

AUGUST 26, 2024

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, AUGUST 26, 2024, 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 N. Alvarez, Commissioner  
Leo Alarcon, Commissioner

**CITY COMMISSION ABSENT:**

Hector Hinojosa, Commissioner

**CITY STAFF PRESENT:**

Mark McLaughlin, City Manager  
Mary Valenzuela, City Secretary  
Courtney Alvarez, City Attorney  
Kyle Benson, Director of Information & Technology  
Derek Williams, IT  
Emilio Garcia, Health Director  
John Blair, Chief of Police  
Leticia Salinas, Accounting Manager  
Deborah Balli, Finance Director  
Susan Ivy, Park Director  
Bill Donnell, Public Works Director  
Rudy Mora, City Engineer  
Charlie Sosa, Purchasing Manager  
Janine Reyes, Tourism Director  
Diana Gonzalez, Human Resources Director  
Erik Spitzer, Director of Economic & Development Services  
Mike Mora, Capital Improvements Manager  
James Creek, Firefighter  
Joseph Ramirez, Engineer's Assistant  
Kwabena Agyekum, Senior Planner/HPO

**I. Preliminary Proceedings.**

**OPEN MEETING**

Mayor Fugate opened the meeting at 5:00 p.m. with four commission members present. Commissioner Hinojosa was absent.

**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)**

**Special Meeting – August 7, 2024**

**Motion made by Commissioner Lopez to approve the minutes of August 7, 2024, as presented, seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Lopez, Alvarez, Alarcon, Fugate voting "FOR".**

**Special Meeting – August 19, 2024**

**Motion made by Commissioner Alarcon to approve the minutes of August 19, 2024, as presented, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Alvarez, Alarcon, Lopez, Fugate voting "FOR".**

**II. Public Hearing - (Required by Law).<sup>1</sup>**

**1. Public Hearing on condemnation of structure at 227 E. Richard Ave., Kingsville, Texas. (Director of Planning and Development Services).**

Mayor Fugate opened this public hearing at 5:03 p.m. He further 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. Erik Spitzer, Director of Planning and Development Services reported that the Planning and Development Services Department completed detailed inspections that revealed the unsafe and dilapidated state of the identified six properties listed below; consequently, these buildings have been declared uninhabitable. The relevant owners have been duly notified and nothing has been accomplished to improve or remove the dilapidated structures. This commercial property was built in 1945 and is owned by Armela Soliz. Code violations date back to May 28, 2017. Various violations of high grass, and trash in 2017, 2019, 2023, and 2024. The property was identified as a potential condemnation on July 31, 2023. The Historical Board reviewed this case on March 20, 2024, and recommended

condemnation. A notice was sent to the owner on August 15, 2023, March 1, 2024, and May 2, 2024. Letter sent to appear at City Commission on June 24, 2024. There are no records of water or electric services. The property is currently vacant and there are no taxes owed.

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

**2. Public Hearing on condemnation of structure at 500 W. Santa Gertrudis Ave., Kingsville, Texas. (Director of Planning and Development Services).**

Mayor Fugate opened this public hearing at 5:08 p.m. He further 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. Spitzer reported that is a commercial property that was built in 1940 and owned by Velma Veliz. The property has code violations dated back to October 24<sup>th</sup>, 2013, for high grass, and debris in 2014, 2018, 2020, 2022, and 2023. The property was identified as a potential condemnation on January 9, 2019. Notice was sent to the owner on January 11, 2019, and staff resent a letter on January 23, 2024, to which notification was returned unclaimed. Letter sent to appear at City Commission meeting on June 24, 2024. There has been no electric service since January 2023 and no records found on water services. The property is currently vacant and there are no taxes owed.

There being no comments, Mayor Fugate closed this public hearing at 5:09 p.m.

**3. Public Hearing on condemnation of structure at 521 E. Mesquite Ave., Kingsville, Texas. (Director of Planning and Development Services).**

Mayor Fugate opened this public hearing at 5:09 p.m. He further 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. Spitzer reported that this property is a residential property that was built in 1945 and was previously owned by Constantino De Leon Jr. Code violations date back to June 10, 2014. Various violations of high grass were noted back in 2015, 2018, 2019, 2022, 2023 and 2024. Numerous fees are assessed for mowing by the city. This property was identified as a potential condemnation on May 2, 2023. A notice was sent to the property owner on August 25, 2023. All notifications were returned unclaimed. A letter was sent to appear at the City Commission meeting on June 24, 2024. This property has no water service since July 2023. The property currently has electric service. The property is currently vacant. This property has back taxes of \$3,001.26.

There being no comments, Mayor Fugate closed this public hearing at 5:11 p.m.

**4. Public Hearing on condemnation of structures at 527 E. Alice Ave., Kingsville, Texas. (Director of Planning and Development Services).**

Mayor Fugate opened this public hearing at 5:11 p.m. He further 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. Spitzer reported that this property is residential and built in 1999. The property is owned by Rual Longoria. Code violations date back to August 14, 2018, for trash and debris and from 2021-2024. The property was identified as a potential condemnation on January 19, 2023. Notice was sent to the owner on April 17, 2023. The Historical Board reviewed this case on September 20, 2023, and recommended condemnation. A letter was sent to the property owner to appear at the City Commission meeting on June 24, 2024. There has been no water or electric service since January 2023. The property is currently vacant and has no taxes owed.

Ms. Courtney Alvarez, City Attorney stated that this is for all three structures on the property.

There being no comments, Mayor Fugate closed this public hearing at 5:13 p.m.

**5. Public Hearing on condemnation of structure at 829 E. Warren Ave., Kingsville, Texas. (Director of Planning and Development Services).**

Mayor Fugate opened this public hearing at 5:13 p.m. He further 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. Spitzer reported that this property is a residential property built in 1950 and owned by Kevin William Childs Estate. The property was identified as a potential condemnation on July 5, 2023. A notice was sent to the owner on August 15, 2023. A letter was sent to appear at a City Commission meeting on June 24, 2024. This property has no water service since September 2022 and no electric service since 2003. The property is currently vacant. Taxes owed since 2015 total to \$27,589.52.

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

**6. Public Hearing on condemnation of structure at 1232 E. Ella Ave., Kingsville, Texas. (Director of Director of Planning and Development Services).**

Mayor Fugate opened this public hearing at 5:14 p.m. He further 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. Spitzer reported that this property is a residential property that was built in 1950 and owned by Melcher Hawkins. The property has violations that date back to March 9, 2014. Various violations of debris and high grass date back to 2015, 2017, 2020, 2022, and 2023. The property was identified as a potential condemnation on August 27, 2022. A notice was sent to the property owner on August 25, 2023. Notifications were returned unclaimed. A letter was sent to appear at the City Commission meeting on June 24, 2024. There has been no water service since August 2006 and no electric service since 2010. The property is currently vacant. Taxes owed since 2017 for an amount of \$7,929.67.

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

**III. Reports from Commission & Staff.<sup>2</sup>**

*“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 thanked staff for their assistance and hard work on the USS Kingsville events. He reported that negotiations on the Fire Department Collective Bargaining Agreement have come to an end with both parties agreeing and certain terms. He also reported that the city has its first case of West Nile. Staff will be setting out mosquito traps for further testing to take place in Austin.

Ms. Alvarez reported that there will be a special meeting on Thursday, September 5, 2024, at 5:00 p.m. where the commission will have two public hearings for FY 24-25 City Manager's Proposed Budget and FY 24-25 Tax Rate. At that meeting, staff will also introduce two ordinances, one for the budget and the other for the tax rate. She also reported that city offices will be closed on Monday, September 2, 2024, in observance of Labor Day. The regular meeting scheduled for Monday, September 9, 2024, will be moved to Thursday, September 12, 2024. At this meeting, the commission will be voting on the FY 24-25 Budget and Tax Rate.

Commissioner Lopez read and presented a proclamation to KISD Superintendent and staff for Attendance Awareness Month.

**IV. Public Comment on Agenda Items.<sup>3</sup>**

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

Mrs. Velma Veliz, 217 Jayvee Lane, commented on what happens now, as to referring to the property brought forward for condemnation.

**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, Alarcon, Lopez, Fugate voting "FOR".

1. Motion to approve final passage of an ordinance amending Ordinance No. ORD2009-38, ordaining the City of Kingsville's continued participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code (Act), amending the original ordinance language and providing additional potential incentives for the investment of private resources in productive business enterprises located in severely distressed areas of the City as required by the Office of the Governor Economic Development and Tourism (EDT). (City Attorney).
2. Motion to approve final passage of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate additional funding for repairs to fire unit 111-Ladder Truck. (Fire Chief).
3. Motion to approve final passage of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate additional funding for Street Maintenance Work. (Public Works Director).
4. Motion to approve final passage of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate additional funding for Wastewater chemicals and pump replacements. (Public Works Director).
5. Motion to approve final passage of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate ARP funding for the Wastewater Treatment Plant UV Light System emergency repairs. (Public Works Director/Purchasing Manager).

## REGULAR AGENDA

### CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

#### VI. Items for consideration by Commissioners.<sup>4</sup>

6. Consider condemnation of structure located at 227 E. Richard Ave., Kingsville, Texas. (Director of Planning and Development Services).

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 within 30 days; city shall abate in any manner it deems necessary and proper, seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Fugate voting "FOR".

7. Consider condemnation of structure located at 500 W. Santa Gertrudis Ave., Kingsville, Texas. (Director of Planning and Development Services).

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 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 within 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, Alvarez, Alarcon, Fugate voting "FOR".

8. Consider condemnation of structure located at 521 E. Mesquite Ave., Kingsville, Texas. (Director of Planning and Development Services).

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 within 30 days; city shall abate in any manner it deems necessary and proper, seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Alvarez, Alarcon, Lopez, Fugate voting "FOR".

9. Consider condemnation of structures located at 527 E. Alice Ave., Kingsville, Texas. (Director of Planning and Development Services).

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 within 30 days; city shall abate in any manner it deems necessary and proper, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Fugate voting "FOR".

**10. Consider condemnation of structure located at 829 E. Warren Ave., Kingsville, Texas. (Director of Planning and Development Services).**

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 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 within 30 days; city shall abate in any manner it deems necessary and proper, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Lopez, Alvarez, Alarcon, Fugate voting "FOR".

**11. Consider condemnation of structure located at 1232 E. Ella Ave., Kingsville, Texas. (Director of Planning and Development Services).**

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 within 30 days; city shall abate in any manner it deems necessary and proper, seconded by Commissioner Lopez and Commissioner Alarcon. The motion was passed and approved by the following vote: Alvarez, Alarcon, Lopez, Fugate voting "FOR".

**12. Consider a resolution authorizing the City Manager to enter into a Collective Bargaining Agreement between the City of Kingsville, Texas and the Kingsville Professional Firefighter's Association, International Association of Firefighters (IAFF) Local #2390 for Fiscal Years 2024-2026; repealing all conflicting resolutions and providing for an effective date. (Human Resources Director).**

Mrs. Diana Gonzalez, Human Resources Director stated that the current two-year collective bargaining agreement between the city and Kingsville Professional Firefighters Association IAFF Local #2390 is set to expire on September 30, 2024. The City and Firefighters Association met to negotiate certain items as mandated by the Texas Local Government Code for entities that have voted in collective bargaining. Negotiation meetings occurred on the following dates in 2024 May 10<sup>th</sup> & 21<sup>st</sup>, June 11<sup>th</sup>, July 15<sup>th</sup>, and August 13<sup>th</sup> and 15<sup>th</sup>, 2024. Meetings were conducted and tentative agreements between the City and Kingsville Professional Firefighters Association, IAFF Local #2390 were reached during negotiations. The Kingsville Professional Firefighters Association President Steve Palacios advised Local 2390 association members voted to approve the proposals on August 20, 2024. The agreement presented is for two years with increases to base wages, one additional holiday, and an increase to longevity. Additional cost estimates for Year 1 and Year 2 of the agreement, including applicable benefits, are as follows: Year 1, FY 2024-2025 \$140,164, new wage schedule with steps, one added holiday, and longevity increase to \$5.50. Year 2, FY 2025-2026 \$90,148, the addition of a step on the wage schedule, continuation of the additional holiday, and increase in longevity to \$6.00.

Mayor Fugate asked both Mr. McLaughlin and Ms. Alvarez if this was a fair agreement. Both responded yes, it is a fair agreement.

**Motion made by Commissioner Lopez to approve the resolution authorizing the City Manager to enter into a Collective Bargaining Agreement between the City of Kingsville, Texas and the Kingsville Professional Firefighter's Association, International Association of Firefighters (IAFF) Local #2390 for Fiscal Years 2024-2026; repealing all conflicting resolutions and providing for an effective date, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Fugate voting "FOR".**

**13. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances by amending Chapter III, Article 7, Personnel Policies. (Human Resource Director).**

Mrs. Gonzalez In preparation for the beginning of each new fiscal year, the City of Kingsville Classification & Compensation Plan is brought before the City Commission. This plan includes all non-civil service positions and incorporates classification and title changes included in the City Manager's budget. In February 2023, the city hired Evergreen Solutions, LLC (Evergreen) to conduct a compensation and classification study. Evergreen completed the study and provided the city with options on how to get our positions closer to the market. As the cost to attempt to update the compensation in one year was beyond budgetary constraints, Evergreen was able to provide a two-year approach. Based on Evergreen's recommendations and factoring in internal equity, the recommended

compensation plan for FY 2024-2025 is attached. The approximate total financial impact of the wage schedule for all positions, excluding civil service positions, is \$ 16,062,699 which includes all fringe benefits paid by the City such as (taxes, life insurance, health insurance, worker's compensation, unemployment, and City retirement contributions) and is incorporated in the City Manager's proposed budget. The total financial impact includes Compensation Plan adjustments as per Evergreen's study for Year 2 of the plan; Continuation of the Anniversary Program; Continuation of the Longevity Program; and Minimum hiring rate for Full-time and Part-time positions continues at \$15.45 per hour. It is staff's recommendation to approve the recommended FY 2024-2025 City of Kingsville Classification & Compensation Plan as presented and included in the City Manager's proposed budget.

Introduction item.

**14. Consider introduction of an ordinance ratifying classifications and prescribing the number of positions in such classifications for the classified service in the Fire Department by adding two new civil service positions. (Human Resource Director).**

Mr. McLaughlin stated that the two Firefighters that had been talked about in the past are classified in this but have not been funded yet.

Introduction item.

**15. Consider awarding Bid 24-09 for GLO CDBG-MIT Contract No. 22-082-016-D218 Project 1: 14<sup>th</sup> Street Sanitary Sewer Improvements, as per the recommendation of the contract engineer. (City Engineer).**

Mr. Rudy Mora, City Engineer stated that Staff is seeking approval to award the sixth GLO CDBG-MIT 2016 Flood Mitigation Projects. The sixth being Project 1 - 14<sup>th</sup> Street – Sanitary Sewer Improvements. Project 1 includes the installation of one (1) new lift station, 2,795 force main, 12" diameter gravity wastewater line, 7,477 of cured-in-place pipe (CIPP), manhole rehabilitation, point repairs, and pavement repairs. The project is scheduled to be completed within 240 days from the Notice to Proceed and after award. This project will help divert the flow which is in the south wastewater basin for the South Wastewater Treatment Plant (WWTP) towards the North WWTP. Bid 24-09, Project 1 sealed bids were received on April 18, 2024, from 3 bidders. Bidder one (1) is Donald Hubert Construction Co., from Kingsville, Texas. Bidder two (2) is C&A Builders, from San Benito, Texas. Bidder three (3) is Jhabores Construction Co., Inc., from Corpus Christi, Texas. The base bids range from \$2,523,299.15 to \$2,779,811.00, with alternate bid no. 1 ranging from \$35,000.00 to \$134,760.00, and total bid amounts ranging from \$2,593,299.15 to \$2,914,571.00. The staff recommends awarding the project to the lowest bidder, Donald Hubert Construction Co. for \$2,593,299.15. The General Land Office (GLO) Awarded \$7,293,111.00 to the City of Kingsville for Citywide Wastewater Improvements on March 11, 2021. Texas Land Commissioner George P. Bush announced the Texas General Land Office approved \$135,462,438 in flood mitigation projects to 21 grantees in the second round of grant funding for the GLO's \$2.3 billion regional mitigation competitions. It is staff's recommendation to award CDBG-MIT GLO Contract No. 22-082-016-D218 – Project 1 – 14<sup>th</sup> Street. -Sanitary Sewer Improvements for \$2,593,299.15 to Donald Hubert Construction Co. contingent on a final GLO approval of a Performance Statement and TxDOT right of way permit pending.

Mayor Fugate commented that he likes it when local contractors are awarded a bid, as it keeps the funds within our community.

**Motion made by Commissioner Alarcon to award Bid 24-09 for GLO CDBG-MIT Contract No. 22-082-016-D218 Project 1: 14<sup>th</sup> Street Sanitary Sewer Improvements, as per the recommendation of the contract engineer, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alvarez, Alarcon, Lopez, Fugate voting "FOR".**

**16. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Sections 9-10-56 and 57 to update the fees used for the purposes of funding the City Streets System. (City Engineer).**

Mayor Fugate asked for the amount for the increase. Mr. McLaughlin responded that the increase is \$2.00 for residential and 20% for non-residential for all tiers.

Commissioner Alvarez asked if it was correct that citizens have the right to appeal the street user fee. Ms. Alvarez responded yes, and that the city had three that appealed a few years ago.

Introduction item.

**17. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter V, Article 3, Water, providing for an increase in water rates. (Finance Director).**

Mrs. Debroah Balli, Finance Director stated that the city contracted with Grady Reed with HDR Engineering to perform a rate study of Water and Wastewater rates which was completed on August 11, 2023. The study indicated that rates would need to be increased in 2024 by 15% for Water and 13% for Wastewater with additional increases in future years.

Introduction item.

**18. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter V, Article 2- Sewers, Section 2-User Classification, Schedule of Charges; providing for an increase in sewer rates. (Finance Director).**

Mr. McLaughlin stated that this is for sewer rates which is being proposed at a 13% increase as per the study.

Introduction item.

**19. 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 Fugate announced the executive session and convened the meeting into a closed session at 5:50 p.m.

Mayor Fugate reconvened the meeting into an open session at 6:00 p.m.

**20. Consider a resolution authorizing staff to accept the offer for the sale of the City's 3.030 acres of land located on the north side of the 400 Block of East Caesar Ave. (9<sup>th</sup>, Block 24, Lot all, S/2 closed Ragland St.), also known as the Old Hospital site, in Kingsville, Texas. (Purchasing Manager).**

Mayor Fugate stated that staff is to continue negotiations and therefore the commission will take no action on this item.

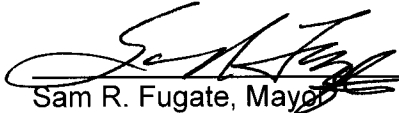
No action was taken.

**21. Review and discuss proposed fiscal year 2024-2025 budget for departments of the City of Kingsville. (City Manager).**

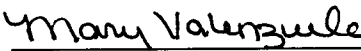
Mr. McLaughlin stated that a handout showing the fund balance estimated for FY 24-25 budget was given to the City Commission. This handout shows that the General Fund will have an ending of 26.59% and the Utility Fund at 26.06%. The handouts also show the changes to the proposed budget for expenditures.

**VI. Adjournment.**

There being no further business to come before the City Commission, the meeting was adjourned at 6:05 p.m.

  
Sam R. Fugate, Mayor

**ATTEST:**

  
Mary Valenzuela, City Secretary