

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, JUNE 8, 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
Susan Ivy, Parks Director
Emilio Garcia, Health Director
Charlie Cardena, Engineer
John Blair, Police Chief
J.J. Adame, Fire 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

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 11, 2026

Motion made by Commissioner Lopez to approve the minutes of May 11, 2026, as presented, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, voting "FOR". Fugate "ABSTAINED".

Regular Meeting – May 26, 2026

Motion made by Commissioner Lopez to approve the minutes of May 26, 2026, as presented, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Alvarez, Hinojosa, Alarcon, Lopez, Fugate voting "FOR".

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

1. Public Hearing on condemnation of structure at 607 W. Ragland, Kingsville, Texas. (Economic Development and Interim Planning Director).

Mayor Fugate read and opened this public hearing at 5:04 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. Salazar stated that an inspection of this property took place on October 23, 2025, where it was found that the structure had a deteriorating roof, rotted siding, and graffiti. Notice was mailed on April 20, 2026, but was returned to the sender. This property has had no water or electric services since April 2018. The property is also delinquent on taxes in the amount of \$1,663.25.

Mr. Hubert King, 103 Maple Circle, stated that this property belonged to his grandfather. He is taking care of the taxes and would like to be able to keep the land. He further stated that he would like the structure demolished but wants the land.

Mayor Fugate responded to Mr. King and stated that the city does not take the owner's land, it only clears the dilapidated structure and assesses a bill to the owner, then the owner is responsible for said bill. If the bill is not paid within the allotted timeframe, the city will place a lien on the property. Fugate further asked Mr. King to get with staff for further information.

There being no further discussion, Mayor Fugate closed this public hearing at 5:07 p.m.

2. Public Hearing on condemnation of structure at 502 W. Doddridge, Kingsville, Texas. (Economic Development and Interim Planning Director).

Mr. Manny Salazar asked that this condemnation be pulled from the agenda, as the property has a new owner who has hired an engineer to evaluate whether the structure can be salvaged or renovated.

No discussion or action was taken on this condemnation.

3. Public Hearing on condemnation of structure at 513 W. Doddridge, Kingsville, Texas. (Economic Development and Interim Planning Director).

Mayor Fugate read and opened this public hearing at 5:08 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. Salazar stated that this property was inspected on October 23, 2025. Notice of violation letter was mailed on October 27, 2025. The city's notice was received on November 11, 2025. On April 20, 2026, a 20-day notification letter was sent and was received on April 25, 2026. There is no indication that this property has had water or electric service in the past 20 years. This property has no delinquent taxes owed.

There being no further discussion, Mayor Fugate closed this public hearing at 5:10 p.m.

4. Public Hearing on condemnation of structure at 711 W. Johnston, Kingsville, Texas. (Economic Development and Interim Planning Director).

Mayor Fugate read and opened this public hearing at 5:10 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. Salazar stated that this property was inspected on October 1, 2025. A notice of violation was mailed on October 3, 2025, but was returned to the sender. A 20-day notification letter was mailed on April 20, 2026, but was returned to the sender. There is no indication that this property has had any water services in the past 20 years. Electric service is currently active. The property has no delinquent taxes owed. On this property, the porch is falling down, and the siding and roof are deteriorating.

There being no further discussion, Mayor Fugate closed this public hearing at 5:12 p.m.

5. Public Hearing on condemnation of structure at 515 E. Lee, Kingsville, Texas. (Economic Development and Interim Planning Director).

Mayor Fugate read and opened this public hearing at 5:12 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. Salazar stated that this property was inspected on November 13, 2025. A notice of violation was mailed on November 17, 2025, but was returned to the sender. A 20-day notification letter was mailed on April 20, 2026, but was also returned to the sender. This property has had no water or electric services since July 2005. The property has delinquent taxes for an amount of \$325.93. The property is unsecured, and half the structure is demolished. The property is unsafe.

There being no further discussion, Mayor Fugate closed this public hearing at 5:14 p.m.

6. Public Hearing on condemnation of structure at 623 W. Ella, Kingsville, Texas. (Economic Development and Interim Planning Director).

Mayor Fugate read and opened this public hearing at 5:14 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. Salazar stated that this property was inspected on June 17, 2024, and August 6, 2024. A notice of violation letter was mailed on August 8, 2024. The notice was received, and staff received a response on December 5, 2025. A 20-day notification letter was mailed on November 17, 2025, and March 26, 2025, but was returned to the sender. There is no indication of water or electric services in the past 20 years. The property is delinquent in taxes in the amount of \$1,816.43. The property has had issues where law enforcement has been called regarding drug use. The roof on this structure has holes, and the walls are falling in.

There being no further discussion, Mayor Fugate closed this public hearing at 5:16 p.m.

7. Public Hearing on condemnation of structure at 501 W. Ella, (2 structures), Kingsville, Texas. (Economic Development and Interim Planning Director).

Mayor Fugate read and opened this public hearing at 5:16 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. Salazar stated that this property was inspected on May 2, 2025. A notice of violation was mailed on May 6, 2026, but was returned to the sender. A 20-day notice letter was mailed on April 20, 2026, but was also returned to the sender. There is no indication of water or electric services in the past 20 years. The property has no delinquent taxes. This property has been maintained over the past few years.

There being no further discussion, Mayor Fugate closed this public hearing at 5:16 p.m.

8. Public Hearing on condemnation of structure at 627 E. Ave. C, Kingsville, Texas. (Economic Development and Interim Planning Director).

Mayor Fugate read and opened this public hearing at 5:16 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. Salazar stated that this property was inspected on February 3, 2026. A notice letter was mailed on February 5, 2026, but was returned to the sender. A 20-day notification letter was mailed on April 20, 2026, but was also returned to the sender. This property has had no water or electric services since 2019. The property is delinquent in taxes in the amount of \$1,377.19.

There being no further discussion, Mayor Fugate closed this public hearing at 5:18 p.m.

9. Public Hearing on condemnation of structure at 228 W. Ave. A, Kingsville, Texas. (Economic Development and Interim Planning Director).

Mayor Fugate read and opened this public hearing at 5:18 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. Salazar stated that this property was inspected on October 1, 2025. A notice of violation was mailed on October 3, 2025, but was returned to the sender. A 20-day notification letter was mailed on April 20, 2026, but was also returned to the sender. This property has had no water or electric services since the fire in October 2023. The property is delinquent in taxes for an amount of \$151.26. This property has damage due to the fire.

There being no further discussion, Mayor Fugate closed this public hearing at 5:20 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 a brief report on street updates. He further stated that the Health Department will be spraying mosquitoes on Tuesday, Wednesday, and Thursday of this week. Sosa further stated that the contractor who worked on Kleberg Street will be returning at the end of June or early July to fix the road.

Commissioner Lopez asked how many times Kleberg Street had been fixed by the contractor. Mr. Sosa responded that this would be the second time.

Mr. Sosa further announced the Parks Department movie night event coming up this weekend.

Ms. Courtney Alvarez, City Attorney, announced that the next city commission meeting is scheduled for June 22, 2026.

Commissioner Lopez congratulated the SGISD Lady Lions for their state win in softball. She further thanked staff for assisting in putting the celebration for the Lady Lions.

IV. Public Comment on Agenda Items.³

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

Ramiro Rodriguez, 406 E. Henrietta, commented that he would like to see how he can stop the condemnation of his mother's home. He stated that he is working with an engineer to draw up plans for the property.

Emma Castillo, 110 North 10th Street, stated that she purchased the property at 1225 E. Lott, tried to open an electric account, and was told she needed a meter inspection. After speaking with city staff, it was determined that the property she had purchased was zoned as commercial. She couldn't understand how it would be zoned as commercial when it is a residential home. She further stated that when she opened a water account, it was opened as a commercial account, and she had to pay the commercial deposit, and is currently paying commercial water rates. She stated that she would like for the city to look into this and see how the property could be rezoned, if needed, from commercial to residential. She further stated that she would also like to be refunded the amounts she paid for a commercial property.

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 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).
- 2. Motion to approve final passage 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).
- 3. Motion to approve final passage 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).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

4. Consider condemnation of structure located at 607 W. Ragland, Kingsville, Texas. (Economic Development and Interim Planning Director).

Motion made by Commissioner Hinojosa, motion finding not able to repair building or structure is unsafe and present condition is a violation of ordinances and cannot be correct without substantial reconstruction then declare the building or structure to be a public nuisance and order its demolition by owner/agenda/person in charge within 30 days, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Hinojosa, Alarcon, Lopez, Alvarez, Fugate voting "FOR".

5. Consider condemnation of structure located at 502 W. Doddridge, Kingsville, Texas. (Economic Development and Interim Planning Director).

No discussion or action taken on this condemnation.

6. Consider condemnation of structure located at 513 W. Doddridge, Kingsville, Texas. (Economic Development and Interim Planning Director).

Motion made by Commissioner Alarcon, motion finding not able to repair building or structure is unsafe and present condition is a violation of ordinances and cannot be correct without substantial reconstruction then declare the building or structure to be a public nuisance and order its demolition by owner/agenda/person in charge within 30 days, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, Fugate voting "FOR".

7. Consider condemnation of structure located at 711 W. Johnston, Kingsville, Texas. (Economic Development and Interim Planning Director).

Motion made by Commissioner Alvarez, motion finding not able to repair building or structure is unsafe and present condition is a violation of ordinances and cannot be correct without substantial reconstruction then declare the building or structure to be a public nuisance and order its demolition by owner/agenda/person in charge within 30 days, seconded by Commissioner Lopez and Commissioner Alarcon. The motion was passed and approved by the following vote: Alvarez Honojosa, Alarcon, Lopez, Fugate voting "FOR".

8. Consider condemnation of structure located at 515 E. Lee, Kingsville, Texas. (Economic Development and Interim Planning Director).

Motion made by Commissioner Lopez, motion finding not able to repair building or structure is unsafe and present condition is a violation of ordinances and cannot be correct without substantial reconstruction then declare the building or structure to be a public nuisance and order its demolition by owner/agenda/person in charge within 30 days, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Hinojosa, Alarcon, Lopez, Alvarez, Fugate voting "FOR".

9. Consider condemnation of structure located at 623 W. Ella, Kingsville, Texas. (Economic Development and Interim Planning Director).

Motion made by Commissioner Hinojosa, motion finding not able to repair building or structure is unsafe and present condition is a violation of ordinances and cannot be correct without substantial reconstruction then declare the building or structure to be a public nuisance and order its demolition by owner/agenda/person in charge within 30 days, seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Hinojosa, Fugate voting "FOR".

10. Consider condemnation of structure located at 501 W. Ella, (2 structures), Kingsville, Texas. (Economic Development and Interim Planning Director).

Motion made by Commissioner Alarcon, motion finding not able to repair building or structure is unsafe and present condition is a violation of ordinances and cannot be correct without substantial reconstruction then declare the building or structure to be a public nuisance and order its demolition by owner/agenda/person in charge within 30 days, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, Fugate voting "FOR".

11. Consider condemnation of structure located at 627 E. Ave. C, Kingsville, Texas. (Economic Development and Interim Planning Director).

Motion made by Commissioner Alvarez, motion finding not able to repair building or structure is unsafe and present condition is a violation of ordinances and cannot be correct without substantial reconstruction then declare the building or structure to be a public nuisance and order its demolition by owner/agenda/person in charge within 30 days, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Alvarez, Hinojosa, Alarcon, Lopez, Fugate voting "FOR".

12. Consider condemnation of structure located at 228 W. Ave. A, Kingsville, Texas. (Economic Development and Interim Planning Director).

Motion made by Commissioner Alarcon, motion finding not able to repair building or structure is unsafe and present condition is a violation of ordinances and cannot be correct without substantial reconstruction then declare the building or structure to be a public nuisance and order its demolition by owner/agenda/person in charge within 30 days, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Hinojosa, Alarcon, Lopez, Alvarez, Fugate voting "FOR".

13. Discuss and consider accepting a monetary donation for the Train Depot Museum at the Tourism Department. (Tourism Director).

Motion made by Commissioner Hinojosa to authorize accepting a monetary donation for the Train Depot Museum at the Tourism Department, seconded by Commissioner

Lopez. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Hinojosa, Fugate voting "FOR".

14. Discuss and consider the introduction of an ordinance amending the Fiscal Year 2025-2026 Budget to accept and expend a donation for the Train Depot Museum at the Tourism Department. (Tourism Director).

Introduction item.

15. Discuss and consider accepting monetary donation from the Brookshire Foundation for Park summer programs and equipment. (Parks Director).

Mrs. Susan Ivy, Parks Director, stated that this item will approve the acceptance of a monetary donation from the Brookshire Foundation for the Park Summer Programs and equipment.

Motion made by Commissioner Lopez to accept the monetary donation from the Brookshire Foundation for Park summer programs and equipment, seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Alvarez, Hinojosa, Alarcon, Lopez, Fugate voting "FOR".

16. Discuss and consider the introduction of an ordinance amending the Fiscal Year 2025-2026 Budget to accept and expend the donation from the Brookshire Foundation for minor equipment and recreational programs. (Parks Director).

Introduction item.

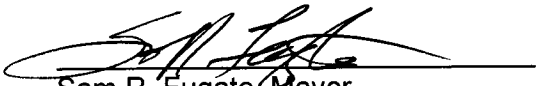
17. Discuss and consider approving the removal of downtown planter at the southwest corner of 8th Street at Kleberg Avenue and evaluate bulb out adjustments/alternatives. (City Engineer).

Mr. Sosa stated that the staff is recommending pulling this item to allow for more time to come up with a plan.

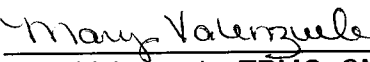
No discussion or action was taken.

VI. Adjournment.

As there was no further business to come before the City Commission, the meeting was adjourned at 5:46 p.m.


Sam R. Fugate, Mayor

ATTEST:


Mary Valenzuela, TRMC, CMC, City Secretary