

# City of Kingsville, Texas

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**AGENDA**  
**CITY COMMISSION**  
**TUESDAY, NOVEMBER 12, 2024**  
**REGULAR MEETING**  
**CITY HALL**  
**HELEN KLEBERG GROVES COMMUNITY ROOM**  
**400 WEST KING AVENUE**  
**5:00 P.M. – Regular Meeting**

**Live Videostream: <https://www.facebook.com/cityofkingsvilletx>**

**I. Preliminary Proceedings.**

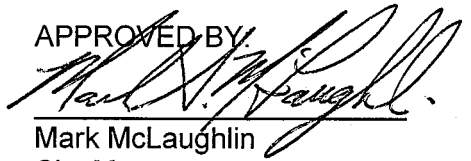
**OPEN MEETING**

**INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)**

**MINUTES OF PREVIOUS MEETING(S)**

Regular Meeting – October 28, 2024

APPROVED BY:

  
Mark McLaughlin  
City Manager

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

1. Conduct a Public Hearing regarding the advisability of the improvements to be financed by for the Somerset at Kingsville Public Improvement District No. 1. (City Attorney).
2. Conduct a Public Hearing requesting approval of the final plat of a 14.27 acre tract of land out of a 54.43 acre tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas (west of South Brahma Blvd. and north of Trant Road). This tract to be known as Somerset at Kingsville **Unit 2B**. (Director of Planning and Development Services).
3. Conduct a Public Hearing requesting approval of the final plat of a 9.539 acre tract of land out of a 54.43 acre tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas (west of South Brahma Blvd. and north of Trant Road). This tract to be known as Somerset at Kingsville **Unit 3**. (Director of Planning and Development Services).
4. Conduct a Public Hearing requesting approval of the final plat of a 17.23 acre tract of land out of a 54.43 acre tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, all of Lot 1 and a portion of Lot 2, Burris Acres, a Map recorded in Volume 2, Page 45, Map Records of Kleberg County, Texas as described in a General Warranty Deed with Mineral Reservation, recorded in Document Number 332182, Official Records of Kleberg County, Texas, (west of South Brahma Blvd. and north of Trant Road). This tract to be known as Somerset at Kingsville **Unit 4**. (Director of Planning and Development Services).

**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.”

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

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

#### **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)*

1. Motion to approve final passage of an ordinance amending the Fiscal Year 2024-2025 Budget to accept and expend donations for the Parks Department Healthy Family Events. (Parks Director).
2. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances Chapter V, Article 3, Water, providing for an increase in certain irrigation water rates. (Finance Director).
3. Motion to approve final passage of an ordinance amending the Fiscal Year 2024-2025 Budget to appropriate funding for emergency repairs on the City Hall air conditioning unit. (Purchasing Manager).

##### **REGULAR AGENDA**

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

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

4. Consideration and approval of the final plat of a 14.27 acre tract of land out of a 54.43 acre tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas (west of South Brahma Blvd. and north of Trant Road). This tract to be known as Somerset at Kingsville **Unit 2B**. (Director of Planning and Development Services).

5. Consideration and approval of the final plat of a 9.539 acre tract of land out of a 54.43 acre tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas (west of South Brahma Blvd. and north of Trant Road). This tract to be known as Somerset at Kingsville **Unit 3**. (Director of Planning and Development Services).
6. Consideration and approval of the final plat of a 17.23 acre tract of land out of a 54.43 acre tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, all of Lot 1 and a portion of Lot 2, Burris Acres, a Map recorded in Volume 2, Page 45, Map Records of Kleberg County, Texas as described in a General Warranty Deed with Mineral Reservation, recorded in Document Number 332182, Official Records of Kleberg County, Texas, (west of South Brahma Blvd. and north of Trant Road). This tract to be known as Somerset at Kingsville **Unit 4**. (Director of Planning and Development Services).
7. Consider accepting additional donations for the Parks Department Healthy Family Events. (Parks Director).
8. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to accept and expend donations from Linebarger, Goggan, Blair and Sampson, and Vishal Raju Bhagat Foundation for the Parks Department Healthy Family Events. (Parks Director).
9. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to appropriate funding for emergency Fire Department vehicle repairs. (Fire Chief).
10. Consideration and approval of a resolution authorizing the City to submit an application to the ASPCA 2024 for the National Shelter Grant Initiative Grants: Access To Veterinary Care Grant Program with no cash match required; authorizing the City Manager to submit the grant and the City Health Director as the grant official to act on the City's behalf with such grant program. (Health Director).
11. Consideration and approval of a resolution adopting the City of Kingsville Administrative Policies and Procedures Manual Policy 780.10-Mental Health Leave. (Human Resources Director).
12. Consideration and approval of a resolution amending the City of Kingsville Administrative Policies and Procedures Manual for Policy 731-Flex Leave. (Human Resources Director).
13. Executive Session: Pursuant to Section 551.087, Texas Government Code, Deliberations Regarding Economic Development Negotiations Exception, the City Commission shall convene in executive session to deliberate the offer of a financial or other incentive to a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations. (City Manager).
14. Executive Session: Pursuant to Section 551.074, of the Texas Open Meetings Act, the City Commission shall convene in executive session to deliberate the evaluation & duties of the City Manager. (Mayor Fugate).
15. Consideration and approval of a resolution authorizing the Mayor to execute an Employment Agreement for the position of City Manager with Mark McLaughlin. (Mayor Fugate).

## **VII. Adjournment.**

1. No person's comments shall exceed 5 minutes. Cannot be extended by Commission.
2. No person's comments shall exceed 5 minutes without permission of majority of Commission.
3. Comments are limited to 3 minutes per person. May be extended or permitted at other times in the meeting only with 5 affirmative Commission votes. The speaker must identify himself by name and address.

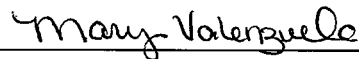
4. Items being considered by the Commission for action except citizen's comments to the Mayor and Commission, no comment at this point without 5 affirmative votes of the Commission.

NOTICE

This City of Kingsville and Commission Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 361/595-8002 or FAX 361/595-8024 or E-Mail [mvalenzuela@cityofkingsville.com](mailto:mvalenzuela@cityofkingsville.com) for further information. Braille Is Not Available. The City Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551-071 (Consultation with Attorney), 551-072 (Deliberations about Real Property), 551-073 (Deliberations about Gifts and Donations), 551-074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551-086 (Certain Public Power Utilities: Competitive Matters), and 551-087 (Economic Development).

I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall, City of Kingsville, 400 West King Avenue, Kingsville, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

November 7, 2024, at 3:00 P.M. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.



Mary Valenzuela, TRMC, City Secretary  
City of Kingsville, Texas

This public notice was removed from the official posting board at the Kingsville City Hall on the following date and time: \_\_\_\_\_

By: \_\_\_\_\_  
City Secretary's Office  
City of Kingsville, Texas

**MINUTES OF PREVIOUS  
MEETING(S)**

OCTOBER 28, 2024

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, OCTOBER 28, 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  
Hector Hinojosa, Commissioner  
Leo Alarcon, Commissioner

**CITY STAFF PRESENT:**

Mark McLaughlin, City Manager  
Mary Valenzuela, City Secretary  
Courtney Alvarez, City Attorney  
Michael Krueger, Municipal Court Judge  
Kyle Benson, Director of Information & Technology  
Derek Williams, Systems Administrator  
Emilio Garcia, Health Director  
John Blair, Chief of Police  
Rudy Mora, City Engineer  
Erik Spitzer, Director of Economic & Development Services  
Juan J. Adame, Fire Chief  
Leticia Salinas, Accounting Manager  
Diana Gonzalez, Human Resources Director  
Mike Mora, Capital Improvements Manager  
Janine Reyes, Tourism Director  
Kwabena Agyekum, Senior Planner  
Charlie Sosa, Purchasing Manager  
Susan Ivy, Park Director

**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 – October 15, 2024**

Motion made by Commissioner Lopez to approve the minutes of October 15, 2024 as presented, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, Fugate voting "FOR".

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

None.

**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, gave an update on streets and activities that occurred this past weekend.

Ms. Courtney Alvarez, City Attorney, reported that the next city commission meeting is scheduled for Tuesday, November 12, 2024, as Monday, November 11, 2024, city offices will be closed for the Veteran’s Day Holiday. The deadline for staff to submit agenda items for the November 12<sup>th</sup> meeting is Thursday, October 31<sup>st</sup>.

Commissioner Lopez stated that today is First Responders Day and thanked First Responders for all that they do for the community.

Commissioner Hinojosa asked if staff could provide the number of heads in beds that this weekend’s Wine Walk brought into the city.

Mr. McLaughlin responded that he would work with staff in trying to get that information.

Mayor Fugate read and presented a proclamation for Officer Sherman Otto Benys Day.

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

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

No public comments were 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)*

**Motion made by Commissioner Lopez to approve the consent agenda as presented, seconded by Commissioner Hinojosa. 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 of the City Commission of the City of Kingsville, Texas, approving a Project and Financing Plan for Tax Increment Reinvestment Zone Number Two, City of Kingsville, Texas, established pursuant to Chapter 311 of the Texas Tax Code. (Economic Development Director).
2. Motion to approve final passage of an ordinance amending the Fiscal Year 2024-2025 Budget to appropriate funding for TIRZ#3. (Economic Development Director).
3. Motion to approve final passage of an ordinance amending the Fiscal Year 2024-2025 Budget to appropriate funding for the Public Works Concrete Parking Lot Project. (Public Works Director).
4. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances Chapter XV-Land Usage, Article 1-Building Regulations, Section 15-1-156, adopting the 2024 edition of the National Electric Code. (Director of Planning & Development Services).
5. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances Chapter XV, Article 1-Building Regulations, Section 15-1-2, adopting the 2024 International Building Code. (Director of Planning & Development Services).
6. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances Chapter XV, Article 1-Building Regulations, Sections 21 & 22, adopting the 2024 edition of the International Plumbing Code. (Director of Planning & Development Services).
7. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances Chapter XV, Article 1-Building Regulations, Sections 135 & 136, adopting the 2024 edition of the International Mechanical Code. (Director of Planning & Development Services).
8. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances Chapter XV, Article 1-Building Regulations, Sections 402 & 403, adopting the 2024 edition of the International Energy Conservation Code. (Director of Planning & Development Services).
9. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances Chapter XV, Article 1-Building Regulations, Section 502, adopting the 2024 edition of the International Existing Building Code. (Director of Planning & Development Services).
10. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances Chapter IX-General Regulations, Article 7-Nuisances, Sections 1 & 2, adopting the 2024 edition of the International Property Maintenance Code. (Director of Planning & Development Services).
11. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances Chapter IX-General Regulations, Article 5-Fire Prevention and Protection, Section 10, adopting the 2024 edition of the International Fire Code. (Director of Planning & Development Services).
12. Motion to approve a resolution authorizing the Police Chief to enter into an Operating Agreement between the Naval Air Station, Kingsville, Texas and the City of Kingsville, Texas Police Department for the Provision of Law Enforcement Services. (update signatories on existing 3/27/17 agreement; no cost). (Police Chief).

## REGULAR AGENDA

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



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

**13. Consider accepting donations for the Healthy Family Program. (Parks Director).**

Mayor Fugate commented that if there were no objections from the city commission, he would like to move the two executive session items before item 13. No objections were made.

**Motion made by Commissioner Lopez to accept the donations for the Healthy Family Program, seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Hinojosa, Alarcon, Lopez, Alvarez, Fugate voting "FOR".**

**14. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to accept and expend donations for the Parks Department Healthy Family Events. (Parks Director).**

Introduction item.

**15. Consider a resolution authorizing the City to submit an application to the Texas Parks And Wildlife Department's Community Outdoor Outreach Grant Program for the purpose of requesting funding for community nature based, family oriented, recreational programming with no cash match required; authorizing the City Manager to submit the grant and the City Parks Director as the Grant Official to act on the City's behalf with such grant program. (Parks Director).**

This item will authorize the submission of a Texas Parks & Wildlife Department grant application. The application will be for up to \$65,000 of grants funds to be used for various training, staffing and activities. Funding provided by this program is on a cost reimbursement basis. If awarded, the city must initiate the approved project with our own funds and be reimbursed 100% of qualified expenses after submitting documentation of expenses. There is no cash match for this grant.

**Motion made by Commissioner Lopez to approve the resolution authorizing the City to submit an application to the Texas Parks And Wildlife Department's Community Outdoor Outreach Grant Program for the purpose of requesting funding for community nature based, family oriented, recreational programming with no cash match required; authorizing the City Manager to submit the grant and the City Parks Director as the Grant Official to act on the City's behalf with such grant program, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Hinojosa, Fugate voting "FOR".**

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

Mrs. Leticia Salinas, Accounting Manager stated that when the utility rate changes were submitted and approved, changes to the 1 inch irrigation rate were not included. The current rate is \$39.31 and should be \$45.21. It is the staff's recommendation to approve the rate change as recommended by staff.

Introduction item.

**17. Consider a resolution authorizing the submission of an application to the Texas Water Development Board's 2024-2025 Economically Distressed Areas Program (EDAP) for first time wastewater service residents projects. (City Engineer).**

Mr. Rudy Mora, City Engineer stated that on October 21, 2024, the city received an invitation and Intent to Apply for the 2024-2025 Economically Distressed Areas Program. This application will focus on providing wastewater services for the first time to 21 homes

built before 2005 along Sage Road between Armstrong and Young Drive. Existing homes along this route can also connect to the wastewater services at their own expense. The estimated total cost for the project is \$5,351,251.00.

Commissioner Hinojosa asked if the individuals from the 21 homes built before 2005 had been notified of this. Mr. Mora responded no, not until this is awarded.

**Motion made by Commissioner Alvarez to approve the resolution authorizing the submission of an application to the Texas Water Development Board's 2024-2025 Economically Distressed Areas Program (EDAP) for first time wastewater service residents projects, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, Fugate voting "FOR".**

**18. Consider awarding Request for Qualification (RFQ #25-02) for Professional Engineering Services for municipal water infrastructure projects to be funded by the WaterSMART Drought Response Grant administered by the U.S. Bureau of Reclamation, as per staff recommendation. (City Engineer).**

Mr. Mora stated that this item is for professional engineering services which was advertised September 19, and September 26, 2024, in the local newspaper and on the city's website. Statement of Qualifications was received before the deadline of 4:00 p.m. on October 8, 2024. The following four firms submitted: Collier Engineering & Design of Corpus Christi; International Consulting Engineers of Corpus Christi; Garver of Harlingen; and Hanson of Corpus Christi. The evaluation committee consisted of the City Manager, Capital Improvements Manager, Public Works Director, and City Engineer to which reviewed all four submissions. The evaluation committee recommends awarding RFQ #25-02 for professional engineering services to Garver and to begin negotiating a contract.

**Motion made by Commissioner Alarcon to approve awarding Request for Qualification (RFQ #25-02) for Professional Engineering Services for municipal water infrastructure projects to be funded by the WaterSMART Drought Response Grant administered by the U.S. Bureau of Reclamation, as per staff recommendation, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alvarez, Hinojosa, Alarcon, Lopez, Fugate voting "FOR".**

**19. Consider approving Change Order #1 for GLO CDBG-MIT Contract #22-082-016-D218 for Project 2: Manhole Rehabilitation Project. (no additional cost). (City Engineer).**

Mr. Mora stated that this item will consider approving General Land Office Change Order No. 1. This will decrease the contract price while increasing the contract time to help closeout the contract as required by the grant. Change Order 1 decreases the contract price by \$4,800 and increases the contract time by 136 calendar days. The final contract price and time \$468,506.40 and 256 calendar days.

**Motion made by Commissioner Lopez to approve Change Order #1 for GLO CDBG-MIT Contract #22-082-016-D218 for Project 2: Manhole Rehabilitation Project, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Hinojosa, Alarcon, Lopez, Alvarez, Fugate voting "FOR".**

**20. Consider a resolution authorizing the City Manager to execute the Construction Contract with R.S. Parker Construction LLC for the GLO CDBG-MIT Contract #22-085-009-D237 for Project 2: N. 19<sup>th</sup> Street- Stormwater Improvements Project. (bid RFP #24-19 awarded to RS Parker Construction LLC on 10/15/24) (City Engineer).**

**Motion made by Commissioner Hinojosa to approve the resolution authorizing the City Manager to execute the Construction Contract with R.S. Parker Construction**

LLC for the GLO CDBG-MIT Contract #22-085-009-D237 for Project 2: N. 19<sup>th</sup> Street-Stormwater Improvements Project. (bid RFP #24-19 awarded to RS Parker Construction LLC on 10/15/24), seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Hinojosa, Fugate voting "FOR".

**21. Consider a resolution authorizing the City Manager to execute the Construction Contract with R.S. Parker Construction LLC for the GLO CDBG-MIT Contract #22-085-009-D237 for Project 13: W. Johnston Ave. Stormwater Improvements Project, as per recommendation of contract engineer. (bid RFP #24-22 awarded to RS Parker Construction LLC on 10/15/24) (City Engineer).**

Motion made by Commissioner Hinojosa to approve resolution authorizing the City Manager to execute the Construction Contract with R.S. Parker Construction LLC for the GLO CDBG-MIT Contract #22-085-009-D237 for Project 13: W. Johnston Ave. Stormwater Improvements Project, as per recommendation of contract engineer. (bid RFP #24-22 awarded to RS Parker Construction LLC on 10/15/24), seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, Fugate voting "FOR".

**22. Consider a resolution authorizing the City Manager to execute the Construction Contract with Donald Hubert Construction Co. for GLO CDBG-MIT Contract #22-085-009-D237 for Project 6: Carlos Truan Blvd. Stormwater Improvements Project, as per recommendation of contract engineer. (bid RFP #24-20 awarded to Donald Hubert Construction LLC on 10/15/24) (City Engineer).**

Motion made by Commissioner Hinojosa to approve resolution authorizing the City Manager to execute the Construction Contract with Donald Hubert Construction Co. for GLO CDBG-MIT Contract #22-085-009-D237 for Project 6: Carlos Truan Blvd. Stormwater Improvements Project, as per recommendation of contract engineer. (bid RFP #24-20 awarded to Donald Hubert Construction LLC on 10/15/24), seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Alvarez, Hinojosa, Alarcon, Lopez, Fugate voting "FOR".

**23. Consider authorizing emergency repairs to the HVAC System at City Hall. (Purchasing Manager).**

Mr. Sosa stated that facilities is requesting a budget amendment to cover emergency repairs to the HVAC chiller at City Hall. The circuit #2 compressor stated going out in August. Staff contacted Malek Inc. of Corpus Christi to work on it and they have kept the unit working until recently. The excessively hot summer and higher than normal September and October temperatures have put a strain on the HVAC System speeding up its decline. The compressor went this month and will need to be replaced with coils and contactors. The total amount to replace the compressor, coils and contactors will be \$65,000.00.

Motion made by Commissioner Alvarez to authorize emergency repairs to the HVAC System at City Hall, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Hinojosa, Alarcon, Lopez, Alvarez, Fugate voting "FOR".

**24. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to appropriate funding for emergency repairs on the City Hall air conditioning unit. (Purchasing Manager).**

Introduction item.

**25. Consider a resolution authorizing the Mayor to execute an Employment Agreement for the position of City Manager with Mark McLaughlin. (Mayor Fugate).**

Mayor Fugate requested that an executive session item regarding the evaluation of the City Manager be placed on the next agenda and include this item as well.

No discussion or action taken on this item.

**26. 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 both executive session items and convened the meeting into closed session at 5:15 p.m.

Mr. Mark McLaughlin stepped out of this executive session at 5:32 p.m.

**27. Executive Session: Pursuant to Section 551.074, Texas Government Code, the Personnel Exception, the City Commission shall convene in Executive Session to deliberate the evaluation and duties of the City Attorney and Municipal Court Judge. (Mayor Fugate).**

Mr. Michael Krueger, Municipal Court Judge, stepped into the executive session at 5:32 p.m. Judge Krueger stepped out of the executive session at 5:48 p.m.

Ms. Courtney Alvarez stepped out of the executive session at 6:06 p.m.

Mayor Fugate reconvened the meeting into open session at 6:07 p.m.

**28. 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).**

Motion made by Commissioner Lopez to approve the 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, seconded by Commissioner Alarcon.

Mr. Charlie Sosa, Purchasing Manager, stated that this item authorizes the sale of real property located at 400 E. Caesar owned by the City of Kingsville. It is staff's recommendation for the city commission to approve the sale of said property.

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

## VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 6:35 p.m.

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

# **PUBLIC HEARING(S)**

# **PUBLIC HEARING #1**

# CLASSIFIEDS

22 PUBLIC NOTICES 22 PUBLIC NOTICES 22 PUBLIC NOTICES 22 PUBLIC NOTICES

### Notice of Public Hearing

NOTICE OF PUBLIC HEARING OF THE CITY COMMISSION OF THE CITY OF KINGSVILLE TO CONSIDER THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY TO MAKE CERTAIN IMPROVEMENTS OVER CERTAIN PROPERTIES LOCATED WITHIN THE CITY

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Kingsville, Texas (the "City"), pursuant to Chapter 372.005 Local Government Code, as amended, (the "Act"), will hold a public hearing at 5:00 p.m. on Tuesday, November 12, 2024, at City Hall, Helen Kleberg Groves Community Room, 400 West King Ave., Kingsville, Texas 78363, for the purpose of considering the establishment of a public improvement district to be located within the City

In accordance with the Act, the City Secretary has received a petition (the "Petitioner") from a certain property owner within the City (the "Petitioner") that request the establishment of a public improvement district for the Somerset development within the City.

The Petition and the legal description of the properties to be included in the public improvement district is on file and open for public inspection in the office of the City Secretary at the address stated above. The public hearing is being held with respect to the advisability of creating a public improvement district for the Somerset development and the Authorized Improvements (as defined below) to be made therein.

**General Nature of the Authorized Improvements:** The purpose of the public improvement district is to provide funds for public improvement projects authorized by the Act that are necessary for development of District property, which public improvements will include: onsite roads (including, but not limited to a collector road) and associated utility improvements (water, sewer, drainage), offsite sewer extension (and if needed, offsite roads, water, and drainage), onsite public improvements for residential lots (sewer, water, streets, and drainage), the improvement and construction of water, sanitary sewer, drainage, dry utilities (gas and electric), detention ponds, storm sewer, road, landscaping in public rights of way, or sidewalks, right of way acquisition costs, easement acquisition costs, appraisal costs, geotechnical and hydrological engineering costs, environmental inspections/testing/and remediation costs, well plugging costs, demolition costs, floodplain reclamation costs, tree mitigation costs, park/entry/amenity improvement costs, including any cost or expense of purchasing, constructing, maintaining, acquiring, owning, operating, repairing, leasing, improving, extending, or paying for inside (i.e. onsite) and outside (i.e. offsite) the district boundaries; flood plain and wetlands regulation and endangered species permits, stormwater permits, including mitigation; and all works, improvements, facilities, plants, equipment, appliances, interest in property, and contract rights needed thereof, and administrative facilities needed in connection therewith, related surveying, engineering, and legal fees, costs and expenses, and all rights of way and other interests in land necessary or convenient in connection therewith, as well as reasonable contingencies, associated with the costs of public improvements (collectively, the "Authorized Improvements"). Further, the public improvements financed by the District may include public improvements in compliance with Chapter 372 and in accordance with governing laws. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

**Estimated Cost of the Authorized Improvements:** The estimated cost to fund the Authorized Improvements is \$25,000,000.

**Boundaries of the Proposed District:** The public improvement district would include approximately 58 acres located in the City of Kingsville, bound by General Cavazos Blvd., Brehma Blvd., and E. Tran Rd. A full description of the boundaries of the proposed Somerset at Kingsville Public Improvement District Number 1 is available at City Hall, Helen Kleberg Groves Community Room, 400 West King Ave., Kingsville, Texas 78363.

**Proposed Method of Assessment for the Public Improvement District:** The City shall levy assessments on each lot within the public improvement district in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including accrued and unpaid interest), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed in part by the assessment and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

**Proposed Apportionment of Costs between the District and the City for the Public Improvement District:** All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the public improvement district and/or from other sources of funds, if any, available to the Petitioner, including lawfully available funds of the City from the sources and in the amounts as directed by the City Commission.

All interested persons are invited to attend such public hearing to express their views with respect to the establishment of a public improvement district for the Somerset development and the Authorized Improvements to be made therein. Questions or requests for additional information may be directed to Courtney Alvarez, City Attorney at calvarez@cityofkingsville.com.

Any interested persons unable to attend the hearing may submit their views in writing to Mary Valenzuela, City Secretary at mvalenzuela@cityofkingsville.com prior to the date scheduled for the hearing.

This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

GIVEN THIS 15th day of October, 2024.



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**Notice of Public Hearing**

**NOTICE OF PUBLIC HEARING OF THE CITY COMMISSION OF THE CITY OF KINGSVILLE TO CONSIDER THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY TO MAKE CERTAIN IMPROVEMENTS OVER CERTAIN PROPERTIES LOCATED WITHIN THE CITY**

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**Estimated Cost of the Authorized Improvements:** The estimated cost to fund the Authorized Improvements is \$25,000,000.

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**Proposed Method of Assessment for the Public Improvement District.** The City shall levy assessments on each lot within the public improvement district in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including accrued and unpaid interest), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed in part by the assessment and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

**Proposed Apportionment of Costs between the District and the City for the Public Improvement District.** All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the public improvement district and/or from other sources of funds, if any, available to the Petitioner, including lawfully available funds of the City from the sources and in the amounts as directed by the City Commission.

All interested persons are invited to attend such public hearing to express their views with respect to the establishment of a public improvement district for the Somerset development and the Authorized Improvements to be made therein. Questions or requests for additional information may be directed to Courtney Alvarez, City Attorney at calvarez@cityofkingsville.com.

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**CERTIFICATE FOR RESOLUTION**

We, the undersigned Mayor and City Secretary of the City of Kingsville, Texas (the "City"), hereby certify as follows:

1. The City Commission of the City (the "City Commission") convened in regular session, open to the public, on October 15, 2024 (the "Meeting"), at the designated meeting place, and the roll was called of the duly constituted officers and members of said City Commission, to wit:

Sam R. Fugate, Mayor  
Hector Hinojosa, Commissioner, Place 3  
Norma Nelda Alvarez, Commissioner, Place 2

Edna Lopez, Commissioner, Place 1  
Leo Alarcon, Commissioner, Place 4

and all of said persons were present, except \_\_\_\_\_, thus constituting a quorum. Whereupon among other business, the following was transacted at the Meeting: a written Resolution entitled:

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

(the "Resolution") was duly introduced for the consideration of the Commission. It was then duly moved and seconded that the Resolution be finally passed and adopted; and after due discussion, such motion, carrying with it the adoption of the Resolution prevailed and carried by the following vote:

YES: 5 NOES: 0 ABSTENTIONS: \_\_\_\_\_

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the City Commission's minutes of the Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the City Commission's minutes of the Meeting pertaining to the adoption of the Resolution; the persons named in the above and foregoing paragraph are duly chosen, qualified, and acting officers and members of the City Commission as indicated therein; each of the officers and members of the City Commission was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting, and that the Resolution would be introduced and considered for adoption at the Meeting and each of such officers and members consented, in advance, to the holding of the Meeting for such purpose; and the Meeting was open to the public, and public notice of the time, place, and purpose of the Meeting was given, all as required by Chapter 551, Texas Government Code, as amended.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS ON OCTOBER 15, 2024.

Mary Valenzuela  
City Secretary

Sam R. Fugate  
Mayor

(CITY SEAL)

## Resolution 2024-79

### 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

WHEREAS, the City Commissioners of the City (the "City Commission") of Kingsville, Texas (the "City") received a petition (the "Petition") requesting creation of a public improvement district (the "PID") under Chapter 372 of the Texas Local Government Code (the "Act"), from the record owners of taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Kleberg County) in the proposed PID and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment under the proposal; and

WHEREAS, the Petition, a copy of which is attached hereto as Exhibit A, has been examined, verified, and found to meet the requirements of Section 372.005(b) of the Act and to be sufficient for consideration by the City Commission; and

WHEREAS, the boundaries of the proposed PID are described in the attachment to the Petition and shown on the map attached hereto as Exhibit B, said area for the PID being within the City; and

WHEREAS, the City Commissioners accept the Petition and desire to schedule a public hearing to consider the creation of the PID to finance the following public improvements: onsite roads (including, but not limited to a collector road) and associated utility improvements (water, sewer, drainage), offsite sewer extension (and if needed, offsite roads, water, and drainage), onsite public improvements for residential lots (sewer, water, streets, and drainage), the improvement and construction of water, sanitary sewer, drainage, dry utilities (gas and electric), detention ponds, storm sewer, road, landscaping in public rights of way, or sidewalks, right of way acquisition costs, easement acquisition costs, appraisal costs, geotechnical and hydrological engineering costs, environmental inspections/testing/and remediation costs, well plugging costs, demolition costs, floodplain reclamation costs, tree mitigation costs, park/entry/amenity improvement costs, including any cost or expense of purchasing, constructing, maintaining, acquiring, owning, operating, repairing, leasing, improving, extending, or paying for inside (i.e. onsite) and outside (i.e. offsite) the district boundaries; flood plain and wetlands regulation and endangered species permits, stormwater permits, including mitigation; and all works, improvements, facilities, plants, equipment, appliances, interest in property, and contract rights needed thereof, and administrative facilities needed in connection therewith, related surveying, engineering, and legal fees, costs and expenses, and all rights of way and other interests in land necessary or convenient in connection therewith, as well as reasonable contingencies, associated with the costs of public improvements (collectively, the "Authorized Improvements"). Further, the public improvements financed by the District may include public improvements in compliance with Chapter 372 and in accordance with governing laws. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

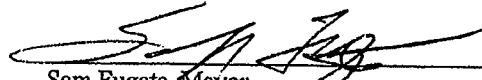
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

SECTION 1: THAT a public hearing is hereby scheduled at 5:00 p.m. on November 12, 2024, at City Hall, Helen Kleberg Groves Community Room, 400 West King Avenue, Kingsville, Texas 78363 to receive public comment on the creation of the PID in the area described in the petition attached as Exhibit A and as shown on the map in Exhibit B, pursuant to the Act; and

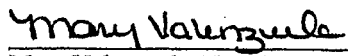
SECTION 2: THAT notice of said hearing, in the substantially final form presented herewith in Exhibit C, with such changes as may be approved by the City's counsel, shall be published in a newspaper of general circulation in the City before the 15<sup>th</sup> day prior to the hearing as required by the Act; and

SECTION 3: THAT written notice, in the substantially final form presented herewith with such changes as may be approved by the City's counsel, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment under the PID, before the 15<sup>th</sup> day prior to the date set for the hearing.

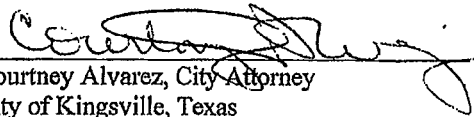
Passed by the City Commission of the City of Kingsville this 15th day of October 2024.

  
\_\_\_\_\_  
Sam Fugate, Mayor  
City of Kingsville, Texas

ATTEST:

  
\_\_\_\_\_  
Mary Valenzuela, TRMC, CMC, City Secretary  
City of Kingsville, Texas

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Courtney Alvarez, City Attorney  
City of Kingsville, Texas

**EXHIBIT A**

**PETITION**

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE  
NAMED THE SOMERSET PUBLIC IMPROVEMENT DISTRICT NUMBER 1**

**THE STATE OF TEXAS**           §  
  §  
**CITY OF KINGSVILLE**       §

**TO: THE HONORABLE MAYOR AND COMMISSIONERS OF THE CITY OF KINGSVILLE**

The undersigned petitioner (the "Petitioner"), acting pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Code"), submits this petition ("Petition") to the City Secretary to request the creation of a public improvement district (the "District") in the territory described in Exhibit A attached hereto (the "Subject Property") within the City of Kingsville, Texas (the "City"), and in support of this petition the Petitioner presents the following:

**Section 1. Petitioner.** In compliance with the requirements of the Code, Section 372.005(b), as determined by the current tax roll of the Kleberg County Appraisal District, the Petitioner constitute: (i) the owners of taxable real property representing more than fifty-percent (50%) of the appraised value of taxable real property proposed to be liable for assessment under the proposal described herein, and (ii) the record owners of taxable real property that constitutes more than fifty-percent (50%) of the area of all taxable real property that is liable for assessment under such proposal.

**Section 2. Name.** A public improvement district is being requested, which shall be named the "Somerset Public Improvement District Number 1" (referred to herein as the "District").

**Section 3. General Nature of the Proposed Public Improvements.** The general nature of the work proposed to be done may include, but is not limited to, onsite roads (including, but not limited to a collector road) and associated utility improvements (water, sewer, drainage), offsite sewer extension (and if needed, offsite roads, water, and drainage), onsite public improvements for residential lots (sewer, water, streets, and drainage), the improvement and construction of water, sanitary sewer, drainage, dry utilities (gas and electric), detention ponds, storm sewer, impact fees for capacity, road, landscaping in public rights of way, or sidewalks, right of way acquisition costs, easement acquisition costs, appraisal costs, geotechnical and hydrological engineering costs, environmental inspections/testing/and remediation costs, well plugging costs, demolition costs, water and sewer impact fees, floodplain reclamation costs, tree mitigation costs, park/entry/amenity improvement costs, including any cost or expense of purchasing, constructing, maintaining, acquiring, owning, operating, repairing, leasing, improving, extending, or paying for inside (i.e. onsite) and outside (i.e. offsite) the district boundaries; flood plain and wetlands regulation and endangered species permits, stormwater permits, including mitigation; and all works, improvements, facilities, plants, equipment, appliances, interest in property, and contract rights needed thereof, and administrative facilities needed in connection therewith, related surveying, engineering, and legal fees, costs and expenses, and all rights of way and other interests in land necessary or convenient in connection therewith, as well as reasonable contingencies, associated with the costs of public improvements (collectively, the "Authorized Improvements"). Further, the public improvements financed by the District may include public improvements in compliance with Chapter 372 and in accordance with governing laws.

**Section 4. Estimated Cost of Proposed Public Improvements.** The estimated cost is approximately \$25,000,000 (including formation, issuance and other financing costs) (the "Authorized Improvement Cost").

**Section 5. Boundaries.** The proposed boundaries are described as metes and bounds in Exhibit A and further shown in Exhibit B.

**Section 6. Proposed Method of Assessment.** The Petitioner requests that the City authorize the District to accomplish its purposes and costs of services and improvements by an assessment against the Subject Property based on the special benefits accruing to the Subject Property because of the Authorized Improvements. The Code provides that the Authorized Improvement Cost may be apportioned to and assessed against the Subject Property in any manner that results in imposing equal shares of the cost on property similarly benefitted including, but not limited to, per front foot or square foot; value of the property as determined by the governing body, with or without regard to improvements on the property; or in any other manner that results in imposing equal shares of the cost on property similarly benefitted. The assessment methodology will result in each parcel paying equal shares costs of the Authorized Improvements with the assessments based on the special benefit conferred on the parcels by such improvements.

**Section 7. Apportionment of Costs between the City and the District.** The Petitioner proposes that the Authorized Improvement costs be apportioned solely to the District to the extent the Authorized Improvements confer a special benefit on the Subject Property. Approval and creation of the District will not obligate the City to provide any funds to finance the Authorized Improvements. All costs of the District shall be paid by and apportioned to the District, and not to the City, as a whole.

**Section 8. Management of the District.** The Petitioner requests that the District be managed by the City with, at the City's option, the assistance of a third-party administrator hired by the City and paid for as part of the administrative costs of the District.

**Section 9. Advisory Body.** An advisory board may be established by the City to develop and recommend an improvement plan to the City Commission.

The signer of this petition requests the establishment of the District and this petition will be filed with the City Secretary in support of the creation of the District by the City Commission as herein provided.

[Signatures follow on next pages]

Wherefore, this Petition satisfies all of the requirements of the Code for the creation of the District, and the Petitioner respectfully request the City create the District and include the Subject Property within such District, as described herein.

Respectfully submitted, this 12<sup>th</sup> day of August, 2024.

**PETITIONER:**

**SOMERSET LAND  
DEVELOPMENT, LLC**

BY: *Wiley McIlwain*  
Wiley McIlwain, Manager

**ACKNOWLEDGMENT**

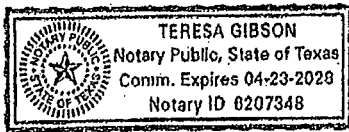
STATE OF TEXAS       §  
                                  §  
COUNTY OF San Patricio §

This instrument was acknowledgment before me on this 12<sup>th</sup> day of August, 2024, by Wiley McIlwain, Manager.

*Teresa Gibson*  
Notary Public, State of Texas

Printed Name of Notary: Teresa Gibson

Commission Expiration: 04-23-2028





Job No. 43534.C2.00  
May 5, 2022

Exhibit A  
54.53 Acre Tract

STATE OF TEXAS  
COUNTY OF KLEBERG

Fieldnotes, for a 54.43 Acre Tract of Land, being comprised of three Tracts, a portion of a 27.21 Acre Tract (Called 27.22 Acre Tract) out of Lots 2 & 5, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 27.22 Acre Tract described in a Special Warranty Deed from Victoria Bank and Trust Company to Eddie Yaklin, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, a 12.36 Acre Tract out of the John Clayton Addition, a map of which is recorded in Envelope 145, Map Records of Kleberg County, Texas, said 12.36 Acre Tract described in a Warranty Deed from Jose A. Mendoza and Alice G. Mendoza to Eddie L. Yaklin, recorded in Volume 157, Page 271, Official Records of Kleberg County, Texas, and a 29.83 Acre Tract (Called 31.09 Acre Tract) out of Lot 6, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 31.09 Acre Tract described in a Warranty Deed from Lorell M. Ryan to Eddie Yaklin, recorded in Volume 427, Page 740, Official Records of Kleberg County, Texas; said 54.53 Acre Tract being more fully described as follows:

**Beginning**, at a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the East boundary line of a 27.22 Acre Tract of Land as described in a Warranty Deed with Vendor's Lien from Dawn Marie Hensley to Thomas Best and Glenda Best, recorded in Volume 487, Page 386, Official Records of Kleberg County, Texas, being the Northwest corner of a 20 Foot wide Drainage Easement as shown on the recorded plat of Manning Place, a map of which is recorded in Envelope 117, Plat Cabinet 1, of the said Map Records, for the Southwest corner of the said 29.83 Acre Tract and a Southwest corner of this Tract;

**Thence**, North 00°52'59" West, with the common boundary line of the said 27.22 Acre Tract and the said 29.83 Acre Tract, 1118.82 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being the Northeast corner of the said 27.22 Acres, the West boundary line of the said 29.83 Acres, the Southeast corner of the said 27.21 Acres and for an inner ell corner of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North 48°37'05" West, 2.99 Feet;

**Thence**, South 89°06'04" West, with the common boundary line of the said 27.22 Acre Tract and the said 27.21 Acre Tract, 276.60 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, for a corner of this Tract, from Whence, a 5/8 Inch Iron Rod Found, for the Southwest corner of the said 27.21 Acre Tract bears, South 89°06'04" West, 842.75 Feet;

\\Urbanfs03\Data\Surveying\43534\C200\OFFICEMETES AND BOUNDS\EX43534C200\_54.53Ac\_PID Boundary.Docx  
Page 1 of 4

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Thence, North 00°57'56" West, over and across the said 27.21 Acre Tract, 768.72 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, for an inner ell corner of this Tract;

Thence, South 89°06'04" West, over and across the said 27.21 Acre Tract, 842.75 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the West boundary line of the said 27.21 Acre Tract, for an outer corner of this Tract;

Thence, North 00°57'56" West, with the West boundary line of the said 27.21 Acres, at 285.19 Feet, pass a 5/8 Inch Iron Rod with plastic cap stamped "RPLS 1963" Found in concrete, in all 291.28 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being the Southwest corner of Lot 1, Burris Acres, a map of which is recorded in Volume 2, Page 45, of the said Map Records, for the Northwest corner of the said 27.21 Acres and of this Tract;

Thence, North 89°06'04" East, with the common boundary line of Lots 1-5, of the said Burris Acres and the said 27.21 Acres, 1117.40 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the West boundary line of a 16.73 Acre Tract as described in a Special Warranty Deed from Goldia Burroughs Hubert to Goldia Burroughs Hubert and Laverne Patrick Hubert, recorded in Document No. 308415, of the said Official Records, being the Southeast corner of the said Lot 5, Burris Acres, the Northeast corner of the said 27.21 Acres and for an outer ell corner of this Tract;

Thence, South 01°03'44" East, with the common boundary line of the said 16.73 Acres and the said 27.21 Acres, 188.12 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the East boundary line of the said 27.21 Acres, for the common corner of the said 16.73 Acres, the said 12.36 Acres and of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North 43°21'41" East, 3.26 Feet;

Thence, North 88°56'16" East, with the common boundary line of the said 16.73 Acres and the said 12.36 Acres, 639.51 Feet, to a 5/8 Inch Iron Rod with plastic cap stamped "TEXAS GEO TECH" Found, on the South boundary line of the said 16.73 Acres, for the common corner of Lot A, John Clayton Addition, a map of which is recorded in Envelope 145, of the said Map Records, the said 12.36 Acres and of this Tract;

Thence, South 01°03'44" East, with the common boundary line of Lots A and B, of the said John Clayton Addition and the said 12.36 Acres, at 350.00 Feet, pass a 5/8 Inch Iron Rod Found, being the common corner of the said Lots A and B, in all 700.00 Feet, to a 5/8 Inch Iron Rod Found, for the common corner of the said Lot B, the said 12.36 Acres and for an inner ell corner of this Tract;

Thence, North 88°56'16" East, with the common boundary line of the said Lot B and the said 12.36 Acres, 622.30 Feet, to the West Right-of-Way line of F.M. 1717, a public roadway, the common corner of the said Lot B, the said 12.36 Acres and for a Northeast corner of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North 28°09'42" West, 0.22 Feet;

Thence, South 01°01'10" East, with the common boundary line of the said F.M. 1717, the said 12.36 Acres and the said 29.83 Acres, 146.44 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the said Right-of-Way line, for a common corner of Lot 5, Block 2, Manning Place, a map of which is recorded in Volume 106, Page 4, Envelope 24, of the said Map Records, the said 29.83 Acres and of this Tract, for the beginning of a non-tangent curve to the Left, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°41'58" West, 21.35 Feet;

\\Urbanfs03\Data\Surveying\43534\C200\OFFICE\METES AND BOUNDS\EX43534C200\_54.53Ac\_PID Boundary.Docx  
Page 2 of 4

OFFICE: (361)854-3101      2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404      FAX (361)854-6001  
[www.urbaneng.com](http://www.urbaneng.com)  
TBPE Firm # 145 • TBPLS Firm # 10032400

Thence, with the common boundary line of the said Lot 5, the said 29.83 Acres and the said non-tangent curve to the Left, 23.76 Feet, to a 5/8 Inch Iron Rod Found, for a common corner of the said Lot 5, the said 29.83 Acres and of this Tract;

Thence, South 88°55'20" West, with the said common boundary line, 202.62 Feet, to a 1/2 Inch Iron Rod Found, being the common corner of the said Lot 5, the said 29.83 Acres and for an inner ell corner of this Tract;

Thence, South 00°57'57" East, with the common boundary line of Lots 1-5, Block 2, of the said Manning Place and the said 29.83 Acres, at 120.00 Feet, pass a 5/8 Inch Iron Rod Found (In Pipe), being the common corner of the said Lots 4 and 5, in all 600.20 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being the common corner of the said Lot 1, Block 2, the said 29.83 Acres and for the inner ell corner of this Tract;

Thence, North 88°55'20" East, with the common boundary line of the said Lot 1, Block 2 and the said 29.83 Acres, 204.66 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being the common corner of the said Lot 1, Block 2, the said 29.83 Acres and of this Tract, for the beginning of a circular curve to the Left, having a delta of 90°36'13", a radius of 15.00 Feet, an arc length of 23.72 Feet, and a chord which bears North 44°13'27" East, 21.32 Feet;

Thence, with the common boundary line of the said Lot 1, the said 29.83 Acres and the said circular curve to the Left, 23.72 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the said Right-of-Way line, for a common corner of the said Lot 1, the said 29.83 Acres and of this Tract;

Thence, South 00°10'52" East, with the common boundary line of the said Right-of-Way line and the said 29.83 Acres, 90.41 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the said Right-of-Way line, being a common corner of Lot 14, Block 1, of the said Manning Place, the said 29.83 Acres and of this Tract, for the beginning of a non-tangent curve to the Left, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°36'26" West, 21.35 Feet;

Thence, with the common boundary line of the said Lot 14, the said 29.83 Acres and the said non-tangent curve to the Left, 23.76 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for a common corner of the said Lot 14, the said 29.83 Acres and of this Tract;

Thence, South 89°00'53" West, with the said common boundary line, 203.55 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for a common corner of the said Lot 14, the said 29.83 Acres and of this Tract;

Thence, South 00°57'57" East, with the common boundary line of Lots 11-14, of the said Block 1 and the said 29.83 Acres, at 250.00 Feet, pass a 5/8 Inch Iron Rod Found, on the common corner of the said Lots 12 and 13, in all 499.50 Feet, to the North boundary line of Lot 9, Block 1, Manning Places, a map of which is recorded in Envelope 117; Plat Cabinet 1, of the said Map Records, the Southwest corner of the said Lot 11, for the Southeast corner of the said 29.83 Acres and of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears South 20°36'49" West, 0.29 Feet;

Thence, South 88°56'43" West, with the common boundary line of Lots 1-9, Block 1, of the said Manning Place, the said 20 Foot wide Drainage Easement and the said 29.83 Acres, 1045.47 Feet, to the Point of Beginning, containing 54.53 Acres (2,375,400 Sq. Ft) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*

URBAN ENGINEERING

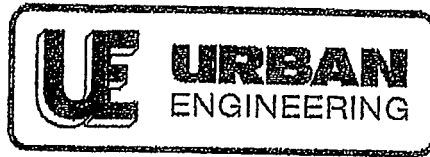
*Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.*

Brian D. Lorentson, R.P.L.S.  
License No. 6839

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Page 4 of 4

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Page 7 of 10



Job No. 43534.C2.02  
August 01, 2022

Exhibit A  
4.16 Acre Tract

**STATE OF TEXAS**  
**COUNTY OF KLEBERG**

**Fieldnotes**, for a 4.16 Acre Tract of Land, being all of Lots 1 and 2, Burris Acres, a map of which is recorded in Volume 2, Page 45, of the Map Records of Kleberg County, Texas, **SAVE AND EXCEPT** a portion of the said Lot 2, as described in a Warranty Deed from Barbara E. Goetsch to Jose M. Graveley and Evelyn Graveley, recorded in Document Number 316331, of the Official Records of Kleberg County Texas; said 4.16 Acre Tract more fully described as follows:

**Beginning**, at a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the apparent South Right-of-Way line of FM 1356 (commonly known as General Cavazos Boulevard), a 200 Foot wide public roadway, for the Northwest corner of the said Lot 1, the said Burris Acres and for this Tract;

**Thence**, North 89°00'44" East, with the said South Right-of-Way line, the North Boundary line of the said Lot 1, 282.16 Feet, to a 5/8 Inch Iron Rod Found, being the Northeast corner of the said Lot 1, for the Northwest corner of the said Lot 2 and the Northwest corner of the said Save and Except Tract granted to Jose M. Graveley and Evelyn Graveley;

**Thence**, South 01°01'01" East with the common boundary line of the said Lot 1 and 2, and the said Graveley Tract, 200.00 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, being the Southwest corner of the said Graveley Tract and for an inner ell corner of this Tract;

**Thence**, over and across the said Lot 2, with the boundary of the said Graveley Tract and this Tract as follows:

- North 89°00'44" East, 120.00 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, being the Southeast corner of the said Graveley Tract and for an inner ell corner of this Tract;
- North 01°01'01" West, 200.00 Feet, to a 5/8 Inch Iron Rod Found, on the common boundary line of the said South Right-of-Way line and the said Lot 2, being the Northeast corner of the said Graveley Tract and for an outer ell corner of this Tract;

**Thence**, North 89°00'44" East, with the said common boundary line, 88.62 Feet, to a 5/8 Inch Iron Rod Found, being the Northwest corner of Lot 3, of the said Burris Acres, for the Northeast corner of the said Lot 2 and for this Tract;

**Thence**, South 01°01'01" East, with the common boundary line of the said Lots 2 and 3, at 417.28 Feet, pass a 5/8 Inch Iron Rod Found, in all 418.14 Feet, to a point on the North boundary line of 27.21 Acre Tract (Called 27.22 Acre Tract) out of Lots 2 & 5, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 27.22 Acre Tract described in a Special Warranty Deed from Victoria Bank and Trust Company to Eddie Yarkin, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, being the Southwest corner of the said Lot 3, for the Southeast corner of the said Lot 2 and for this Tract;

**Thence**, South 89°06'04" West, with the common boundary line of the said Lots 1 and 2, and the said 27.21 Acre Tract, 490.78 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, being the Northwest corner of the said 27.21 Acre Tract, for the Southwest corner of the said Lot 1, and for this Tract;

**Thence**, North 01°01'01" West, with the West boundary line of the said Lot 1, at 414.20 Feet, pass a 5/8 Inch Iron Rod in Concrete Found, in all 417.38 Feet, to the Point of Beginning, containing 4.16 Acres (181,027 SqFt) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*



URBAN ENGINEERING

A handwritten signature in black ink that reads "Brian D. Lorentson". The signature is fluid and cursive.

Brian D. Lorentson, R.P.L.S.  
License No. 6839

**EXHIBIT B**

MAP

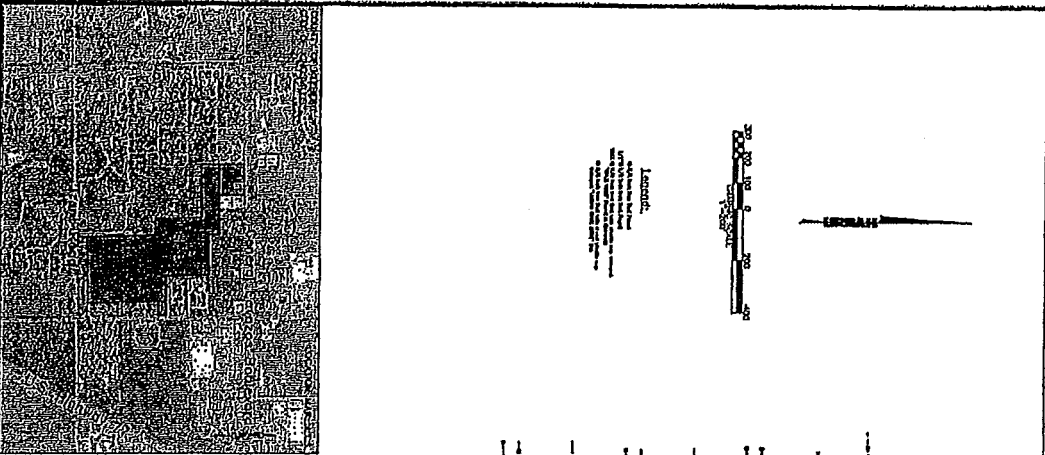
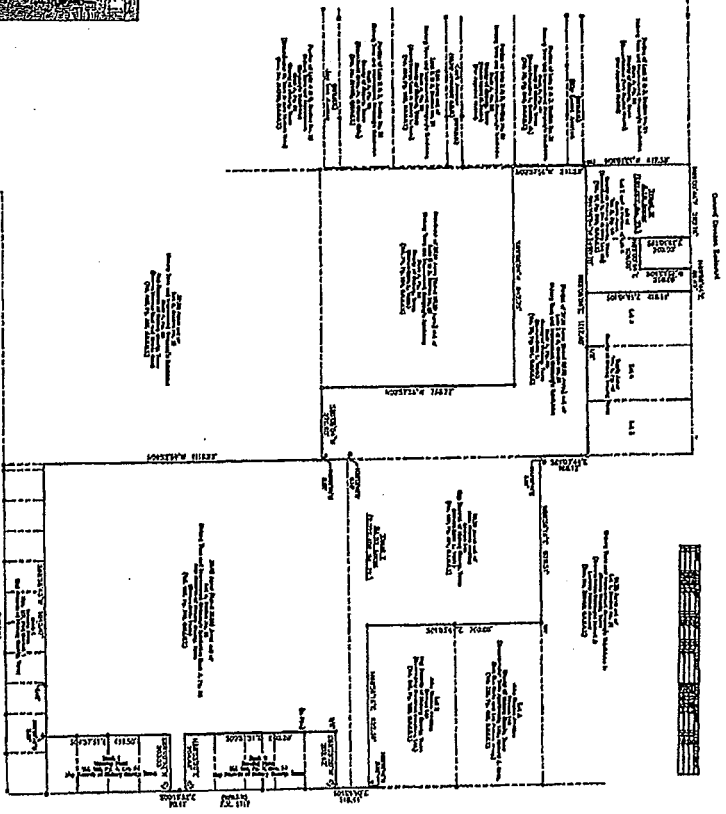


Exhibit B



**LEGAL DESCRIPTION:**

Block 10, Lot 1, of the 100th Street and 101st Street Addition, City of Houston, Harris County, Texas, as shown on the plat of the same filed for record in the Public Records of Harris County, Texas, on the 10th day of March, 1991, in Book 10, Page 10.

**BOUNDARIES**

**URBAN ENGINEERING**

**URBAN ENGINEERING**

**URBAN ENGINEERING**

10000 West Loop West, Suite 1000, Houston, Texas 77042  
 Telephone: (713) 861-1111  
 Fax: (713) 861-1112

DATE: 10/10/91  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

## EXHIBIT C

### Notice of Public Hearing

NOTICE OF PUBLIC HEARING OF THE CITY COMMISSION OF THE CITY OF KINGSVILLE TO CONSIDER THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY TO MAKE CERTAIN IMPROVEMENTS OVER CERTAIN PROPERTIES LOCATED WITHIN THE CITY

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Kingsville, Texas (the "City"), pursuant to Chapter 372.005 Local Government Code, as amended, (the "Act"), will hold a public hearing at 5:00 p.m. on Tuesday, November 12, 2024, at City Hall, Helen Kleberg Groves Community Room, 400 West King Ave., Kingsville, Texas 78363, for the purpose of considering the establishment of a public improvement district to be located within the City

In accordance with the Act, the City Secretary has received a petition (the "Petition") from a certain property owner within the City (the "Petitioner") that request the establishment of a public improvement district for the Somerset development within the City.

The Petition and the legal description of the properties to be included in the public improvement district is on file and open for public inspection in the office of the City Secretary at the address stated above. The public hearing is being held with respect to the advisability of creating a public improvement district for the Somerset development and the Authorized Improvements (as defined below) to be made therein.

General Nature of the Authorized Improvements: The purpose of the public improvement district is to provide funds for public improvement projects authorized by the Act that are necessary for development of District property, which public improvements will include: onsite roads (including, but not limited to a collector road) and associated utility improvements (water, sewer, drainage), offsite sewer extension (and if needed, offsite roads, water, and drainage), onsite public improvements for residential lots (sewer, water, streets, and drainage), the improvement and construction of water, sanitary sewer, drainage, dry utilities (gas and electric), detention ponds, storm sewer, road, landscaping in public rights of way, or sidewalks, right of way acquisition costs, easement acquisition costs, appraisal costs, geotechnical and hydrological engineering costs, environmental inspections/testing/and remediation costs, well plugging costs, demolition costs, floodplain reclamation costs, tree mitigation costs, park/entry/amenity improvement costs, including any cost or expense of purchasing, constructing, maintaining, acquiring, owning, operating, repairing, leasing, improving, extending, or paying for inside (i.e. onsite) and outside (i.e. offsite) the district boundaries; flood plain and wetlands regulation and endangered species permits, stormwater permits, including mitigation; and all works, improvements, facilities, plants, equipment, appliances, interest in property, and contract rights needed thereof, and administrative facilities needed in connection therewith, related surveying, engineering, and legal fees, costs and expenses, and all rights of way and other interests in land necessary or convenient in connection therewith, as well as reasonable contingencies, associated with the costs of public improvements (collectively, the "Authorized Improvements"). Further, the public improvements financed by the District may include public improvements in compliance with Chapter 372 and in accordance with governing laws. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.



Estimated Cost of the Authorized Improvements: The estimated cost to fund the Authorized Improvements is \$25,000,000.

Boundaries of the Proposed District: The public improvement district would include the Property as depicted in Exhibit A.

Proposed Method of Assessment for the Public Improvement District. The City shall levy assessments on each lot within the public improvement district in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including accrued and unpaid interest), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed in part by the assessment and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

Proposed Apportionment of Costs between the District and the City for the Public Improvement District. All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the public improvement district and/or from other sources of funds, if any, available to the Petitioner, including lawfully available funds of the City from the sources and in the amounts as directed by the City Commission.

All interested persons are invited to attend such public hearing to express their views with respect to the establishment of a public improvement district for the Somerset development and the Authorized Improvements to be made therein. Questions or requests for additional information may be directed to Courtney Alvarez, City Attorney at [calvarez@cityofkingsville.com](mailto:calvarez@cityofkingsville.com).

Any interested persons unable to attend the hearing may submit their views in writing to Mary Valenzuela, City Secretary at [mvalenzuela@cityofkingsville.com](mailto:mvalenzuela@cityofkingsville.com) prior to the date scheduled for the hearing.

This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

GIVEN THIS 15th day of October, 2024.

CITY OF KINGSVILLE, TEXAS


EXHIBIT A

Boundaries

Approximately 58 acres located in the City of Kingsville, bound by General Cavazos Blvd., Brahma Blvd., and E. Trant Rd. A full description of the boundaries of the proposed Somerset at Kingsville Public Improvement District Number 1 is available at City Hall, Helen Kleberg Groves Community Room, 400 West King Ave., Kingsville, Texas 78363.

# **PUBLIC HEARING #2**

Pub. Hrg.  
Unit 2B



Planning and Development Services  
410 W King  
Kingsville, TX 78363  
PH: 361-595-8055

---

## MEMO

**Date:** November 6<sup>th</sup>, 2024

**To:** Mark McLaughlin (City Manager)

**From:** Erik Spitzer (Director of Planning and Development Services)

**Subject:** **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to approve a Final Plat (Unit 2B) for the Somerset at Kingsville Subdivision**

**Summary:** Urban Engineering, applicant; Somerset Land Company, LLC, owner, requested approval of the final plat of a 14.27-Acre Tract of land out of a 54.53-Acre Tract on 8 October, 2024. This parcel of land is located west of South Brahma Blvd. and north of Trant Road. This tract to be known as "Somerset at Kingsville Unit 2B."

**Background:** This final plat is one of five final plats for the Subdivision to be known as "Somerset at Kingsville." Units 1 and 2A have previously been approved and recorded. Attached please find the Preliminary Plat (recorded on 29 September 2023), a depiction of Unit 2B amongst the original preliminary plat, a depiction of all the units (current and planned), and a copy of the Public Hearing Notice in the 24 October 2024 Kingsville Record.

The Planning and Zoning Commission meeting was held on November 6<sup>th</sup>, 2024, with all 6 members in attendance.

Members deliberated over the request for approval of the final plat of a 14.27-Acre Tract of land out of a 54.53-Acre Tract. 60 Notice Letters were sent out to neighbors within the 200 feet buffer and the city received no feedback.

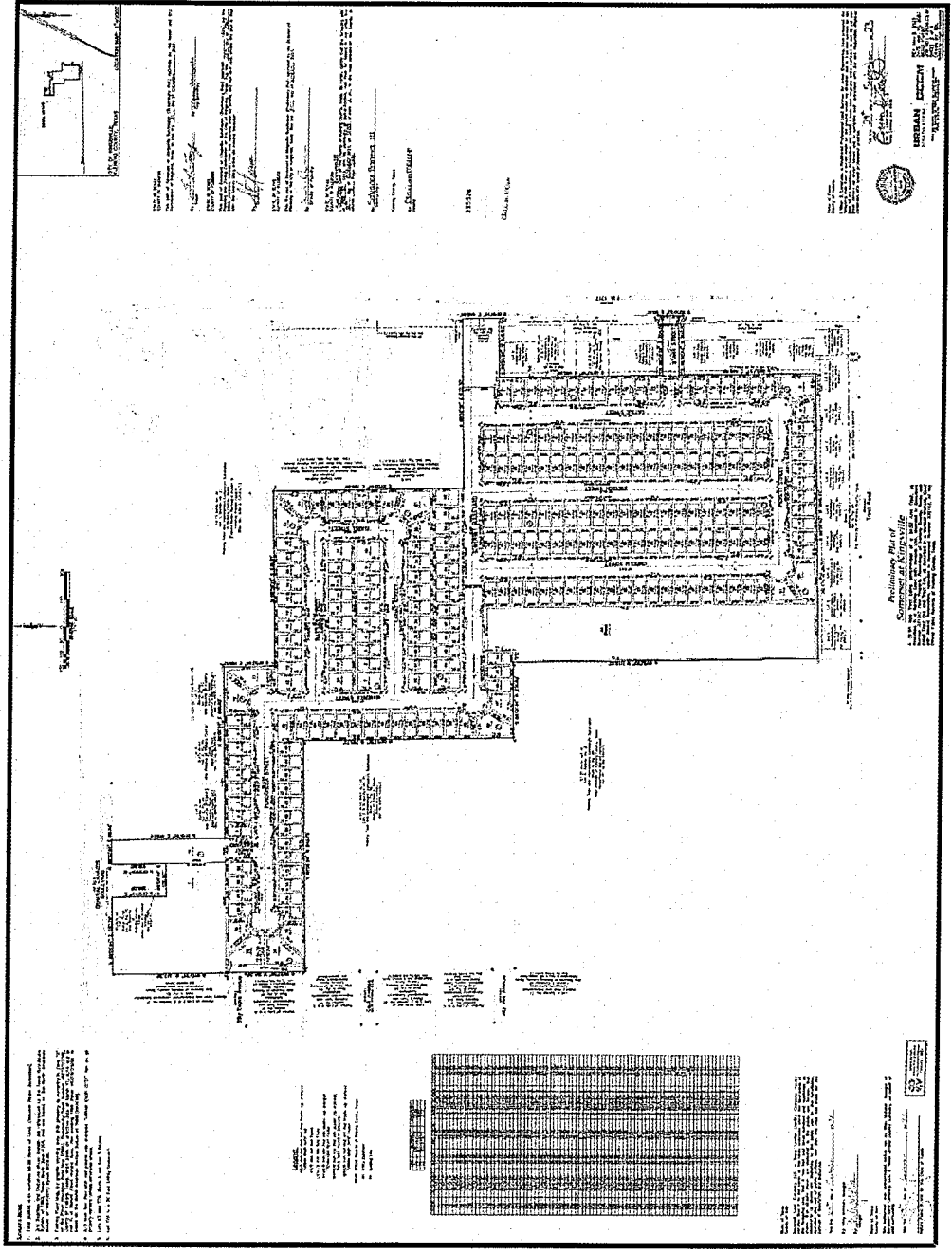
The Planning and Zoning Commission board members voted to approve the final plat of the property mentioned above. A recorded vote of all members present was taken and board members Rev. Idotha Battle, Debbie Tiffie, Mike Klepac, Larry Garcia, Krystal Emery and the Chairman, Steve Zamora, all voted "YES."

The meeting was adjourned by 6:32 p.m.

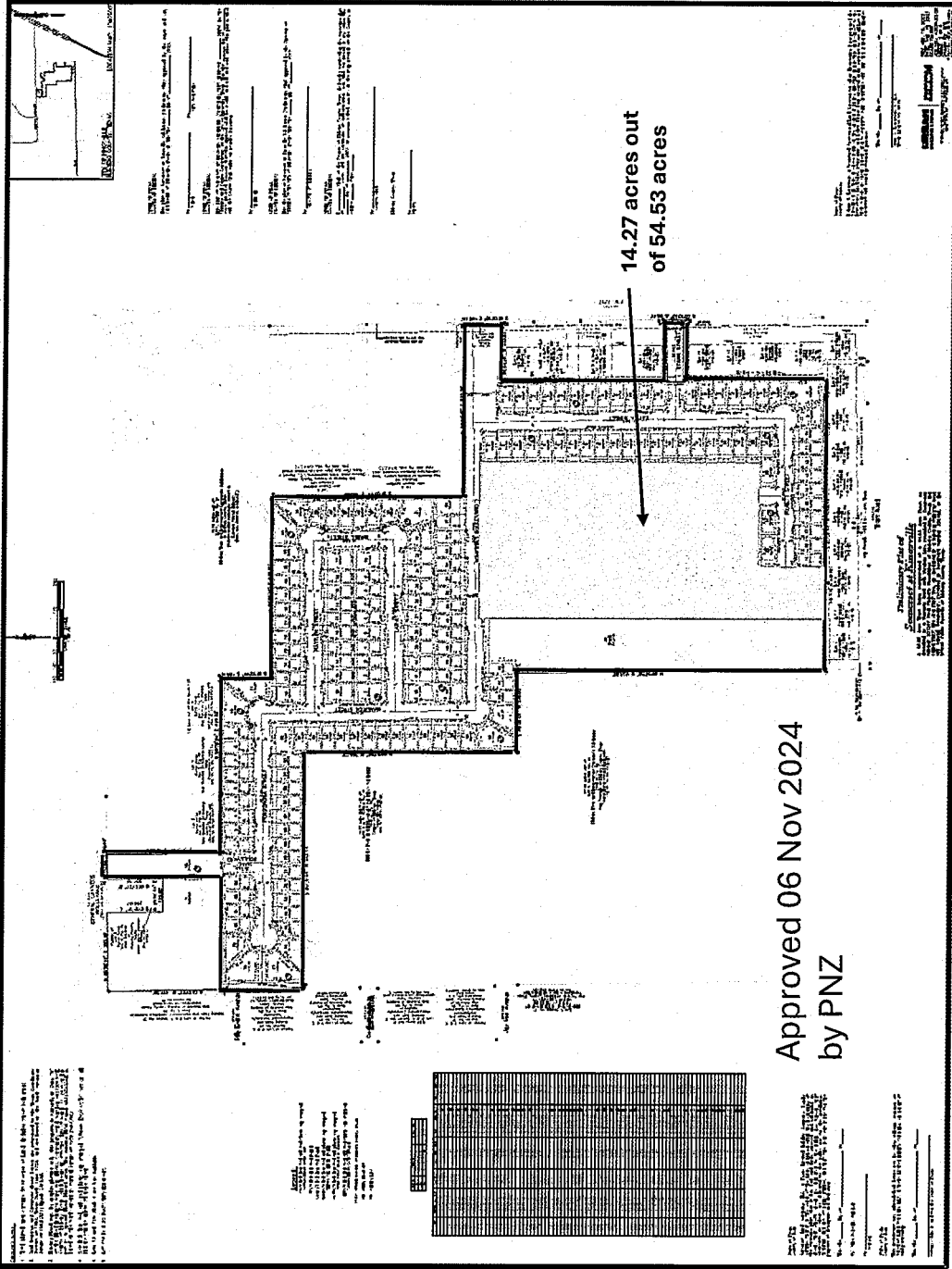
The department continues to recommend approval.

**Erik Spitzer**  
Director of Planning and Development Services

# Preliminary Plat (recorded 29 September 2023)

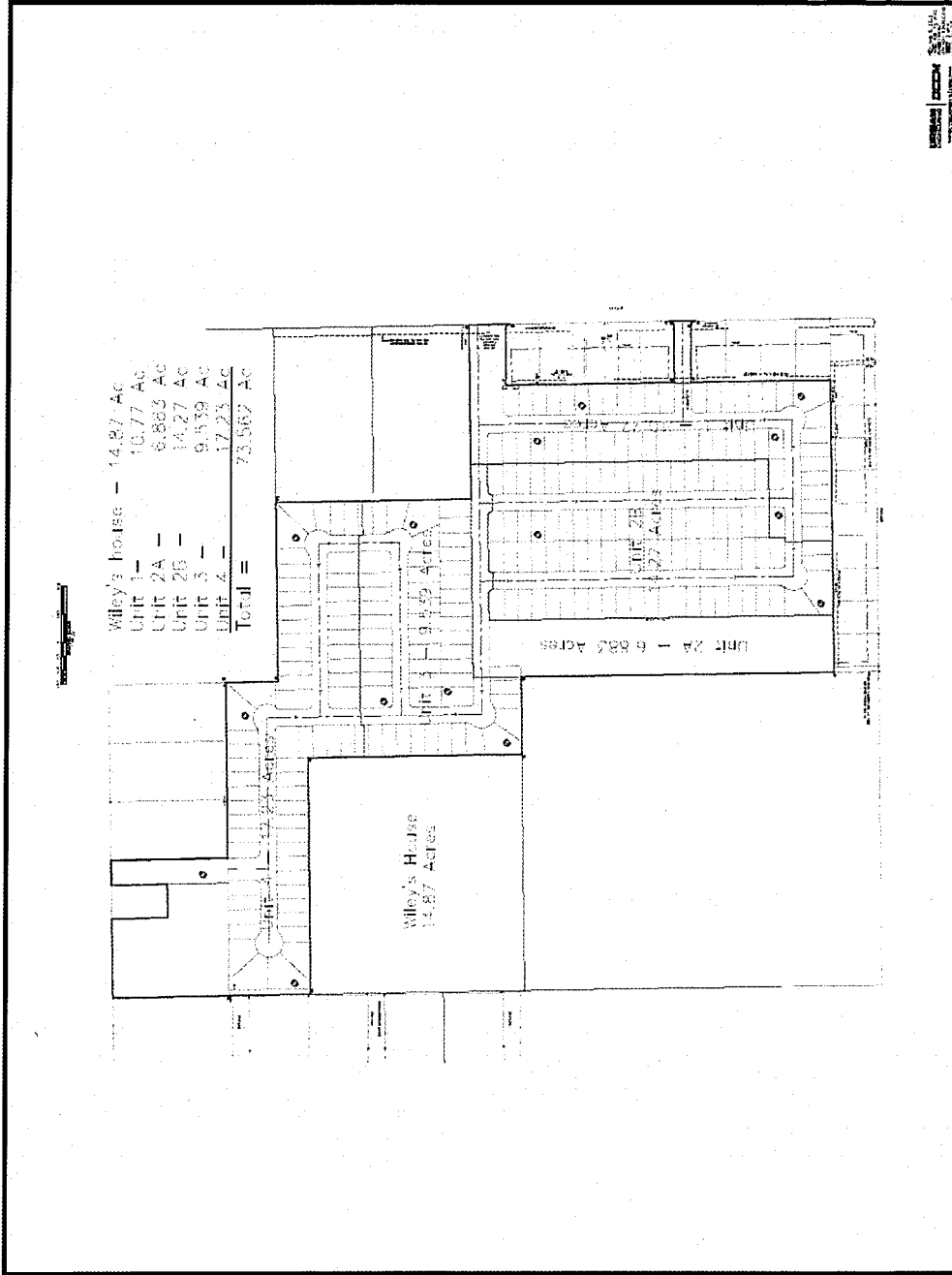


# Final Plat of "Somerset at Kingsville Unit 2B" - 14.27 acres



Approved 06 Nov 2024  
by PNZ

# Summary Depiction of Somerset Final Plats





## Riviera ISD wins T-Mobile sweepstakes

Riviera ISD entered into the T-Mobile Friday Night 5G Lights sweepstakes in early September. The sweepstakes included posting pictures from the school and community that showed school spirit on Instagram and other social media sites using specific hashtags. Kaufer Early College High School was announced as the 5K Friday Winner on Sept. 27. The school won \$5,000 to put towards their students. Over the six-week sweepstakes contest, 300 schools nationwide were awarded \$5,000 from T-Mobile. Of those 300, 16 schools were selected as finalists to move into the next round to win \$25,000. No South Texas schools were picked for the next round. (Contributed photo)

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 6, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

**Urban Engineering, applicant; Somerset Land Company, LLC, owner;** requesting approval of the final plat of a 9.539 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 3.

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

### PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Tuesday, November 12, 2024, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard: **Urban Engineering, applicant; Somerset Land Company, LLC, owner;** requesting approval of the final plat of a 9.539 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 3.

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

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The meeting will be held at City Hall, 400 West King Ave., Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

## Ricardo Middle School honor roll listed

Ricardo Middle School has announced the honor roll for the first nine weeks of the 2024-25 school year.

**Sixth grade All-A:** Alanis Iliana, Alaniz Jenna, Bowers Olivia, Butler Logan, Cano Aidem, Cantu Adalyn, Couvillon Sofia, Diaz Blake, Dominguez Elyana, Gorzales Makalee, Hinojosa Cast, Ibae Aubric, Kemper Greyson, McClellan Bryan, Montemayor Kinley, Novanto Kanon, Nunez Deldah, Pendergrass Maddison, Perez Precilla, Reyes Janie, Rodriguez Meiah, Salinas-Grimaldo Adriana, Terrell Ashlyn, Vasquez Damien, Zuniga Luna

**Seventh grade All-A:** Baker Cade, Bustamante Ciara, Carrillo Angela, De Leon Alina, Espiritu Pablo, Garcia Ariana, Garcia Lucas, Ortega Allison, Ortega Michael, Resendez Olivia, Saenz Jaedyn, Salinas Zane, Sandoval Emmalee, Terrell Tinsley, Torres Autumn

**Eighth grade All-A:** Acuna Eryanna, Duran Mia, Ek Milo, Gonzales Kassandra, Oruna Khloe, Silva Cesar, Vivion Wesley, Wedell Sadie

**Sixth grade A-B:** Almaraz Armando, Alvar-

do Jasmine, Bernal Jaxon, Castillo Bryson, De La Paz Julian, Duffy-Quinones Clayton, Flores Joaquin, Flores Saleen, Fryar Ryan, Fuentes Zariah, Garcia Joaquin, Hinojosa Camila, Hubert Braylin, Martinez Aaron, Martinez Martiza, Mendoza Iann, Perez Juan, Pothemus Ethan, Porterfield Ty, Ramirez Sofia, Reyes Adahlia, Saldana Joseph

**Seventh grade A-B:** Clore Eli, De La Paz Nathen, Ek Coraline, Garcia Iliana, Keiper Elizabeth, Lopez Evan, McManus Mollie, Mooney Case, Moore Kaylee, Olivarez Abigail, Osburn Katie, Reyes Robert, Salinas Clarissa, Salinas Khloe, Schubert Emma, Soliz Madison, Tessman Kyleigh, Urban Trevor

**Eighth grade A-B:** Ballard Christopher, Bernal Ashlyn, Braunstein Kenzie, Cano Mackenzie, Castro Lily, Cisneros Marco, Gomez Issabella, Gonzalez Ezequiel, Holden Trevin, Longoria Rebecca, McMahan Beyer, Munoz Eliazar, Muzbeve Ashley, Offler Lillian, Ringer Clara, Ruiz Xander, Salinas Dylan, Turlington Elle, Ward Layne, Ybarra John.

## Ricardo Elementary School honor roll posted

Ricardo Elementary School has announced the honor roll for the first nine weeks of the 2024-25 school year.

**Third grade All A:** Ramin Atweh, Ruben Cano, Adan Garcia, Julian Phelps, Emma Ruiz

**Third grade A-B:** Kaylee Alaniz, Abdo Alanabi, Xavier Bernal, Cecilia Bowers, Kaseon Del Moral, Carolina Epluis, Gemma Goona, Dominic Garza, Gracely Heuschuld, Morgan Johnson, Ana Juarez, Avery Lopez, Peyton Montemayor, Nathaniel Navarro Adame, Oliver Perez, Jaelynn Ramirez, Ivette Rojas, Roman Salas, Megan Sandoval, Sebastian Silva, Harley Zavala

**Fourth grade All A:** Leandro Alanis, Jordan Butler, Faith Castillo, Isaac Couvillon, Ariana Dominguez, Jaiden Garcia, Paisley Guerrero, Levi Hinojosa, Natalia Marcela Cruz, Elise Marroquin, Silas Mejia, Reanne Olivarez, Christian Ortega

**Fourth grade A-B:** Kayson Amaya, Brynn Arredondo, Camille Avellar, Hunter Ballard, Adela Bo-

nilla, Shyanne Del Bosque, Bella Diaz, Joslin Diaz, Emalee Galindo, Vidymitr Gray, Charlotte Hayy, Thomas Ibe, Witnie Krueger, Abigail Ledezma, London Mejia, Isiah Moreno, Kariana Ochoa, Kabir Patel, Jayden Perez, Brooklyn Polthomas, Bethany Rojas, Ida Romo, Edward Schubert, Logan Thompson, Kiran Torres, Wyatt Vivion

**Fifth grade All A:** Catalina Aguilar, Aracely Bonilla, Gwendolyn Chapa, Kaitlyna Chavez, Zander Ek, Courtney Flores, Jayden Garza, Jaxon Gonzales, Eden Medrano, Azle Oruna, Cade Pineda, Bristol Powell, Amara Reyna, Mikayla Saldana, Joshua Silguero, Sophia Silva, Madison Valadez

**Fifth grade A-B:** Ariana Bonilla, Christian Briseno, Christian Garcia, Leyla Garcia, Sebastian Garcia, Summer Garcia, Kyrlyn Gonzalez, Clara Hernandez, Rico Hernandez, Justin Moreno, Julianna Navarro Adame, Giana Perez, Cross Reyna, Cy Rylea, Kall Rodriguez, Omar Rojas, Camilla Salinas, Xavier Sucedo, Sadie Strubhart, Logan Villarreal.

## Sarita Elementary School honor roll announced

Sarita Elementary School has announced its first nine weeks honor roll for the 2024-25 school year.

**First grade All-A:** Carter Brzenski, Joshua Coronado, Joaquin Mendoza, Sara Robinson, Charlotte Schubert and Kathryn Schubert

**First grade A-B:** Tessa Herrera, Jericho Lemma, Matias Marichalar, Raphael Mata, Natalia Oliver, Amira Orozco and Santos Serna Jr.

**Second grade All-A:** Tucker Dieterle, Piper Elizondo, Maverick Forkum, Noah Salinas, Thaddeus Uiley and Beau Woodard

**Second grade A-B:** Zaylon DeLaRosa, Hayzi Garcia, Rhett McBryar and Kristen Ortega

**Third grade A-B:** Xavier Harrison, Karleya

Lerma, Xander Salinas and Sandra Wolf

**Fourth grade All-A:** Emery Baker, Faith Bothe and Grayson Dieterle

**Fourth grade A-B:** Reagan Lutenbacher, Mateo Marichalar and Chayil Vela

**Fifth grade All-A:** Evelynne Cantu, Jasper Forkum, Camila Garnica, Jordyn Robinson and Xavier Salinas

**Fifth grade A-B:** Carolina Gomez, Avarie Gonzalez, Ryden Lerma, Brookelton Ley, Ezra Oliver and Audrey Thompson

**Sixth grade All-A:** Luke Strauss and Cora Yeary

**Sixth grade A-B:** Logan Garcia and Lareh Vela.

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 6, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

**Urban Engineering, applicant; Somerset Land Company, LLC, owner;** requesting approval of the final plat of a 17.23 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, all of Lot 1 and a portion of Lot 2, Burris Acres, a Map recorded in Volume 2, Page 45, Map Records of Kleberg County, Texas as described in a General Warranty Deed with Mineral Reservation, recorded in Document Number 332182, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 4.

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

### PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Tuesday, November 12, 2024, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard: **Urban Engineering, applicant; Somerset Land Company, LLC, owner;** requesting approval of the final plat of a 17.23 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, all of Lot 1 and a portion of Lot 2, Burris Acres, a Map recorded in Volume 2, Page 45, Map Records of Kleberg County, Texas as described in a General Warranty Deed with Mineral Reservation, recorded in Document Number 332182, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 4.

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.



# **PUBLIC HEARING #3**

Planning and Development Services  
410 W King  
Kingsville, TX 78363  
PH: 361-595-8055

**MEMO**

**Date:** November 6<sup>th</sup>, 2024  
**To:** Mark McLaughlin (City Manager)  
**From:** Erik Spitzer (Director of Planning and Development Services)  
**Subject:** **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to approve a Final Plat (Unit 3) for the Somerset at Kingsville Subdivision**

**Summary:** Urban Engineering, applicant; Somerset Land Company, LLC, owner, requested approval of final plat of a 9.539-Acre Tract of land out of a 54.53-Acre Tract on 8 October, 2024. This parcel of land is located west of South Brahma Blvd. and north of Trant Road. This tract to be known as “Somerset at Kingsville Unit 3.”

**Background:** This final plat is one of five final plats for the Subdivision to be known as “Somerset at Kingsville.” Units 1 and 2A have previously been approved and recorded. Attached please find the Preliminary Plat (recorded on 29 September 2023), a depiction of Unit 3 amongst the original preliminary plat, a depiction of all the units (current and planned), and a copy of the Public Hearing Notice in the 24 October 2024 Kingsville Record.

The Planning and Zoning Commission meeting was held on November 6<sup>th</sup>, 2024, with all 6 members in attendance.

Members deliberated over the request for approval of the final plat of a 9.539-Acre Tract of land out of a 54.53-Acre Tract. 6 Notice Letters were sent out to neighbors within the 200 feet buffer and the city received no feedback.

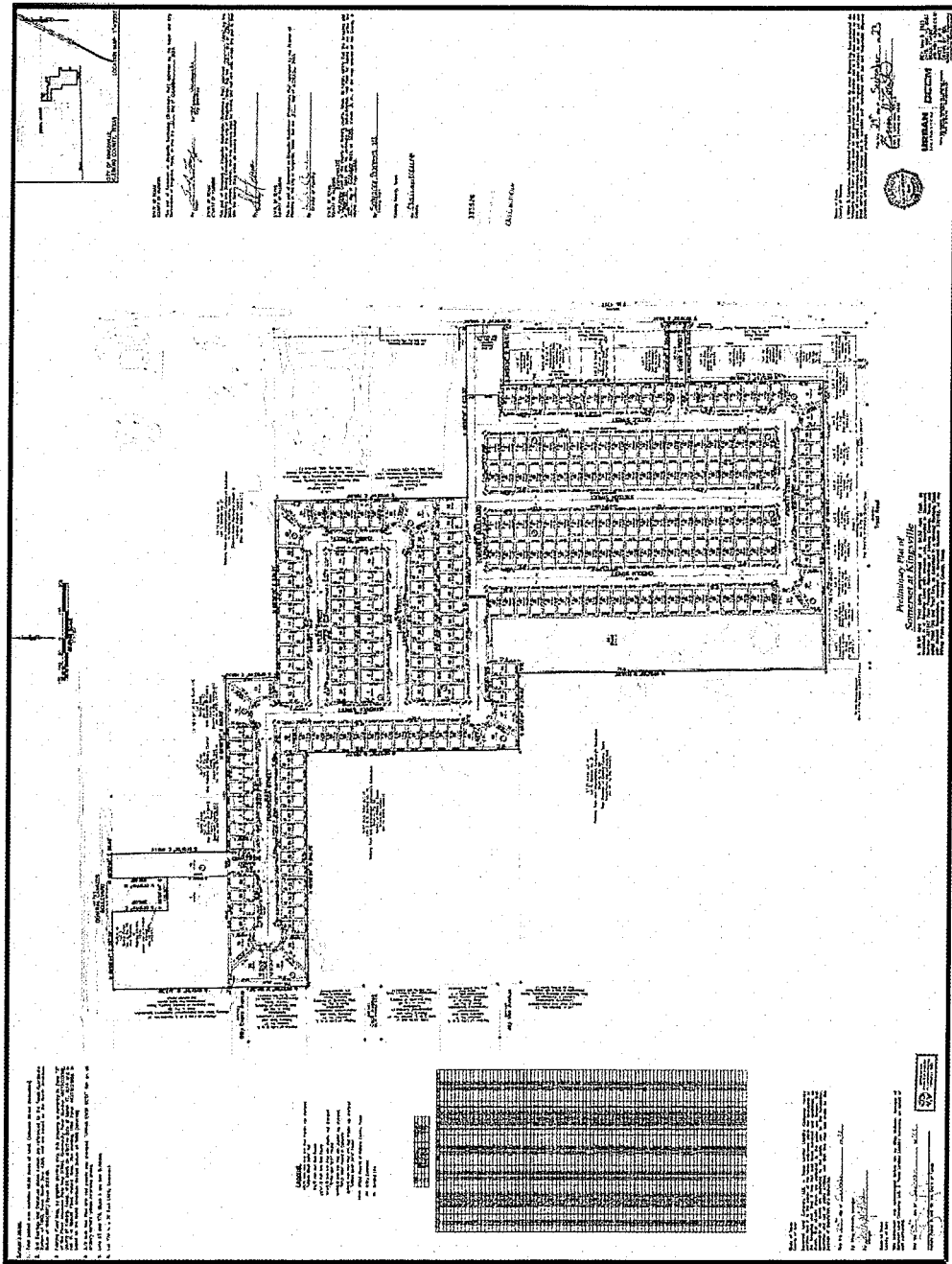
The Planning and Zoning Commission board members voted to approve the final plat of the property mentioned above. A recorded vote of all members present was taken and board members Rev. Idotha Battle, Debbie Tiffie, Mike Klepac, Larry Garcia, Krystal Emery and the Chairman, Steve Zamora, all voted “YES.”

The meeting was adjourned by 6:32 p.m.

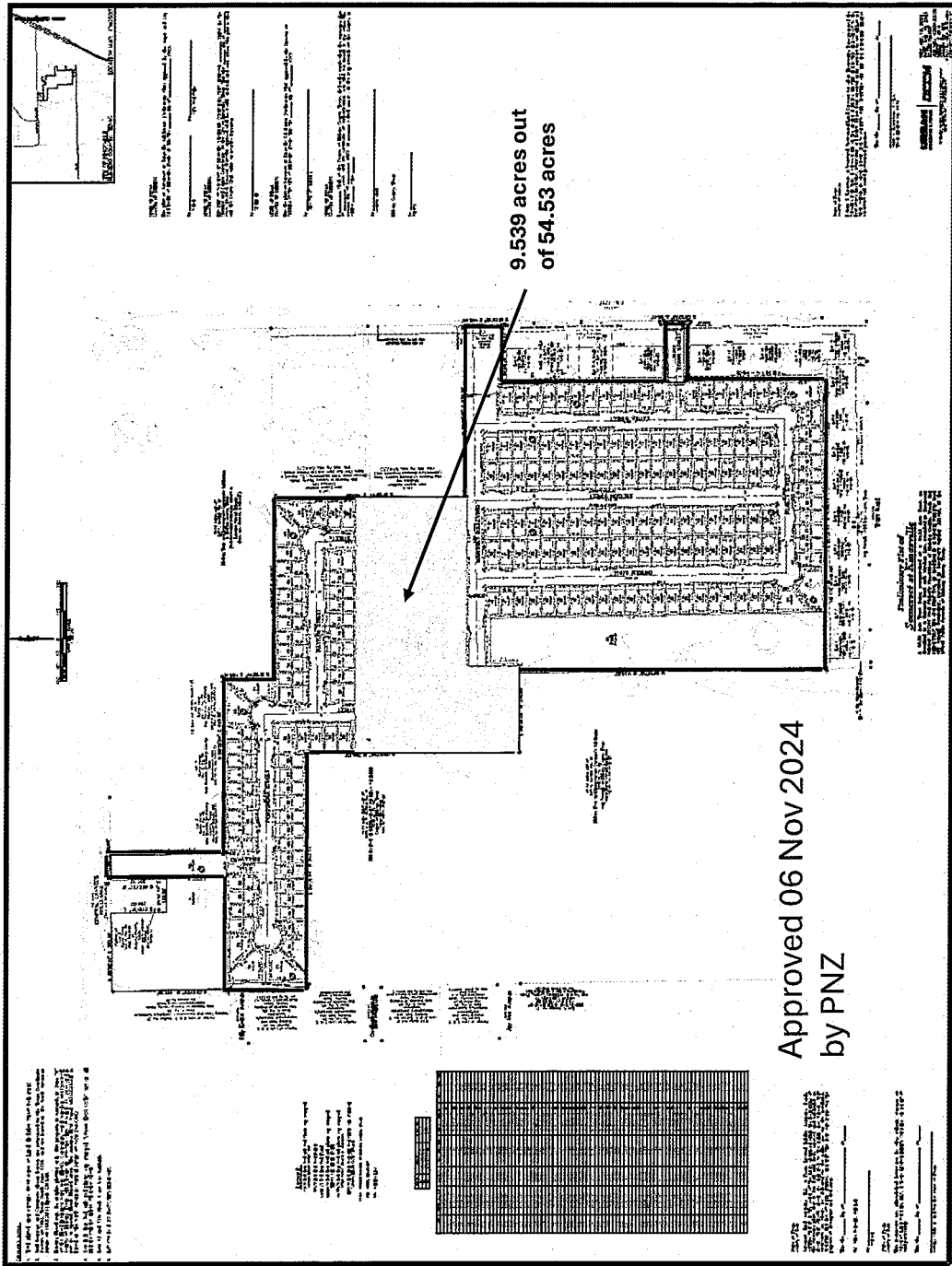
The department continues to recommend approval.

**Erik Spitzer**  
Director of Planning and Development Services

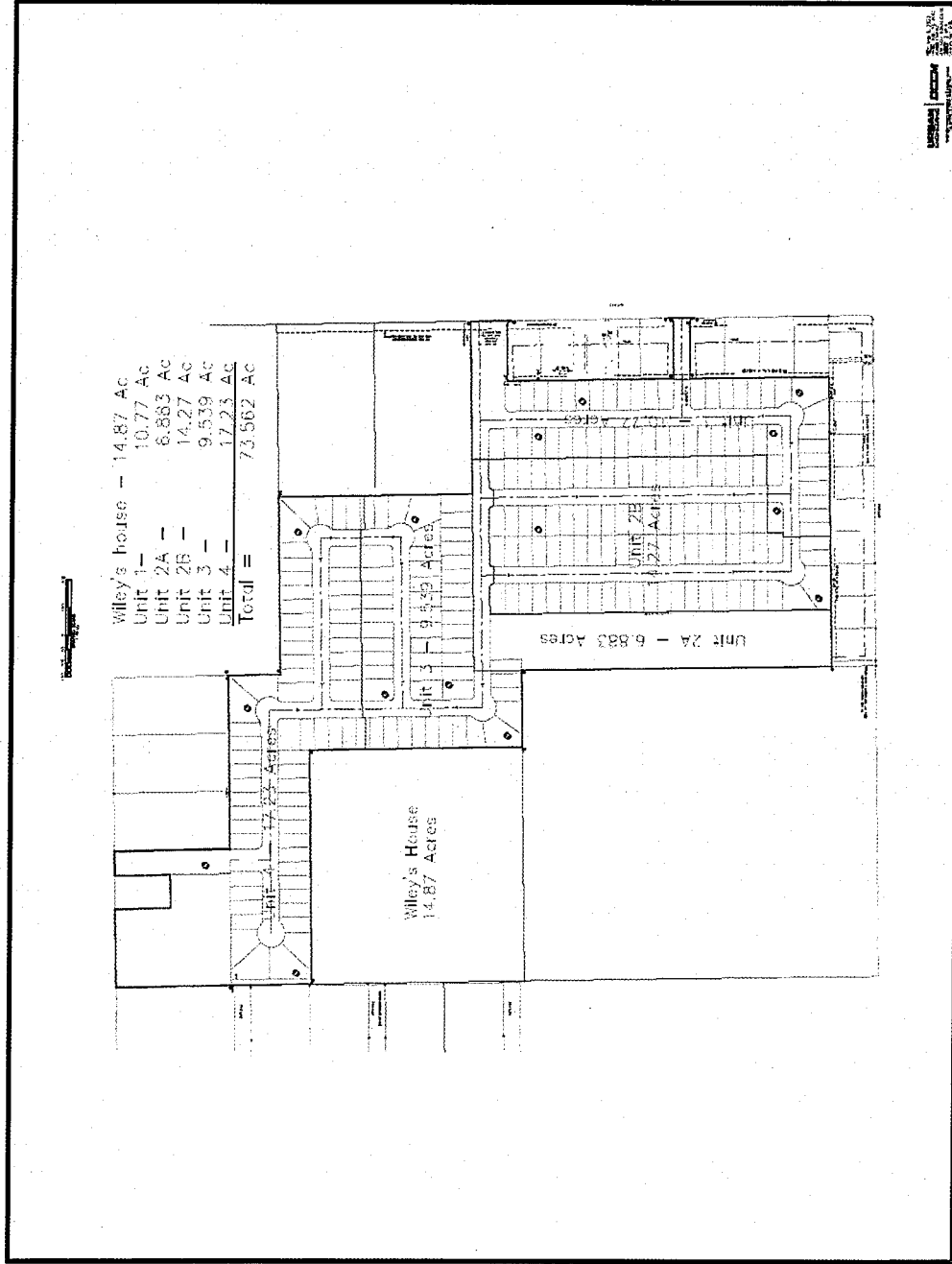
# Preliminary Plat (recorded 29 September 2023)



# Final Plat of "Somerset at Kingsville Unit 3" - 9.539 acres



# Summary Depiction of Somerset Final Plats





## Riviera ISD wins T-Mobile sweepstakes

Riviera ISD entered into the T-Mobile Friday Night 5G Lights sweepstakes in early September. The sweepstakes included posting pictures from the school and community that showed school spirit on Instagram and other social media sites using specific hashtags. Kaufer Early College High School was announced as the 5K Friday Winner on Sept. 27. The school won \$5,000 to put towards their students. Over the six-week sweepstakes contest, 300 schools nationwide were awarded \$5,000 from T-Mobile. Of those 300, 16 schools were selected as finalists to move into the next round to win \$25,000. No South Texas schools were picked for the next round. (Contributed photo)

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 6, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:  
**Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 9.539 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 3.**

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

### PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Tuesday, November 12, 2024, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard: **Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 9.539 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 3.**

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 6, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:  
**Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 14.27 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 2B.**

The meeting will be held at City Hall, 400 West King Ave., Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

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The City Commission of the City of Kingsville will hold a Public Hearing Tuesday, November 12, 2024, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard:  
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The meeting will be held at City Hall, 400 West King Ave., Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

## Ricardo Middle School honor roll listed

Ricardo Middle School has announced the honor roll for the first nine weeks of the 2024-25 school year.

**Sixth grade All-A:** Alanis Iliana, Alaniz Jenna, Bowers Olivia, Butler Logan, Cano Alderi, Cantu Adalyn, Couvillon Sofia, Diaz Blake, Dominguez Elyana, Gonzales Makalee, Hinojosa Cast. Iise Aubrie, Kemper Greyson, McLellan Bryan, Montemayor Kinley, Novanto Kanon, Nunez Delilah, Pendergrass Maddison, Perez Precilla, Reyes Janie, Rodriguez Meiah, Salinas-Grimaldo Adriana, Terrell Ashlyn, Vasquez Damien, Zuniga Luna

**Seventh grade All-A:** Baker Cade, Bustamante Clara, Carrillo Angela, De Leon Alina, Espiritu Pablo, Garcia Ariam, Garcia Lucas, Ortega Allison, Ortega Michael, Resendez Olivia, Senz Jaedyn, Salinas Zane, Sandoval Emmalee, Terrell Tinsley, Torres Autumn

**Eighth grade All-A:** Acuna Eryanna, Duran Mia, Ek Milo, Gonzales Cassandra, Ozuna Khloe, Silva Cesar, Vivion Wesley, Wedell Sadie

**Sixth grade A-B:** Almaraz Armando, Alvara-

do Jasmine, Bernal Jaxon, Castillo Bryson, De La Paz Julian, Duffy-Quinones Clayton, Flores Joaquin, Flores Saleen, Fryar Rylan, Fuentes Zariah, Garcia Joaquin, Hinojosa Camila, Hubert Braylin, Martinez Aaron, Martinez Martiza, Mendoza Iann, Perez Juan, Polhemus Ethan, Porterfield Ty, Ramirez Sofia, Reyes Adahlia, Saldana Joseph

**Seventh grade A-B:** Clore Eli, De La Paz Nathan, Ek Coraline, Garcia Iliana, Keiper Elizabeth, Lopez Evan, McManus Mollie, Mooney Case, Moore Kaylee, Olivarez Abigail, Osburn Katie, Reyes Robert, Salinas Clarissa, Salinas Khloe, Schubert Emma, Soliz Madison, Tesman Kyleigh, Urban Trevor

**Eighth grade A-B:** Ballard Christopher, Bernal Aislyn, Braunstein Kenzie, Cano Mackenzie, Castro Lily, Cisneros Marco, Gomez Isabella, Gonzalez Ezequiel, Holden Trevin, Langoria Rebecca, McMahon Bryn, Munoz Ellazar, Muzhere Ashley, Oeffler Lillian, Ringer Clara, Ruiz Xander, Salinas Dylan, Turlington Elle, Ward Layne, Ybarra John

## Ricardo Elementary School honor roll posted

Ricardo Elementary School has announced the honor roll for the first nine weeks of the 2024-25 school year.

**Third grade All A:** Ramin Atwah, Roben Cano, Adan Garcia, Julian Phelps, Emma Ruiz

**Third grade A-B:** Kaylee Alaniz, Abdo Alarabi, Xavier Bernal, Cecilia Bowers, Keeson Del Moral, Carolina Espitia, Gemma Gaona, Dominic Garza, Graceyn Haunschild, Morgan Johnson, Ana Juarez, Avery Lopez, Peyton Montemayor, Nathaniel Navarro Adame, Oliver Perez, Jaelynn Ramirez, Ivette Rojas, Roman Salas, Meagan Sandoval, Sebastian Silva, Harley Zavala

**Fourth grade All A:** Leandro Alaniz, Jordan Butler, Faith Castillo, Isaac Couvillon, Arlyana Dominguez, Jaiden Garcia, Paisley Guerrero, Levi Hinojosa, Natalia Marcial Cruz, Elise Marroquin, Silas Mejia, Raeanne Olivarez, Christian Ortega

**Fourth grade A-B:** Kayson Amaya, Brynn Arrondo, Camille Avejar, Hunter Ballard, Adela Bo-

nilla, Shyanne Del Bosque, Bella Diaz, Joslin Diaz, Emalee Galindo, Vladimir Gray, Charlotte Huey, Thomas Iise, Winnie Krueger, Abigail Ledesma, Landon Mejia, Isiah Moreno, Kariana Ochoa, Kabir Patel, Jayden Perez, Brooklyn Polhemus, Bethany Rojas, Ida Roma, Edward Schubert, Logan Thompson, Kiran Torres, Wyatt Vivion

**Fifth grade All A:** Catalina Aguilar, Aracely Bonilla, Gwendolyn Chapa, Katalya Chavez, Zander Ek, Courtney Flores, Jayden Garza, Jaxon Gonzales, Eden Medrano, Azle Ozuna, Cade Pineda, Bristol Powell, Amara Reyna, Mikayla Saldana, Joshua Silguero, Sophia Silva, Madison Valadez

**Fifth grade A-B:** Ariana Bonilla, Christian Briseno, Christian Garcia, Layla Garcia, Sebastian Garcia, Summer Garcia, Kryslyn Gonzalez, Clara Hernandez, Rico Hernandez, Justin Moreno, Julianna Navarro Adame, Gisela Perez, Cross Reyna, Cy Rivera, Kati Rodriguez, Omar Rojas, Camilla Salinas, Xavier Suedeza, Sadie Strubhart, Logan Villarreal

## Sarita Elementary School honor roll announced

Sarita Elementary School has announced its first nine weeks honor roll for the 2024-25 school year.

**First grade All-A:** Carter Brzenski, Joshua Coronado, Joaquin Mendoza, Sara Robinson, Charlotte Schubert and Kathryn Schubert

**First grade A-B:** Tessa Herrera, Jericho Lerma, Matias Marichalar, Raphael Matz, Natalia Oliver, Amira Orozco and Santos Serna Jr.

**Second grade All-A:** Tucker Dieterle, Piper Elizondo, Maverick Forkum, Noah Salinas, Thaddeus Uley and Bean Woodard

**Second grade A-B:** Zaiyon DeLaRosa, Hayzi Garcia, Rhett McByrre and Kristen Ortega

**Third grade A-B:** Xavier Harbison, Karleya

Lerma, Xander Salinas and Sandra Wolf

**Fourth grade All-A:** Emery Baker, Faith Bothe and Grayson Dieterle

**Fourth grade A-B:** Reagan Lutenbacher, Mateo Marichalar and Chayil Vela

**Fifth grade All-A:** Evelynne Cantu, Jasper Forkum, Camilla Garnica, Jordyn Robinson and Xavier Salinas

**Fifth grade A-B:** Carolina Gomez, Avarie Gonzalez, Ryden Lerma, Brookleen Ley, Ezra Oliver and Audrey Thompson

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The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 6, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

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The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

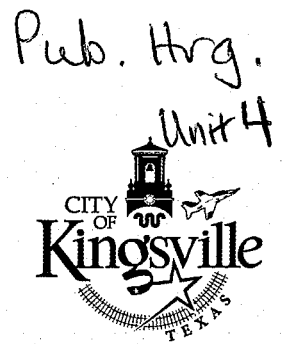
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# **PUBLIC HEARING #4**

Planning and Development Services  
410 W King  
Kingsville, TX 78363  
PH: 361-595-8055



## MEMO

**Date:** November 6<sup>th</sup>, 2024

**To:** Mark McLaughlin (City Manager)

**From:** Erik Spitzer (Director of Planning and Development Services)

**Subject:** **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to approve a Final Plat (Unit 4) for the Somerset at Kingsville Subdivision**

**Summary:** Urban Engineering, applicant; Somerset Land Company, LLC, owner, requested approval of the final plat of a 17.23-Acre Tract of land out of a 54.53-Acre Tract on 8 October, 2024. This parcel of land is located west of South Brahma Blvd. and north of Trant Road. This tract to be known as "Somerset at Kingsville Unit 4."

**Background:** This final plat is one of five final plats for the Subdivision to be known as "Somerset at Kingsville." Units 1 and 2A have previously been approved and recorded. Attached please find the Preliminary Plat (recorded on 29 September 2023), a depiction of Unit 4 amongst the original preliminary plat, a depiction of all the units (current and planned), and a copy of the Public Hearing Notice in the 24 October 2024 Kingsville Record.

The Planning and Zoning Commission meeting was held on November 6th, 2024, with all 6 members in attendance.

Members deliberated over the request for approval of the final plat of a 17.23-Acre Tract of land out of a 54.53-Acre Tract. 16 Notice Letters were sent out to neighbors within the 200 feet buffer and the city received no feedback.

The Planning and Zoning Commission board members voted to approve the final plat of the property mentioned above. A recorded vote of all members present was taken and board members Rev. Idotha Battle, Debbie Tiffée, Mike Klepac, Larry Garcia, Krystal Emery and the Chairman, Steve Zamora, all voted "YES."

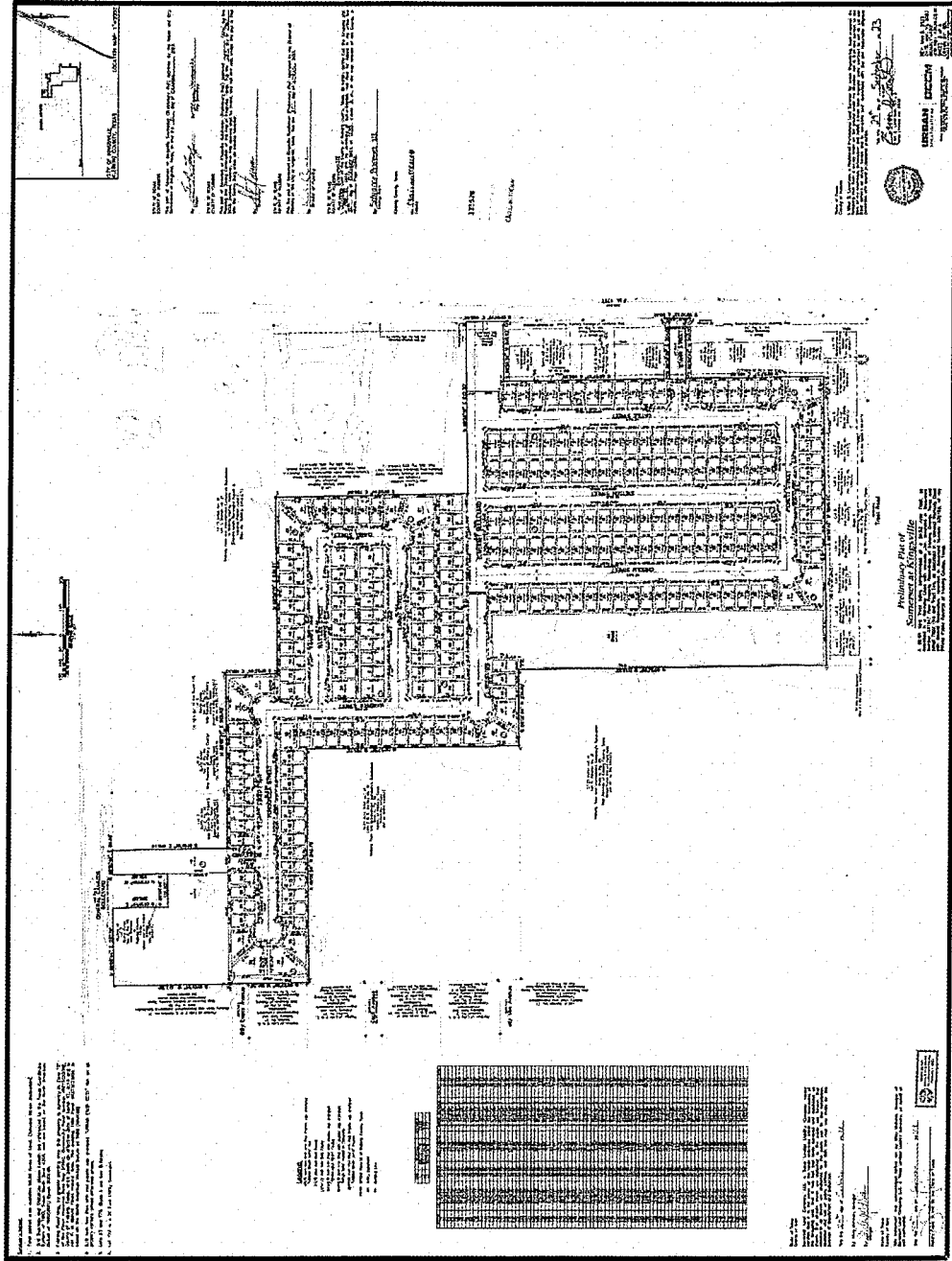
The meeting was adjourned by 6:32 p.m.

The department continues to recommend approval.

Erik Spitzer  
Director of Planning and Development Services



# Preliminary Plat (recorded 29 September 2023)



NOTES:  
1. The owner is advised that this is a preliminary plat and should not be used for any other purpose.  
2. The owner is advised that this is a preliminary plat and should not be used for any other purpose.  
3. The owner is advised that this is a preliminary plat and should not be used for any other purpose.  
4. The owner is advised that this is a preliminary plat and should not be used for any other purpose.  
5. The owner is advised that this is a preliminary plat and should not be used for any other purpose.

PROPERTY OF: [Name]  
ADDRESS: [Address]  
CITY: [City]  
STATE: [State]  
ZIP: [ZIP]

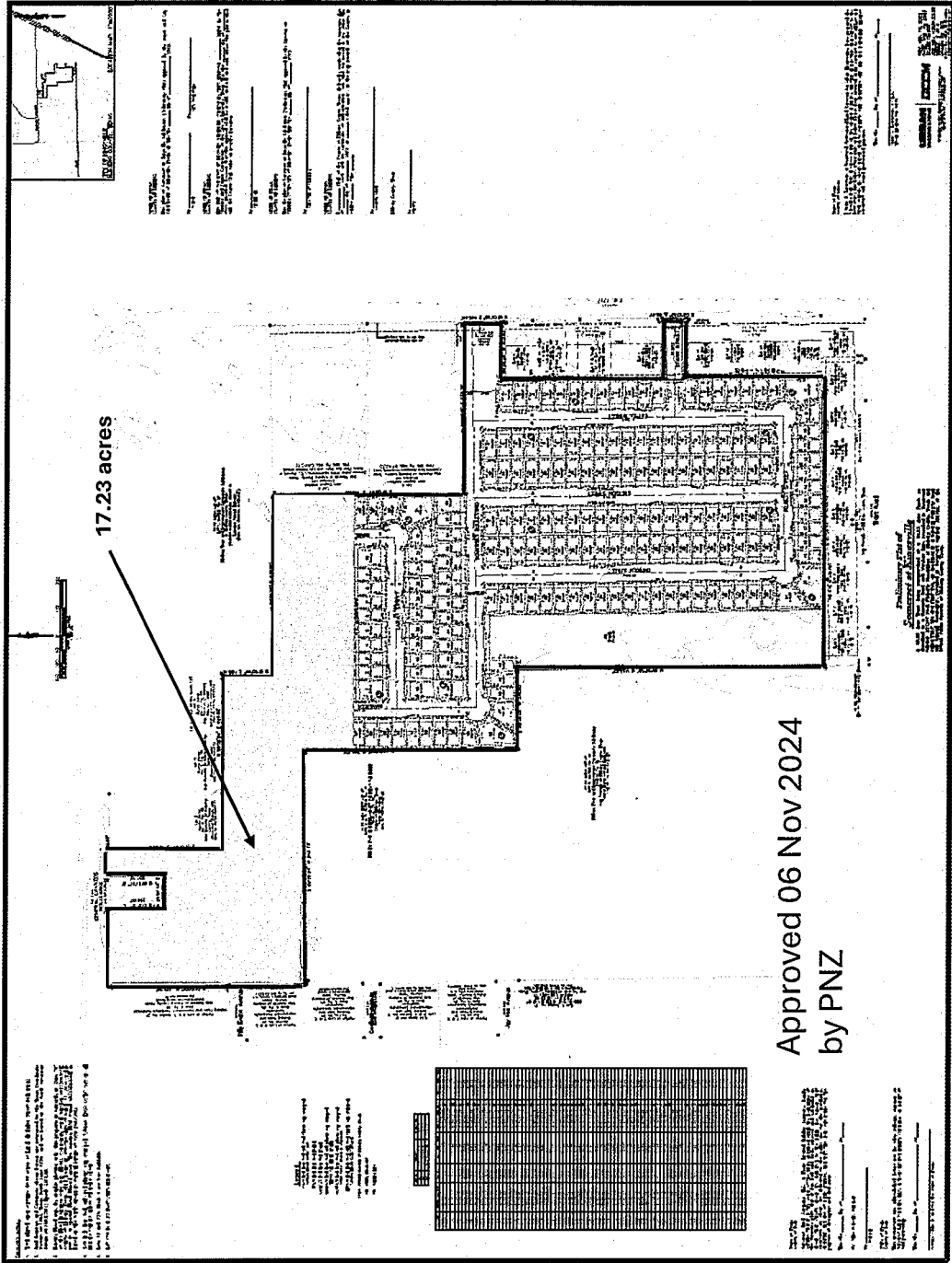
NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	Building Footprint	10,000	100%
2	Parking Area	5,000	50%
3	Other	0	0%
TOTAL		15,000	150%

DESIGNED BY: [Name]  
DATE: [Date]  
SCALE: [Scale]

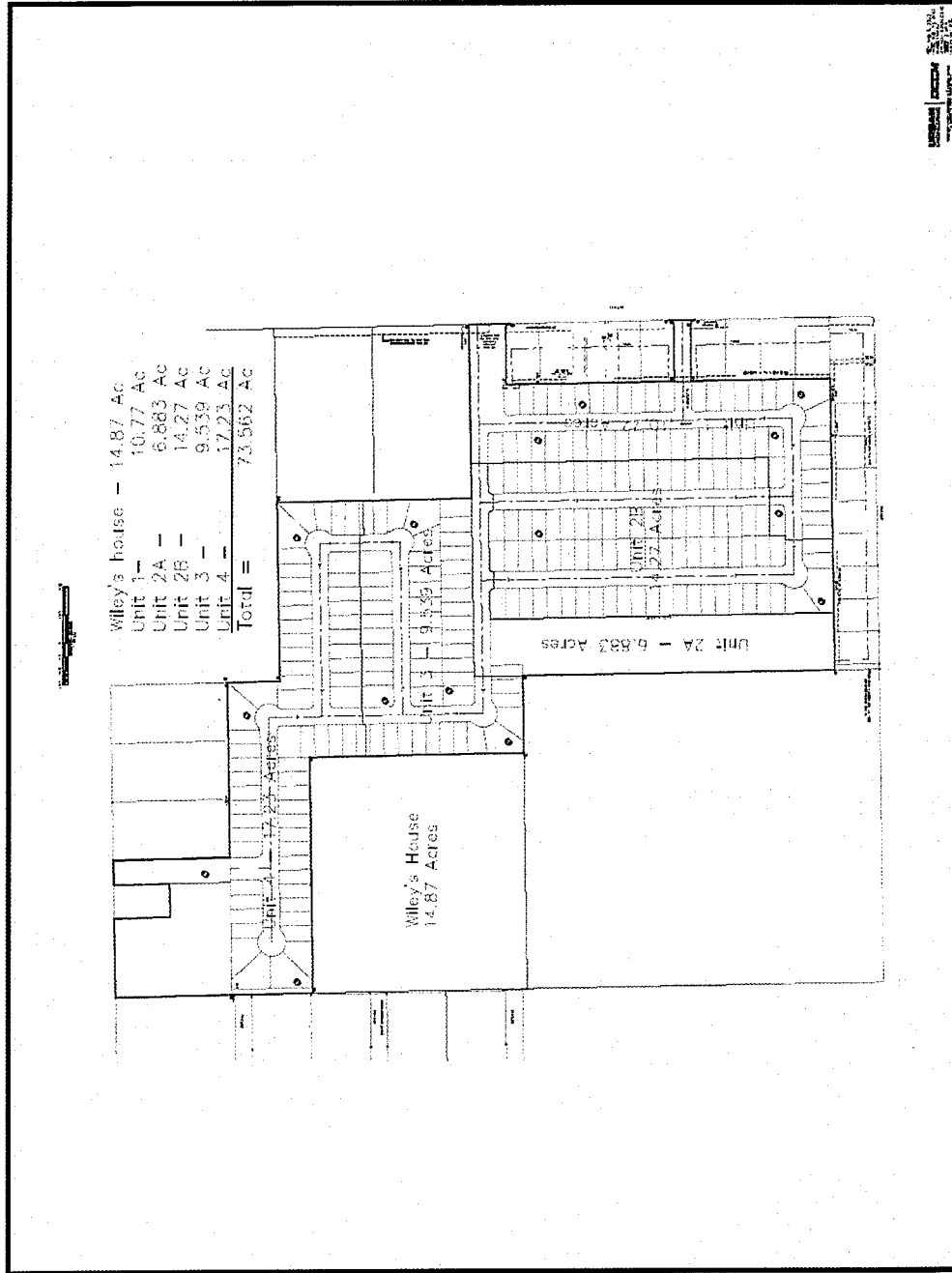
Preliminary Plat of  
[Name]  
[Address]  
[City, State, ZIP]

RECORDED  
INDEXED  
[Date]

# Final Plat of "Somerset at Kingsville Unit 4" - 17.23 acres



# Summary Depiction of Somerset Final Plats





## Riviera ISD wins T-Mobile sweepstakes

Riviera ISD entered into the T-Mobile Friday Night 5G Lights sweepstakes in early September. The sweepstakes included posting pictures from the school and community that showed school spirit on Instagram and other social media sites using specific hashtags. Kaufer Early College High School was announced as the 5K Friday Winner on Sept. 27. The school won \$5,000 to put towards their students. Over the six-week sweepstakes contest, 300 schools nationwide were awarded \$5,000 from T-Mobile. Of those 300, 15 schools were selected as finalists to move into the next round to win \$25,000. No South Texas schools were picked for the next round. (Contributed photo)

### PUBLIC HEARING NOTICE

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### PUBLIC HEARING NOTICE

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The meeting will be held at City Hall, 400 West King Ave., Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

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## Ricardo Middle School honor roll listed

Ricardo Middle School has announced the honor roll for the first nine weeks of the 2024-25 school year.

**Sixth grade All-A:** Alanis Ilianna, Alaniz Jenna, Bowers Olivia, Butler Logan, Cano Aidan, Cantu Adalyn, Couvillon Sofia, Diaz Blake, Dominguez Elyana, Gonzalez Makalee, Hinojosa Cast, Iba Aubrie, Kemper Greyson, McClellan Bryan, Montemayor Kinley, Novanto Kanon, Nunez Dellah, Pendergrass Maddison, Perez Precilla, Reyes Janie, Rodriguez Meliah, Salinas-Grimaldo Adriana, Terrell Ashlyn, Vasquez Damien, Zuniga Luna

**Seventh grade All-A:** Baker Cade, Bustamante Clara, Carrillo Angela, De Leon Alina, Epilitu Pablo, Garcia Arián, Garcia Lucas, Ortega Allison, Ortega Michael, Resendez Olivia, Saenz Jaedyn, Salinas Zane, Sandoval Emmalee, Terrell Tinsley, Torres Autumn

**Eighth grade All-A:** Acuna Bryanna, Duran Mia, Ek Milo, Gonzalez Kassandra, Ozuna Khloe, Silva Cesar, Vivion Wesley, Wedell Sadie

**Sixth grade A-B:** Almaraz Armando, Alvara-

do Jasmine, Bernal Jaxon, Castillo Bryson, De La Paz Julian, Duffy-Quinones Clayton, Flores Joaquin, Flores Saleen, Fryar Rylan, Fuentes Zariah, Garcia Joaquin, Hinojosa Camilla, Hubert Braylin, Martinez Aaron, Martinez Martiza, Mendoza Iann, Perez Juan, Polhemus Ethan, Porterfield Ty, Ramirez Sofia, Reyes Adahlia, Saldana Joseph

**Seventh grade A-B:** Clore Ell, De La Paz Nathen, Ek Coraline, Garcia Iliana, Keiper Elizabeth, Lopez Evan, McManus Mellie, Mooney Case, Moore Kaylee, Olivarez Abigail, Osburn Kalle, Reyes Robert, Salinas Clarissa, Salinas Khloe, Schubert Emma, Soliz Madison, Tessman Kyeleigh, Urban Trevor

**Eighth grade A-B:** Ballard Christopher, Bernal Ashlyn, Braunstein Kenzie, Cano Mackenzie, Castro Lily, Cramer Marco, Gomez Isabella, Gonzalez Ezequiel, Holden Trevin, Longoria Rebecca, McMahan Eyer, Munoz Eliazar, Muzhere Ashley, Oeffler Lillian, Ringer Clara, Ruiz Xander, Salinas Dylan, Turlington Elle, Ward Layne, Ybarra John.

## Ricardo Elementary School honor roll posted

Ricardo Elementary School has announced the honor roll for the first nine weeks of the 2024-25 school year.

**Third grade All A:** Ramin Atwah, Ruben Cano, Adan Garcia, Julian Phelps, Emma Ruiz

**Third grade A-B:** Kaylee Alaniz, Abdo Alarabi, Xavier Bernal, Cecilia Bowers, Kaeson Del Moral, Carolina Espitia, Gemma Gaona, Dominic Garza, Gracyn Haunschuld, Morgan Johnson, Ana Juarez, Avery Lopez, Peyton Montemayor, Nathaniel Navarro Adame, Oliver Perez, Jalyne Ramirez, Ivette Rojas, Roman Salas, Meagan Sandoval, Sebastian Silva, Harley Zavala

**Fourth grade All A:** Leandro Alaniz, Jordan Butler, Faith Castillo, Isaac Couvillon, Arriana Dominguez, Jaiden Garcia, Paisley Guerrero, Levi Hinojosa, Natalia Marcial Cruz, Elise Marroquin, Silas Mejia, Reaune Olivarez, Christian Ortega

**Fourth grade A-B:** Kayson Amaya, Brynn Arredondo, Camille Awlar, Hunter Ballard, Adela Bo-

nilla, Shyanne Del Bosque, Bella Diaz, Jodin Diaz, Emalee Galindo, Vladimir Gray, Charlotte Huey, Thomas Ise, Winnie Krueger, Abigail Ledesma, Landon Mejia, Isiah Moreno, Kariana Ochoa, Kabir Patel, Jayden Perez, Brooklyn Polhemus, Bethany Rojas, Ida Romo, Edward Schubert, Logan Thompson, Kiran Torres, Wyatt Vivion

**Fifth grade All A:** Catalina Aguilar, Aracely Bonilla, Gwendolyn Chapra, Katlyia Chavez, Zander Ek, Courtney Flores, Jayden Garza, Jaxon Gonzalez, Eden Medrano, Azle Ozuna, Cade Pineda, Bristol Powell, Amara Reyna, Mikayla Saldana, Joshua Silguero, Sophia Silva, Madison Valdez

**Fifth grade A-B:** Ariana Bonilla, Christian Brisco, Christian Garcia, Layla Garcia, Sebastian Garcia, Summer Garcia, Krynyn Gonzalez, Clara Hernandez, Rico Hernandez, Justin Moreno, Julianna Navarro Adame, Giana Perez, Crist Reyna, Cy Rivera, Kati Rodriguez, Omar Rojas, Camilla Salinas, Xavier Saucedo, Sidic Strubhart, Logan Villarreal.

## Sarita Elementary School honor roll announced

Sarita Elementary School has announced its first nine weeks honor roll for the 2024-25 school year.

**First grade All-A:** Carter Brzenski, Joshua Coronado, Joaquin Mendoza, Sara Robinson, Charlotte Schubert and Kathryn Schubert

**First grade A-B:** Tessa Herrera, Jericho Lerma, Matias Marichalar, Raphael Mata, Natalia Oliver, Anira Orozco and Santos Serna Jr.

**Second grade All-A:** Tucker Dieterle, Piper Elizondo, Maverick Forcum, Noah Salinas, Thaddeus Utley and Ben Woodard

**Second grade A-B:** Zaiyon DeLaRosa, Hayzi Garcia, Rhett McByrre and Kristen Ortega

**Third grade A-B:** Xezvier Hatblon, Karleya

Lerma, Xander Salinas and Sandra Wolf

**Fourth grade All-A:** Emery Baker, Faith Bothe and Grayson Dieterle

**Fourth grade A-B:** Reagan Lutenbacher, Mateo Marichalar and Chayli Vela

**Fifth grade All-A:** Evelynne Cantu, Jasper Furkum, Camila Garnica, Jordyn Robinson and Xavier Salinas

**Fifth grade A-B:** Carolina Gomez, Avarie Gonzalez, Ryden Lerma, Brooklon Ley, Ezra Oliver and Audrey Thompson

**Sixth grade All-A:** Luke Strauss and Cora Yeary

**Sixth grade A-B:** Logan Garcia and Larech Vela

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 6, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

**Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 17.23 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, all of Lot 1 and a portion of Lot 2, Burris Acres, a Map recorded in Volume 2, Page 45, Map Records of Kleberg County, Texas as described in a General Warranty Deed with Mineral Reservation, recorded in Document Number 332182, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 4.**

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

### PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Tuesday, November 12, 2024, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard: **Urban Engineering, applicant; Somerset Land Company, LLC, owners; requesting approval of the final plat of a 17.23 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, all of Lot 1 and a portion of Lot 2, Burris Acres, a Map recorded in Volume 2, Page 45, Map Records of Kleberg County, Texas as described in a General Warranty Deed with Mineral Reservation, recorded in Document Number 332182, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 4.**

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

# **CONSENT AGENDA**

# **AGENDA ITEM #1**

Budget Amend

**Kingsville Parks & Recreation**  
400 W. King (mailing)  
501 Santiago Park Lane (physical)  
Kingsville, Texas 78363  
361-221-8705  
Susan Ivy, Director  
361-219-9125



For information on events and facilities  
[www.cityofkingsville.com/department/parks](http://www.cityofkingsville.com/department/parks)  
Email: [sivy@cityofkingsville.com](mailto:sivy@cityofkingsville.com)  
or follow us on Facebook  
Kingsville Parks and Recreation

**To:** Mark McLaughlin, City Manager

**From:** Susan Ivy, Parks Director

**Date:** October 18, 2024

**Re:** City Commission Agenda Request Receipt of Donations from Healthy Family Sponsors

**Summary** – We are requesting Commission approve the receipt of donations for Parks Department Healthy Family Events and the corresponding budget amendment for those funds.

**History** – Parks Department started this initiative in 2015 to supplement the need for additional funds in our recreation programming budget due to increased involvement in festivals and special events and the need to offer more programming to our community that focuses on drug/alcohol/bully free and active lifestyles.

Our partners this year are: **Kleberg County Attorney’s Specialized Crimes and Narcotics Task force - \$2,500.00**

**Christus Spohn Hospital Kleberg - \$2,500.00**

**L’Aiglon Foundation - \$2,500.00**

**Driscoll Health Plan - \$2,500.00**

**District Attorney John Hubert - \$500**

**King Ranch - \$1,500**

**KISD Education Foundation - \$1,000**

**Ultra Screen Printing - \$1,000.00**

**Tejas Nursery - \$250 TRADE FOR PLANTS AND EDUCATIONAL INSTRUCTION**

**Diva Association of Kingsville - \$250**

**Brookshire Foundation - is a named sponsor; money will come in later**

Total Donations are \$14,250.00 in cash.

**Financial Impact** – These Healthy Family donations will increase our recreational programming budget by \$14,250.00. We ask that \$7,000.00 be coded to special events 001-5-4513-31441, and \$7,250.00 be coded to Recreational programs 001-5-4513-31499.

**Recommendation** – We ask that you approve the receipt of these donations, authorize the expenditure of these funds for the purpose for which they were donated, and approve the associated budget amendment.

**ORDINANCE NO. 2024-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO ACCEPT AND EXPEND DONATIONS FOR THE PARKS DEPARTMENT HEALTHY FAMILY EVENTS.**

**WHEREAS**, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

**BE IT ORDAINED** by the City Commission of the City of Kingsville that the Fiscal Year 2024-2025 budget be amended as follows:

CITY OF KINGSVILLE  
DEPARTMENT EXPENSES  
BUDGET AMENDMENT – BA#3

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
<b>Fund 001 – General Fund</b>					
<u>Revenues – 4</u>					
4513	Recreation	Donations	58003	\$14,250	
<u>Expenditures - 5</u>					
4513	Recreation	Special Events	31441	\$7,000	
4513	Recreation	Recreational Programs	31499	\$7,250	

[To amend the City of Kingsville FY 24-25 budget to appropriate, accept, and expend the donations for the Parks Department Healthy Family Events. Funding will come from the donations received for the stated purpose.]

II.

**THAT** all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

**THAT** if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission



that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

**THAT** this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

**INTRODUCED** on this the 28th day of October 2024.

**PASSED AND APPROVED** on this the 12th day of November 2024.

**EFFECTIVE DATE:** \_\_\_\_\_

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

# **AGENDA ITEM #2**



**City of Kingsville  
Finance Department**

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**TO:** Mayor and City Commissioners  
**CC:** Mark McLaughlin, City Manager  
**FROM:** Deborah Balli, Finance Director  
**DATE:** October 17, 2024  
**SUBJECT:** Irrigation Rate Change

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**Summary:**

When the utility rate changes were submitted and approved, changes to the 1-inch irrigation rate were not included. The current rate is \$39.31 and should be \$45.21. The current rate per 1,000 is \$4.28 and should be \$4.93.

Staff recommends the approval of the rate changes listed above.

**ORDINANCE NO. 2024-\_\_\_\_\_**

**AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER V, ARTICLE 3, WATER, PROVIDING FOR AN INCREASE IN CERTAIN IRRIGATION WATER RATES; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.**

**WHEREAS**, the cost to provide this service has increase substantially in the three years since the rates were last adjusted;

**WHEREAS**, this Ordinance is necessary to protect the public safety, health, and welfare of the City of Kingsville.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:**

I.

**THAT** Section 5-3-51 of Article 3: Water of Chapter V, Public Works, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

**§ 5-3-51 MINIMUM MONTHLY CHARGE; RATE SCHEDULE.**

(A) The following monthly rates shall be charged inside city customers for the use of city water, provided that minimum monthly charges shall be made and bills rendered accordingly, under the standard water rates schedule as follows:

<i>Minimum Monthly Bill Water Service</i>					
<i>Meter Allowance Size</i>	<i>Single-Family Residential</i>	<i>Multi-Family Residential*</i>	<i>Commercial**</i>	<i>Irrigation</i>	<i>Gallons</i>
5/8 - 3/4 inch	14.72	\$0.00	\$0.00	\$0.00	0
5/8 - 3/4					

**Minimum Monthly Bill Water Service**

<b>Meter Allowance Size</b>	<b>Single-Family Residential</b>	<b>Multi-Family Residential</b>	<b>Commercial**</b>	<b>Irrigation</b>	<b>Gallons</b>
inch	—	27.86	28.97	33.23	3,000
1 inch	30.12	33.88	36.63	<del>39.31</del> 45.21	5,000
1¼ inch	36.65	40.52	44.27	52.98	7,000
1½ inch	44.93	49.99	55.74	67.77	10,000
2 inch	65.50	68.95	78.66	97.42	16,000
3 inch	65.50	129.01	139.11	191.28	35,000
4 inch	65.50	208.04	214.50	314.77	60,000
6 inch	65.50	413.50	409.76	635.83	125,000
8 inch	65.50	413.50	781.29	635.83	200,000

\* Includes apartments of 3-4 units.

\*\* Includes hotels, motels, and apartments over 4 units.

(B) The following monthly rates shall be charged outside-city customers for the use of city water, provided that minimum monthly charges shall be made and bills rendered accordingly, under the standard water rates schedule as follows:

**Minimum Monthly Bill Water Service**

<b>Meter Allowance Size</b>	<b>Single-Family Residential</b>	<b>Multi-Family Residential*</b>	<b>Commercial**</b>	<b>Irrigation</b>	<b>Gallons</b>
5/8 - 3/4 inch	16.91	\$0.00	\$0.00	\$0.00	0
5/8 - 3/4 inch	—	32.05	33.32	38.18	3,000
1 inch	34.67	38.99	42.09	47.84	5,000
1 1/4 inch	37.47	46.59	50.90	60.28	7,000
1 1/2 inch	51.63	57.48	64.07	77.94	10,000
2 inch	75.35	79.30	90.46	112.00	16,000
3 inch	75.35	148.37	159.97	219.95	35,000
4 inch	75.35	239.22	246.68	361.97	60,000
6 inch	75.35	475.49	471.21	731.20	125,000
8 inch	75.35	475.49	898.46	731.20	200,000

\* Includes apartments of 3-4 units.

\*\* Includes hotels, motels, and apartments over 4 units.

(C) For all water furnished in excess of the minimum allowance, the charge per 1,000 gallons of water delivered per month shall be shown as follows:

	In-side City	Outside City
Single-family residential:		
0 - 5,000 gallons	\$3.09	\$3.55
5,001 - 10,000 gallons	3.25	3.74
10,001 - 15,000 gallons	3.39	3.93
15,001 - 20,000 gallons	3.53	4.10
20,001 - 30,000 gallons	3.70	4.25
30,000 + gallons	4.77	5.50
Multi-family:	3.27	3.78
Commercial:	3.93	4.50

Irrigation	4.93	5.66
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(D) These rates shall be applied to all water that passes through the meter regardless of whether the water is used or not.

(E) Industrial rates by special contract with the city.

(F) Naval Air Station Kingsville water rate, as determined by the most current water rate study, is set at \$2.06/1,000 gallons.

II.

**THAT** all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

**THAT** if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

**THAT** this Ordinance shall be codified and become effective on and after adoption and publication as required by law.

**INTRODUCED** on this the 28th day of October, 2024.

**PASSED AND APPROVED** on this the 12<sup>th</sup> day of November, 2024.

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney



# **AGENDA ITEM #3**

Budget Am

**City of Kingsville  
Purchasing Department**

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TO: Mayor and City Commissioners  
CC: Mark McLaughlin, City Manager  
FROM: Charlie Sosa Purchasing Manager  
DATE: October 21, 2024  
SUBJECT: Budget Amendment for Emergency Repairs to City Hall HVAC System

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**Summary:**

This item authorizes the approval of a Budget Amendment in the amount of \$65,100.00 to cover emergency repairs to the chiller at City Hall Complex in the Facilities Line Item.

**Background:**

Facilities is requesting a budget amendment to cover emergency repairs to the HVAC chiller at City Hall Complex. The circuit #2 compressor started going out in August. Staff contacted Malek Inc. of Corpus Christi to work on it and they have kept the unit working until recently. The excessively hot summer and higher than normal September and October temperatures have put a strain on the HVAC system speeding up its decline. The compressor went out this month and will need to be replaced with coils and contactors. The total amount to replace both compressors, coils and contactors will be \$ 65,100.00, please see attached quote. It is vital to have a fully functioning HVAC system for City Hall, which houses critical staff, archives, and the network/computer system.

**Financial Impact:**

Staff is requesting that additional funds be transferred from fund 001-5-1030-86000 Budget Amendment Reserves to 1805 Facilities, Fund #51103 Building Maintenance City Hall Complex in the amount of \$65.100.00.

**Recommendation:**

It is recommended the City Commission approve: 1) the emergency repair to the HVAC System at City Hall, and 2) the Budget Amendment for emergency repairs to the City Hall HVAC system.



# MALEK-INC.

P.O. BOX 678 · 2521 ANTELOPE · CORPUS CHRISTI, TX 78403 · (361) 888-8281 · FAX (361) 888-7257

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**Date:** August 9, 2024

**To:** City of Kingsville

**Attn:** Charlie Sosa

**Re:** City Hall-Chiller Repair

We are pleased to present our proposal for the above referenced project. We propose to furnish the necessary labor, material, and equipment to complete the HVAC/Mechanical scope of work per plans and specs, in accordance with the following:

**DRAWINGS:**

**CLARIFICATIONS:**

We include the following:

1. Replace two compressors in circuit #2
2. Replace two compressor contactors
3. Replace both condenser coils and refrigerant filter driers & new R410A refrigerant
4. Down time for this repair is 6 days, recommend having a temporary chiller or wait for cold weather.
5. Includes crane service and trucking.
6. Warranty will be 1 year on new coils, 3 years on new compressors, 90 days labor

**EXCLUSIONS:**

Our proposal does not include the following:

1. Temporary chiller rental
2. Sales Tax.
3. Clean-up (we will clean up our own identifiable scrap).
4. Bid based on 40 hour work week, no overtime included.
5. Abatement, removal of any HAZMAT.

**MALEK•INC.**

P.O. BOX 679 • 2521 ANTELOPE • CORPUS CHRISTI, TX 78403 • (361) 888-8281 • FAX (361) 888-7257

**GENERAL CONDITIONS:**

1. We will not accept contract terms that are more stringent or onerous than the terms of the prime contract.
2. We acknowledge receipt of Addenda       N/A      .
3. This proposal is good for (30) days.
4. If awarded this project, this document must be made part of our contract.

**HVAC BASE BID PRICE:**

**\$ 65,100.00**

We appreciate this opportunity to present our proposal. Please do not hesitate to call if you have any questions or require any further assistance.

Randy Bartlett

Service Manager



**ORDINANCE NO. 2024-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO APPROPRIATE FUNDING FOR EMERGENCY REPAIRS ON THE CITY HALL AIR CONDITIONING UNIT.**

**WHEREAS**, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

**BE IT ORDAINED** by the City Commission of the City of Kingsville that the Fiscal Year 2024-2025 budget be amended as follows:

CITY OF KINGSVILLE  
DEPARTMENT EXPENSES  
BUDGET AMENDMENT – BA#4

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
<b>Fund 001 – General Fund</b>					
<u>Expenditures - 5</u>					
1030	City Special	Budget Amend Reserve	86000		\$65,100
1805	Facilities	Building Maintenance	51103	\$65,100	

[To amend the City of Kingsville FY 24-25 budget to appropriate funding for an emergency repair on the City Hall air conditioning unit. Funding will come from the Budget Amendment Reserve line item. Current funding available is \$300,000.]

II.

**THAT** all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

**THAT** if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

**THAT** this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

**INTRODUCED** on this the 28th day of October 2024.

**PASSED AND APPROVED** on this the 12th day of November 2024.

**EFFECTIVE DATE:** \_\_\_\_\_

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

# **REGULAR AGENDA**

# **AGENDA ITEM #4**



Planning and Development Services  
410 W King  
Kingsville, TX 78363  
PH: 361-595-8055



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## MEMO

**Date:** November 6<sup>th</sup>, 2024

**To:** Mark McLaughlin (City Manager)

**From:** Erik Spitzer (Director of Planning and Development Services)

**Subject:** **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to approve a Final Plat (Unit 2B) for the Somerset at Kingsville Subdivision**

**Summary:** Urban Engineering, applicant; Somerset Land Company, LLC, owner, requested approval of the final plat of a 14.27-Acre Tract of land out of a 54.53-Acre Tract on 8 October, 2024. This parcel of land is located west of South Brahma Blvd. and north of Trant Road. This tract to be known as "Somerset at Kingsville Unit 2B."

**Background:** This final plat is one of five final plats for the Subdivision to be known as "Somerset at Kingsville." Units 1 and 2A have previously been approved and recorded. Attached please find the Preliminary Plat (recorded on 29 September 2023), a depiction of Unit 2B amongst the original preliminary plat, a depiction of all the units (current and planned), and a copy of the Public Hearing Notice in the 24 October 2024 Kingsville Record.

The Planning and Zoning Commission meeting was held on November 6<sup>th</sup>, 2024, with all 6 members in attendance.

Members deliberated over the request for approval of the final plat of a 14.27-Acre Tract of land out of a 54.53-Acre Tract. 60 Notice Letters were sent out to neighbors within the 200 feet buffer and the city received no feedback.

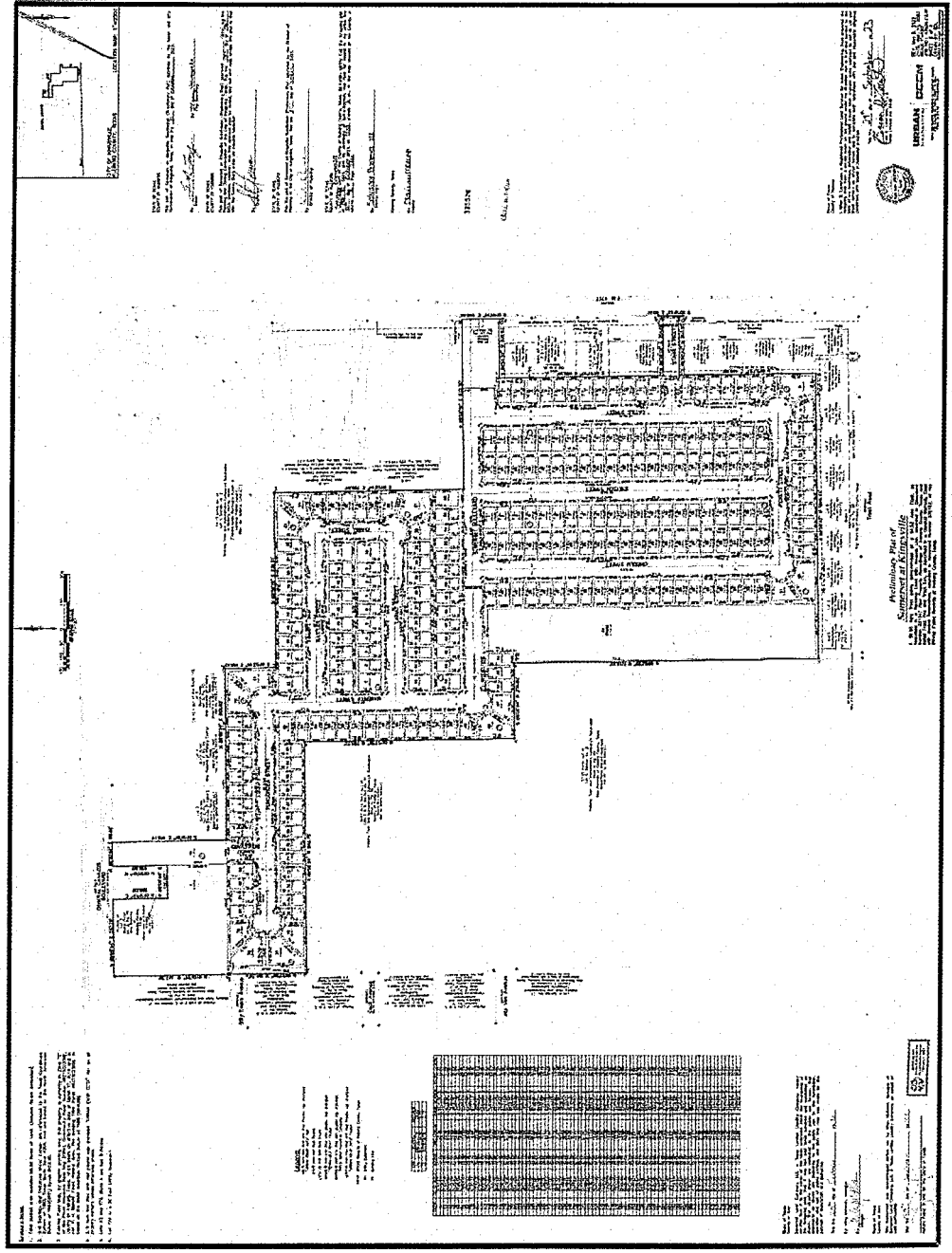
The Planning and Zoning Commission board members voted to approve the final plat of the property mentioned above. A recorded vote of all members present was taken and board members Rev. Idotha Battle, Debbie Tiffie, Mike Klepac, Larry Garcia, Krystal Emery and the Chairman, Steve Zamora, all voted "YES."

The meeting was adjourned by 6:32 p.m.

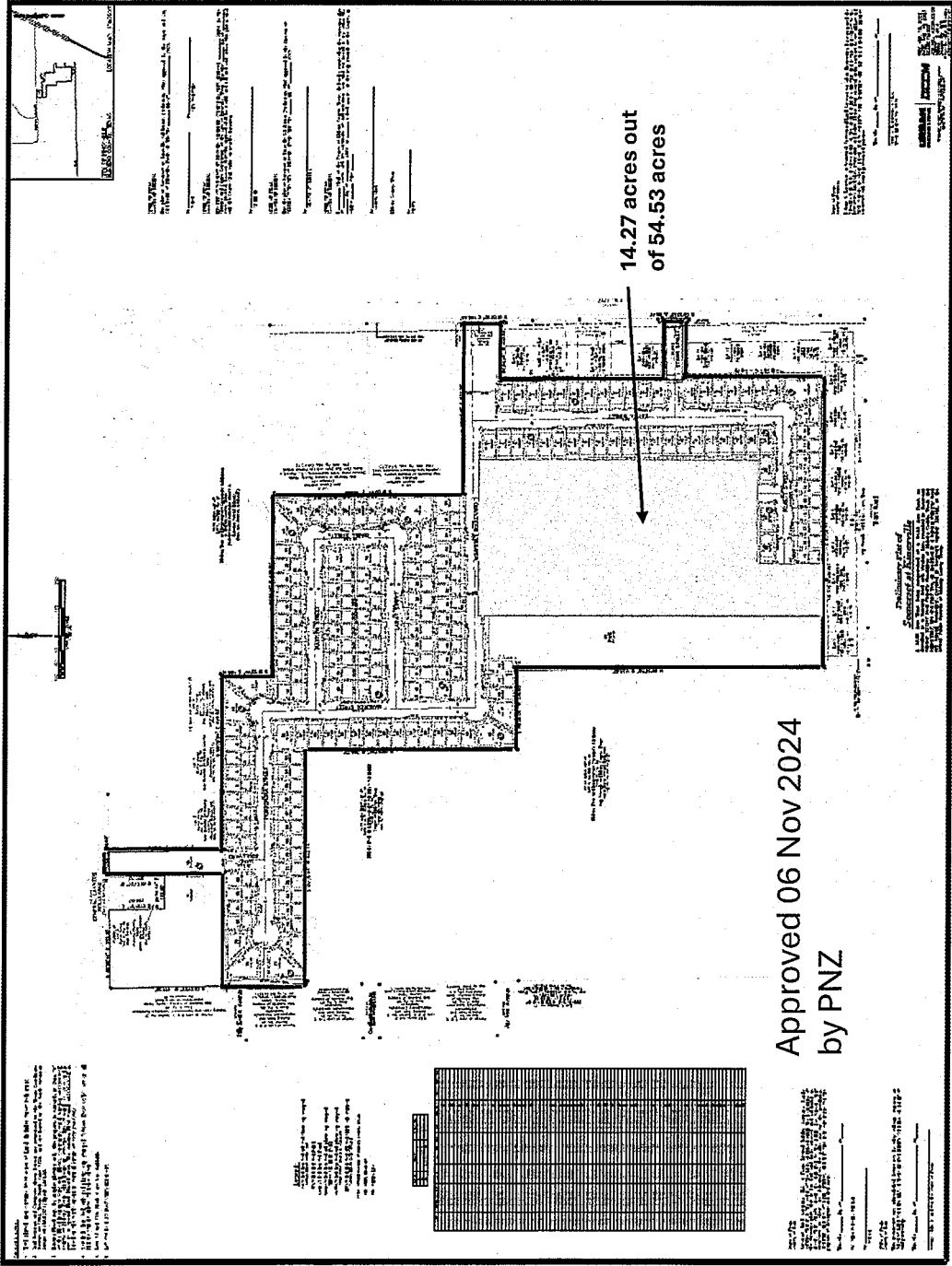
The department continues to recommend approval.

**Erik Spitzer**  
Director of Planning and Development Services

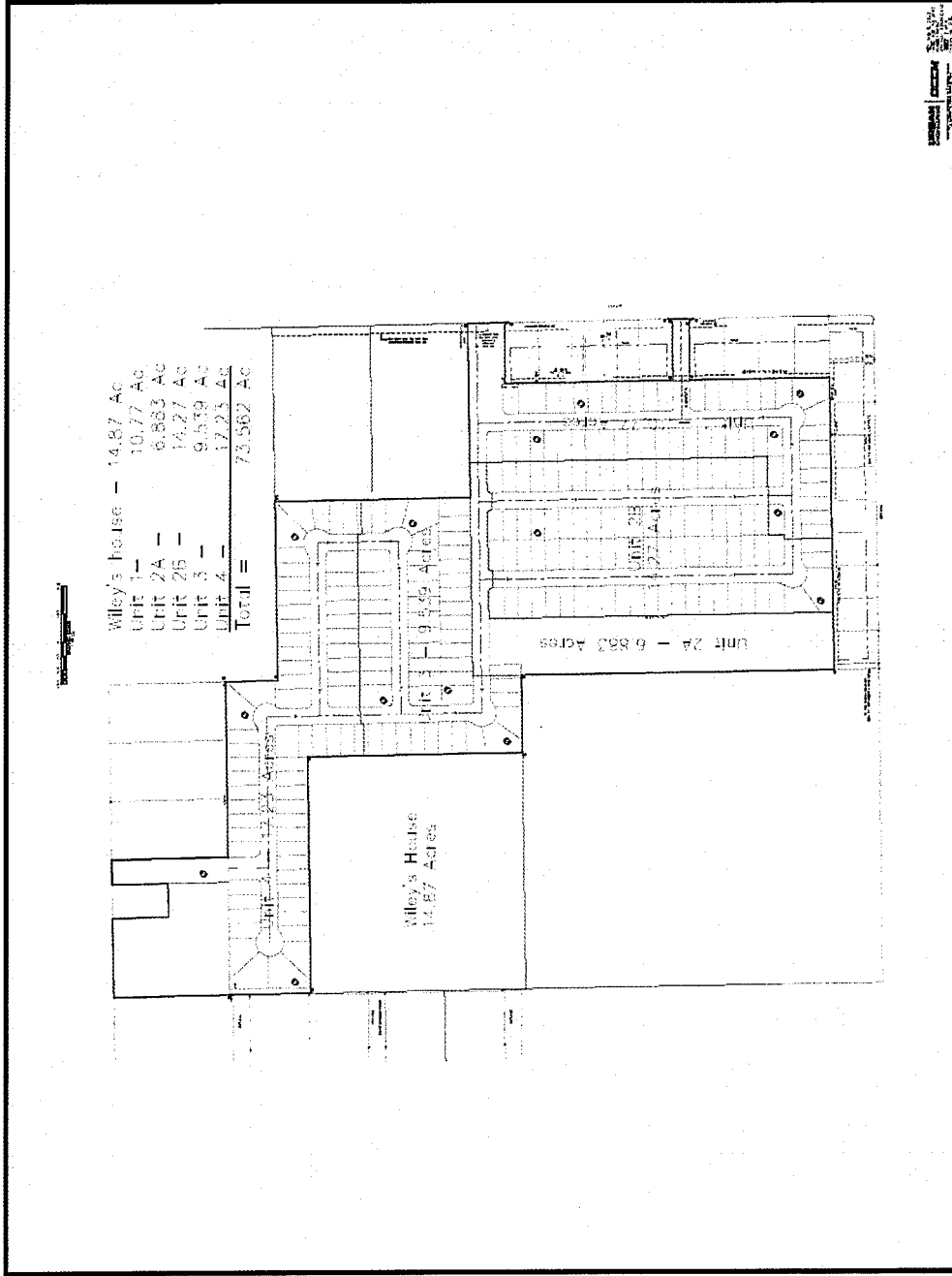
# Preliminary Plat (recorded 29 September 2023)



# Final Plat of "Somerset at Kingsville Unit 2B" - 14.27 acres



# Summary Depiction of Somerset Final Plats





## Riviera ISD wins T-Mobile sweepstakes

Riviera ISD entered into the T-Mobile Friday Night 5G Lights sweepstakes in early September. The sweepstakes included posting pictures from the school and community that showed school spirit on Instagram and other social media sites using specific hashtags. Kaufer Early College High School was announced as the 5K Friday Winner on Sept. 27. The school won \$5,000 to put towards their students. Over the six-week sweepstakes contest, 300 schools nationwide were awarded \$5,000 from T-Mobile. Of those 300, 16 schools were selected as finalists to move into the next round to win \$25,000. No South Texas schools were picked for the next round. (Contributed photo)

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 6, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

**Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 9.539 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 3.**

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

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The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 6, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

**Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 14.27 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 2B.**

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### PUBLIC HEARING NOTICE

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The meeting will be held at City Hall, 400 West King Ave., Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

## Ricardo Middle School honor roll listed

Ricardo Middle School has announced the honor roll for the first nine weeks of the 2024-25 school year.

**Sixth grade All-A:** Alanis Ilianna, Alaniz Jenna, Bowers Olivia, Butler Logan, Cano Aidem, Cantu Adalyn, Couvillon Sofia, Diaz Blake, Dominguez Elyana, Gonzales Makalee, Hinojosa Cast, Ise Aubrie, Kemper Greyson, McClellan Bryan, Montemayor Kinley, Novanto Kanon, Nunez Delilah, Pendergrass Maddison, Perez Precilla, Reyes Janie, Rodriguez Melah, Salinas-Grimaldo Adriana, Terrell Ashlyn, Vasquez Damien, Zuniga Luna

**Seventh grade All-A:** Baker Cade, Bustamante Ciara, Carrillo Angela, De Leon Alina, Espiritu Pablo, Garcia Arián, Garcia Lucas, Ortega Allison, Ortega Michael, Resendez Olivia, Saenz Jaclyn, Salinas Zane, Sandoval Emmalee, Terrell Tinsley, Torres Autumn

**Eighth grade All-A:** Acuna Eryanna, Duran Mia, Ek Millo, Gonzales Kassandra, Ozuna Khloe, Silva Cesar, Vivion Wesley, Wedell Sadie

**Sixth grade A-B:** Almaraz Armando, Alvar-

do Jasmine, Bernal Jaxon, Castillo Dryson, De La Paz Julian, Duffy-Quinones Clayton, Flores Joaquin, Flores Saleen, Fryar Rylan, Fuentes Zariah, Garcia Joaquin, Hinojosa Camila, Hubert Braylin, Martinez Aaron, Martinez Martiza, Mendoza Iann, Perez Juan, Polhemus Ethan, Porterfield Ty, Ramirez Sofia, Reyes Adahlia, Saldana Joseph

**Seventh grade A-B:** Clore Eli, De La Paz Nathen, Ek Coraline, Garcia Iliana, Keiper Elizabeth, Lopez Evan, McManus Mollie, Mooney Case, Moore Kaylee, Olivarez Abigail, Osburn Katie, Reyes Robert, Salinas Clarissa, Salinas Khloe, Schubert Emma, Soliz Madison, Tessman Kyleigh, Urban Trevor

**Eighth grade A-B:** Ballard Christopher, Bernal Ashlyn, Braunstein Kenzie, Cano Mackenzie, Castro Lily, Cisneros Marco, Gomez Isabella, Gonzalez Ezequiel, Holden Trevin, Longoria Rebecca, McMahon Ever, Munoz Elizav, Muzibve Ashley, Oeffler Lillian, Ringer Clara, Ruiz Xander, Salinas Dylan, Turlington Elle, Ward Layne, Ybarra John

## Ricardo Elementary School honor roll posted

Ricardo Elementary School has announced the honor roll for the first nine weeks of the 2024-25 school year.

**Third grade All A:** Ramin Atwah, Ruben Cano, Adan Garcia, Julian Phelps, Emma Ruiz

**Third grade A-B:** Kaylee Alaniz, Abdo Alarabi, Xavier Bernal, Cecilia Bowers, Kason Del Moral, Carolina Espitia, Genma Goana, Dominic Garza, Gracyn Haunschuld, Morgan Johnson, Ana Juarez, Avery Lopez, Peyton Montemayor, Nathaniel Navarro Adame, Oliver Perez, Jaelynne Ramirez, Ivette Rojas, Roman Salas, Meagan Sandoval, Sebastian Silva, Harley Zavala

**Fourth grade All A:** Leandro Alanis, Jordan Butler, Faith Castillo, Isaac Couvillon, Arjana Dominguez, Jaiden Garcia, Paisley Guerrero, Levi Hinojosa, Natalia Marcial Cruz, Elise Marroquin, Silas Mejia, Raeanne Olivarez, Christian Ortega

**Fourth grade A-B:** Kayson Amaya, Brynn Arrondo, Camille Aveclar, Hunter Ballard, Adela Bo-

nilla, Shyanne Del Bosque, Bella Diaz, Joslin Diaz, Emalee Galindo, Vladimir Gray, Charlotte Huey, Thomas Ise, Winnie Krueger, Abigail Ledesma, Landon Mejia, Isiah Moreno, Kariana Ochoa, Kabir Patel, Jayden Perez, Brooklyn Polhemus, Bethany Rojas, Ida Romo, Edward Schubert, Logan Thompson, Kiran Torres, Wyatt Vivion

**Fifth grade All A:** Catalina Aguilar, Aracely Bonilla, Gwendolyn Chapu, Katalya Chavez, Zander Ek, Courtney Flores, Jayden Garza, Jaxson Gonzales, Eden Medrano, Azle Ozuna, Cade Pineda, Bristol Powell, Amara Reyna, Mikayla Sallana, Joshua Silguero, Sophia Silva, Madison Valdez

**Fifth grade A-B:** Ariana Bonilla, Christian Briseno, Christian Garcia, Leyla Garcia, Sebastian Garcia, Summer Garcia, Kryslyn Gonzalez, Clara Hernandez, Rico Hernandez, Justin Moreno, Julianna Navarro Aulame, Giana Perez, Cross Reyna, Cy Rivera, Kali Rodriguez, Omar Rojas, Camila Salinas, Xavier Saucedo, Sadie Strubhart, Logan Villareal

## Sarita Elementary School honor roll announced

Sarita Elementary School has announced its first nine weeks honor roll for the 2024-25 school year.

**First grade All-A:** Carter Brzemiak, Joshua Coronado, Joaquin Mendoza, Sara Robinson, Charlotte Schubert and Kathryn Schubert

**First grade A-B:** Tessa Herrera, Jericho Lerma, Matias Marichalar, Raphael Mata, Natalia Oliver, Amira Orozco and Santos Serna Jr.

**Second grade All-A:** Tucker Dieterle, Piper Elizondo, Maverick Forkum, Noah Salinas, Thaddeus Utley and Beau Woodard

**Second grade A-B:** Zaiyon DeLaRosa, Hayzi Garcia, Rhett McBryar and Kristen Ortega

**Third grade A-B:** Xavier Harbison, Karleya

Lerma, Xander Salinas and Sandra Wolf

**Fourth grade All-A:** Emery Baker, Faith Bothe and Graysyn Dieterle

**Fourth grade A-B:** Reagan Lutenbacher, Mateo Marichalar and Chayli Vela

**Fifth grade All-A:** Evelynne Cantu, Jasper Furkum, Camila Garcia, Jordyn Robinson and Xavier Salinas

**Fifth grade A-B:** Carolina Gomez, Avarie Gonzalez, Ryden Lerma, Brooketon Ley, Ezra Oliver and Audrey Thompson

**Sixth grade All-A:** Luke Strauss and Cora Yeary

**Sixth grade A-B:** Logan Garcia and Larash Vela

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 6, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

**Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 17.23 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, all of Lot 1 and a portion of Lot 2, Burris Acres, a Map recorded in Volume 2, Page 45, Map Records of Kleberg County, Texas as described in a General Warranty Deed with Mineral Reservation, recorded in Document Number 332182, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 4.**

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

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# **AGENDA ITEM #5**

Planning and Development Services  
410 W King  
Kingsville, TX 78363  
PH: 361-595-8055



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## MEMO

**Date:** November 6<sup>th</sup>, 2024

**To:** Mark McLaughlin (City Manager)

**From:** Erik Spitzer (Director of Planning and Development Services)

**Subject:** **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to approve a Final Plat (Unit 3) for the Somerset at Kingsville Subdivision**

**Summary:** Urban Engineering, applicant; Somerset Land Company, LLC, owner, requested approval of final plat of a 9.539-Acre Tract of land out of a 54.53-Acre Tract on 8 October, 2024. This parcel of land is located west of South Brahma Blvd. and north of Trant Road. This tract to be known as "Somerset at Kingsville Unit 3."

**Background:** This final plat is one of five final plats for the Subdivision to be known as "Somerset at Kingsville." Units 1 and 2A have previously been approved and recorded. Attached please find the Preliminary Plat (recorded on 29 September 2023), a depiction of Unit 3 amongst the original preliminary plat, a depiction of all the units (current and planned), and a copy of the Public Hearing Notice in the 24 October 2024 Kingsville Record.

The Planning and Zoning Commission meeting was held on November 6<sup>th</sup>, 2024, with all 6 members in attendance.

Members deliberated over the request for approval of the final plat of a 9.539-Acre Tract of land out of a 54.53-Acre Tract. 6 Notice Letters were sent out to neighbors within the 200 feet buffer and the city received no feedback.

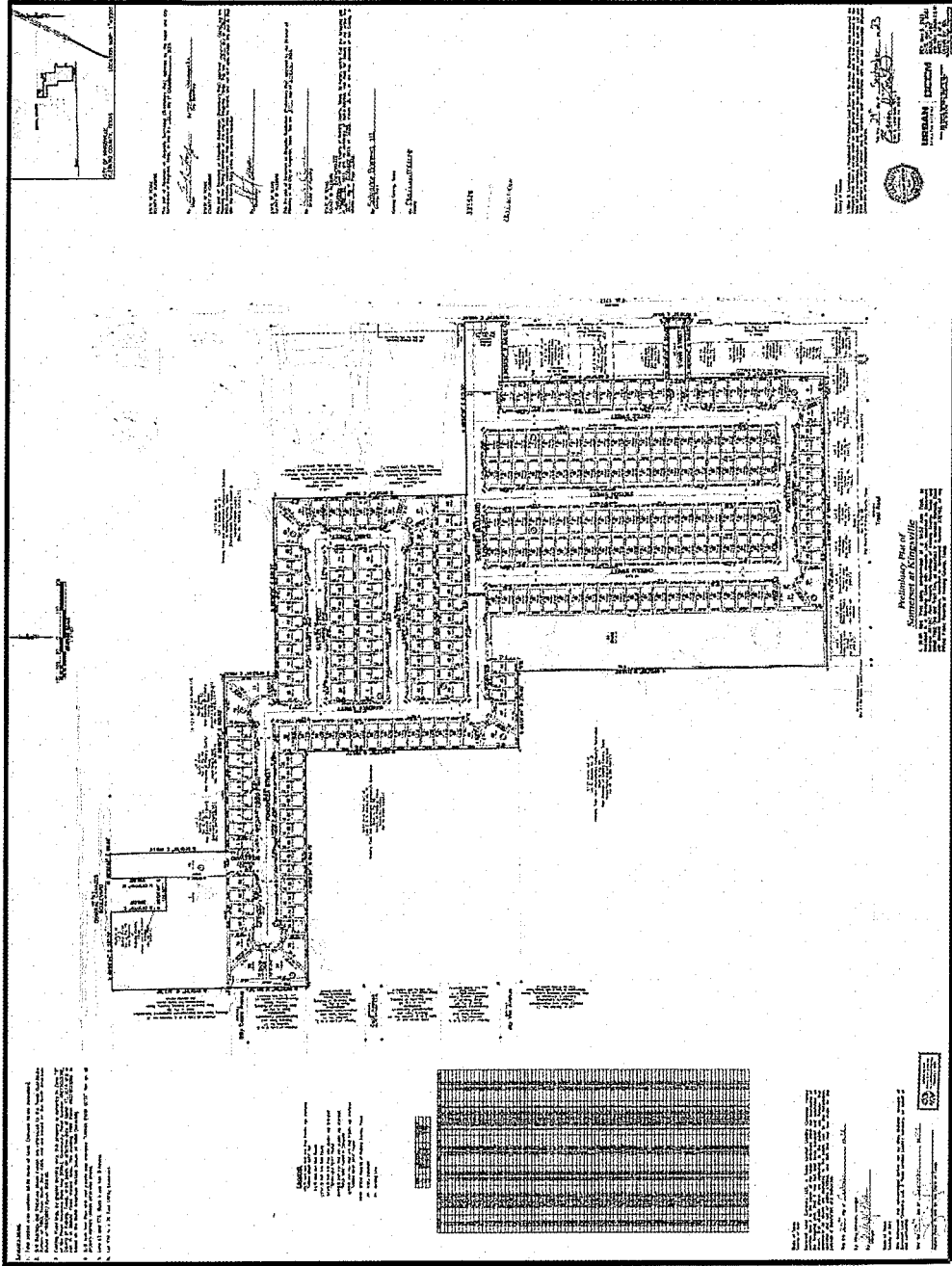
The Planning and Zoning Commission board members voted to approve the final plat of the property mentioned above. A recorded vote of all members present was taken and board members Rev. Idotha Battle, Debbie Tiffie, Mike Klepac, Larry Garcia, Krystal Emery and the Chairman, Steve Zamora, all voted "YES."

The meeting was adjourned by 6:32 p.m.

The department continues to recommend approval.

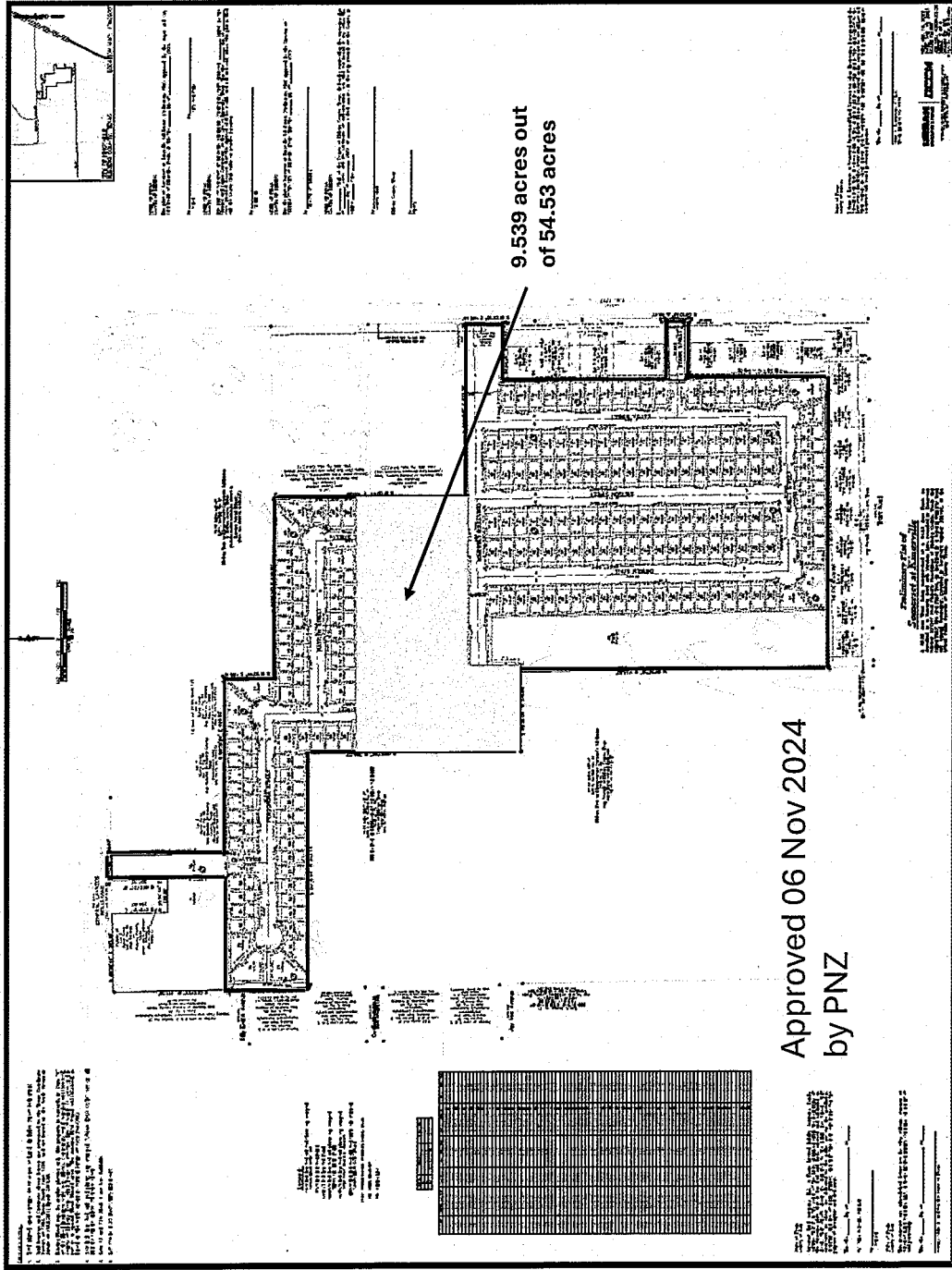
**Erik Spitzer**  
Director of Planning and Development Services

Preliminary Plat (recorded 29 September 2023)



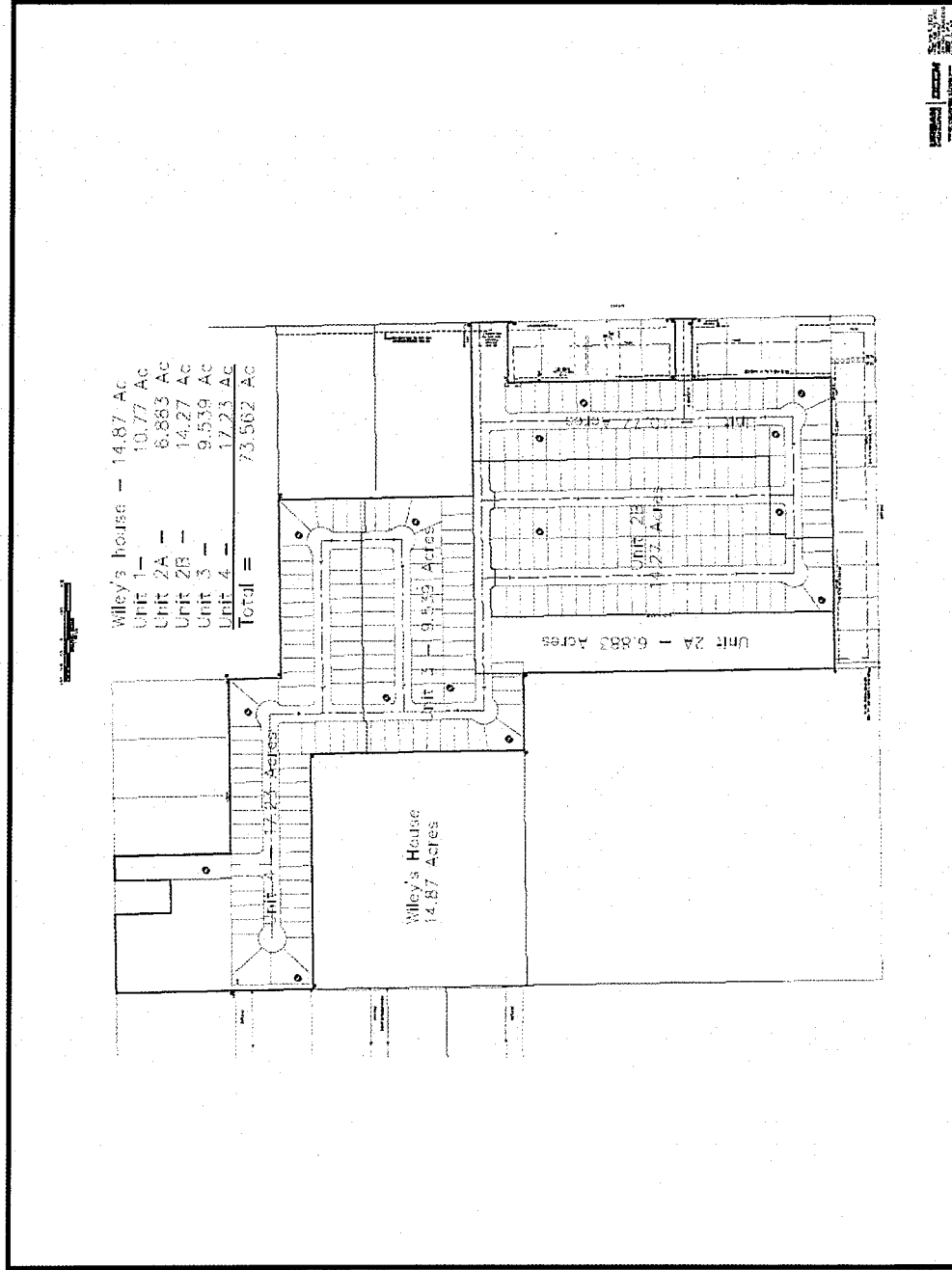


# Final Plat of "Somerset at Kingsville Unit 3" - 9.539 acres



Approved 06 Nov 2024  
by PNZ

# Summary Depiction of Somerset Final Plats





## Riviera ISD wins T-Mobile sweepstakes

Riviera ISD entered into the T-Mobile Friday Night 5G Lights sweepstakes in early September. The sweepstakes included posting pictures from the school and community that showed school spirit on Instagram and other social media sites using specific hashtags. Kaufer Early College High School was announced as the 5K Friday Winner on Sept. 27. The school won \$5,000 to put towards their students. Over the six-week sweepstakes contest, 300 schools nationwide were awarded \$5,000 from T-Mobile. Of those 300, 16 schools were selected as finalists to move into the next round to win \$25,000. No South Texas schools were picked for the next round. (Contributed photo)

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## Ricardo Middle School honor roll listed

Ricardo Middle School has announced the honor roll for the first nine weeks of the 2024-25 school year.

**Sixth grade All-A:** Alanis Ilanna, Alaniz Jenna, Bowers Olivia, Butler Logan, Cano Aidan, Cantu Adilyn, Covillion Sofia, Diaz Blake, Dominguez Elyana, Gonzalez Makalee, Hinojosa Cast, Iles Aubrie, Kemper Greyson, McClellan Bryan, Montemayor Kinley, Novato Kanon, Nunez Delilah, Pendergrass Madison, Perez Precilia, Reyes Janie, Rodriguez Metah, Salinas-Grimaldo Adriana, Terrell Ashlyn, Vasquez Damien, Zuniga Luna

**Seventh grade All-A:** Baker Cade, Bustamante Ciana, Carrillo Angela, De Leon Alina, Espiritu Pablo, Garcia Arian, Garcia Lucas, Ortega Allison, Ortega Michael, Resendez Olivia, Saez Jaedyn, Salinas Zane, Sandoval Emmalee, Terrell Tinsley, Torres Autumn

**Eighth grade All-A:** Acuna Eryanna, Duran Mia, Ek Milio, Gonzales Cassandra, Orzua Khloe, Silva Cesar, Vivion Wesley, Wedell Sadie

**Sixth grade A-B:** Almaraz Armando, Alvar-

do Jasmine, Bernal Jaxon, Castillo Bryson, De La Paz Julian, Duffy-Quinones Clayton, Flores Joaquin, Flores Saleen, Fryar Rylan, Fuentes Zariah, Garcia Joaquin, Hinojosa Camila, Hubert Braylin, Martinez Aaron, Martinez Martin, Mendoza Iann, Perez Juan, Polhemus Ethan, Porterfield Ty, Ramirez Sofia, Reyes Adahlia, Saldana Joseph

**Seventh grade A-B:** Clore Eli, De La Paz Nathan, Ek Coraline, Garcia Ilana, Keiper Elizabeth, Lopez Evan, McManus Mollie, Mooney Case, Moore Kaylee, Olivarez Abigail, Osburn Kalle, Reyes Robert, Salinas Clarissa, Salinas Khloe, Schubert Emma, Soliz Madison, Tesman Kyleigh, Urban Trevor

**Eighth grade A-B:** Ballard Christopher, Bernal Ashlyn, Braunstein Kenzie, Cano Mackenzie, Castro Lily, Cisneros Marco, Gomez Isabella, Gonzalez Ezequiel, Holden Trevin, Longoria Rebecca, McMahan Ever, Munoz Eliazar, Muzheve Ashley, Oeffler Lillian, Ringer Clara, Ruiz Xander, Salinas Dylan, Turlington Elle, Ward Layne, Ybarra John

## Ricardo Elementary School honor roll posted

Ricardo Elementary School has announced the honor roll for the first nine weeks of the 2024-25 school year.

**Third grade All A:** Ramin Atwah, Ruben Cano, Adan Garcia, Julian Phelps, Emma Ruiz

**Third grade A-B:** Kaylee Alaniz, Abdo Alarabi, Xavier Bernal, Cecilia Bowers, Keason Del Moral, Carolina Espitia, Gemma Gaona, Dominic Garza, Graceyn Haunschild, Morgan Johnson, Ana Juarez, Avery Lopez, Peyton Montemayor, Nathaniel Navarro Adame, Oliver Perez, Jaelyne Ramirez, Ivette Rojas, Roman Salas, Meagan Sandoval, Sebastian Silva, Harley Zavala

**Fourth grade All A:** Leandro Alaniz, Jordan Butler, Faith Castillo, Isaac Covillion, Aryana Dominguez, Jaiden Garcia, Paisley Guerrero, Levi Hinojosa, Natalia Marcial Cruz, Elise Marroquin, Silas Mejia, Raeanne Olivarez, Christian Ortega

**Fourth grade A-B:** Kayson Amaya, Brynn Arrondo, Camille Avellar, Hunter Ballard, Adela Bo-

nilla, Shyanne Del Bosque, Bella Diaz, Jodii Diaz, Emalee Galindo, Vladimir Gray, Charlotte Huey, Thomas Iles, Winnie Krueger, Abigail Ledesma, Landon Mejia, Isiah Moreno, Kariana Ochoa, Kabir Patel, Jayden Perez, Brooklyn Polhemus, Bethany Rojas, Ida Romo, Edward Schubert, Logan Thompson, Kiran Torres, Wyatt Vivion

**Fifth grade All A:** Catalina Aguilar, Aracely Bonilla, Gwendolyn Chapa, Katalya Chavez, Zander Ek, Courtney Flores, Jayden Garza, Jaxon Gonzales, Eden Medrano, Azle Orzua, Cade Pineda, Bristol Powell, Amara Reyna, Mikayla Saldana, Joshua Silguero, Sophia Silva, Madison Valdez

**Fifth grade A-B:** Ariana Bonilla, Christian Brito, Christian Garcia, Layla Garcia, Sebastian Garcia, Summer Garcia, Kryslyn Gonzalez, Clara Hernandez, Rico Hernandez, Justin Moreno, Juliana Navarro Alzame, Giana Perez, Cross Reyna, Cy Rivera, Kali Rodriguez, Omar Rojas, Camila Salinas, Xavier Saezoda, Sadie Strubhart, Logan Villarreal

## Sarita Elementary School honor roll announced

Sarita Elementary School has announced its first nine weeks honor roll for the 2024-25 school year.

**First grade All-A:** Carter Brzezaki, Joshua Coronado, Joaquin Mendoza, Sara Robinson, Charlotte Schubert and Kathryn Schubert

**First grade A-B:** Tessa Herrera, Jericho Lerma, Matias Marichalar, Raphael Mata, Natalia Oliver, Amira Orozco and Santos Serna Jr.

**Second grade All-A:** Tucker Dieterle, Piper Elizondo, Maverick Forkum, Noah Salinas, Thaddaeus Uiley and Beau Woodard

**Second grade A-B:** Zaiyon DeLaRosa, Hayzi Garcia, Rhett McBrayn and Kristen Ortega

**Third grade A-B:** Xavier Harbison, Karleya

Lerma, Xander Salinas and Sandra Wolf

**Fourth grade All-A:** Emery Baker, Faith Bothe and Grayson Dieterle

**Fourth grade A-B:** Reagan Lutenbacher, Mateo Marichalar and Chayli Vela

**Fifth grade All-A:** Evelynne Cantu, Jasper Furkum, Camila Garnica, Jordyn Robinson and Xavier Salinas

**Fifth grade A-B:** Carolina Gomez, Avarie Gonzalez, Ryden Lerma, Brookelton Ley, Ezra Oliver and Audrey Thompson

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**Sixth grade A-B:** Logan Garcia and Lareah Vela

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The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

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# **AGENDA ITEM #6**

Planning and Development Services  
410 W King  
Kingsville, TX 78363  
PH: 361-595-8055



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## MEMO

**Date:** November 6<sup>th</sup>, 2024

**To:** Mark McLaughlin (City Manager)

**From:** Erik Spitzer (Director of Planning and Development Services)

**Subject:** **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to approve a Final Plat (Unit 4) for the Somerset at Kingsville Subdivision**

**Summary:** Urban Engineering, applicant; Somerset Land Company, LLC, owner, requested approval of the final plat of a 17.23-Acre Tract of land out of a 54.53-Acre Tract on 8 October, 2024. This parcel of land is located west of South Brahma Blvd. and north of Trant Road. This tract to be known as "Somerset at Kingsville Unit 4."

**Background:** This final plat is one of five final plats for the Subdivision to be known as "Somerset at Kingsville." Units 1 and 2A have previously been approved and recorded. Attached please find the Preliminary Plat (recorded on 29 September 2023), a depiction of Unit 4 amongst the original preliminary plat, a depiction of all the units (current and planned), and a copy of the Public Hearing Notice in the 24 October 2024 Kingsville Record.

The Planning and Zoning Commission meeting was held on November 6th, 2024, with all 6 members in attendance.

Members deliberated over the request for approval of the final plat of a 17.23-Acre Tract of land out of a 54.53-Acre Tract. 16 Notice Letters were sent out to neighbors within the 200 feet buffer and the city received no feedback.

The Planning and Zoning Commission board members voted to approve the final plat of the property mentioned above. A recorded vote of all members present was taken and board members Rev. Idotha Battle, Debbie Tiffée, Mike Klepac, Larry Garcia, Krystal Emery and the Chairman, Steve Zamora, all voted "YES."

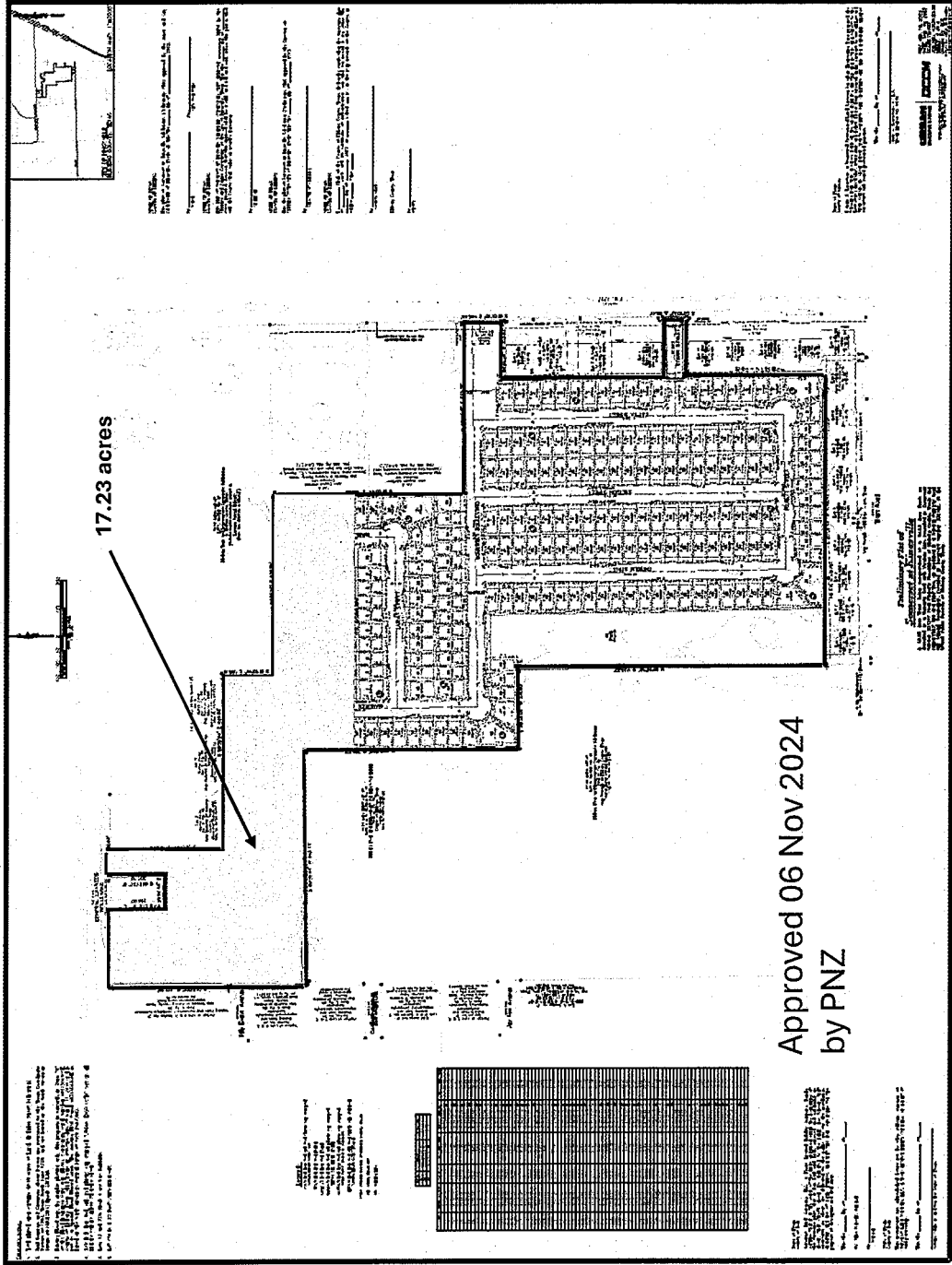
The meeting was adjourned by 6:32 p.m.

The department continues to recommend approval.

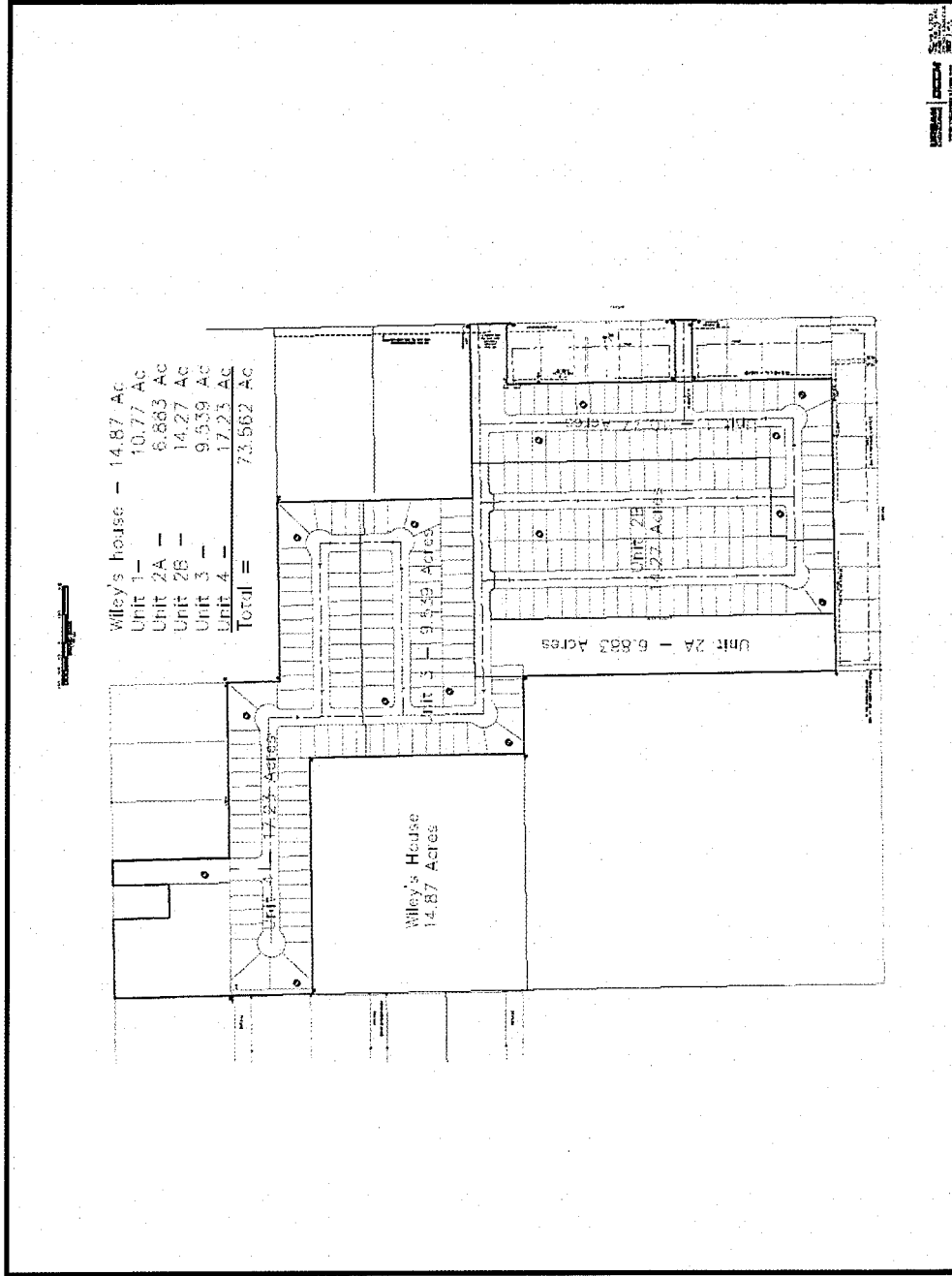
Erik Spitzer  
Director of Planning and Development Services



# Final Plat of "Somerset at Kingsville Unit 4" - 17.23 acres



# Summary Depiction of Somerset Final Plats







## Riviera ISD wins T-Mobile sweepstakes

Riviera ISD entered into the T-Mobile Friday Night 5G Lights sweepstakes in early September. The sweepstakes included posting pictures from the school and community that showed school spirit on Instagram and other social media sites using specific hashtags. Kaufer Early College High School was announced as the 5K Friday Winner on Sept. 27. The school won \$5,000 to put towards their students. Over the six-week sweepstakes contest, 300 schools nationwide were awarded \$5,000 from T-Mobile. Of those 300, 16 schools were selected as finalists to move into the next round to win \$25,000. No South Texas schools were picked for the next round. (Contributed photo)

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 6, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:  
**Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 9.539 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 3.**

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

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The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

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**Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 14.27 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 2B.**

The meeting will be held at City Hall, 400 West King Ave., Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

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The meeting will be held at City Hall, 400 West King Ave., Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

## Ricardo Middle School honor roll listed

Ricardo Middle School has announced the honor roll for the first nine weeks of the 2024-25 school year.

**Sixth grade All-A:** Alanis Ilanna, Alaniz Jenna, Bowers Olivia, Butler Logan, Cano Aidan, Cantu Adalyn, Courville Sofia, Diaz Blake, Dominguez Elyana, Gonzales Makalee, Hinojosa Cast, Ise Aubric, Kemper Greyson, McClellan Bryan, Montemayor Kinley, Novanto Kanon, Nunez Delilah, Pendergrass Maddison, Perez Precilla, Reyes Janie, Rodriguez Metah, Salinas-Grimaldo Adriana, Terrell Ashlyn, Vasquez Damien, Zuniga Luna

**Seventh grade All-A:** Baker Cade, Bustamante Ciana, Carrillo Angela, De Leon Alina, Eprilitu Pablo, Garcia Ariam, Garcia Lucas, Ortega Allison, Ortega Michael, Resendez Olivia, Saez Jacdyn, Salinas Zane, Sandoval Emmalee, Terrell Tinsley, Torres Autumn

**Eighth grade All-A:** Acuna Eryanna, Duran Mia, Ek Millo, Gonzales Kassandra, Ozuna Khloe, Silva Cesar, Vivion Wesley, Wedell Sadie

**Sixth grade A-B:** Almaraz Armando, Alvarado

Jasmine, Bernal Jaxon, Castillo Bryson, De La Paz Julian, Duffy-Quinones Clayton, Flores Josquin, Flores Saleen, Fryar Rylan, Fuentes Zariah, Garcia Josquin, Hinojosa Camila, Hubert Braylin, Martinez Aaron, Martinez Martiza, Mendoza Iann, Perez Juan, Polhemus Ethan, Porterfield Ty, Ramirez Sofia, Reyes Adahlia, Saldana Joseph

**Seventh grade A-B:** Clore Eli, De La Paz Nathen, Ek Coraline, Garcia Ilana, Kelper Elizabeth, Lopez Evan, McManus Mollie, Mooney Case, Moore Kaylee, Olvera Abigail, Osburn Katie, Reyes Robert, Salinas Clarissa, Salinas Khloe, Schubert Emma, Soliz Madison, Tesman Kyleigh, Urban Trevor

**Eighth grade A-B:** Ballard Christopher, Bernal Ashlyn, Braunstein Kenzie, Cano Mackenzie, Castro Lily, Cimerus Marco, Gomez Isabella, Gonzalez Ezequiel, Holden Trevin, Longoria Rebecca, McMahan Ever, Munoz Eliazar, Muzheve Ashley, Oeffler Lillian, Ringer Clara, Ruiz Xander, Salinas Dylan, Turlington Elle, Ward Layne, Ybarra John

## Ricardo Elementary School honor roll posted

Ricardo Elementary School has announced the honor roll for the first nine weeks of the 2024-25 school year.

**Third grade All A:** Ramin Atwah, Ruben Cano, Adan Garcia, Julian Phelps, Emma Ruiz

**Third grade A-B:** Kaylee Alaniz, Abdo Alarabi, Xavier Bernal, Cecilia Bowers, Kason Del Moral, Carolina Espitia, Gemma Gaona, Dominic Garza, Graceyn Haunschuld, Morgan Johnson, Ana Juarez, Avery Lopez, Peyton Montemayor, Nathaniel Navarro Adame, Oliver Perez, Jaelynn Ramirez, Ivette Rojas, Roman Salas, Meagan Sandoval, Sebastian Silva, Harley Zavala

**Fourth grade All A:** Leandro Alanis, Jordan Butler, Faith Castillo, Isaac Courville, Arjana Dominguez, Jaiden Garcia, Paisley Guerrero, Levi Hinojosa, Natalia Marcela Cruz, Elise Marroquin, Silas Mejia, Raeanne Olivarez, Christian Ortega

**Fourth grade A-B:** Kayson Amaya, Brynn Arrondo, Camille Avejar, Hunter Ballard, Adela Bo-

nilla, Shyanne Del Bosque, Bella Diaz, Joslin Diaz, Emalee Galindo, Vladimir Gray, Charlotte Huey, Thomas Ise, Winnie Krueger, Abigail Ledesma, Landon Mejia, Isiah Moreno, Kariana Ochoa, Kabir Patel, Jayden Perez, Brooklyn Polhemus, Bethany Rojas, Ida Roma, Edward Schubert, Logan Thompson, Kiran Torres, Wyatt Vivion

**Fifth grade All A:** Catalina Aguilar, Aracely Bonilla, Gwendolyn Chapa, Katlyna Chavez, Zander Ek, Courtney Flores, Jayden Garza, Jaxon Gonzales, Eden Medrano, Azle Ozuna, Cade Pineda, Bristol Powell, Amara Reyna, Mikayla Saldana, Joshua Silguero, Sophia Silva, Madison Valdez

**Fifth grade A-B:** Ariana Bonilla, Christian Briseno, Christian Garcia, Layla Garcia, Sebastian Garcia, Summer Garcia, Kryslyn Gonzalez, Clara Hernandez, Rico Hernandez, Justin Moreno, Juliana Navarro Alame, Giana Perez, Cross Reyna, Cy Rivera, Kall Rodriguez, Omar Rojas, Camila Salinas, Xavier Saezeda, Sadie Strubhart, Logan Villarreal

## Sarita Elementary School honor roll announced

Sarita Elementary School has announced its first nine weeks honor roll for the 2024-25 school year.

**First grade All-A:** Carter Brzenaki, Joshua Coronado, Joaquin Mendoza, Sara Robinson, Charlotte Schubert and Kathryn Schubert

**First grade A-B:** Tessa Herrera, Jericho Lerma, Matias Marichalar, Raphael Mata, Natalia Oliver, Amira Orozco and Santos Serna Jr.

**Second grade All-A:** Tucker Dieterle, Piper Elizondo, Maverick Forkum, Noah Salinas, Thaddeus Uiley and Beau Woodard

**Second grade A-B:** Zaiyon DeLaRosa, Haydi Garcia, Rhett McBryar and Kristen Ortega

**Third grade A-B:** Xavier Harbison, Karleya

Lerma, Xander Salinas and Sandra Wolf

**Fourth grade All-A:** Emery Baker, Faith Bothe and Grayson Dieterle

**Fourth grade A-B:** Reagan Littenbacher, Mateo Marichalar and Chayli Vela

**Fifth grade All-A:** Eralyane Cantu, Jasper Furkum, Camila Garcia, Jordyn Robinson and Xavier Salinas

**Fifth grade A-B:** Carolina Gomez, Avarie Gonzalez, Ryden Lerma, Brookleon Ley, Ezra Oliver and Audrey Thompson

**Sixth grade All-A:** Luke Strauss and Cora Yera

**Sixth grade A-B:** Logan Garcia and Larach Vela

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The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

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# **AGENDA ITEM #7**

Accept Donation

**Kingsville Parks & Recreation**  
400 W. King (mailing)  
501 Santiago Park Lane (physical)  
Kingsville, Texas 78363  
361-221-8705  
Susan Ivy, Director  
361-219-9125



For Information on events and facilities  
[www.cityofkingsville.com/department/parks](http://www.cityofkingsville.com/department/parks)  
Email:  
[sivy@cityofkingsville.com](mailto:sivy@cityofkingsville.com)  
or follow us on Facebook  
Kingsville Parks and Recreation

**To: Mark McLaughlin, City Manager**

**From: Susan Ivy, Parks Director**

**Date: November 4, 2024**

**Re: City Commission Agenda Request Receipt of Donations from Healthy Family Sponsors**

**Summary** – We are requesting Commission approve the receipt of donations for Parks Department Healthy Family Events.

**History** – Parks Department started this initiative in 2015 to supplement the need for additional funds in our recreation programming budget due to increased involvement in festivals and special events and the need to offer more programming to our community that focuses on drug/alcohol/bully free and active lifestyles.

New Partners include: Linebarger, Goggan, Blair and Sampson \$ 250.00  
Vishal Raju Bhagat Foundation \$1,500.00

**Total Donations are \$1,750.00.**

**Financial Impact** – These Healthy Family donations will increase our recreational programming budget by \$1,750.00. We ask that \$1,750.00 be coded to Recreational programs 001-5-4513-31499.

**Recommendation:** We ask that you: 1) approve the receipt of these donations and authorize the expenditure of these funds for the purpose for which they were donated, and 2) approve the associated budget amendment.

# **AGENDA ITEM #8**

Budget Amend.

**Kingsville Parks & Recreation**  
400 W. King (mailing)  
501 Santiago Park Lane (physical)  
Kingsville, Texas 78363  
361-221-8705  
Susan Ivy, Director  
361-219-9125



For Information on events and facilities  
[www.cityofkingsville.com/department/parks](http://www.cityofkingsville.com/department/parks)  
Email:  
[sivy@cityofkingsville.com](mailto:sivy@cityofkingsville.com)  
or follow us on Facebook  
Kingsville Parks and Recreation

**To: Mark McLaughlin, City Manager**

**From: Susan Ivy, Parks Director**

**Date: November 4, 2024**

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New Partners include: Linebarger, Goggan, Blair and Sampson	\$ 250.00
Vishal Raju Bhagat Foundation	\$1,500.00

**Total Donations are \$1,750.00.**

**Financial Impact** – These Healthy Family donations will increase our recreational programming budget by \$1,750.00. We ask that \$1,750.00 be coded to Recreational programs 001-5-4513-31499.

**Recommendation:** We ask that you: 1) approve the receipt of these donations and authorize the expenditure of these funds for the purpose for which they were donated, and 2) approve the associated budget amendment.

**ORDINANCE NO. 2024-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO ACCEPT AND EXPEND DONATIONS FROM LINEBARGER, GOGGAN, BLAIR AND SAMPSON, AND VISHAL RAJU BHAGAT FOUNDATION FOR THE PARKS DEPARTMENT HEALTHY FAMILY EVENTS.**

**WHEREAS**, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

**BE IT ORDAINED** by the City Commission of the City of Kingsville that the Fiscal Year 2024-2025 budget be amended as follows:

CITY OF KINGSVILLE  
DEPARTMENT EXPENSES  
BUDGET AMENDMENT – BA#7

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
<b>Fund 001 – General Fund</b>					
<u>Revenues - 4</u>					
4513	Recreation	Parks Donations	58003	\$1,750	
<u>Expenditures - 5</u>					
4513	Recreation	Recreational Programs	31499	\$1,750	

[To amend the City of Kingsville FY 24-25 budget to accept and expend donations from Linebarger, Gogan, Blair and Sampson and Vishal Raju Bhagat Foundation for the Parks Department Healthy Family Events. Funding will come from the donations received for the purpose as stated.]

II.

**THAT** all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

**THAT** if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause,

phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

**THAT** this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

**INTRODUCED** on this the 12th day of November 2024.

**PASSED AND APPROVED** on this the 25th day of November 2024.

**EFFECTIVE DATE:** \_\_\_\_\_

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

# **AGENDA ITEM #9**



**City of Kingsville  
Department Name**

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TO: Mayor and City Commissioners  
CC: Mark McLaughlin, City Manager  
FROM: Juan J. Adame, Fire Chief  
DATE: October 31, 2024  
SUBJECT: Fire Department Budget Amendment

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**Summary:**

The Kingsville Fire Department has experienced numerous equipment problems. These problems mainly included an engine replacement, and repairs to the department ladder truck.

**Background:**

The fire department budgeted \$35,000 vehicle maintenance for FY 24/25. These funds have been expended. Additional funding is requested to complete outstanding repairs preventative maintenance (PM's).

**Financial Impact:**

The fire department is requesting a budget amendment in the amount of \$78,000 to complete the necessary repairs and maintenance to fire department equipment.

**Recommendation:**

The fire department recommends a budget amendment in the amount of \$78,000.00 from Fund 097, the Vehicle Replacement Fund.



**ORDINANCE NO. 2024-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO APPROPRIATE FUNDING FOR EMERGENCY FIRE DEPARTMENT VEHICLE REPAIRS.**

**WHEREAS**, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

**BE IT ORDAINED** by the City Commission of the City of Kingsville that the Fiscal Year 2024-2025 budget be amended as follows:

CITY OF KINGSVILLE  
DEPARTMENT EXPENSES  
BUDGET AMENDMENT – BA#6

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
<b>Fund 097 – Vehicle Replacement-Fire</b>					
<u>Expenditures - 5</u>					
2200	Fire	Vehicle Maintenance	41100	\$78,000	

[To amend the City of Kingsville FY 24-25 budget to appropriate funding for emergency repairs for Fire Department vehicles. Funding will come from the unappropriated fund balance of the Vehicle Replacement-Fire Fund 097. Current fund balance is \$214,361.01.]

II.

**THAT** all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

**THAT** if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

**THAT** this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

**INTRODUCED** on this the 12th day of November 2024.

**PASSED AND APPROVED** on this the 25th day of November 2024.

**EFFECTIVE DATE:** \_\_\_\_\_

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

# **AGENDA ITEM #10**



## City of Kingsville-Health Department Animal Control & Care Center

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**TO:** Mayor and City Commissioners

**CC:** Mark McLaughlin, City Manager

**FROM:** Emilio H. Garcia, Health Director

**DATE:** October 31, 2024

**SUBJECT:** Resolution authorizing the submission of the ASPCA 2024 National Shelter Grant Initiative Grants: Access to Veterinary Care.

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**Summary:**

This item is to consider a resolution authorizing the submission of the ASPCA 2024 National Shelter Grants Initiative, Grants: Access to Veterinary Care Application; and authorizing the City Manager to act as the executive officer and Health Director as authorized representative in all matters pertaining to the participation in the ASPCA 2024 National Shelter Grant Initiative Grants: Access to Veterinary Care Program. We also request the approval of the attached resolution authorizing the application.

**Background:**

The City of Kingsville Health Department, Animal Control and Care Center intends to apply for the ASPCA 2024 National Shelter Grants Initiative, Grants: Access to Veterinary Care Application. The application will be for up to \$20,000.00 of grant funds for minor vet care. The grant will be used for providing preventive care, basic sick care, emergency care, medical exams, x-rays, medications, blood work, and basic tests.

**Financial Impact:**

There is no negative financially or match for this grant to the City of Kingsville Health Department, Animal Control and Care Center. The approval will allow the City of Kingsville Health Department, Animal Control and Care Center to continue to provide adequate minor vet health care to our unwanted and stray animals in our care.

**Recommendation:**

The Health Department staff recommends that the City of Kingsville Commission approve the resolution for the submittal of the ASPCA 2024 National Shelter Grants Initiative Grants: Access to Veterinary Care for \$20,000.00.

# ASPCA 2024 National Shelter Grants Initiative

## Grants: Access to Veterinary Care

All eligible, interested organizations are invited to submit a funding application for consideration with the following information:

- Funding category you are applying for:  
*(limited to one application and to one category per organization)*
  - Animal Outcomes
  - Access to Veterinary Care
  - Animal Psychological Health

Eligible funding options include, but are not limited to:

- Community animals: low or no-cost safety net fund, provision of s/n, provision of basic care (vaccine clinics, euthanasia, etc.), provision of urgent care (emergency care or humane euthanasia)
- Shelter animals: provision of s/n, vet care, facility improvements for medical care, equipment
- Basic Organization Details:
  - Federal Tax ID/Employer Identification Number (EIN)
  - Organization primary contact name, title and email address
  - Organization signatory name, title and email address  
*(person authorized to sign a grant agreement)*
  - Current fiscal year budget revenue amount
  - Current fiscal year budget expense amount
  - If your organization is a physical facility that houses animals available for adoption
  - Organization Type:
    - Nonprofit
      - Animal shelter with a government contract  
*(defined as a private/nonprofit agency with a physical facility and a contract for animal control and/or housing services)*
      - Animal shelter without a government contract  
*(defined as a private/nonprofit agency with a physical facility)*
    - Government animal services  
*(defined as an entity operated by a city or county providing animal control or housing services)*
- For nonprofit organizations, you will be asked:
  - If your IRS exemption is current
  - If you're in good standing with the Secretary of State in the state where you are incorporated.
    - This means that you meet all state-imposed requirements, which may include: filing reports/forms, paying required fees, appointing a registered agent, etc.

- If you aren't sure, go to your state's Secretary of State's website (or do an online search for: your State, "secretary of state," "business search") and look up your organization.
  - If your board includes at least 4 Board members
  - If the majority of your board is independent
    - This means that fewer than half of your Board members can be paid employees and/or family members or close relatives
  - If your Board Chair and Treasurer are not compensated for their services as an officer, employee, or independent contractor for the organization
  - If your charitable registration is current/active in the state of the Grantee's primary location (for grants  $\geq$ \$25,000)
- Required documents:
  - For requests  $<$  \$25K:
    - for non-profits: current fiscal year budget, most current 990, current Board List
    - for government animal services: signed Form W9
  - For requests  $\geq$ \$25K:
    - For non-profits: current fiscal year budget, most current 990, current Board List, prior fiscal year budget vs. actual report, prior year balance sheet or financial statement, board chair bio, board treasurer bio, director bio
    - For municipals: signed W9
- Animal Shelter Data:
  - If you report data to Shelter Animals Count  
(Shelters are strongly encouraged to consider reporting if they are not already. Find out more here: [Shelter Animals Count](#))
  - 2023 intake and adoption totals by Species
  - 2024 Jan-July intake and adoptions by Species
  - Approximate current length of stay (LOS) by species and how that is calculated
- Amount of grant funding requested
- Budget for how the grant funding will be spent
- Proposal Title
- Description of how the grant funding would address the needs/challenges of your organization and/or community, including the specific activities to be implemented to address those challenges/needs
  - If proposal includes a permanent staff position, how you will sustain it beyond the grant term
- The information and/or measures you will use to know if the activities outlined in your proposal achieve the results you expect

#### Access to Veterinary Care Specific Questions

- Proportion of your animal population humanely euthanized due to medical issues (best estimate)

- 0%
- 1-25%
- 26-50%
- 51-75%
- 76-100%
- NA
- Portion of owner relinquishments due to the owner's inability to access veterinary care (best estimate)
  - 0%
  - 1-25%
  - 26-50%
  - 51-75%
  - 76-100%
  - NA
- Description of kinds of veterinary care owners were unable to access (Details about specific animals are welcome)
- Portion of owner-requested euthanasias due to the owner's inability to access veterinary care (best estimate)
  - 0%
  - 1-25%
  - 26-50%
  - 51-75%
  - 76-100%
  - NA
- Description of kinds of veterinary care owners were unable to access (Details about specific animals are welcome)
- If you are requesting funding to support shelter animals
  - Assessment of your organization's current ability to effectively provide vet care for the animals in your care
    - not at all able
    - slightly able
    - somewhat able
    - very able
  - The most significant challenges your organization faces to providing vet care for animals in your care (select all that apply):
    - Providing preventive care (tests, vaccines, etc.)
    - Providing basic sick care
    - Providing emergency care
    - Providing care for severe or chronic conditions
    - Providing spays and neuters
    - Experiencing increased disease outbreak
    - Experiencing increased LOS
    - Experiencing increased medical euthanasia of animals that would have been treatable if we had the resources
    - Limits to ability to intake animals



- Finding / hiring veterinarians
    - Partnering with veterinarians to provide care
    - Finding space to perform veterinary care
    - Enough equipment to provide veterinary care
    - Enough supplies to provide veterinary care
    - Resources to collect and report data
    - Other (with description):
  - Top 3 most important selections from above in order and why you selected the ones you did
- If you requesting funding to support community animals
  - Assessment of your organization's current ability to effectively provide vet care for the animals in your community
    - not at all able
    - slightly able
    - somewhat able
    - very able
  - The most significant challenges your organization faces to providing vet care for animals in your community (select all that apply):
    - N/A: We do not provide medical care for animals in our surrounding community
    - Providing medical care for community cats but not owned animals
    - Providing preventive care (tests, vaccines, etc.)
    - Providing basic sick care
    - Providing emergency care
    - Providing care for severe or chronic conditions
    - Providing spay and neuter
    - Experiencing increased disease outbreak
    - Experiencing increased LOS
    - Experiencing increased medical euthanasia of animals that would have been treatable if we had the resources
    - Limits to ability to intake animals
    - Finding / hiring veterinarians
    - Partnering with veterinarians to provide care
    - Finding space to perform veterinary care
    - Enough equipment to provide veterinary care
    - Enough supplies to provide veterinary care
    - Resources to collect and report data
    - Other (please describe):
  - Top 3 most important selections from above in order and why you selected the ones you did
  - If you currently have a community vet care program - eligibility criteria, program advertising, average wait time for an appointment, and how often you must decline requests due to capacity limitations

By submitting an application for an ASPCA grant, you agree to allow the ASPCA to utilize the information submitted on such application in any way it deems appropriate to support its mission to prevent cruelty to animals, including fundraising. Such uses may include, but are not limited to, reproducing such information in print or on the ASPCA website and/ or allowing third parties to access such information. In addition, by submitting this application, you hereby certify that the requesting organization is aware of and endorses this request and the information herein and you are authorized to submit this application on behalf of the requesting organization.

**Acknowledgment of Submission of Application to ASPCA:**

**RESOLUTION # 2024-\_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE CITY TO SUBMIT AN APPLICATION TO THE ASPCA 2024 NATIONAL SHELTER GRANT INITIATIVE GRANTS: ACCESS TO VETERINARY CARE GRANT PROGRAM WITH NO CASH MATCH REQUIRED; AUTHORIZING THE CITY MANAGER TO SUBMIT THE GRANT AND THE CITY HEALTH DIRECTOR AS THE GRANT OFFICIAL TO ACT ON THE CITY'S BEHALF WITH SUCH GRANT PROGRAM.**

**WHEREAS**, the ASPCA has a 2024 National Shelter Grant Initiative for a Grant: Access to Veterinary Care (hereinafter "Program") that can provide monetary assistance for minor vet care for animals in a shelter; and

**WHEREAS**, the City of Kingsville strives to provide quality care for the animals in its animal control shelter until they can find suitable homes; and

**WHEREAS**, the City's animal control shelter at the Health Department could always use additional funding to assist with minor vet care expenses like preventative care, basic sick care, emergency care, medical exams, x-rays, medications, blood work, and basic tests for the animals located there; and

**WHEREAS**, the City is fully eligible to receive assistance under the Program; and

**WHEREAS**, the City of Kingsville would like to apply for approximately \$20,000.00 in funding for minor vet care, and there is no cash match; and

**WHEREAS**, the City Commission of the City of Kingsville through this resolution has authorized the City Manager as the Executive Officer to submit an application for the aforementioned grant and project and the City Health Director as the authorized representative/grant official to administer the grant and represent the City in this matter.

**NOW THEREFORE, BE IT RESOLVED** by the City Commission of the City of Kingsville, Texas:

I.

**THAT** the City certifies it is eligible to receive assistance under the Program.

II.

**THAT** the City Manager is the executive officer hereby authorized and directed to sign and act on the City's behalf in all matters pertaining to the ASPCA 2024 National Shelter Grant Initiative for a Grant: Access to Veterinary Care Grant Program, including any certifications, amendments or representations stipulated therein and that the City Health Director, as the authorized representative/grant official, to administer the

program and execute and submit all certifications, reports, or contracts necessary for the administration and expenditure of such program.

III.

**THAT** the City Commission approves the submission of the grant application to the ASPCA 2024 National Shelter Grant Initiative for a Grant: Access to Veterinary Care Grant Program for the Kingsville Health Department for minor vet care expenses like preventative care, basic sick care, emergency care, medical exams, x-rays, medications, blood work, and basic tests on the City's behalf with a grant request of up to \$20,000.00 with no anticipated cash match.

IV.

**THAT** this Resolution shall be and become effective on or after adoption.

V.

**THAT** all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

**PASSED AND APPROVED** by a majority vote of the City Commission the 12th day of November, 2024.

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

# **AGENDA ITEM #11**

**City of Kingsville**  
**Human Resource Department**

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TO: Mayor and City Commissioners  
CC: Mark McLaughlin, City Manager  
FROM: Diana Gonzales, Human Resource Director  
DATE: October 25, 2024  
SUBJECT: New – Policy 780.10 Mental Health Leave

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**Summary:**

The City of Kingsville (City) is proposing a new policy titled Mental Health Leave. The purpose of this policy is to provide guidance regarding the use of paid mental health leave for eligible employees. Mental health leave is another resource designed to assist eligible employees who experience a traumatic event in the scope of City employment

A traumatic event is an event, series of events, incident, or set of circumstances experienced by the employee, during the scope of employment, as physically harmful, emotionally harmful, or life-threatening. The event has the potential to cause lasting adverse effects on the employee's mental, physical, social, or emotional well-being. Examples include, but not limited to:

- Officer involved shooting
- Investigation by an employee involving deaths or serious bodily injury of individuals
- Investigation by an employee involving abuse of individuals
- Call for service involving death or serious injury of an individual
- Witness to a sudden violent death
- Death, injury, or catastrophic illness of a co-worker
- Major disasters which may include response to weather related events involving multiple casualties
- Experience or witness a life-threatening injury or illness
- Experience a physical or sexual assault

Eligible full-time and part-time Employees may receive up to forty (40) consecutive work hours of paid mental health leave per calendar year. Employee's leave balances will not be reduced while employees are on approved mental health leave. Requests to utilize mental health leave and any information related to mental health leave under this policy are confidential.



**City of Kingsville**  
**Human Resource Department**

**Background:**

Texas Local Government Code Chapter 614.015 establishes some guidance for mental health leave for authorized peace officers and telecommunications personnel. This proposed policy provides a definition of traumatic events and expands on the guidance to include all full-time and part-time employees.

**Financial Impact:**

No additional costs estimated.

**Recommendation:**

Consider approving the new Mental Health Leave policy as another resource available to employees dealing with traumatic events occurring in the course of their employment with the City of Kingsville.



**RESOLUTION NO. 2024-\_\_\_\_\_**

**A RESOLUTION ADOPTING THE CITY OF KINGSVILLE ADMINISTRATIVE POLICIES AND PROCEDURES MANUAL POLICY NO. 780.10-MENTAL HEALTH LEAVE.**

**WHEREAS**, the City Commission previously adopted an administrative policy handbook for employees and it is now proposed that Policy No. 780.10-Mental Health Leave be adopted and added to that handbook; and

**WHEREAS**, mental health leave provides employees who experience a traumatic event in the scope of City employment up to forty consecutive work hours of paid mental health leave per calendar year; and

**WHEREAS**, the mental health leave policy is to provide guidance regarding the use of paid mental health leave to eligible employees;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:**

I.

**THAT** Policy No. 780.10-Mental Health Leave, attached as Exhibit A, is hereby approved;

II.

**THAT** all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

III.

**THAT** this Resolution shall be and become effective on and after adoption.

**PASSED AND APPROVED** by a majority vote of the City Commission on the 12<sup>th</sup> day of November, 2024.

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney



## **POLICY NO. 780.10 MENTAL HEALTH LEAVE**

### **Statement of Purpose**

The purpose of this policy is to provide guidance regarding the use of paid mental health leave for eligible employees. Mental health leave is a resource designed to assist eligible employees who experience a traumatic event, in the scope of employment, with the City of Kingsville (City).

### **Eligibility**

This policy applies to all full-time and part-time employees of the City. Supervising staff are responsible for communicating and implementing this policy within their respective departments.

### **Definitions**

Confidentiality – refers to the duty of an individual to refrain from sharing confidential information with others about an employee applying for and/or taking mental health leave under this policy.

Mental Health Professional – refers to a person, licensed in the state of Texas, who by education and experience is professionally qualified to provide counseling interventions. The counseling interventions are designed to facilitate individual achievement of human development goals and remediate mental, emotional, or behavioral disorders and associated distresses.

Traumatic Event – an event, series of events, incident, or set of circumstances experienced by the employee, during the scope of employment, as physically harmful, emotional harmful, or life-threatening. The event has the potential to cause lasting adverse effects on the employee's mental, physical, social, or emotional well-being. Examples include, but are not limited to:

- Officer involved shooting
- Investigation by an employee involving deaths or serious bodily injury of individuals
- Investigation by an employee involving abuse of individuals
- Call for service involving death or serious injury of an individual
- Witness to a sudden violent death
- Death, injury, or catastrophic illness of a co-worker
- Major disasters which may include response to weather related events involving multiple casualties
- Experience or witness a life-threatening injury or illness
- Experience a physical or sexual assault

### **Usage**

Paid mental health leave is used to receive assistance in dealing with the traumatic event experienced during the scope of employment and conducted in accordance with City policies and procedures.

Administration of paid mental health leave is at the discretion of the Department Director or designee. Supervisory personnel base their decision upon the information provided by the employee after the event occurs, or as otherwise ordered by a mental health professional.

Eligible employees must provide a written request for paid mental health leave to their supervisor or Department Director. For each traumatic event, mental health leave may be granted utilizing the following process.

Upon receipt of a written mental health leave request, the designated department representative will:

- a. Review the request
- b. Determine if the request qualifies for mental health leave
- c. Notify the Human Resources Department of the determination
- d. Render a decision on the granting of the leave no later than 24 hours following the receipt of the request
- e. Set the length of leave
- f. Prioritizes mental health leave requests amongst eligible employees, as granting multiple simultaneous requests for leave may cause disruptions in operations. The representative may apply such factors as severity of the incident, employee rank, and employee seniority in making such determinations.

Employees meeting eligibility requirements are entitled to up to forty (40) consecutive work hours of paid mental health leave per calendar year. Mental health leave beyond the forty (40) consecutive work hours shall adhere to the City's regular leave policies. Employees are required to contact the City's Human Resources Department for family medical leave information (Policy 750 Family Medical Leave Act) if additional leave is required.

Eligible employees must submit documentation from a physician or therapist/counselor supporting the request for mental health leave to the designated administrator. Prior to returning to work, the employee must provide a letter of clearance from their mental health professional indicating their release to return to work with or without restrictions.

#### **Impact on Benefits and Other Leave**

Employees utilizing paid mental health leave continue eligibility for employment benefits, seniority and compensation. Employee's leave balances will not be reduced while employees are on approved mental health leave under this policy.

#### **Confidentiality**

Requests to utilize mental health leave and any information related to mental health leave under this policy are confidential. Any employee or supervisor who becomes aware of behavior changes and suggests an employee seek mental health leave shall not discuss that matter with any third party, unless required to do so to comply with this policy or another city policy or state law or federal law. Any breach of this confidentiality may be grounds for discipline.

Confidentiality may be waived by the eligible employee seeking mental health leave. Confidentiality cannot be guaranteed under circumstances indicating the employee is a danger to themselves or to others.

Mental health leave information is kept separate from the employee's general personnel file and will only be shared with those entitled to access. The City cannot guarantee anonymity of information that is otherwise public or necessary to carry out the City's duties in accordance with applicable state and federal laws and regulations. In addition to the prohibition against breaches of confidentiality, supervisors or co-

workers who participate in gossip concerning an employee's use of, perceived use of, or perceived need for the use of leave under this policy may be subject to disciplinary action. If a supervisor becomes aware of a violation of confidentiality by members of the department, the supervisor shall take appropriate action to address and report the violation.

**Other Employment During Leave Prohibited**

Employees on paid mental health leave or using other leave for mental health purposes may not engage in other employment during the period of leave unless expressly authorized by both the employee's Department Director and the Human Resource Director. Employees must receive authorization in writing prior to conducting other non-city related work.

# **AGENDA ITEM #12**

**City of Kingsville**  
**Human Resource Department**

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TO: Mayor and City Commissioners  
CC: Mark McLaughlin, City Manager  
FROM: Diana Gonzales, Human Resource Director  
DATE: October 24, 2024  
SUBJECT: Proposed Change to Policy # 731 Flex Leave

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**Summary:**

This revision to Policy 731 Flex Leave is to provide clarification and to re-establish expiration dates to Flex Leave hours.

**Background:**

Policy 731 was first approved on 11/14/2016 by City Commission and subsequently revised on 10/12/2021. The original policy included an expiration of Flex Leave hours if not used by October 31<sup>st</sup> of each year. The revision in 2021, to add birthday leave hours, removed the set expiration of October 31<sup>st</sup> as each employee would have a different expiration date for their birthday hours.

The City has developed a process to maintenance Flex Leave hours and maintain a schedule for removing the expired hours from the employee's leave bank.

The eight (8) hours of Flex Leave provided in December of each year for non-civil service employees will have an expiration date of December 31<sup>st</sup> of the following year.

Flex leave for birthday hours (4 hours for full-time employees and 2 hours for part-time employees) will expire 12 months after accrued. For example, if an employee's birthday is on November 10<sup>th</sup>, the employee has access to their Flex Leave birthday hours on November 1<sup>st</sup>. Employees must utilize the leave before expiration date of October 31<sup>st</sup> of the following year.

To implement this revision, employees with existing Flex Leave balances will have until 11/30/2025 to utilize the accrued leave or it will be forfeited without pay. Any future granted Flex Leave will have a set expiration date – twelve (12) months after accrual.

**Financial Impact:**

No additional costs. Flex Leave hours are incorporated into each employee's annually budgeted hours.

**Recommendation:**

Amend Policy 731 Flex Leave for clarification and to re-establish expiration dates for Flex Leave hours.



**RESOLUTION NO. 2024-\_\_\_\_\_**

**A RESOLUTION AMENDING THE CITY OF KINGSVILLE ADMINISTRATIVE POLICIES AND PROCEDURES MANUAL FOR POLICY NO. 731 -FLEX LEAVE.**

**WHEREAS**, the City Commission previously adopted an administrative policy handbook for employees and adopted Policy No. 731-Flex Leave via Resolution #2016-80 on November 14, 2016, which had leave expirations in it, and that policy was amended on September 7, 2021 via Resolution #2021-42;

**WHEREAS**, the City is now proposing an amendment to place expiration periods on the flex leave issued; and

**WHEREAS**, flex leave provides employees with the ability to use paid time off to meet personal needs, while recognizing the employer's need to manage employee time off; and

**WHEREAS**, the flex leave is not able to be cashed out upon separation of employment nor is it available to civil service employees or temporary or seasonal workers; and

**WHEREAS**, the proposal would provide that all flex leave existing as of the date of adoption of the amendment (11/12/24) be used by November 30, 2025 or it will be lost; and, that all new flex leave must be used within 12 months of accrual or it will be lost;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:**

I.

**THAT** Policy No. 731-Flex Leave Policy, attached as Exhibit A, is hereby approved;

II.

**THAT** all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

III.

**THAT** this Resolution shall be and become effective on and after adoption.

**PASSED AND APPROVED** by a majority vote of the City Commission on the 12<sup>th</sup> day of November, 2024.

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Sam R. Fugate, Mayor

**ATTEST:**

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Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

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Courtney Alvarez, City Attorney

**POLICY NO. 731      FLEX LEAVE**

Flex Leave provides employees with the ability to use paid time off to meet personal needs, while recognizing the employer's need to manage employee time off.

All non-exempt and exempt full-time non-civil service employees and regular part-time non-civil service employees shall earn eight (8) hours of Flex Leave the first payroll of December of each year. Temporary and seasonal employees are ineligible for Flex Leave.

All non-exempt and exempt full-time non-civil service employees shall earn four (4) additional hours and regular part-time non-civil service employees shall earn two (2) additional hours of Flex Leave during the Employee's birth month.

- Flex Leave may be taken in increments of one hour, or fraction thereof, upon proper approval.
- Employees are required to provide supervisors with reasonable advance notice and obtain approval prior to leave. This allows the employee and supervisor to prepare for employee's scheduled time off and assure all staffing needs are met.
- No cash payments for unused Flex Leave shall be authorized at any time nor upon separation of employment.
- Flex Leave is not transferable between Employees.
- Flex Leave shall not be used to extend an employee's separation date. The last day worked shall be the official separation date.
- Employees shall take Flex Leave concurrently with any FMLA leave for which they are eligible in appropriate circumstances.
- Employees on Flex Leave are subject to recall in emergency situations as deemed appropriate by the Employee's supervisor.
- Flex Leave must be used within 12 months of accrual or leave expires without pay. *Example: Leave issued on 12/01/24 will expire, if unused by 11/30/25 (the following year)*
- *Existing Flex Leave balance, as of amendment date of November 12, 2024, must be utilized by November 30, 2025, or leave will be forfeited without pay.*

*Original Policy Date: 11/14/2016*

*Policy Amendment #1: 10/12/2021*

*Proposed Policy Amendment #2: 11/12/2024*



# **AGENDA ITEM #13**

# **AGENDA ITEM #14**

# **AGENDA ITEM #15**

## CITY MANAGER EMPLOYMENT AGREEMENT

**THIS EMPLOYMENT AGREEMENT** is made and entered into this the \_\_\_\_\_ day of November, 2024 ~~January, 2023~~, by and between the **CITY OF KINGSVILLE, TEXAS** (hereinafter referred to as the "City"), a Texas home-rule municipality, and **MARK A. MCLAUGHLIN** (hereinafter referred to as "Manager"), both of which parties hereto understand and agree as follows:

### WITNESSETH:

**WHEREAS**, the Kingsville City Commission desires to employ **MARK A. MCLAUGHLIN** as City Manager for the City of Kingsville, Texas; and

**WHEREAS**, it is the desire of the City Commission to provide certain benefits, establish certain conditions of employment, and to set certain working conditions of said Manager; and

**WHEREAS**, City Commission and **MARK A. MCLAUGHLIN** entered into a City Manager Employment Agreement on or about October 28, 2019 for a start date of December 2, 2019, and renewed the contract on July 12, 2021 and the parties desire to amend and extend the most recent agreement; and

**WHEREAS**, the agreement was approved for a one-year extension on July 12, 2021 via Resolution #2021-45, which would have ended on December 1, 2023; however, an amend and extend to that agreement was done via Resolution #2023-03 on January 09, 2023; and

**WHEREAS**, the parties have worked on a new employment contract for this position that would include a two-year term starting December 2, 2024, have an automatic one-year renewal unless notified of an intent not to renew by October 1, 2026 and have a compensation increase starting October 1, 2024; and

**WHEREAS**, **MARK A. MCLAUGHLIN** desires to accept continued employment as Manager, and an officer, of said City on the terms outlined herein.

**NOW, THEREFORE**, for and in consideration of the mutual covenants and agreements herein contained, and hereinbefore stated, the parties hereto agree as follows:

#### **A. Duties and Responsibilities**

As City Manager, Manager agrees to perform all duties and responsibilities as described in the City Charter, the Municipal Code, the ordinances of the City, and as reasonably directed by the City Commission. It is specifically understood and agreed that the Manager must remain a Kingsville resident as long as he serves as Kingsville's City Manager.

#### **B. Salary**

The Manager will receive an annual salary of ~~\$180,000~~ ~~\$166,893~~ payable in equal installments on the same schedule as other City employees beginning in the fiscal year starting October 1, ~~2022~~ 2024. Thereafter, City agrees to consider increasing said salary and/or other benefits of Manager in such amounts and to such an extent as the City Commission may determine that is desirable to do so, on the basis of an annual performance evaluation and/or salary review of the Manager. The Manager agrees he will not receive any compensation from City (ie, anniversary step increases, longevity pay, COLA, or other incentives) not specifically mentioned herein.

**C. Automobile Allowance**

The City agrees to pay Manager an annual automobile allowance of \$4,800.00 payable in equal installments on the same schedule as other City officers or employees with automobile allowances. The automobile allowance shall be subject to review from time to time by the City Commission and accordingly modified, if deemed necessary. This automobile allowance shall cover all automobile-related expenses incurred by Manager, including expenses for automobile repair, maintenance, insurance, operation and replacement. Manager shall receive additional reimbursement for excess mileage outside the area as defined in the City of Kingsville "Travel Policy".

**D. Vacation Leave & Sick Leave**

Vacation and Sick leave shall be calculated in accordance with the City of Kingsville "Administrative Policies and Procedures Manual". The Manager shall accrue 120 hours of vacation leave annually earned at a rate of 4.62 hours bi-weekly. The Manager shall accrue 80 hours of sick leave annually earned at a rate of 3.07 hours bi-weekly.

**E. Health Insurance**

The Manager shall be eligible for coverage by the City's group medical insurance plan. The Manager may elect to have his/her eligible dependents covered under the health plan with the City contributing a percentage of the premiums as established by the City Commission. The fixed rate for the monthly premium for the Manager and his eligible dependents (spouse or family coverage), should he elect to pay for such coverage, shall be the same as that paid by other city employees for the same type of coverage.

**F. Life Insurance**

The City agrees to provide the Manager a basic life insurance plan equal to his annual salary for the term of this agreement. The City of Kingsville pays all premiums associated with this policy. The Manager may, at his option and at his cost, increase the basic life insurance plan amount, if such higher insurance is available under the City's life insurance plan.

**G. Moving and Relocation Allowance**

Not needed.

## **H. Termination and Severance Pay**

In the event the City Commission decides to not renew the Manager's contract or terminates the Manager's employment during such time the Manager is willing and able to continue performing the duties of the City Manager, then the City agrees to pay a lump sum cash payment (less any TMRS & taxes) equal to six (6) months full salary (salary & automobile allowance only), plus the value of all vacation leave accrued by, or credited to, the Manager prior to the termination; provided, however, in the event that severance is paid to Manager, Manager agrees that he shall contemporaneously execute and deliver to the City a full release of any and all claims that he may have against the City. The failure to execute and deliver such release shall nullify any obligation by the City to pay severance.

In the event the City Commission terminates the Manager's employment because of the commission of an illegal act, including but not limited to, acts involving personal gain, corruption, misconduct or malfeasance in office, any felony, violation of the City Charter or the Administrative Policies and Procedures Manual or the City of Kingsville "Code of Ethics", then the City shall have no obligation whatsoever to pay any severance pay designated in this section.

## **I. Texas Municipal Retirement System**

Contributions to Texas Municipal Retirement System (TMRS) are mandatory for all full-time employees. Contribution rates and other policies of the City's TMRS Plan are determined by the City Commission and are subject to change.

## **J. Performance Evaluation**

It will be the responsibility of the Manager to work with the Mayor and develop performance criteria within six months of his renewal date. The Commission must approve the performance criteria developed by the Manager. The Commission shall review and evaluate the performance of the Manager at least once annually utilizing the performance criteria approved by the Commission. The review of the Manager's performance shall be in writing and in accordance with criteria and format approved by the Commission. The Commission shall provide the Manager a reasonable and adequate opportunity to discuss with the Commission and/or respond to the Manager's evaluation. The annual performance reviews and evaluations shall be reasonably related to the Manager's written job description and shall be based, in whole or in part, on the performance criteria jointly developed and adopted by the Commission and Manager. Adjustment of base salary, if any, is at the sole discretion of the City Commission.

## **K. Business Equipment and Expenses**

The City shall provide the Manager with all necessary business equipment including personal computers and a cell phone with "smart phone technology." The Manager will be reimbursed for any other necessary business equipment or services not provided by the City according to City policy and guidelines.

**L. Starting Date and Notice of Resignation**

The Manager commenced employment with the City on December 2, 2019. The Manager agrees to provide the City Commission a minimum of 30 days written notice if he chooses to resign his position and terminate this agreement.

**M. Civic Activities**

The Manager is encouraged to participate in community and civic organizations and activities. Membership dues and participation costs will be paid by the City, subject to annual appropriation by the City Commission.

**N. Professional Dues, Education and Training**

The City agrees to reimburse membership dues in ICMA and TCMA, and for reasonable expenses incurred in the attendance at annual conferences and/or regional conferences. Such reasonable expenses shall be defined as including conference registration fees, coach/economy air fares, hotel accommodations and meals in accordance with the City's travel policy. In addition, the City agrees to reimburse reasonable expenses incurred in attendance at one other professional development conference or training opportunity as approved by the Mayor or his designee. Developing and maintaining professional association contacts and standing provide the City access to valuable resources, and the reasonable participation and related travel by the Manager. All dues, continuing education and travel expenses are subject to annual appropriation by the City Commission.

**O. Bonds**

The City shall bear the full cost of any fidelity or other bonds required of the Manager under any law or ordinance.

**P. Indemnification**

The City will defend, hold harmless, and indemnify Manager against any tort, professional liability claim or demand, or other civil legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of the duties as City Manager, except for intentional acts or acts of gross negligence or other acts not covered by the City's insurance carrier policy. The City will compromise and settle any such covered claim or suit, at its sole option, and settle any such covered claim or suit and pay the amount of any settlement or judgment rendered thereon.

**Q. Term of Agreement**

This agreement shall be for a term of two (2) years from the start date of December 2, ~~2022~~ 2024, expiring on December 1, ~~2024~~ 2026. This agreement may be terminated in accordance with the provisions of Paragraph H and may be extended or renewed at any time during the term upon mutual agreement of the parties. If the City Commission takes no action regarding renewal of the

Agreement prior to October 1, ~~2024~~ 2026, and the Manager elects to not enter severance, this Agreement automatically renews for an additional one (1) year term.

**R. General Provisions**

1. **Severability.** In the event any one or more of the sections, provisions or clauses contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement, but this Agreement shall be construed as if such invalid, illegal or unenforceable provision had not been contained herein.
2. **Entire Agreement.** This Agreement incorporates all the agreements, covenants and understandings between the City and the Manager concerning the subject matter hereof, and all such covenants, agreements and understandings have been merged onto this written Agreement. No other prior agreements or understandings, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in this Agreement.
3. **Amendment.** This Agreement shall not be modified or amended except by a written instrument executed by the Manager and the duly authorized representative of the Commission.

**IN WITNESS WHEREOF**, the City of Kingsville, Texas, has caused this Employment Agreement to be signed and executed on its behalf by its Mayor after being authorized to do so at a regular and duly posted meeting of the Kingsville City Commission, and the Manager has signed and executed this Agreement.

Signed this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**CITY OF KINGSVILLE, TEXAS**

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ACCEPTED:**

\_\_\_\_\_  
Mark A. McLaughlin

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney



**RESOLUTION #2024-\_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN EMPLOYMENT AGREEMENT FOR THE POSITION OF CITY MANAGER WITH MARK MCLAUGHLIN; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the chief administrator for the City of Kingsville ("City") is the City Manager and that position is currently filled by Mark McLaughlin under a City Manager's employment agreement that was approved for a one-year extension on July 12, 2021 via Resolution #2021-45, which would have ended on December 1, 2023; however, an amend and extend to that agreement was done via Resolution #2023-03 on January 09, 2023; and

**WHEREAS**, the most current agreement is in an extension period and the parties desire to amend and extend that agreement; and

**WHEREAS**, the City Commission is charged with filling the position of City Manager and has decided to continue a contract with Mark McLaughlin as City Manager; and

**WHEREAS**, the parties have worked on a new employment contract for this position that would include a two-year term starting December 2, 2024, have an automatic one-year renewal unless notified of an intent not to renew by October 1, 2026 and have a compensation increase starting October 1, 2024; and

**WHEREAS**, it is mutually deemed sound, desirable, practicable, and beneficial for the parties to enter into the agreement attached hereto.

**NOW THEREFOR, BE IT RESOLVED** by the City Commission of the City of Kingsville, Texas:

I.

**THAT** the Mayor is authorized and directed as an act of the City of Kingsville, Texas to enter into an Employment Agreement for the position of City Manager with Mark McLaughlin in accordance with Exhibit A hereto attached and made a part hereof.

II.

**THAT** all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

III.

**THAT** this Resolution shall be and become effective on and after adoption.

**PASSED AND APPROVED** by a majority vote of the City Commission on the 12h day of November, 2024.

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

**CITY MANAGER EMPLOYMENT AGREEMENT**

**THIS EMPLOYMENT AGREEMENT** is made and entered into this the \_\_\_\_\_ day of November, 2024, by and between the **CITY OF KINGSVILLE, TEXAS** (hereinafter referred to as the “City”), a Texas home-rule municipality, and **MARK A. MCLAUGHLIN** (hereinafter referred to as “Manager”), both of which parties hereto understand and agree as follows:

**WITNESSETH:**

**WHEREAS**, the Kingsville City Commission desires to employ **MARK A. MCLAUGHLIN** as City Manager for the City of Kingsville, Texas; and

**WHEREAS**, it is the desire of the City Commission to provide certain benefits, establish certain conditions of employment, and to set certain working conditions of said Manager; and

**WHEREAS**, City Commission and **MARK A. MCLAUGHLIN** entered into a City Manager Employment Agreement on or about October 28, 2019 for a start date of December 2, 2019, and renewed the contract on July 12, 2021 and the parties desire to amend and extend the most recent agreement; and

**WHEREAS**, the agreement was approved for a one-year extension on July 12, 2021 via Resolution #2021-45, which would have ended on December 1, 2023; however, an amend and extend to that agreement was done via Resolution #2023-03 on January 09, 2023; and

**WHEREAS**, the parties have worked on a new employment contract for this position that would include a two-year term starting December 2, 2024, have an automatic one-year renewal unless notified of an intent not to renew by October 1, 2026 and have a compensation increase starting October 1, 2024; and

**WHEREAS**, **MARK A. MCLAUGHLIN** desires to accept continued employment as Manager, and an officer, of said City on the terms outlined herein.

**NOW, THEREFORE**, for and in consideration of the mutual covenants and agreements herein contained, and hereinbefore stated, the parties hereto agree as follows:

**A. Duties and Responsibilities**

As City Manager, Manager agrees to perform all duties and responsibilities as described in the City Charter, the Municipal Code, the ordinances of the City, and as reasonably directed by the City Commission. It is specifically understood and agreed that the Manager must remain a Kingsville resident as long as he serves as Kingsville’s City Manager.

**B. Salary**

The Manager will receive an annual salary of \$180,000 payable in equal installments on the same schedule as other City employees beginning in the fiscal year starting October 1, 2024. Thereafter, City agrees to consider increasing said salary and/or other benefits of Manager in such amounts and to such an extent as the City Commission may determine that is desirable to do so, on the basis of an annual performance evaluation and/or salary review of the Manager. The Manager agrees he will not receive any compensation from City (ie, anniversary step increases, longevity pay, COLA, or other incentives) not specifically mentioned herein.

**C. Automobile Allowance**

The City agrees to pay Manager an annual automobile allowance of \$4,800.00 payable in equal installments on the same schedule as other City officers or employees with automobile allowances. The automobile allowance shall be subject to review from time to time by the City Commission and accordingly modified, if deemed necessary. This automobile allowance shall cover all automobile-related expenses incurred by Manager, including expenses for automobile repair, maintenance, insurance, operation and replacement. Manager shall receive additional reimbursement for excess mileage outside the area as defined in the City of Kingsville "Travel Policy".

**D. Vacation Leave & Sick Leave**

Vacation and Sick leave shall be calculated in accordance with the City of Kingsville "Administrative Policies and Procedures Manual". The Manager shall accrue 120 hours of vacation leave annually earned at a rate of 4.62 hours bi-weekly. The Manager shall accrue 80 hours of sick leave annually earned at a rate of 3.07 hours bi-weekly.

**E. Health Insurance**

The Manager shall be eligible for coverage by the City's group medical insurance plan. The Manager may elect to have his/her eligible dependents covered under the health plan with the City contributing a percentage of the premiums as established by the City Commission. The fixed rate for the monthly premium for the Manager and his eligible dependents (spouse or family coverage), should he elect to pay for such coverage, shall be the same as that paid by other city employees for the same type of coverage.

**F. Life Insurance**

The City agrees to provide the Manager a basic life insurance plan equal to his annual salary for the term of this agreement. The City of Kingsville pays all premiums associated with this policy. The Manager may, at his option and at his cost, increase the basic life insurance plan amount, if such higher insurance is available under the City's life insurance plan.

**G. Moving and Relocation Allowance**

Not needed.

#### **H. Termination and Severance Pay**

In the event the City Commission decides to not renew the Manager's contract or terminates the Manager's employment during such time the Manager is willing and able to continue performing the duties of the City Manager, then the City agrees to pay a lump sum cash payment (less any TMRS & taxes) equal to six (6) months full salary (salary & automobile allowance only), plus the value of all vacation leave accrued by, or credited to, the Manager prior to the termination; provided, however, in the event that severance is paid to Manager, Manager agrees that he shall contemporaneously execute and deliver to the City a full release of any and all claims that he may have against the City. The failure to execute and deliver such release shall nullify any obligation by the City to pay severance.

In the event the City Commission terminates the Manager's employment because of the commission of an illegal act, including but not limited to, acts involving personal gain, corruption, misconduct or malfeasance in office, any felony, violation of the City Charter or the Administrative Policies and Procedures Manual or the City of Kingsville "Code of Ethics", then the City shall have no obligation whatsoever to pay any severance pay designated in this section.

#### **I. Texas Municipal Retirement System**

Contributions to Texas Municipal Retirement System (TMRS) are mandatory for all full-time employees. Contribution rates and other policies of the City's TMRS Plan are determined by the City Commission and are subject to change.

#### **J. Performance Evaluation**

It will be the responsibility of the Manager to work with the Mayor and develop performance criteria within six months of his renewal date. The Commission must approve the performance criteria developed by the Manager. The Commission shall review and evaluate the performance of the Manager at least once annually utilizing the performance criteria approved by the Commission. The review of the Manager's performance shall be in writing and in accordance with criteria and format approved by the Commission. The Commission shall provide the Manager a reasonable and adequate opportunity to discuss with the Commission and/or respond to the Manager's evaluation. The annual performance reviews and evaluations shall be reasonably related to the Manager's written job description and shall be based, in whole or in part, on the performance criteria jointly developed and adopted by the Commission and Manager. Adjustment of base salary, if any, is at the sole discretion of the City Commission.

#### **K. Business Equipment and Expenses**

The City shall provide the Manager with all necessary business equipment including personal computers and a cell phone with "smart phone technology." The Manager will be reimbursed for any other necessary business equipment or services not provided by the City according to City policy and guidelines.

**L. Starting Date and Notice of Resignation**

The Manager commenced employment with the City on December 2, 2019. The Manager agrees to provide the City Commission a minimum of 30 days written notice if he chooses to resign his position and terminate this agreement.

**M. Civic Activities**

The Manager is encouraged to participate in community and civic organizations and activities. Membership dues and participation costs will be paid by the City, subject to annual appropriation by the City Commission.

**N. Professional Dues, Education and Training**

The City agrees to reimburse membership dues in ICMA and TCMA, and for reasonable expenses incurred in the attendance at annual conferences and/or regional conferences. Such reasonable expenses shall be defined as including conference registration fees, coach/economy air fares, hotel accommodations and meals in accordance with the City's travel policy. In addition, the City agrees to reimburse reasonable expenses incurred in attendance at one other professional development conference or training opportunity as approved by the Mayor or his designee. Developing and maintaining professional association contacts and standing provide the City access to valuable resources, and the reasonable participation and related travel by the Manager. All dues, continuing education and travel expenses are subject to annual appropriation by the City Commission.

**O. Bonds**

The City shall bear the full cost of any fidelity or other bonds required of the Manager under any law or ordinance.

**P. Indemnification**

The City will defend, hold harmless, and indemnify Manager against any tort, professional liability claim or demand, or other civil legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of the duties as City Manager, except for intentional acts or acts of gross negligence or other acts not covered by the City's insurance carrier policy. The City will compromise and settle any such covered claim or suit, at its sole option, and settle any such covered claim or suit and pay the amount of any settlement or judgment rendered thereon.

**Q. Term of Agreement**

This agreement shall be for a term of two (2) years from the start date of December 2, 2024, expiring on December 1, 2026. This agreement may be terminated in accordance with the provisions of Paragraph H and may be extended or renewed at any time during the term upon mutual agreement of the parties. If the City Commission takes no action regarding renewal of the

Agreement prior to October 1, 2026, and the Manager elects to not enter severance, this Agreement automatically renews for an additional one (1) year term.

**R. General Provisions**

1. **Severability.** In the event any one or more of the sections, provisions or clauses contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement, but this Agreement shall be construed as if such invalid, illegal or unenforceable provision had not been contained herein.
2. **Entire Agreement.** This Agreement incorporates all the agreements, covenants and understandings between the City and the Manager concerning the subject matter hereof, and all such covenants, agreements and understandings have been merged onto this written Agreement. No other prior agreements or understandings, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in this Agreement.
3. **Amendment.** This Agreement shall not be modified or amended except by a written instrument executed by the Manager and the duly authorized representative of the Commission.

**IN WITNESS WHEREOF**, the City of Kingsville, Texas, has caused this Employment Agreement to be signed and executed on its behalf by its Mayor after being authorized to do so at a regular and duly posted meeting of the Kingsville City Commission, and the Manager has signed and executed this Agreement.

Signed this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**CITY OF KINGSVILLE, TEXAS**

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ACCEPTED:**

\_\_\_\_\_  
Mark A. McLaughlin

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney