

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON TUESDAY, MAY 27, 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
Derek Williams, Systems Administrator
Emilio Garcia, Health Director
Leticia Salinas, Accounting Manager
Diana Gonzales, Human Resources Director
Kobby Agyekum, Senior Planner/HPO
Susan Ivy, Parks Director
Rudy Mora, City Engineer
Deborha Balli, Finance Director
Mike Mora, Capital Improvements Manager
John Blair, Police Chief
James Creek, Firefighter
Steve Palacios, Fire Marshall

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 – May 12, 2025

Motion made by Commissioner Lopez to approve the minutes of May 12, 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).¹

1. Public hearing on request for a Special Use Permit for a mobile home/manufactured home on a parcel of land in AG (Agricultural) District at KT&I Co., Block 5, Lot Pt 11, 2.0 acres, also known as 2630 E. Santa Gertrudis Ave., Kingsville, TX 78363 (Property ID 10264). (Director of Planning and Development Services).

Mayor Fugate read and opened this public hearing at 5:02 p.m. Commissioner Lopez further announced that this is a public hearing. If anyone would like to speak on behalf of this item, they may do so now with a five-minute limit. Additional time cannot be extended by the City Commission.

Mr. Kobby Agyekum, Senior Planner/HPO, stated that Mr. Daniel H. Flores, applicant, approached the Planning Department on April 23, 2025, requesting approval of a Special Use Permit for a Mobile home/manufactured home on a parcel of land located at 2630 E. Santa Gertrudis. In accordance with the City of Kingsville's Land Use Chart, a mobile home/manufactured home is permitted within land zoned as "Agricultural", provided a Special Use Permit is applied for and approved. The Planning and Zoning Commission met on May 21st, 2025, and voted unanimously to approve a recommendation for a Special Use Permit. Of the notice letters mailed to those individuals within a 200-foot radius, one neighbor living across the street voiced concern due to the area being quiet in the past, and now he is noticing an increase in traffic.

There being no further discussion, Mayor Fugate closed this public hearing at 5:05 p.m..

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 projects.

Ms. Courtney Alvarez, City Attorney, announced that the next commission meeting is scheduled for Monday, June 9, 2025, with a deadline for staff to submit agenda items on May 30, 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 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 Fiscal Year 2024-2025 Budget to correct funding source on BA #24 and BA #25. (Finance Director).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

2. Discuss and consider introduction of an ordinance amending the zoning ordinance by granting a Special Use Permit for a mobile home/manufactured home on a parcel of land in AG (Agricultural District) at KT&I Co., Block 5, Lot Pt 11, acres 2.0, also known as 2630 E. Santa Gertrudis Ave., Kingsville, TX 78363 (Property ID 10264); amending the comprehensive plan to account for any deviations from the existing comprehensive plan (Director of Planning and Development Services).

Introduction item.

3. Discuss and consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter XI, Article 7, Food Sales and Food Establishments, Mobile Food Units, Section 22-Operation Requirements and Restrictions; adding new fire safety measure for mobile food units. (Fire Chief).

Mr. James Creek, Firefighter, stated that the Kingsville Fire Department requests the City Commission's approval to amend the City of Kingsville Code of Ordinances, Chapter XI, Article 7, Food Sales and Food Establishments, to add new language and Chapter IX, Article 5, Fire Prevention and Protection, to update fees. The amendment is necessary due to the increasing presence of mobile food trucks in the community and the recurring issues found with piping during inspections.

Commissioner Lopez asked if notifications would be sent out. Mr. Creek responded Yes.

Introduction item.

4. Discuss and consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter IX, Article 5, Fire Prevention and Protection, revising the permit fee schedule in Section 14. (Fire Chief).

Mr. Creek stated that this ordinance will adopt more current permit fees due to increases in costs over the last seven years.

Introduction item.

5. Consideration and approval of a resolution authorizing the Interim City Manager to execute the Construction Contract with D&M Underground Construction Corp. for GLO CDGB-MIT Contract 22-082-016-D218 Project 4A: Alley between E. Johnston Ave. and E. Fordyce Ave. Sanitary Sewer Improvements Project. (Bid #25-14 for awarded 5/12/25) (City Engineer).

Mr. Rudy Mora, City Engineer, stated that Bid 25-14 Project 4A was awarded on May 12, 2025, so now staff is requesting the construction contract be awarded in the amount of \$61,946.00.

Motion made by Commissioner Alvarez to approve the resolution authorizing the Interim City Manager to execute the Construction Contract with D&M Underground Construction Corp. for GLO CDGB-MIT Contract 22-082-016-D218 Project 4A: Alley between E. Johnston Ave. and E. Fordyce Ave. Sanitary Sewer Improvements Project. (Bid #25-14 for awarded 5/12/25), 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 5:14 p.m.



Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela

Mary Valenzuela, City Secretary