

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON TUESDAY, MAY 26, 2026, 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, City Manager
Courtney Alvarez, City Attorney
Derek Williams, Systems Administrator
Leticia Salinas, Accounting Manager
Marquita Shamlin, Purchasing Manager
Susan Ivy, Parks Director
Emilio Garcia, Health Director
Charlie Cardena, Engineer
John Blair, Police Chief
Bill Donnell, Public Works Director
Rebecca Duke, Interim Tourism Director
Manny Salazar, Economic Development & Interim Planning Director
Diana Gonzales, Human Resources Director
James Creek, Fire Captain
Monika Donnell, Municipal Court Supervisor

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)

None.

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

1. Public Hearing on request to approve for a Special Use Permit for a General Business (ball player training) on a parcel of land, in L1 (Light Industrial) at KT & I Co., Block 6, Lot out of 5, acres .8315, also known as 600 E. Corral, Kingsville, TX 78363 (Property ID 17802); Jacob Carmona, applicant/owner. (Economic Development & Interim Planning Director).

Mayor Fugate read and opened this public hearing at 5:01 p.m. Mayor Fugate 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. Manny Salazar, Economic Development & Interim Planning Director stated that Jacob Carmona submitted an application for a Special Use Permit to the Planning and Zoning Department for a parcel of land located at 600 E. Corral. The proposed business is an outdoor baseball/softball practice area with an illumination infield for evening use. The property is currently zone L1-Light Industrial, which requires a Special Use Permit for general business use under the city's zoning chart. The Planning & Zoning Board met on May 6, 2026, where they voted unanimously to approve the special use permit. Notices were mailed to citizens to which staff received no feedback.

There being no further discussion, Mayor Fugate closed this public hearing at 5:03 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, , 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, City Manager, gave an update on street projects. Mr. Sosa further thanked staff for their hard work in clearing out drainage on King Street, which allowed the current rainwater to flow easily. Mr. Sosa further reported that the Health Department will be spraying mosquitoes on Wednesday, Thursday, and Friday of this week, weather permitting. Mr. Sosa introduced the newly hired Purchasing Manager, Ms. Marquita Shamlin.

Ms. Courtney Alvarez, City Attorney, reported that the next city commission meeting is scheduled for June 8, 2026. The meeting following that meeting is scheduled for June 22, 2026, which will begin at 4:00 p.m. with a workshop with HALFF regarding the Comprehensive Master Plan.

IV. Public Comment on Agenda Items.³

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

Erik Spitzer, 729 Carmen Dr., Sandia, TX, commented that two more weeks have passed and nothing has been done to address the current abuse of the current City Manager. Where are his performance standards? Where is he living? What are you doing about the unapproved commission building permit waiver for the county's bus transportation station? How about the unlawful ordering and purchase of emergency vehicles? The illegal payment to a law firm for the recall before the commission approves such request? Did he receive the \$5K bonus within his alleged contract? The citizens of Kingsville deserve to know now. You all serve them, not the other way around. They will hold you accountable. Speaking of holding folks accountable, let's review the original job posting, requirements for the City Manager position set out over a year ago, and see how the current fill measures up. The minimum qualification is a bachelor's degree, public administration, business admin, finance or related field. There is no bachelor's degree at all. Visible and engaged leader. Building relationships with key community stakeholders, including the Air Station in Kingsville and the King Ranch. Broken promises going on two years to remove a play ground from the base and place it here at the city hall park as well as shotty pavement work he brokered with Sanford & Sons. The base is completely disgusted with his performance. Spoke with the CO today and I already spoke about the King Ranch's reaction to the worst Ranch Hand record or weekend on record, way to go. Seven years of progressively responsible municipal management experience with at least five years in a leadership role, nope. Demonstrate leadership and team building abilities fostering collaborative workplace culture, nope. When folks called him out on corruption and playing favorites, he just terminates them. The preferred qualifications like a master's degree or eight or more years of executive level municipal management experience, he has known of those. Where is the HR Director in all of this, advising you all? You three commissioners who enabled him to take this position should be ashamed of yourselves. That is why citizens want you recalled. Do us all a favor and resign now.

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

1. Motion to approve a resolution authorizing application to, administration of, and acceptance of Office of the Governor, Public Safety Office, Homeland Security Grants Division's FY2027 Operation Lone Star Grant Program (OLS); Grant #4385705; authorizing the Chief of Police to act on the City's behalf with such program; naming a Financial Officer. (no anticipated cash match). (approved 3/9/26 but now to include recently received grant number) (Police Chief).

REGULAR AGENDA**CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:****VI. Items for consideration by Commissioners.⁴****2. Discuss and consider accepting the Annual Comprehensive Financial Report (ACFR) of the City of Kingsville for Fiscal Year 2024-2025. (timely filed 3/27/26) (Finance Director).**

Mrs. Leticia Salinas, Interim Finance Director/Accounting Manager, stated that the Fiscal Year 24-25 audit has been completed and requires city commission approval. The auditors have completed their work on Fiscal Year 24-25. No extension was needed and audit was completed and submitted by the due date of March 27, 2026. The audit resulted in no findings. Mrs. Salinas further stated that a brief presentation of the audit will be given by Mrs. Margaret Kelly from John Womack & Co.

Commissioner Alvarez asked that this may have already been corrected, but on page 2 of the audit it states that commission members are elected at large, but we are not elected at large anymore, as we are elected by position.

Mrs. Kelly stated that the letter Commissioner Alvarez is referring to is a letter for required communication after the completion of the audit. If there were any problems getting the audit done or if there were any findings that didn't go into the report, they would go into that letter, but the letter doesn't have anything listed, it's just a communication letter to the commission that is required when the audit is completed. Mrs. Margaret Kelly gave a brief presentation on the audit. In the general fund, the total assets went down from last year to about \$416,000, which most of that is in the cash position, it went down about \$1.5 million but others such as taxes, receivables increased. Total liabilities have not changed since last year. Looking at the fund balance, total equity went down \$521,000 but the unassigned portion of that went down \$629,000 from last year. General funds show total revenues of \$24,800,000.00 which is up \$1,177,000.00 over last year. Taxes increased \$464,000, licenses and permits increased \$150,000 and charges for services increased \$400,000. Interest and miscellaneous was down a little bit. Expenditure increased by \$198,000, which is significantly more revenue than expenses. Access and deficiencies are a deficiency of \$2.4 million, where last year was almost \$3.4 million. Transfers in and transfers out, the fund balance comes down to the \$521,000 decrease in fund balance, last year it was \$1.1 million. We started off with \$13.5 million and were down to \$12.9 million, which is a health fund balance for a city this size. Mrs. Kelly further stated that there were no findings in this year's audit and further thanked city staff for their assistance with this audit.

Motion made by Commissioner Alarcon to accept the Annual Comprehensive Financial Report (ACFR) of the City of Kingsville for Fiscal Year 2024-2025, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, Fugate voting "FOR".

3. Discuss and consider the introduction of an ordinance amending the zoning ordinance by granting a Special Use Permit for General Business Use in L1 (Light Industrial District) at 600 E. Corral, Kingsville, Texas, also known as KT & I Co., Block 6, Lot out of 5, acres .8315 (Property ID 17802). (ball player training facility) (Economic Development & Interim Planning Director).

Introduction item.

4. Discuss and consider the introduction of an ordinance amending the Fiscal Year 2025-2026 Budget to appropriate funding for the installation of crushed granite walking paths in Opal Cochran Park. (Parks Director).

Mrs. Susan Ivy, Parks Director, stated that this is a request for funding in the amount of \$16,145.61 for the installation of crushed granite walking paths in Opal Cochran Park. The Kingsville Garden Club has adopted the Opal Cochran Park as Santa Gertrudis and Santa Rosa Street for many years and have kept consistent watch on the park and have provided an enormous amount of care for this park. They have proposed an expanded garden installation and Keep Kingsville Beautiful has dedicated \$5,000 to kick off the project. Next on the plan is the installation of granite walking paths and installation of 3 corner beds with supplies donated by Lowes Kingsville for this project. After the installation of the granite walking paths there will be some additional pollinator and native plants beds installed. It is being asked for the city to provide funding for the walking paths. The Garden Club will be donating funds as well for the installation of the flower beds.

Introduction item.

5. Discuss and consider approving a resolution authorizing the City Manager to execute Change Order #5 for the Construction Contract with Donald Hubert Construction Co. for the GLO CDBG-MIT Contract No. 22-082-016-D218 Project 1: 14th Street Sanitary Sewer Improvements Project. (Loop 428 Lift Station). (City Engineer).

Mr. Charlie Cardenas, City Engineer, stated that this item will approve Change Order No. 5 for the General Land Office (GLO) Community Development Block Grant Mitigation (CDBG-MIT) Contract No. 22-082-016-D218. Changer Order No. 5 is to increase the contract time by 35 calendar days and increase the contract amount by \$9,926.40. This change order addresses unforeseen issues during construction, including manufacturing of the lift station, the electrical supply needed for the motor control cooling unit, back up generator battery charger and related appurtenances. Additionally, a 35-day extension for components related material delivery. The adjusted completion date was May 30, 2026, and now July 4, 2026.

Motion made by Commissioner Hinojosa to approve the resolution authorizing the City Manager to execute Change Order #5 for the Construction Contract with Donald Hubert Construction Co. for the GLO CDBG-MIT Contract No. 22-082-016-D218 Project 1: 14th Street Sanitary Sewer Improvements Project. (Loop 428 Lift Station), seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Alvarez, Hinojosa, Alarcon, Lopez, Fugate voting "FOR".

6. Discuss and consider approving a resolution authorizing the City Manager to execute Change Order #4 for the Construction Contract with D&J Utility Services LLC for the GLO CDBG-MIT Contract No. 22-085-009-D237 Project 10: N. Armstrong Ave. Storm Water Improvements. (City Engineer).

Mr. Cardenas stated that Change Order No. 4 is to increase the contract time by 60 calendar days. This change addresses unforeseen issues during construction, including utility adjustments with a conflict with a waterline. The Public Works Department deemed that this line is inactive and abandoned. However, delays were caused in construction. The adjusted completion date was May 18, 2026, and is now July 17, 2026.

Motion made by Commissioner Alvarez to approve the resolution authorizing the City Manager to execute Change Order #4 for the Construction Contract with D&J Utility Services LLC for the GLO CDBG-MIT Contract No. 22-085-009-D237 Project 10: N. Armstrong Ave. Storm Water Improvements, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Hinojosa, Fugate voting "FOR".

7. Discuss and consider approving a resolution authorizing the City Manager to execute Change Order #3 for the Construction Contract with Grace Paving and Construction, Inc. for the GLO CDBG-MIT Contract 22-085-099-D237 Project 14: Santa Gertrudis Ave. Storm Water Improvements Project. (Santa Monica/Santa Barbara). (City Engineer).

Mr. Cardenas stated that Change Order 3 is to increase the contract time by 60 calendar days. This change order addresses unforeseen issues during construction, including utility adjustments with a conflict with a waterline and new fiber optics. The utilities needed to be adjusted, and a new curb inlet needed to be manufactured. This caused delays in construction. The adjusted competition was June 5, 2026, and is not August 4, 2026.

Motion made by Commissioner Alarcon to approve the resolution authorizing the City Manager to execute Change Order #3 for the Construction Contract with Grace Paving and Construction, Inc. for the GLO CDBG-MIT Contract 22-085-099-D237 Project 14: Santa Gertrudis Ave. Storm Water Improvements Project. (Santa Monica/Santa Barbara), seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, Fugate voting "FOR".

8. Discuss and consider approving a resolution authorizing the City Manager to execute Change Order #2 to the Construction Contract with Mor-Wil LLC for the GLO CDBG-MIT Contract 22-085-009-D237 Project 5: E. Caesar Ave. Storm Water Improvements Project. (City Engineer).

Mr. Cardenas stated that Change Order No. 2 would extend the contract by 60 contract days. This change addresses unforeseen issues during construction. It is maintaining site conditions.

Commissioner Lopez asked what is going to happen to the ditch on the northside. Mr. Cardenas responded that they would close in the design to curb and gutter, but this is another phase to complete that project.

Commissioner Alarcon asked that if 18th & 21st Stret, are these streets lower than Caesar. Mr. Cardenas responded yes, but it will become more leveled once it becomes a curb and gutter section.

Motion made by Commissioner Hinojosa to approve the resolution authorizing the City Manager to execute Change Order #2 to the Construction Contract with Mor-Wil LLC for the GLO CDBG-MIT Contract 22-085-009-D237 Project 5: E. Caesar Ave. Storm Water Improvements Project, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alvarez, Alarcon, Lopez, Hinojosa, Fugate voting "FOR".

9. Discuss and consider approving a resolution authorizing City Representatives in matters pertaining to the City's submission of a Texas Community Development Block Grant Program application to the Texas Department of Agriculture for the Community Development Fund; and authorizing the Mayor to act as the City's Executive Officer and the City Manager to act as the City's Authorized Representative in all matters pertaining to the City's participation in the Texas Community Development Block Grant Program. (City Engineer).

Mr. Cardenas stated that in 2025, the Texas Department of Agriculture (TDA) issued the 2026 Call for Projects. The application is a two-step process. Step 1 is to submit a preliminary application by March 31, 2026. Step 2 is to submit a detailed application. Once the PIF is approved and awarded, the city would be notified in the Fall of 2026 and placed on a Conditional Project List for anticipated funding in 2027 of \$862,500.00. The project will be funded by both TDA and local funds. The local funds can be cash and in-kind services. The city's match would be \$112,500.00 of \$862,500.00.

Motion made by Commissioner Lopez to approve the a resolution authorizing City Representatives in matters pertaining to the City's submission of a Texas Community Development Block Grant Program application to the Texas Department of Agriculture for the Community Development Fund; and authorizing the Mayor to act as the City's Executive Officer and the City Manager to act as the City's Authorized Representative in all matters pertaining to the City's participation in the Texas Community Development Block Grant Program, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Hinojosa, Alarcon, Lopez, Alvarez, Fugate voting "FOR".

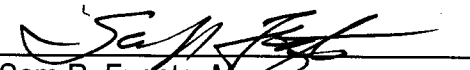
10. Discuss and consider the introduction of an ordinance amending the Fiscal Year 2025-2026 Budget to appropriate funding to appropriate funding for a new A/C unit for the Police Department. (Police Chief).

Mr. John Blair, Chief of Police, stated that this item authorizes approval of the installation of a new 15-ton roof unit for the Police Department from Ramos Refrigeration of Kingsville. The current roof top unit is about 15 years old and one of the compressors has gone out and the existing coils and unit has met their life span. Funds are available through general fund budget amendment from line item 001-5-1030-86000 to 001-5-1805-51100 of which \$25,313.00 will be transferred to cover this fiscal year.

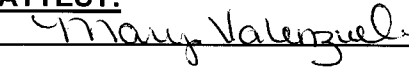
Introduction item.

VI. Adjournment.

As there was no further business to come before the City Commission, the meeting was adjourned at 5:49 p.m.


Sam R. Fugate, Mayor

ATTEST:


Mary Valenzuela, TRMC, CMC, City Secretary