

MAY 12, 2025

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, MAY 12, 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 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
Nick Chavez, IT
Emilio Garcia, Health Director
Leticia Salinas, Accounting Manager
Erik Spitzer, Director of Economic & Development Services
Diana Gonzales, Human Resources Director
Kobby Agyekum, Senior Planner/HPO
Susan Ivy, Parks Director
Rudy Mora, City Engineer
Juan J Adame, Fire Chief
Bill Donnell, Public Works Director
Mike Mora, Capital Improvements Manager
Alicia Tijerina, Special Events Coordinator
Monica Flores, Communications Supervisor
George Flores, Police Department
Joseph Ruiz, Engineer's Assistant

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 – April 28, 2025

Motion made by Commissioner Lopez to approve the minutes of April 28, 2025 as presented, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Lopez, Hinojosa, Alarcon voting "FOR". Mayor Fugate and Commissioner Alvarez "ABSTAINED".

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."

A presentation of the USS Kingsville Ship model was presented to the City Commission by Mr. Charlie Radcliffe and Mr. Dick Messbarger.

Mayor Fugate read and presented three proclamations: Public Works Week, EMS Week, and National Police Week.

Mr. Charlie Sosa, Interim City Manager, gave a brief update on street projects. He also stated that an employee appreciation luncheon had taken place last Friday and thanked staff for all their hard work. Mr. Sosa made mention of the city's \$83,000,000.00 infrastructure projects in Kingsville.

Ms. Courtney Alvarez, City Attorney, reported that the next city commission meeting is scheduled for Tuesday, May 27, 2025, due to Monday, May 26th being a holiday. The deadline for agenda items to be submitted for the May 27th city commission meeting is Thursday, May 15th.

Commissioner Hinojosa asked about the Caesar Ditch Project. Mr. Sosa responded that a ceremony is scheduled for May 29th, as Congressman Vicente Gonzalez will be in town.

Commissioner Alvarez stated that she attended the employee luncheon and further thanked those who assisted in preparing the food.

Mayor Fugate stated that the State of the City luncheon is scheduled for Wednesday, May 15th, at the Henrietta Memorial Center.

IV. Public Comment on Agenda Items.³

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

Mrs. Lisa Bockholt, 1411 E. FM 1717 commented that she normally doesn't speak out other than on animal related issues, however, she has been watching what is going on within the local political climate, and she would like the commission to know that she is genuinely concerned. She stated that in recent years she has noticed that there has been discord and some dissention among the commission and she was very optimistic but with the newly installed group would function more cohesively. She stated that she was taken aback when she found herself wondering what the motivating factor might be behind the importance of being placed on certain housekeeping matters. She further stated that this made her wonder that the items on the agenda, items 10 and 11, is this just internal conflict, it is personality disagreements, but more importantly, what she wants to ask is, do your voters really even care. She stated that if you were to take a poll she thinks it's unlikely that many would care about who gets to be second in command or whether it's important enough to worry about if we need to change the charter over. Every one of the commissioners was hired to do a job and that is to serve this community and toward that end streets, strays, water, infrastructure, code enforcement, and being good fiscal stewards to our tax dollars. That is what she wants her elected officials to focus on and she would bet that the vast majority of voters would agree with her. She further commented that as the commission moves forward with the order of business she is inclined to share the following, which is known as the Woman's Club Calle; Keep us oh God from pettiness. Let us be large in thought in word and indeed and let us be done with fault finding and leave off self-seeking. May we put away all pretense and meet each other face to face without self-pity and without prejudice. May we not be hasty in judgment and always gracious. Teach us to put into action our better impulses straight forward and unafraid and grant that we may realize it's the little things that create differences that in the big things of life we are at one. May we strive to touch and know the great common human heart of us all. And oh Lord God please let us not forget to be kind. Mrs. Bockholt further stated that she truly believes that this community expects this from the city commission. As the commission addresses each item of city business throughout the rest of the commissions term and asks that the commission strive in putting the community's best interest first. Focus on the important issues concerning the majority of their constituents and their quality of life. Be mindful of how tax dollars are spent and focus on coming together as a cohesive and productive commission for the greater good of the community. Mrs. Bockholt further commented that she would like the commission to know that she means every word that she has said with the upmost respect for each and every one of the commissioners as she has known each one for many years.

Mrs. Mary Valenzuela, City Secretary, read into the record a public comment received via email from Michelle Lerma, 310 Cecil Ave., Kingsville, TX. The comment read as follows: Good Evening, Commissioners, I am writing to you as a concerned resident of Kingsville who is both disappointed and frustrated by the recent conduct of this Commission. It is disheartening to witness repeated displays of unproductive behavior that hinder our city's progress and undermine public trust. The role of an elected official is to lead with integrity, prioritize the needs of the community, and foster solutions—not to engage in personal disputes or power struggles. Unfortunately, the last Commission meeting made it painfully clear that internal disagreements are being prioritized over the real and pressing needs of Kingsville. The time spent debating who should serve as mayor pro tem was not only

unproductive—it was embarrassing for our city. Furthermore, the recent decision not to renew the city manager’s contract, without a clear or publicly stated rationale, has only deepened concerns. We are now paying severance to a qualified and experienced city manager while simultaneously compensating an interim appointee who lacks the appropriate qualifications. This is not only fiscally irresponsible, but also detrimental to the effective operation of our local government. In the meantime, critical issues are being neglected. Our infrastructure is deteriorating. City events are being canceled. The absence of a tourism director has left merchants to fill the void, and our parks, shelters, and budget are all facing serious challenges. These are real problems affecting real people, yet they continue to be overshadowed by political infighting and procedural distractions. Commissioners Hector Hinojosa, Leo Alarcon, and Norma Alvarez—your constituents are watching. Many of us are deeply concerned about the current direction of this Commission. We urge you to set aside personal agendas, restore professionalism, and begin working collaboratively for the benefit of our community. If you are unwilling to do so, then I respectfully suggest it may be time to allow others to step in who are prepared to lead with the seriousness and responsibility the office demands. Sincerely, Michelle Lerma.

V.

Consent Agenda

Notice to the Public

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

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

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

Motion made by Commissioner Hinojosa to approve the consent agenda 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 zoning ordinance by changing the zoning in reference to 3rd, Block 22, Lot 24-27 (Property ID 17385) also known as 620 E. Alice Ave., Kingsville, Texas from R1 (Single Family District) to C2 (Retail District); amending the comprehensive plan to account for any deviations from the existing comprehensive plan. (for Wholesale Bakery Use, Famosa Tortilla Factory). (Director of Planning and Development Services).
2. Motion to approve final passage of an ordinance amending the zoning ordinance by granting a Special Use Permit for Wholesale Bakery Use (Tortilla Factory) in C2 (Retail District) at 620 E. Alice Ave., Kingsville, Texas, also known as 3rd, Block 22, Lot 24-27 (Property ID 17385); amending the comprehensive plan to account for any deviations from the existing comprehensive plan. (Director of Planning and Development Services).
3. Motion to approve final passage of an ordinance amending the zoning ordinance granting a Special Use Permit for a Wireless Telecommunications Pole Tower in C4-Commercial at Paulson’s SUB, Lot B, also known as 1025 E. General Cavazos, Kingsville, Texas (Property ID 25758); amending the comprehensive plan to account for any deviations from the existing comprehensive plan. (for a 120’ monopole) (Director of Planning and Development Services).
4. Motion to approve final passage of an ordinance amending the Fiscal Year 2024-2025 Budget to provide additional funding for South Creek and Golf Course Road lift stations. (repairs to wastewater lift stations for TCEQ compliance) (Public Works Director).
5. Motion to approve reappointment of Joy Ansley to the City of Kingsville Health Board for a three-year term, expiring April 25, 2028. (Health Director).
6. Motion to approve reappointment of Joni B. Harrel to the City of Kingsville Health Board for a three-year term, expiring May 9, 2028. (Health Director).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:VI. Items for consideration by Commissioners.⁴**7. Consideration and approval of awarding Bid #25-14 for GLO CDGB-MIT Program State Contract number 22-082-016-D218 Project 4A: Alley between E. Johnston Ave. and E. Fordyce Ave. Sanitary Sewer Improvements, as per the recommendation of the consulting engineer. (City Engineer).**

Mr. Rudy Mora, City Engineer, stated that staff seeks approval to award Bid No. 25-14 for the General Land Office (GLO) Community Development Block Grant Mitigation (CDBG-MIT) Contract No. 22-082-016-D218 Project 4A – Alley Between E. Johnston Ave. and E. Fordyce Ave. Sanitary Sewer Improvements. The project will consist of 2 manholes, 177 feet of wastewater line, and related appurtenances. The project will be completed in 60 calendar days after Notice to Proceed is provided. This project was advertised in the local newspaper and the city's website on March 27th and April 3rd. Sealed bids for Bid No. 25-14 were received before the deadline of April 29, 2025, at 2:00 pm and read out loud, from three bidders: D&M Underground Const. Corp, Corpus Christi, Texas; D&J Utility Services LLC, Sinton, Texas; Artillery LLC, Edinburg, Texas. The base bids range from \$60,650.00 to \$143,980.00. The alternate bids range from \$1,296.00 to \$8,100.00. The total bids range from \$61,946.00 to \$143,980.00. After review, staff recommend awarding the project to the lowest bidder, D&M Underground Construction Corp, for the total bid amount of \$61,946.00. Also, the bid is 49% below the engineer's estimate.

Motion made by Commissioner Alarcon to approve awarding Bid #25-14 for GLO CDGB-MIT Program State Contract number 22-082-016-D218 Project 4A: Alley between E. Johnston Ave. and E. Fordyce Ave. Sanitary Sewer Improvements, as per the recommendation of the consulting engineer, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Hinojosa, Alarcon, Alvarez, Lopez, Fugate voting "FOR".

8. Consideration and approval of a resolution authorizing the Mayor to execute Step 2-Detailed Applications to the Texas Department of Transportation for the 2025 Transportation Alternatives Set-Aside (TASA) Program. (NOTE: City approved Step 1 applications on 1/13/25). (City Engineer).

Mr. Mora stated that on April 18, 2025, TxDOT notified the city that one preliminary application is eligible to move forward to Step 2, and the deadline is June 20, 2025. The project includes drainage, sidewalks, ADA ramps, crosswalks, lighting and a pedestrian shelter for students. The project limits area along E. Caesar Ave. between 14th and Hwy 77/I-69 and E. General Cavazos between 6th Street and Brahma Blvd.

Motion made by Commissioner Alvarez to approve the resolution authorizing the Mayor to execute Step 2-Detailed Applications to the Texas Department of Transportation for the 2025 Transportation Alternatives Set-Aside (TASA) Program. (NOTE: City approved Step 1 applications on 1/13/25), seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Hinojosa, Fugate voting "FOR".

9. Discuss and consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to correct funding source on BA #24 and BA #25. (Finance Director).

Mrs. Leticia Salinas, Account Manager, stated that when budget amendment #24 and budget amendment #25 were submitted, it was stated that the funding source would come from the budget amendment reserve line. The table in the budget amendment form did not include the funding source, so this budget amendment is a correction to that error. Total amount of this budget amendment is \$87,040.74, which is the balance of the budget amendment line-item.

Introduction item.

10. Discussion regarding process for selection of a Mayor Pro Tempore. (Commissioner Hinojosa).

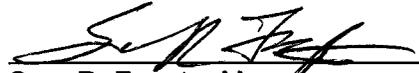
Commissioner Hinojosa commented that he received his answer and thanked the staff for that.

11. Discuss and consider giving direction to staff on possible charter amendments for the November 4, 2025 election cycle. (Commissioner Alarcon).

Commissioner Alarcon commented that he would like to see a committee in place to review the city's charter. Commissioner Alarcon stated that at this time, he would like there be action to be taken on this item.

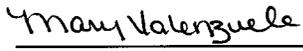
VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 5:34 p.m.



Sam R. Fugate, Mayor

ATTEST:



Mary Valenzuela, TRMC, City Secretary