

DECEMBER 11, 2023

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, DECEMBER 11, 2023, 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 (arrived at 5:11 p.m.)
 Hector Hinojosa, Commissioner
 Norma N. Alvarez, Commissioner
 Edna Lopez, Commissioner
 Ann Marie Torres, Commissioner (leaves meeting at 5:34 p.m.)

CITY STAFF PRESENT:

Mark McLaughlin, City Manager
 Mary Valenzuela, City Secretary
 Courtney Alvarez, City Attorney
 Kyle Benson, Director of Information & Technology
 Derek Williams, IT
 Bill Donnell, Public Works Director
 Kwabena Agyekum, Senior Planner/HPO
 Brad Lile, Interim Police Chief
 Rudy Mora, Engineer
 Susan Ivy, Parks Director
 Charlie Sosa, Purchasing Manager
 Emilio Garcia, Health Director
 Juan J. Adame, Fire Chief
 Belinda Tovar, Building Official
 Deborah Balli, Finance Director
 Janine Reyes, Tourism Director
 Joseph Ramirez, Engineer's Assistant

I. Preliminary Proceedings.**OPEN MEETING**

Mayor Fugate opened the meeting at 5:00 P.M. with all five commission members present. Commissioner Torres leaves the meeting at 5:34 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)**Regular Meeting – November 27, 2023**

Motion made by Commissioner Lopez to approve the minutes of November 27, 2023, as presented, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Torres, Fugate voting "FOR".

II. Public Hearing - (Required by Law).¹**1. Conduct hearing regarding proposed Tax Increment Reinvestment Zone Number One, City of Kingsville, Texas. (City Attorney).**

Mayor Fugate opened this public hearing at 5:04 p.m.

Ms. Alvarez stated that the public notice covers the same area as the Somerset Development so this will be a TIRZ for that property. This covers 58.69 acres of land.

Mayor Fugate announced that this is a public hearing and 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. James Glusing 3209 S. Brahma Blvd commented that he has been looking where to find the TIRZ District. He stated that he could not comment on this as it is nowhere to be seen. He further stated that he sent a letter last week to make an appointment to come in or visit to view it but has not heard anything back. He stated that he has nothing to comment on or say one way or the other at this time.

There being no further comments Mayor Fugate closed this public hearing at 5:06 p.m.

2. Public hearing on condemnation of structure at 1225 E. Santa Gertrudis, Kingsville, Texas. (Interim Planning & Development Services Director).

Mayor Fugate opened this public hearing at 5:06 p.m.

Mayor Fugate announced that this is a public hearing and 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. Kwabena Agyekum, Senior Planner/HPO stated that this property was built in 1950 and owned by Ramon Espinoza, Jr. The property has code violations that date back to October 24, 2013. Various violations are high grass in 2016, 2017, and 2020 through 2023 with numerous fees assessed for mowing by the city. The property was identified as a potential condemnation on February 28, 2019. Notice was sent to the property owner on March 1, 2019, with a 2nd notice sent on August 15, 2013, to which the owner has not responded to. A letter was also sent to the property to appear at a City Commission meeting on September 7, 2023. There have not been any water services since December 7, 2017, and no electricity since 2018. The property is currently vacant and owed back taxes of \$1979.03 in 2022 and 2023.

Ms. Alvarez stated that this is an insecure property that has broken windows and issues with the plumbing and electrical.

There being no further comments, Mayor Fugate closed this public hearing at 5:08 p.m.

3. Public hearing on condemnation of structure at 508 S. 2nd Street, Kingsville, Texas. (Interim Planning & Development Services Director).

Mayor Fugate opened this public hearing at 5:08 p.m.

Mayor Fugate announced that this is a public hearing and 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. Leotis Carter, 829 S. 24th commented that he is the owner of this property and will be working on this property. He commented that he has a permit to work on the garage but has not had the opportunity to work on it due to weather and inflation. Mr. Carter further commented that beginning the first of the year he intends to begin work on the garage area in which he has to get an engineer to give him a quote which will take some time but will be done by April 15th.

Mr. Agyekum reported that this property was built in 1955 and owned by 8 sisters and 4 brothers. The property has code violations dated back to July 9, 2015. Various violations include high grass, junked vehicle, and debris since 2016, 2021, and 2023. The property was identified as a potential condemnation on March 23, 2023. Notice was sent to the property owner on April 1, 2021, with a second notice mailed on March 10, 2022. A third notice was also sent on June 1, 2022. A letter was sent to appear at City Commission on August 22, 2022. Staff granted a roofing permit on August 23, 2022, and expired on August 23, 2023. No work was ever completed during the permit timeframe. A letter was mailed to appear at the City Commission on September 7, 2023. This property has had no water or electricity services since August 31, 2004. The property is currently vacant and owe \$437.94 in back taxes.

Ms. Alvarez commented that the photos will show that the roof is missing, and the garage door is broken. There are also some issues with the walls as previously noted. Right after the prior building official sent a violation letter, a permit was pulled but nothing was done in that year that the permit was pulled.

Mayor Fugate asked what year the permit was pulled. Ms. Alvarez responded that the permit was pulled in August 2022 and expired in August 2023. Ms. Alvarez further stated that this property came before the commission back in 2015 when a request for an extension was granted. The commission granted the request at that time and authorized the building to not be condemned at that point.

Commissioner Alvarez asked if this building was the cleaners building at one time.

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

4. Public hearing on condemnation of structure at 424 W. Fordyce, Kingsville, Texas. (Interim Planning & Development Services Director).

Mayor Fugate opened this public hearing at 5:12 p.m.

Mayor Fugate announced that this is a public hearing and 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. Agyekum stated that this property was built in 1964 and owned by Javier De La Cruz. This property has code violations that date back to July 3, 2023, for debris. This property was identified as a potential condemnation on January 4, 2023. Notice was sent to the property owner on April 19, 2023, as well as a letter mailed to appear at a City Commission on September 7, 2023. There has been no electricity or water services since March 2023. The property is currently vacant and owes back taxes for an amount of \$5,597.97 for 2007 through 2023.

Ms. Alvarez stated that pictures will show there are gaps between the wall and the roof. The property also has broken windows and is unsecured.

Commissioner Torres asked if all these properties were vacant. Mr. Agyekum responded yes.

There being no further comments, Mayor Fugate closed this public hearing at 5:15 p.m.

5. Public hearing on condemnation of structure at 406 E. Lee, Kingsville, Texas. (Interim Planning & Development Services Director).

Mayor Fugate opened this public hearing at 5:15 p.m.

Mayor Fugate announced that this is a public hearing and 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. Agyekum stated that this property was built in 1951. The property is owned by Chris Besa. This property has code violations that date back to October 24, 2013. Various violations are for high grass in 2014, 2015, 2020, 2021, and 2023 which have incurred numerous fees for mowing by the city. This property was identified as a potential condemnation on March 22, 2021. A notice was sent to the property owner on March 24, 2021, with a 2nd notice sent on March 15, 2022. A letter was sent to appear at the City Commission on January 23, 2023. This property has had no electricity or water service since June 19, 1989. The property is currently vacant and owes back taxes of \$1,163.22 for 2018 and 2023.

Ms. Alvarez reported that photos show that there was an apparent fire at the property. The property has missing walls and missing parts of the roof and is an unsecured property.

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

6. Public hearing on condemnation of structure at 527 E. Alice, Kingsville, Texas. (Interim Planning & Development Services Director).

Mayor Fugate opened this public hearing at 5:18 p.m.

Mayor Fugate announced that this is a public hearing and 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. Raul Gonzales Longoria., 828 N. Reynolds, Alice, TX 78332, commented that two units are not aesthetically pleasing. There is some minor structural damage that has to do with a pier and beam that runs along the access. He stated that all this is a four-inch rod that collapsed along the pier or the beam and all that has to be done is lift and replace. Mr. Longoria stated that the other unit is structurally sound and has nothing wrong with it. He stated that what they want to do is take two units for the price of one. Mr. Longoria also commented that he is here to find out if the city wants him to stop paying the \$1,600 a year that he pays in taxes for this property. If it is said that there are back taxes owed, he would like to know what happened to that money that he has been paying as he has paid over \$2,000 per year in taxes to the city. He further asked if the city wants him to continue paying the taxes or wants him to use the present resources set aside to go ahead and demolish the one unit that the city finds aesthetically unpleasing. Mr. Longoria further commented that he has made an endeavor for this property but the young man that he hired from Kingsville and after Mr. Longoria had a medical issue the young man found out and vanished from the situation. Mr. Longoria stated that at that time he was immobile and was not able to confront the young man to get him back in line. Mr. Longoria stated that what he would prefer to do is repair the property as it belongs to his parents, which carries some sentimental value to him. He further stated that this property is current on all property taxes.

Ms. Alvarez commented that this property is not behind on property taxes.

Mr. Agyekum reported that this property was built in 1950 and owned by Ramon Garcia. Code violations for this property date back to August 14, 2018. Various violations are debris, and untrimmed trees in 2022 and 2023. This property was identified as a potential condemnation on January 19, 2023. Notice was sent to the property owner on April 17, 2023. Mr. Agyekum further commented that an adjacent apartment was demolished by the city in the past. He also commented that letters were sent to appear at the city commission on October 23, 2023. This property has no water or electricity services since January 24, 2023. The property is currently vacant and is current on all property taxes.

There being no further comments Mayor Fugate closed this public hearing at 5:24 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. Mark McLaughlin, City Manager, reported that the Employee Recognition and Safety Banquet had a very good turnout. He further thanked the staff for all their hard work in preparation for the safety banquet. Mr. McLaughlin further gave a brief update on streets that will be chip sealed, 1st Street and Elizabeth Street.

Ms. Courtney Alvarez, City Attorney reported that the next scheduled commission meeting will be on January 8, 2024. The deadline for staff to submit their agenda items for that meeting is set for Monday, December 18, 2023. Ms. Alvarez further announced dates that city offices will be closed for the upcoming holidays, Christmas Holiday, December 25th & December 26, 2023, and New Year's Holiday, December 29, 2023 & January 1, 2024. Ms. Alvarez further reported that as per the city's financial advisor, it is being requested that the City Commission take no action for agenda item #3 regarding the PID.

Commissioner Alvarez reported that she had attended the Employee Recognition and Safety Banquet and would like to thank staff for their work in preparation for it.

IV. Public Comment on Agenda Items.³

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

James Glusing, 3209 S. Brahma Blvd. commented that he has some questions on the work that is going in and the subdivision that is going in between their house. The road in between them has an easement. With the TIRZ, he has been trying to get information to find out if they are involved with that in some way, but what has happened is people have been coming out to take measurements and put down the roadway. He commented that he still has to see it put down on any map of any kind. He stated that he has been told in the city council meeting and by four different sets of people, four different ideas, to set him at ease at the last meeting he attended when Mr. McLaughlin commented that you all are going to miss the things, but now people are on his property laughing at them and other people that are working around about where it is going to go and that they are going to take property away. Mr. Glusing commented that it's not where he was told is was going to be. He further commented that he is just trying to find out where can they find it written down and he was told when he called in to try and make appointments for the TIRZ session, even this meeting, somebody came out and spoke to them and said that nothing is set in stone until the engineers for the contractor come up with the plans and have them approved. Mr. Glusing stated that no one had seen it yet and no one could give him an idea of what is going on. He stated that the problem is that he is being told that he can trust things and the decision has been made and then it turns around that the decision hasn't been made until after the documents have been received, therefore he doesn't know where they stand. He further stated that there needs to be a great push to communicate what is going on as they simply don't know. He stated that he has stood before the commission and have stated that he doesn't know if he has a complaint or not and then stepped down and said that he doesn't have a complaint when they came forward and let him know. But now everything is wiped cleaned and now there is a new idea.

Leotis Carter, 829 S. 24th commented that he is commenting on the property at 508 and some of the things that were said such as the property taxes which will be paid on the 1st. As for the high grass, that belongs to the city, county, and water district as he does not own that property. It has not been cut so he complains about it and why does he complain about it, everyone drives past it all the time. He further commented that as for the permit, the permit ends this year and not last year. The property that is being spoken about is the barber shop, not the property across the street that he owns which is called the cleaners. The other side of the road his family owns but he runs it and fixes it as they are not in the state at this time.

Mr. Raul Gonzales Longoria., 828 N. Reynolds, Alice, TX 78332 asked staff who is Ramon Garcia. He further stated that the City of Kingsville has been mailing him tax bills for the past six years. He also stated that this property has been in his family since the 1920s.

Ms. Alvarez responded that the staff member misspoke, and it was proper on the notices.

Mayor Fugate asked for a brief 5-minute recess at 5:34 p.m. Commissioner Torres left the meeting at this time.

Mayor Fugate resumed the meeting at 5:37 p.m.

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

1. Motion to approve final passage of an ordinance amending the Fiscal Year 2023-2024 Budget to accept and expend grant funding from Lone Star for Police Department personnel, training & travel, computer equipment, vehicle and associated equipment. (Interim Police Chief).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

2. Consideration and approval of an ordinance of the City Commission of the City of Kingsville, Texas designating an area within its corporate limits as Reinvestment Zone Number One, City of Kingsville, Texas, for tax increment financing purposes, pursuant to Chapter 311, as amended, Texas Tax Code; creating a board of directors for such zone; providing for an effective date and termination date; and containing findings and provisions related to the foregoing matters. (City Attorney).

Ms. Alvarez stated that there may be some misunderstanding about what a TIRZ does. A TIRZ does not have anything to do with how things are developed and how they look or where things go.

Mayor Fugate commented that the city has a right-of-way or easement to be able to build a street through there.

Ms. Alvarez commented that this may be another item for discussion at another time. With regards to the TIRZ and further answered Mayor Fugate's question by responding yes. She further stated that there is a mechanism in the Tax Code for economic development purposes. When a TIRZ is approved there is a set area of land that is identified then you go through a process, which is part of the process, to establish the TIRZ. This establishes a baseline for the taxes on the property. After that baseline year, once development occurs within the TIRZ Zone, then the additional evaluations increase in the taxes and are looked at separately such that with the agreement the city could retain part of the increase, although the city will always get the base level year, but the city will keep part of the increase and through the agreement it would give part of the additional increased evaluation that the city wouldn't have received without the development. Ms. Alvarez stated that this is another tool that the State Legislature has in place for cities and counties to use and participate in.

Commissioner Hinojosa asked if a different budget would need to be created for TIRZ.

Ms. Alvarez responded that if the city moves forward the city would establish a TIRZ Board and then the Board would oversee the expenses and look at revenues coming in and determine what gets paid out and when.

Commissioner Hinojosa further asked if the city would need to have a different budget for this.

Ms. Alvarez responded yes, as it does not go into the city's general fund.

Mr. Matt Luhan of Estrada Hinojosa, stated that this item is for the approval of the TIRZ and it is their recommendation, as the city's financial advisors, to move forward with the approval of the TIRZ, subject to the following: a revised development agreement that is associated with the PID and with that item being recommended to table for tonight's meeting, it is being recommended to have a revised development agreement for the TIRZ. Mr. Luhan further stated that it is recommended to also have the terms revised referencing the length and max capacity of the contribution of the TIRZ as well as certain completion requirements and any other items that may come up to their attention regarding the TIRZ.

Dan Martinez, the City's Bond Counsel, stated that these types of requirements that Mr. Luhan is discussing are typically with the development agreement when there is a developer that develops within the TIRZ. He further stated that the city would want to tie in with what the developer is going to do with the authorized improvements so that he may receive reimbursement. Mr. Martinez further gave an example by stating that when you have a designated area and a TIRZ is created and the increment that is agreed upon to reimburse the developer for some improvements that would not occur if the developer chose not to develop within that area. As part of this process, to generate revenue within that TIRZ you would look to all the taxing entities, not just the city, although school districts do not participate anymore, but the county can also participate in this. Mr. Martinez further stated that when you create the TIRZ, you want the county to participate so they would contribute as much as the city. This would allow more revenue to go into the TIRZ so that we can get these improvements.

Commissioner Hinojosa asked if the TIRZ Board would involve a member from the county to sit on the Board or would the County have a Board of its own.

Mr. Martinez responded that it is one Board as it is one TIRZ. The way it is written is to have all the City Commissioners, City Manager, and one participant from the County, if the county chooses to participate in the TIRZ because they would be contributing, as required by law.

Mayor Fugate asked for staff to address the issues that the citizens have regarding the TIRZ, transparency, and why they are unable to find answers to their questions.

Ms. Alvarez responded that everything that is being discussed tonight is published in the agenda packet which is posted on the city's website and available for viewing through the public viewing printed packet that is located at the entrance of city hall.

Mayor Fugate asked if what is posted for public viewing is the same thing that is given to the City Commission. Mr. McLaughlin responded yes.

Mr. Martinez commented that the notice states that the information is available for viewing at City Hall.

Mrs. Gotschalk commented that she had sent an email and never received a response from staff.

Mr. McLaughlin responded that a response was sent with regard to her email.

Motion made by Commissioner Hinojosa to approve the ordinance of the City Commission of the City of Kingsville, Texas designating an area within its corporate limits as Reinvestment Zone Number One, City of Kingsville, Texas, for tax increment financing purposes, pursuant to Chapter 311, as amended, Texas Tax Code; creating a board of directors for such zone; providing for an effective date and termination date; and containing findings and provisions related to the foregoing matters, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Lopez, Hinojosa, Alvarez, Fugate voting "FOR".

3. Consideration and approval of a resolution accepting a Petition for and calling for a public hearing on the creation of the Somerset at Kingsville Public Improvement District Number 1 within the City of Kingsville, Texas pursuant to Chapter 372 of the Texas Local Government Code and authorizing the mailing and publication of notice of the public hearing. (City Attorney).

No discussion or action was taken on this item.

4. Consider condemnation of structure located at 1225 E. Santa Gertrudis, Kingsville, Texas. (Interim Planning & Development Services 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 corrected without substantial reconstruction; then declare the building or structure to be a public nuisance and order its demolition by owner/agent/person in charge with 30 days; city shall abate in any manner it deems necessary and proper, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Fugate voting "FOR".

5. Consider condemnation of structure located at 508 S. 2nd Street, Kingsville, Texas. (Interim Planning & Development Services Director).

Commissioner Alvarez asked when the last time a permit was pulled for this property.

Ms. Belinda Tovar responded that the last permit pulled for this property was back in August 2022, which expired in August 2023.

Mayor Fugate stated that this property had been brought to the Commission back in 2015 and no improvements have been made.

Commissioner Lopez commented that no work has been done since 2015.

Ms. Alvarez commented that currently there are no permits pulled for this property.

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 corrected without substantial reconstruction; then declare the building or structure to be a public nuisance and order its demolition by owner/agent/person in charge with 30 days; city shall abate in any manner it deems necessary and proper, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Alvarez, Lopez, Hinojosa, Fugate voting "FOR".

6. Consider condemnation of structure located at 424 W. Fordyce, Kingsville, Texas. (Interim Planning & Development Services 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 corrected without substantial reconstruction; then declare the building or structure to be a public nuisance and order its demolition by owner/agent/person in charge with 30 days; city shall abate in any manner it deems necessary and proper, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Lopez, Hinojosa, Alvarez, Fugate voting "FOR".

7. Consider condemnation of structure located at 406 E. Lee, Kingsville, Texas. (Interim Planning & Development Services 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 corrected without substantial reconstruction; then declare the building or structure to be a public nuisance and order its demolition by owner/agent/person in charge with 30 days; city shall abate in any manner it deems necessary and proper, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Fugate voting "FOR".

8. Consider condemnation of structure located at 527 E. Alice, Kingsville, Texas. (Interim Planning & Development Services Director).

Mr. McLaughlin stated that Mr. Longoria has worked with the city on the apartments that were demolished that were paid for by Mr. Longoria. Mr. McLaughlin continued to state that he believes it is the two-story structure that the building department has identified which is connected by a breezeway that is fully enclosed to the one-story next to it. Mr. Laughlin further stated that the city is not intending to take down the one-story structure, it is only the two-story structure.

Mr. Longoria stated that the structure, from the pictures being displayed by staff, on the left which has the garage portion on it, is sound. The structure on the right photo has a high beam that runs along the access of the house. Once these beams are replaced that structure will be sound.

Mayor Fugate commented that what the city is considering for condemnation is the two-story structure.

Mr. Longoria commented that the two-story structure is salvageable. He further stated that he has the resources to salvage that structure.

Mayor Fugate commented that the neighbors have to look at this daily, and not Mr. Longoria, as he resides in Alice. If Mr. Longoria is truly interested in bringing this property up to code, then it needs to be done. Mayor Fugate further stated that he is sure that the City Commission will agree to give Mr. Longoria some additional time to repair this property.

Mr. Longoria commented that as he will be going into spinal surgery, he will need some time to get this property up to code.

Mayor Fugate stated that if the Commission agreed, he would like to propose giving Mr. Longoria additional time to bring this property up to code. No objections were made by the commission. Mayor Fugate further commented that he would like this property to be revisited in mid to late April 2024.

No action was taken on this condemnation.

9. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to provide funding for Fire Fighter Radios. (IT Director).

Mr. Kyle Benson, IT Director commented that this item is for the purchase of additional radios for additional staff in the Fire Department.

Introduction item

10. Consider accepting donation from KKB for replacement trees for Chamberlain Park. (Purchasing Manager).

Mr. Charlie Sosa, Purchasing Manager stated that Keep Kingsville Beautiful (KKB) donations will be instrumental in the replacement of the few oak trees in Chamberlain Park that did not survive. Total donations of \$5,892.80 were received.

Motion made by Commissioner Lopez to accept the donation from KKB for replacement trees for Chamberlain Park, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Alvarez, Lopez, Hinojosa, Fugate voting "FOR".

11. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to accept and expend donation from Keep Kingsville Beautiful for replacement trees in Chamberlain Park. (Purchasing Manager).

Introduction item.

12. Consider authorizing purchase of 2024 Laydown Machine for the Street Department from Holt Cat Equipment Company via Sourcewell Purchasing Cooperative, as per staff recommendation. (CO2023A). (Purchasing Manager).

Mr. Sosa stated that this item authorizes the purchase of a new 2024 Cat APO1000 Laydown Machine from Holt Cat Equipment Company, through Sourcewell Purchasing Cooperative Contract #032119-CAT for the Street Department. The existing Laydown Machine has been in the repair shop with mechanical issues waiting on parts from the manufacturer. This machine is a major component of the Street Department paving operation. Funds are available from CO 2023-A.

Motion made by Commissioner Alvarez to authorize purchase of 2024 Laydown Machine for the Street Department from Holt Cat Equipment Company via Sourcewell Purchasing Cooperative, as per staff recommendation, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Lopez, Hinojosa, Alvarez, Fugate voting "FOR".

13. Consider authorizing purchase of 2024 Chipspreader for the Street Department from Cooper Equipment Company via BuyBoard Purchasing Cooperative, as per staff recommendation. (CO2023A). (Purchasing Manager).

Mr. Sosa stated that this item authorizes the purchase of a new 2024 Etnyre chip spreader from Cooper Equipment Company through BuyBoard Purchasing Cooperative Contract. The existing chip spreader is 21 years old and used for the Street Department's seal coat application for streets. The new chip spreader is a major component of the Street Department's daily operation.

Motion made by Commissioner Hinojosa to authorize purchase of 2024 Chip Spreader for the Street Department from Cooper Equipment Company via BuyBoard Purchasing Cooperative, as per staff recommendation, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Fugate voting "FOR".

14. Consider awarding Bid #23-09 for GLO CDBG-Mitigation Contract #22-082-016-D218 Project 2-Monhole Rehabilitation Project. (authorization to accept lone bidder came after 11/26/23). (City Engineer).

Mr. Rudy Mora, City Engineer stated that the project includes the rehabilitation of 74 existing manholes, concrete collars, ring and covers, CIP liners, and other related appurtenances. The project will be completed in 120 calendar days.

Motion made by Commissioner Lopez to award Bid #23-09 for GLO CDBG-Mitigation Contract #22-082-016-D218 Project 2-Monhole Rehabilitation Project. (authorization to accept lone bidder came after 11/26/23, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Fugate voting "FOR".

15. Consider a resolution of the City of Kingsville, Texas authorizing participation with the Cities Served by AEP Texas; authorizing hiring of legal counsel; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring legal notice of this resolution to legal counsel. (City Attorney).

Mayor Fugate commented that this has been done in the past.


Ms. Alvarez commented that this was correct and that it would not cost the city any funds to participate.

Motion made by Commissioner Alvarez to approve the resolution of the City of Kingsville, Texas authorizing participation with the Cities Served by AEP Texas;

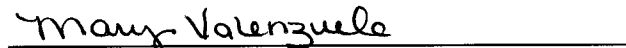
authorizing hiring of legal counsel; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring legal notice of this resolution to legal counsel, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alvarez, Lopez, Hinojosa, Fugate voting "FOR".

VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 6:09 P.M.


Sam R. Fugate, Mayor

ATTEST:


Mary Valenzuela, TRMC, CMC, City Secretary