsville Fire Department received a donation from 1PointFive USA LLC in the amount of \$20,000.00. The donation will be used in the fire department to purchase, repair and maintain firefighting equipment.

**Motion made by Commissioner Alvarez to accept the donation from 1PointFive for the Kingsville Fire Department, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, Fugate voting "FOR".**

**6. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to accept and expend donation funding from 1PointFive for Fire Department self-contained breathing apparatus. (Fire Chief).**

Introduction item.

**7. Consideration and award of Bid No. 24-21 for the GLO CDBG Contract No. 22-085-009-D237 Project 8: Alice Ln/Margaret Ln Storm Water Improvements Project, as per outside engineer recommendation. (City Engineer).**

Mr. Rudy Mora, City Engineer, stated that the project includes the installation of a 150 linear feet of 24" diameter RCP, and demo/replace concrete and asphalt and other related appurtenances to improve stormwater drainage and minimize future flood risks. This project was advertised in the local newspaper and the city's website on August 22<sup>nd</sup> and 29<sup>th</sup>. Sealed bids were received before the deadline on September 17, 2024. The bids received were from R.S. Parker Construction LLC of Corpus Christi; JE Construction Services of Corpus Christi; and PM Construction & Rehab LLC from Pasadena, TX. Base bids ranged from \$84,550.00 to \$278,521.00. After reviewing the bids, staff recommends awarding the project to the lowest bidder, R.S. Construction LLC for \$84,550.00.

**Motion made by Commissioner Alarcon to award Bid No. 24-21 for the GLO CDBG Contract No. 22-085-009-D237 Project 8: Alice Ln/Margaret Ln Storm Water Improvements Project, as per outside engineer recommendation, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Alvarez, Hinojosa, Alarcon, Lopez, Fugate voting "FOR".**

**8. Consideration and approval of a resolution authorizing the Interim City Manager to execute the Construction Contract with R.S. Parker Construction LLC for GLO CDBG-MIT Contract No. 22-085-009-D237 Project 8: Alice Ln/Margaret Ln Storm Water Improvements Project. (Bid #24-21 awarded 2/24/25). (City Engineer).**

**Motion made by Commissioner Alarcon to approve the resolution authorizing the Interim City Manager to execute the Construction Contract with R.S. Parker Construction LLC for GLO CDBG-MIT Contract No. 22-085-009-D237 Project 8: Alice Ln/Margaret Ln Storm Water Improvements Project, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Hinojosa, Alarcon, Lopez, Alvarez, Fugate voting "FOR".**

**9. Consideration and approval of a resolution authorizing the Interim City Manager to execute Change Order No.1 for the Construction Contract with R.S. Parker Construction LLC for the GLO CDBG-MIT Contract 22-085-009-D237 Project 13: W. Johnston Ave. Storm Water Improvements Project. (Contract approved 10/28/24). (City Engineer).**

Mr. Mora stated that this item is for Change Order #1 for the General Land Office (GLO) Community Development Block Grant Mitigation Project 13, W. Johnston Ave. stormwater improvements. The additional cost for Change Order #1 is \$10.00.

**Motion made by Commissioner Alvarez to approve the resolution authorizing the Interim City Manager to execute Change Order No.1 for the Construction Contract with R.S. Parker Construction LLC for the GLO CDBG-MIT Contract 22-085-009-D237 Project 13: W. Johnston Ave. Storm Water Improvements Project, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Hinojosa, Fugate voting "FOR".**

**10. Consideration and approval of a resolution authorizing the Interim City Manager to execute Change Order No.1 for the Construction Contract with R.S. Parker Construction LLC for the GLO CDBG-MIT Contract 22-085-009-D237 Project 2: N. 19<sup>th</sup> Street Storm Water Improvements Project. (Contract approved 10/28/24). (City Engineer).**

Mr. Mora stated that this item is for Change Order No. 1 for revising the original contract amount of \$1,630,840.89 and adding \$0.07 for a new contract amount of \$1,630,864.96 and adding 75 days due to delays in receiving the reinforced concrete boxes required for the project.

Motion made by Commissioner Alarcon to approve the resolution authorizing the Interim City Manager to execute Change Order No.1 for the Construction Contract with R.S. Parker Construction LLC for the GLO CDBG-MIT Contract 22-085-009-D237 Project 2: N. 19<sup>th</sup> Street Storm Water Improvements Project, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, Fugate voting "FOR".

**11. Consideration and approval of a resolution authorizing the Mayor to execute Change Order No.1 for the Standard Form of Agreement between City and Contractor, Donald Hubert Construction Co., for City-Wide Misc. Concrete and Drainage Improvements-Phase 3. (Contract approved 11/25/24). (City Engineer).**

Mr. Mora stated that this is for Change Order No. 1 for Bid No. 25-05 Phase 3. The change order is to locate the depth and location of the existing waterline which may conflict with the installation of the concrete drainage flume. The revised contract amount and time are \$1,551,039.13 and 194 calendar days.

Motion made by Commissioner Hinojosa to approve the resolution authorizing the Mayor to execute Change Order No.1 for the Standard Form of Agreement between City and Contractor, Donald Hubert Construction Co., for City-Wide Misc. Concrete and Drainage Improvements-Phase 3, seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Alvarez, Hinojosa, Alarcon, Lopez, Fugate voting "FOR".

**12. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to receive and expend grant funds from the Texas Severe Winter Storm Grant for a backup generator at Water Well No. 14 Pumphouse. (FEMA-DR-4586; contract approved 2/10/25). (City Engineer).**

Introduction item.

**13. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to appropriate funding out of Chapter 59 (Fund 005) for the Lexipol one-time and annual subscription fees for the Police Department. (Police Chief).**

Mr. John Blair, Chief of Police, stated that deploying Lexipol as a comprehensive policy solution for the Police Department presents a strategic opportunity to enhance operational efficiency, mitigate liability risks, and ensure compliance with evolving legal standards. By leveraging Lexipol's expertise and proprietary system, we can effectively address the critical need for policy reform and meet the accreditation requirements set forth by the Texas Police Chief's Association.

Introduction item.

**14. Consideration and approval of a resolution authorizing the Police Chief for the City of Kingsville, Texas Police Department to execute a Master Services Agreement with Lexipol, LLC. (Police Chief).**

Motion made by Commissioner Lopez to approve the resolution authorizing the Police Chief for the City of Kingsville, Texas Police Department to execute a Master Services Agreement with Lexipol, LLC, seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Hinojosa, Alarcon, Lopez, Alvarez, Fugate voting "FOR".

**15. Consideration and approval of a resolution authorizing application to, administration of, and acceptance of Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY 2026 for cameras for the Kingsville Police Department; Grant #5469901 authorizing the Chief of Police to act on the City's behalf with such program. (Police Chief).**

Motion made by Commissioner Alarcon to approve the resolution authorizing application to, administration of, and acceptance of Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY 2026 for cameras for the Kingsville Police Department; Grant #5469901 authorizing the Chief of Police to act on the City's behalf with such program, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Hinojosa, Fugate voting "FOR".

**16. Consider and award Third Party Code Inspection Services to Bureau Veritas via the Choice Partners purchasing cooperative, as per staff recommendation. (Purchasing Manager/ICM).**

Motion made by Commissioner Hinojosa to award Third Party Code Inspection Services to Bureau Veritas via the Choice Partners purchasing cooperative, as per staff recommendation, seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, Fugate voting "FOR".


17. Executive Session: Pursuant to Section 551.087, Texas Government Code, Deliberations Regarding Economic Development Negotiations Exception, the City Commission shall convene in executive session to deliberate the offer of a financial or other incentive to a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations. (Economic Development Director).

Mayor Fugate announced the executive session and convened the meeting into closed session at 5:45 p.m.

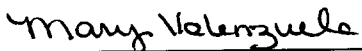
Mayor Fugate reconvened the meeting into open session at 6:05 p.m.

**VI. Adjournment.**

There being no further business to come before the City Commission, the meeting was adjourned at 6:05 p.m.

  
Sam R. Fugate, Mayor

**ATTEST:**

  
Mary Valenzuela, TRMC, City Secretary