

AUGUST 17, 2026

A SPECIAL MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, AUGUST 17, 2026, IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS, AT 4:00 P.M.

CITY COMMISSION PRESENT:

Sam R. Fugate, Mayor (Arrives at 4:42 p.m.)
Edna Lopez, Commissioner
Norma Alvarez, Commissioner
Hector Hinojosa, Commissioner
Leo Alarcon, Commissioner

CITY STAFF PRESENT:

Charlie Sosa, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Derek Williams, Systems Administrator
Susan Ivy, Parks Director
Leticia Salinas, Accounting Manager
Emilio Garcia, Health Director
Diana Gonzales, Human Resources Director
Deborah Balli, Finance Director
J.J. Adame, Fire Chief
Manny Salazar, Planning & Development Services Director
Charlie Cardenas, Engineer

I. Preliminary Proceedings.

OPEN MEETING

Mayor Pro Tem Lopez opened the meeting at 4:00 p.m. with four commission members present. Mayor Fugate arrived at 4:42 p.m.

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

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, 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, reported on the power outage in Kingsville. The power outage was caused by a truck that hit a power pole and caused the outage.

Ms. Courtney Alvarez, City Attorney, reported that the next city commission meeting is scheduled for August 19, 2026.

Commissioner Lopez commented that she received a call from a citizen who witnessed a city employee assisting an elderly citizen struggling to set out their garbage can by the curb. The citizen just wanted to compliment that employee for the assistance.

IV. Public Comment on Agenda Items.³

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

No public comments 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)

None.

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

1. Workshop: Discussion on proposed Fiscal Year 26-27 Budget and funds for the City of Kingsville. (City Manager).

Landfill Closure Fund 090: This fund accounts for the funds needed when the landfill will incur closure and post-closure costs. Revenues are generated from a fee established to pay for these costs. This fund is part of Pooled Cash and is represented by Claim on Pooled Cash. Funds are held at Kleberg Bank in the CMA bank account. Funds are also held at Texas Class. Audited beginning fund balance FY 25-26 is \$3,071,286.45. Beginning fund balance is \$3,071,286.45 with EA revenues at \$365,308.30 and EA expenditures at \$0.00. Beginning fund balance for FY 26-27 is \$3,436,594.75. DR revenues are \$370,591.00 and DR expenditures at \$703,015.27. Estimated ending fund balance FY 26-27 \$3,104,170.48.

Street Maintenance Fund 092: This fund accounts for the street maintenance fees collected from property owners. Expenditures for street maintenance are handled within this fund. FY 25-26 beginning fund balance is \$755,336.64. Beginning fund balance FY 25-26 \$755,336.64 with EA revenues at \$1,438,905.61 and EA expenditures at \$1,416,000.11 with an estimated ending fund balance FY 25-26 of \$778,242.14. Beginning fund balance FY 26-27 is \$778,242.14. DR revenues at \$1,450,000.00 and DR expenditures at \$1,714,182.00. Estimated ending fund balance FY 26-27 \$514,060.14.

Park Maintenance Fund 093: This fund accounts for park maintenance expenditures. Audited beginning fund balance FY 25-26 \$3,642.19 with EA revenues and EA expenditures at \$0.00. Estimated ending fund balance FY 25-26 \$3,642.19. Beginning fund balance FY 26-27 \$3,642.19 with DR revenues at \$31,458.00 and DR expenditures at \$35,127.00. Estimated ending fund balance FY 26-27 \$0.19.

Vehicle Replacement Fire Fund 097: This fund is used to accumulate funds for future vehicle purchases for the Fire Department. Funds for the Vehicle Replacement Fund are received through General Fund Transfers. Audited beginning fund balance FY 25-26 \$90,379.31. Beginning fund balance FY 25-26 \$90,379.31 with EA revenues at \$0.00 and EA expenditures at \$90,379.31. Estimated fund balance FY 25-26 \$0.00. Beginning fund balance FY 26-27 \$0.00 with DR revenues and DR expenditures at \$0.00.

Safe Routes to School Grant Fund 100: Used to account for the construction of sidewalks, ramps, and ADA improvements. Audited beginning fund balance FY 25-26 \$161,682.00. Beginning fund balance FY 25-26 \$161,682.10. EA revenues at \$0.00 and EA expenditures at \$80,076.43. Estimated ending fund balance FY 25-26 \$81,605.67. Beginning fund balance FY 26-27 \$81,605.67 and DR revenues at \$0.00 and DR expenditures at \$81,605.67. Estimated ending fund balance FY 26-27 at \$0.00.

Vehicle Replacement Police Fund 105: This fund is used to accumulate funds for future vehicle purchases for the Police Department. Funds for the Vehicle Replacement Fund are received through General Fund Transfers. Assigned vehicle replacement fund balance FY 25-26 beginning fund balance is \$10,000. Beginning fund balance FY 25-26 \$10,000.00. EA revenues at \$0.00 and EA expenditures \$10,000.00. Estimated ending fund balance FY 25-26 \$0.00. Beginning fund balance FY 26-27 \$0.00 and DR revenues and DR expenditures at \$0.00. Estimated ending fund balance FY 26-27 \$0.00.

Vehicle Replacement Fleet MGMT PW-UF Fund 106: This fund is used to account for the leasing of City Fleet vehicles. Total equity and current surplus, deficit, \$60,567.09. Less

investments in fixed assets equity (\$8,035.06) and restricted federal state program fund balance FY 25-26 beginning fund balance \$68,602.15.

Patrick Leahy BPV Partnership Grant Fund 108: This fund is used to account for grant money received from the US Department of Justice. This federal initiative provides resources to state and local law enforcement for the purchase of bulletproof vests. Total equity and current surplus (deficit) \$3,046.76. Restricted federal state programs fund balance FY 25-26 beginning fund balance of \$3,064.76.

Beginning Fund Balance FY 25-26	3,064.76
EA Revenues	0.00
EA Expenditures	0.00
Estimated Ending Fund Balance FY 25-26	3,064.76

Beginning Fund Balance FY 26-27	3,064.76
DR Revenues	0.00
DR Expenditures	0.00
Estimated Ending Fund Balance FY 26-27	3,064.76

CW WW Collection SYS Improv Grant D218 Fund 113: This fund accounts for grant funds used for the improvement of the City's wastewater collection system. Beginning fund balance FY 25-26 \$3.00. Beginning fund balance FY 25-26 \$3.00. EA revenues \$703,785.13 and EA expenditures \$703,785.13. Estimated ending fund balance FY 25-26 \$3.00.

Drainage MP LOC 7 IMP Project #40135 Fund 116: Used to account for grant funds used for drainage improvements along Pasadena Drive and in the Glover Park subdivision. Grant Award - \$602,000; Loan/Bond Proceeds - \$754,000; City Match - \$44,000; Total Funding - \$1,400,000. FY 25-26 beginning fund balance \$702,253.85. EA revenues \$94,823.61 and EA expenditures \$94,822.39. Estimated ending fund balance FY 25-26 \$702,253.55. Beginning fund balance FY 26-27 \$702,253.55 with DR revenues at \$1,206,892.99 and DR expenditures at \$1,206,892.83. Estimated ending fund balance FY 26-27 \$702,253.71.

Drainage MP LOC 1 Project #40142 Fund 117: Used to account for grant funds used for drainage improvements in Fairview Heights and San Jose Estates subdivision. Grant Award - \$602,000; Loan/Bond Proceeds - \$754,000; City Match - \$44,000; Total Funding - \$1,400,000. FY 25-26 beginning fund balance \$702,253.35. EA revenues \$94,826.88 and EA expenditures \$94,823.51. Estimated ending fund balance FY 25-26 702,255.66. Beginning fund balance FY 26-27 \$702,255.66. DR revenues \$1,123,604.50 and DR expenditures \$1,222,201.00. Estimated ending fund balance FY 26-27 \$603,659.16.

Drainage MP LOC 3 Project #40143 Fund 118: Used to account for grant funds used for drainage improvements in Forest Park 2 subdivision. Grant Awarded: Grant - \$645,000; Loan/Bond - \$811,000; City Match - \$44,000; Total Award - \$1,500,000. Beginning fund balance FY 25-26 \$756,343.29. EA revenues \$105,119.79 and EA expenditures \$105,118.50. Estimated ending fund balance FY 25-26 \$756,344.58. Beginning fund balance FY 26-27. DR revenues \$1,312,801.50 and DR expenditures \$1,312,801.00. Estimated ending fund balance FY 26-27 \$756,346.08.

Drainage MP LOC 4 Project #40144 Fund 119: Used to account for grant funds used for drainage improvements in Sarita Park 4, Sarita Park 5, and Southmore Acres subdivisions. Grant Award: Grant-\$817,000; Loan/Bond-\$1,039,000; City Match-\$44,000; Total Award-\$1,900,000. FY 25-26 beginning fund balance \$958,654.48. Beginning fund balance FY 25-26 \$958,654.48. EA revenues \$134,823.42 and EA expenditures \$134,822.00. Estimated ending fund balance FY 25-26 \$958,655.90. Beginning fund balance FY 26-27 \$958,655.90. DR revenues \$1,675,028.59 and DR expenditures \$1,675,027.00. Estimated ending fund balance FY 26-27 \$958,657.49.

2. Discuss the possible return of the L.E. Ramey Golf Course to Kleberg County and the possible return of part of the east side of Dick Kleberg Park to Kleberg County. (City Manager).

Mr. Sosa stated that Kleberg County Judge Madrid approached him several weeks ago about taking over the Golf Course, as they would like to put in some funding into the Golf Course. The funding that the city has put into the golf course, the city is maxed out on what the city can invest in the golf course. The county is in a position that they can put some funds into the golf course. This is something that needs commission approval. Sosa further stated that along with the golf course, the county is asking to take over the Adult Softball Fields at Dick Kleberg Park. The county has bond funds to help improve both the golf

course and the adult softball fields. By enhancing the softball fields, it will help to get tournaments to our area, which will benefit both the city and county.

Commissioner Alvarez asked when this would take effect. Mr. Sosa responded that it will take effect on October 1, 2026.

Mayor Pro Tem Lopez asked Ms. Alvarez if there is any legal thing that the city would have to do, as October 1st is coming up real soon.

Ms. Alvarez responded that when she first learned of the idea a few weeks ago, both the City Manager and Mayor met with her where they discussed the need to evaluate whether any of the city's debt obligations had been used to make improvements into the facilities that are being proposed to be returned to the county. She further stated that a list would need to be compiled of any ongoing lease agreements that cover things at the adult softball fields or golf course, because from what she is told could be included in the transfer, but we would have to know what we currently have under lease for that facility. This way we can let the county know what it is that they will be taking over, once the agreement goes through. She further stated that some amended interlocal agreements would also need to be done, one for the golf course and one for the parks. We also need to see about cancellation of the concessionaires agreement which is a separate federal agreement that we had to enter into when the city took over the golf course back in 2014.

Commissioner Alvarez asked Ms. Alvarez about insurance.

Ms. Alvarez responded that they would cease on the city's end and would be picked up on the county's end, whenever the agreement states that it would take place. The current agreement for both the parks and golf course states that there is an 180-day notice period. She stated that she was told that they were amenable to waiving that as they would like to take over on October 1st, so that would be written into the agreement as well.

Commissioner Alvarez asked if the county would take over the insurance. Is that something that can be done.

Ms. Alvarez responded that the city's insurance on the property would drop and the county would need to pick it up on their end. It would not be the city transferring the city's insurance over to the county. The city may be transferring lease agreements.

Commissioner Alvarez stated that because it was stated that there is an 180-day notice period, she thought it was from the insurance part.

Ms. Alvarez responded no. she further stated that the current interlocal agreement between the parties states that within the initial term, which was a 20-year term which started on October 1, 2014, that the city could return the properties to the county with a specific written notice to them of 180-days, but they are within their right to waive that, if they want the property sooner.

Mayor Pro Tem Lopez asked Ms. Alvarez if she thought there was ample time to take care of all this before October 1st, as she would have to do all the paperwork.

Ms. Alvarez responded that its challenging, but we are endeavoring to get it to the commission as an action item the beginning of September, which is something that happened back in 2014.

Commissioner Alvarez asked if this would be on the agenda for August 24th.

Ms. Alvarez responded that one potentially there is no way that we could get all three on there by that.

Commissioner Alvarez stated that maybe just for the commission to vote on as this one is only for discussion. Just to say yes or no, in wanting to give it up to the county.

Ms. Alvarez commented that if they want to have an action item to say, your amendable with moving forward with the city manager's proposal, but that will not make anything valid until we get the interlocal agreements approved. You will be agreeing to terms and conditions.

Commissioner Alvarez stated that the city would need to do that as well as the county, before a contract is drawn up.

Ms. Alvarez responded that in the past, each party set up a negotiating team. The negotiating teams met and worked up something that they each felt that their side could live with. Based on that, an agreement would be drawn up and shared with the other side, then the parties had the opportunity to make proposed changes to the draft agreement and

then once each party was comfortable, the draft would be presented to each governmental body.

Mayor Pro Tem Lopez stated that this is why she was questioning the timeframe because the way it was just stated by Ms. Alvarez, it would take some time. She further stated that she wished this had been brought up earlier.

Mr. Sosa stated that the city was still in negotiations with the county, because the only thing we have pending at the golf course is the lease agreement for the golf carts and subscriptions. There are no other leases that will make or break the deal.

Mayor Pro Tem Lopez stated that what was stated by the City Attorney, is that there are other things that need to be taken care of and she would be the one working on the paperwork to make sure everything is correct and legal.

Commissioner Hinojosa stated that this is a good thing that the city transfer the golf course back to the county. If they want it back, the city should move forward and make the transfer. He is aware that it will take time to get legal questions answered and have everything done correctly, but the city should move forward on this as soon as possible.

Commissioner Alarcon asked if the employees of the golf course had been spoken to.

Mr. Sosa responded yes. He had a conversation with the golf course staff and made them aware of the transfer.

Mayor Pro Tem Lopez commented that none of the employees can retire, so nothing comes in with the retirement plan. She further stated that we need to make sure that everything is legal and do everything by the book.

Discussion item only.

3. Executive Session: Pursuant to Section 551.072, Texas Government Code, Deliberations regarding Real Property Exception, the City Commission shall convene in Executive Session to discuss the purchase, exchange, lease, or value of real property as deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third party. (City Manager).

Mayor Pro Tem Lopez read the executive session item and convened the meeting into closed session at 4:40 p.m.

Mayor Fugate arrived at 4:42 p.m.

Mayor Fugate reconvened the meeting into open session at 4:53 p.m.

4. Discuss and consider approval of a resolution authorizing the City to purchase 20.922 acres of land near NAS Kingsville for encroachment prevention near the base and authorizing the City Manager to execute any necessary documents on the City's behalf. (City Manager).

Motion made by Commissioner Lopez to approve the resolution authorizing the City to purchase 20.922 acres of land near NAS Kingsville for encroachment prevention near the base and authorizing the City Manager to execute any necessary documents on the City's behalf, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, Fugate voting "FOR".

5. Workshop: Discussion on proposed Fiscal Year 26-27 Budget and funds for the City of Kingsville. (City Manager).

No discussion made on this item.

VI. Adjournment.

As there was no further business to come before the City Commission, the meeting was adjourned at 4:57 p.m.


Sam R. Fugate, Mayor

ATTEST:


Mary Valenzuela, TRMC, CMC, City Secretary