

MARCH 10, 2025

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, MARCH 10, 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
Bill Donnell, Public Works Director
Leticia Salinas, Accounting Manager
John Blair, Police Chief
Alicia Tijerina, Special Events Coordinator
Juan J. Adame, Fire Chief
Erik Spitzer, Director of Economic & Development Services
Mike Mora, Capital Improvements Manager
Rudy Mora, City Engineer
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

Regular Meeting – February 10, 2025

Regular Meeting – February 24, 2025

Motion made by Commissioner Lopez to approve the minutes of January 13, 2025, February 10, 2025, and February 24, 2025, as presented, seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, Fugate voting "FOR".

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

1. None.

III. Reports from Commission & Staff.²

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

Mr. Charlie Sosa, Interim City Manager, gave a brief update on street repairs.

Ms. Courtney Alvarez, City Attorney, reported that the next city commission meeting is scheduled for March 24, 2025. The deadline for staff to submit agenda items for that meeting is Friday, March 14, 2025.

IV. Public Comment on Agenda Items.³

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

No public comments were made.

V.

Consent Agenda

Notice to the Public

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

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

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

Motion made by Commissioner Alarcon to approve the consent agenda as presented, seconded by Commissioner Lopez and Commissioner Alvarez. 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 Fiscal Year 2024-2025 Budget to accept and expend donation funding from 1PointFive for Fire Department self-contained breathing apparatus. (Fire Chief).**
- 2. Motion to approve final passage 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 the Water Well No. 14 Pumphouse. (FEMA-DR-4586; contract approved 2/10/25). (City Engineer).**
- 3. Motion to approve final passage of an ordinance amending the Fiscal Year 2024-2025 Budget to appropriate funding out of Chapter 59 (Fund 005) for the Lexipol onetime and annual subscription fees for the Police Department. (Police Chief).**
- 4. Motion to approve a resolution authorizing the City of Kingsville to continue participation in the Texas Main Street Program, authorizing the Interim City Manager to execute the Texas Main Street Locally Designated Program 2025 Contract, and designating Downtown Manager Alicia Tijerina as the Main Street Program Manager for the City of Kingsville to coordinate program activities. (Downtown Manager).**

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

- 5. Consider donating expired firefighting equipment to a Fire Department in Mexico, as it cannot be used in the USA. (Fire Chief).**

Mr. Juan J. Adame, the Fire Chief, stated that the Department would like to donate expired, no longer serviceable PPE to Mexico. The Fire Department has numerous sets of firefighting coats, pants, boots, and helmets that are expired and cannot be used for firefighting.

Motion made by Commissioner Lopez to approve the donation of expired firefighting equipment to a Fire Department in Mexico as it cannot be used in the USA, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Hinojosa, Alarcon, Lopez, Alvarez, Fugate voting “FOR”.

- 6. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to appropriate funding for emergency repairs to Water Wells #21 & #24. (Public Works Director).**

Mr. Bill Donnell, Public Works Director, stated that on January 21, 2025, Water Well #24 stopped working. The water production supervisor had a driller come and pull the well. After testing, it was found that the motor had grounded out and needed replacing. A purchase order for \$52,126.00 was generated for the repairs, which depleted the budget in Water Production for repairs. The week of February 13, 2025, Water Well #21 stopped working. This well was pulled and has a grounded motor. Due to similarities with issues, it is being estimated that the repairs will be close in price to the repairs for Well #24. This will reduce

the unappropriated Utility Fund 051 Budget Amendment Reserve balance by \$75,000.00 and increase the Water Production Utility Plant account by \$75,000.00.

Introduction item.

7. Consider reallocation of ARP Funds to cover the Golf Course water well motor/pump purchase/repairs. (Parks Director).

Mr. Sosa stated that staff is asking for the reallocation of ARP Funds and a budget amendment in the amount of \$30,254.35 to pay Martin Water Wells for replacing the Motor and Pump in the water well at the Golf Course. In August of last year, the pump and motor failed. Martin Water Wells was contacted and came out to replace the pump, which funding was not available for this size of repairs. Staff is seeking to reallocate \$30,254.38 to pay for these repairs.

Motion made by Commissioner Alvarez to approve the reallocation of ARP Funds to cover the Golf Course water well motor/pump purchase and repairs, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Hinojosa, Fugate voting "FOR".

8. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to reallocate GF ARP Funds from the demos allocation and left-over funds of the IT Firewalls Project to cover Golf Course water well pump purchase. (Parks Director).

Introduction item.

9. Consideration and approval of a resolution by the City of Kingsville, Texas suspending the April 19, 2025 effective date of the proposal by CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas - Houston, Texas Coast, South Texas, and Beaumont/East Texas geographic rate areas, to implement Interim GRIP Rate Adjustments for gas utility investment in 2024 and requiring delivery of this resolution to the company and legal counsel. (City Attorney).

Ms. Alvarez stated that this resolution is to temporarily suspend the gas rate increase proposed by CenterPoint Energy due to an Interim Rate Adjustment for "GRIP" filing on February 16, 2025. CenterPoint is seeking recovery of \$654,119,475.00 in invested capital expended in 2024. The current filing will increase rates for residential customers by \$2.88 per month. Due to state legislative changes in the last few years, cities may no longer challenge a gas company's GRIP filing. The only action that can be taken is to approve a resolution to suspend the rate increase for 45 days. Ms. Alvarez stated that the city has approved such resolution in the past.

Motion made by Commissioner Hinojosa to approve the resolution by the City of Kingsville, Texas suspending the April 19, 2025 effective date of the proposal by CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas - Houston, Texas Coast, South Texas, and Beaumont/East Texas geographic rate areas, to implement Interim GRIP Rate Adjustments for gas utility investment in 2024 and requiring delivery of this resolution to the company and legal counsel, seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, Fugate voting "FOR".

10. Consideration and approval of a resolution supporting the competitive housing tax credit application of Casitas Los Ebanos, LP for an affordable rental housing development in Kingsville, Texas. (location off Loop 428). (City Manager/City Attorney).

Ms. Alvarez stated that this is the same type of resolution that was at a prior commission meeting. Casitas Los Ebanos LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for the proposed new development. The development of affordable housing will be off Loop 428 at approximately US-77 Highway. Casitas Los Ebanos LP is requesting a resolution of support and the waiving of \$250 in building permit fees to ensure they have a competitive application to submit.

Mayor Fugate asked if notice letters would need to be sent out to neighbors. Ms. Alvarez responded no, not until they come back for a rezone.

Motion made by Commissioner Lopez to approve the resolution supporting the competitive housing tax credit application of Casitas Los Ebanos, LP for an affordable rental housing development in Kingsville, Texas. (location off Loop 428), seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Alvarez, Hinojosa, Alarcon, Lopez, Fugate voting "FOR".


11. Consideration and approval of a resolution authorizing the City to submit a loan application under the Texas Military Value Revolving Loan Fund to the Texas Military Preparedness Commission for funding Wastewater System Improvements; authorizing the Mayor to submit the application and the City Engineer as the official to act on the City's behalf with such loan program. (City Engineer).

Mr. Rudy Mora, City Engineer, stated that the purpose of this item is to present to the commission with a resolution authorizing the submission of a Texas Military Value Revolving Loan Fund application to the Texas Military Preparedness Commission. The loan will be utilized to finance wastewater system improvements that support military-related infrastructure needs within the city. The city is seeking approximately \$20 to \$25 million in financial assistance through the Texas Military Preparedness Commission to implement necessary wastewater system improvements.

Motion made by Commissioner Lopez to approve the resolution authorizing the City to submit a loan application under the Texas Military Value Revolving Loan Fund to the Texas Military Preparedness Commission for funding Wastewater System Improvements; authorizing the Mayor to submit the application and the City Engineer as the official to act on the City's behalf with such loan program, seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Hinojosa, Alarcon, Lopez, Alvarez, Fugate voting "FOR".

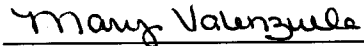
VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 5:21 p.m.



Sam R. Fugate, Mayor

ATTEST:



Mary Valenzuela, TRMC, City Secretary