

City of Kingsville, Texas

AGENDA
CITY COMMISSION
MONDAY, NOVEMBER 25, 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 – November 12, 2024

APPROVED BY:


Mark McLaughlin
City Manager

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

1. Public Hearing to consider the advisability of the creation of Reinvestment Zone Number Three, City of Kingsville, Texas for Tax Increment Financing Purposes pursuant to Chapter 311, Texas Tax Code. (Economic Development Director).

III. Reports from Commission & Staff.²

“At this time, the City Commission and Staff will report/update on all committee assignments which may include but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development, Code Enforcement, Proposed Development Report; Accounting & Finance – Financial Services - Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports; Police & Fire Department – Grant Update, Police & Fire Reports; Street Updates; Public Works-Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Water And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time.”

IV. Public Comment on Agenda Items.³

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being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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 from Linebarger, Goggan, Blair and Sampson, and Vishal Raju Bhagat Foundation for the Parks Department Healthy Family Events. (Parks Director).
2. Motion to approve final passage of an ordinance amending the Fiscal Year 2024-2025 Budget to appropriate funding for emergency Fire Department vehicle repairs. (Fire Chief).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

3. Consider introduction of an ordinance of the City Commission of the City of Kingsville, Texas, pursuant to Chapter 311 of the Texas Tax Code, creating Tax Increment Financing Reinvestment Zone Number Three, City of Kingsville, Texas. (Economic Development Director).
4. Consideration and approval of: 1) Application Affidavit TWDB-0201, 2) Application Filing and Authorized Representative Resolution TWDB-0201A, and 3) Application Resolution-Certificate of Secretary TWDB-0201B, for the 2024-2025 Economically Distressed Areas Program (EDAP) for funding by the Texas Water Development Board (TWDB) for the City of Kingsville proposed Wastewater Utilities near Sage Rd.-Abridged Application No. 16037. (City Engineer).
5. Consideration and approval of Change Order No.1 CO-1 for Bid No. 24-04 for the GLO CDBG-MIT Contract No. 22-082-016-D218 Project 6: 10th Street Sanitary Sewer Improvements Project. (City Engineer).
6. Consideration and approval of awarding Bid No. 25-05 for 23-24 Citywide Miscellaneous Concrete and Drainage Improvements Phase 3, as per staff recommendation. (City Engineer).
7. Consideration and approval of a resolution authorizing the Mayor to execute a Standard Form of Agreement Between City and Contractor, Donald Hubert Construction Co., for City-wide Miscellaneous Concrete and Drainage Improvements Phase 3. (Bid No. 25-05 awarded 11/25/24). (City Engineer).
8. Consideration and approval of a resolution authorizing the Award of Administrative/Project Delivery Service Provider Contract(s) for the 2025-2026 Texas Community Development Block Grant Fund Program. (awarding RFP#25-07 for Grant

Administrative Services, as per the evaluation committee recommendation). (City Engineer).

9. Consideration and approval a resolution authorizing the submission of a Texas Community Block Development Grant Program application to the Texas Department of Agriculture for the Community Development Fund, and authorizing the Mayor to act as the City's Executive Officer and the City Manager to act as the City's Authorized Representative in all matters pertaining to the City's participation in the Texas Community Development Block Grant Program; repealing all conflicting resolutions and providing for an effective date. (City Engineer).

10. Consideration and approval of awarding RFQ No. 25-01 for Professional Engineering Services for Low Water Crossing Project on West Avenue D, as per the evaluation committee recommendation. (City Engineer).

11. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to setup budget for rolled over purchase orders. (Finance Director).

12. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to appropriate funding received on the sale of the Old Hospital Property. (in the 400 Block of West Caesar Ave.; sale was approved on 10/28/24 via Resolution #2024-88). (Finance Director).

13. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to appropriate funding for emergency plumbing repairs to Fire Station #2. (Purchasing Manager).

14. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to accept and expend the Border Zone Fire Department Grant Award #5106101 for Fire Rescue Equipment. (Fire Chief).

15. Consideration and approval of the purchase of SCBA units and SCBA Cascade System for the Fire Department from Municipal Emergency Services via BuyBoard Purchasing Cooperative, as per staff recommendation. (Fire Chief).

16. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to appropriate funding for the purchase of IBC Books for the Planning Department. (Director of Planning & Development Services).

17. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to appropriate funding for the inspection work by Bureau Veritas for the Planning Department. (Director of Planning & Development Services).

18. Consider a resolution-authorizing the City to submit an application to the Ed Rachal Foundation for grant funds for Park recreational program funding and Thompson Park basketball court lighting improvements. (Parks Director).

19. Consideration and approval of a resolution accepting SECO Grant award and authorizing the City Manager to act on the City's behalf with such program. (\$25,000 award for Park Rec Hall Lighting Project). (Parks Director).

20. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to accept and expend the OGG Grant Award for the Body Worn Camera Grant Program #5094901. (Police Chief).

21. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to accept and expend the Local Border Security Program Grant Award #2994110 for Police overtime. (Police Chief).

22. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to accept and expend the Patrick Leahy Bulletproof Vest Grant Program. (Police Chief).

23. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to accept and expend the Operation Lone Star Grant Award #4385703 for various Police Department expenditures. (Police Chief).

24. Consider authorizing use of Tourism Fund Balance and Tourism ARP Funds for the Tourism parking lot overlay project. (Tourism Director).

25. Consideration and approval of a resolution authorizing the sale of the City's real property located at 811 East Vela Street, Kingsville, Texas, also known as Sims 2, Block 4, Lot 1-3, S/2 4 & S ¼ 5. (Director of Planning and Development Services).

26. Consideration and approval of a resolution authorizing the Mayor to execute an EPA Community Change Grant Statutory Partner Agreement between Water Finance Exchange and the City of Kingsville. (City Engineer).

VII. Adjournment.

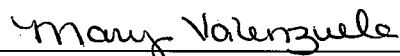
1. No person's comments shall exceed 5 minutes. Cannot be extended by Commission.
2. No person's comments shall exceed 5 minutes without permission of majority of Commission.
3. Comments are limited to 3 minutes per person. May be extended or permitted at other times in the meeting only with 5 affirmative 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 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 21, 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)**

NOVEMBER 12, 2024

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON TUESDAY, NOVEMBER 12, 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 (Hinojosa leaves meeting at 5:58 p.m.)
Leo Alarcon, Commissioner

CITY STAFF PRESENT:

Mark McLaughlin, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Derek Williams, Systems Administrator
Emilio Garcia, Health Director
Rudy Mora, City Engineer
Erik Spitzer, Director of Economic & Development Services
Juan J. Adame, Fire Chief
Diana Gonzalez, Human Resources Director
Janine Reyes, Tourism Director
Susan Ivy, Park Director
Bill Donnell, Public Works Director
Deborah Balli, Finance Director
Bradley Lile, KPD Commander
Joseph Ramirez, Engineer Assistant
Manny Salazar, Director of Economic Development

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 28, 2024

Motion made by Commissioner Lopez to approve the minutes of October 28, 2024, as presented, seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, Fugate voting "FOR".

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

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).

Mayor Fugate opened this public hearing at 5:02 p.m. He further announced that this is a public hearing and if anyone would like to speak on behalf of this item they may do so now with a five-minute limit. The City Commission cannot extend additional time.

Ms. Courtney Alvarez, City Attorney, stated that the city commission approved a resolution on October 15, 2024. In that resolution, it had several exhibits attached and talked about the potential types of public improvements, if this PID was created, that the funds could be used for. Notice was published in the newspaper.

There being no comments or further discussion, Mayor Fugate closed this public hearing at 5:03 p.m.

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).

Mayor Fugate opened this public hearing at 5:03 p.m. He further announced that this is a public hearing and if anyone would like to speak on behalf of this item they may do so now with a five-minute limit. The City Commission cannot extend additional time.

Mr. Erik Spitzer, Director of Planning and Development Services, stated that the next three agendas will sound similar to each other as they are the final three plats that remain in the future Somerset Subdivision. Urban Engineering approached city staff in October and held a Planning & Zoning Commission meeting last Wednesday, where all six members of the Planning & Zoning Commission unanimously approved to support this endeavor. This will be known as Unit 2B out of the 54.53-acre tract. Mr. Spitzer further displayed a map showing the preliminary plat. Mr. Spitzer further stated that the notices were mailed, and staff received no feedback from those noticed.

Commissioner Alarcon asked if the individuals from Chandler Acres were notified. Mr. Spitzer responded that those within the 200-foot buffer were mailed a notice. Addresses for those notices were received from the Engineering Department.

Ms. Alvarez commented that only those individuals within the 200-foot buffer would have received a notice.

Mayor Fugate commented that everyone should already be aware of this, as it has been in the talks for quite some time.

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

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).

Mayor Fugate opened this public hearing at 5:07 p.m. He further announced that this is a public hearing and if anyone would like to speak on behalf of this item they may do so now with a five-minute limit. The City Commission cannot extend additional time.

Mr. Spitzer stated that this is similar to the item above, the only difference is the size of parcels that are different.

Commissioner Hinojosa asked if this tract was 54.43 acres, has the commission already approved all of them with tonight's? Mr. Spitzer responded yes and further displayed a map showing each unit.

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

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).

Mayor Fugate opened this public hearing at 5:09 p.m. He further announced that this is a public hearing and if anyone would like to speak on behalf of this item they may do so now with a five-minute limit. The City Commission cannot extend additional time.

Mr. Spitzer stated that this is the final plat. The Planning and Zoning Commission met and unanimously approved. Staff received no feedback from those individuals who were noticed within the 200-foot buffer.

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

III. Reports from Commission & Staff.²

"At this time, the City Commission and Staff will report/update on all committee assignments which may include but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful and Texas Municipal League. Staff reports include the following: Building & Development, Code Enforcement, Proposed Development Report; Accounting & Finance – Financial Services - Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports; Police & Fire Department – Grant Update, Police & Fire Reports; Street Updates; Public Works-Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Water And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time."

Mr. Mark McLaughlin, City Manager, reported that he will be attending a meeting for the South Texas Military Task Force tomorrow morning in Corpus Christi. He further announced that commission members and staff will be attending TAMUK State of the University event tomorrow at 11:00 a.m. Mr. McLaughlin further announced that NAS Kingsville Fire Station will hold a groundbreaking on Thursday, November 14, 2024. He A brief update was given on streets.

Ms. Courtney Alvarez, City Attorney, reported that the next commission meeting is scheduled for November 25, 2024. The deadline for staff to submit their agenda items for this meeting is Friday, November 15, 2024.

Commissioner Alvarez announced that she will not be present for the meeting on November 25, 2024.

IV. Public Comment on Agenda Items.³

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

Mrs. Vicki Benys, 1914 Martin commented that she would like to explain what 81's Heroes stands for and what it does to give back. She stated that this organization assists in providing meals for the Kingsville Police Department and Kleberg County Sheriff's during

National Police Week. The organization also provided meals on November 4th in honor of Sherman Otto Benys Day. The organization not only provides meals but also provides training equipment. Just recently the organization assisted in purchasing batteries for Kleberg County Fire Truck. This organization assists in areas where grants aren't able to be used. Mrs. Benys further mentioned that on November 1st, there was a Blood Drive at the Kingsville Police Department in memory of Officer Sherman Otto Benys as well as a Memory Walk of 3 miles. On September 14th a two-day golf tournament took place which brought in 32 teams of 4 members. Mrs. Benys commented that for the next year, they would like to concentrate on memberships for the organization.

Ms. Janine Reyes, Tourism Director, made several announcements regarding the upcoming events regarding Wine Walk, Ranch Hand Festival and breakfast.

Mrs. Mary Valenzuela, City Secretary, read the following public comments on behalf of the following residents: Lisa Zavala, Heather Galvan, and Rolando Galvan.

Lisa Zavala, 301 Lemonwood Dr., Kingsville, TX: "Our animal control is full" is what I keep hearing whenever I call them out for a stray. This means I'm unable to do my job without the city doing its own. Those who habitually have their dog unsecure not only prevent me from delivering their mail, but their neighbors as well. I understand nobody wants to kill any animal, but my colleagues and I are getting injured out here due to irresponsible pet owners and a city that does nothing to enforce rules it already has. Euthanize and enforce the leash law so that we all don't have to fear being bit in the streets.

Heather Galvan, 421 Nelda Dr., Kingsville, TX: Leash law. Too many strays, pound is not coming out when called. My husband is a mailman and everyday he deals with the same dogs and owners that do not obey the leash laws. He is constantly getting attacked by these dogs and when he tries to call the pound the pound will not come out.

Rolando Galvan, Nelda Dr., Kingsville, TX: The city has a really bad dog problem. Strays tend to run wild all over town and when animal controlled is called they usually just do a drive by, if they even show up at all. This is not acceptable and turning a blind eye to this problem that has run rampant is just going to get more and more people injured every year.

V.

Consent Agenda

Notice to the Public

The following items are of a routine or administrative nature. The Commission has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.

CONSENT MOTIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES FROM PREVIOUS MEETINGS:

(At this point the Commission will vote on all motions, resolutions, and ordinances not removed for individual consideration)

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

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.⁴

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).

Mayor Fugate asked if there were no objections from the City Commission, he would like to move agenda items # 14 & 15 before item #4, as a commissioner will need to leave the meeting early. There were no objections from the commission.

Motion made by Commissioner Lopez to approve 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, seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Hinojosa, Alarcon, Lopez, Alvarez, Fugate voting "FOR".

Commissioner Hinojosa leaves the meeting at 5:58 p.m.

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).

Motion made by Commissioner Alarcon to approve 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, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Fugate voting "FOR".

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).

Motion made by Commissioner Lopez to approve 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, seconded by Commissioner Alvarez and Commissioner Alarcon. The motion was passed and approved by the following vote: Lopez, Alvarez, Alarcon, Fugate voting "FOR".

7. Consider accepting additional donations for the Parks Department Healthy Family Events. (Parks Director).

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

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).

Introduction item.

9. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to appropriate funding for emergency Fire Department vehicle repairs. (Fire Chief).

Introduction item.

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).

Motion made by Commissioner Alarcon to approve the 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, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Fugate voting "FOR".

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).

Mrs. Diana Gonzales, Human Resources Director stated that this is 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 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. 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 balance will not be reduced while employees are on approved mental health leave. Request to utilize mental health leave and any information related to mental health leave under this policy are confidential. There is no financial impact on the city as work hours have already been budgeted for the year.

Commissioner Lopez asked how this leave will be tracked. Mrs. Gonzales responded that each individual utilizing this policy will need to submit a request to their supervisor, then the supervisor will contact the Human Resources office which will then determine the length for this type of leave. This will be determined as per the situation. Commissioner Lopez further asked if this leave would also be available to Police Officers and Firefighters. Mrs. Gonzales responded that this policy will be for all city employees.

Motion made by Commissioner Lopez to approve the resolution adopting the City of Kingsville Administrative Policies and Procedures Manual Policy 780.10-Mental Health Leave, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Fugate voting "FOR".

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).

Mrs. Diana Gonzales, Human Resources Director, stated that the revision to Policy 731 Flex Leave is to provide clarification and to re-establish expiration dates to flex leave hours. Policy 731 was first adopted in November 2016 and subsequently revised in October 2021. The original policy included an expiration for flex leave hours if not used by October 31st as each employee would have a different expiration date for their birthday hours. The city has developed a process to maintain flex hours and maintain a schedule for removing the expired hours from the employee's leave bank. The eight hours of flex leave provided in December of each year for non-civil service employees will have an expiration date of December 31st of the following year. To implement this revision, employees with existing flex leave balances will have until November 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. There is no financial impact to the city, as flex leave hours are incorporated into each employee's annually budgeted hours.

Motion made by Commissioner Alvarez to approve the resolution amending the City of Kingsville Administrative Policies and Procedures Manual for Policy 731-Flex Leave, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Lopez, Alvarez, Alarcon, Fugate voting "FOR".

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).

Mayor Fugate announced this executive session and convened the meeting into close session at 6:11 p.m.

Mayor Fugate reconvened the meeting into open session at 6:40 p.m.

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).

Mayor Fugate announced this executive session at 5:26 p.m. and convened the meeting into closed session.

Mayor Fugate reconvened the meeting into an open session at 5:55 p.m.

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).

Motion made by Commissioner Lopez to approve the resolution authorizing the Mayor to execute an Employment Agreement for the position of City Manager with Mark McLaughlin, seconded by Mayor Fugate. The motion failed by a 3-2 vote: Lopez and Fugate voting "FOR". Alvarez, Hinojosa, Alarcon voting "AGAINST".

VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 6:41 p.m.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

PUBLIC HEARING(S)

PUBLIC HEARING #1

Public Notices

Originally published at caller.com on 11/15/2024

PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING OF THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS TO CONSIDER THE ADVISABILITY OF THE CREATION OF REINVESTMENT ZONE NUMBER THREE, CITY OF KINGSVILLE, TEXAS FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311, TEXAS TAX CODE

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Kingsville, Texas (the "City"), pursuant to Chapter 311.003 Texas Tax Code, as amended, (the "Act"), will hold a public hearing at 5:00 p.m. on Monday, November 25, 2024, at City Hall, 400 W. King Avenue, Kingsville, Texas 78363, for the purpose of considering the creation of Reinvestment Zone Number Three, City of Kingsville, Texas, located within the boundaries of the City and the City's extraterritorial jurisdiction.

All persons are invited to attend the hearing and speak for or against the creation of Tax Increment Reinvestment Zone Number Three, City of Kingsville, Texas, the proposed boundaries, or the concept of tax increment financing. Written or oral statements will be considered. The proposed boundaries are non-contiguous and consist of approximately 200 acres within two areas. Area #1 is generally located west and east of US Highway 77, south of E General Cavazos Boulevard, west of Brahma Boulevard, and north of FM 1717. Area #2 consists of Property ID 16494, legally described as K T & I CO, BLOCK 30, LOT PT 5. A more detailed legal description and boundary map of the proposed Reinvestment Zone Number Three, City of Kingsville, Texas, are on file and open for public inspection in the office of the City Secretary at City Hall, 400 W. King Avenue, Kingsville, Texas 78363. Questions or requests for additional information may be directed to Natalie Moore, David Pettit Economic Development, LLC, nmoore@dpedllc.com; 817-439-9515.

Proposed Tax Increment Reinvestment Zone #3

City of Kingsville, TX

NOVEMBER 25, 2024



DAVID PETTIT
Economic Development

PURPOSE

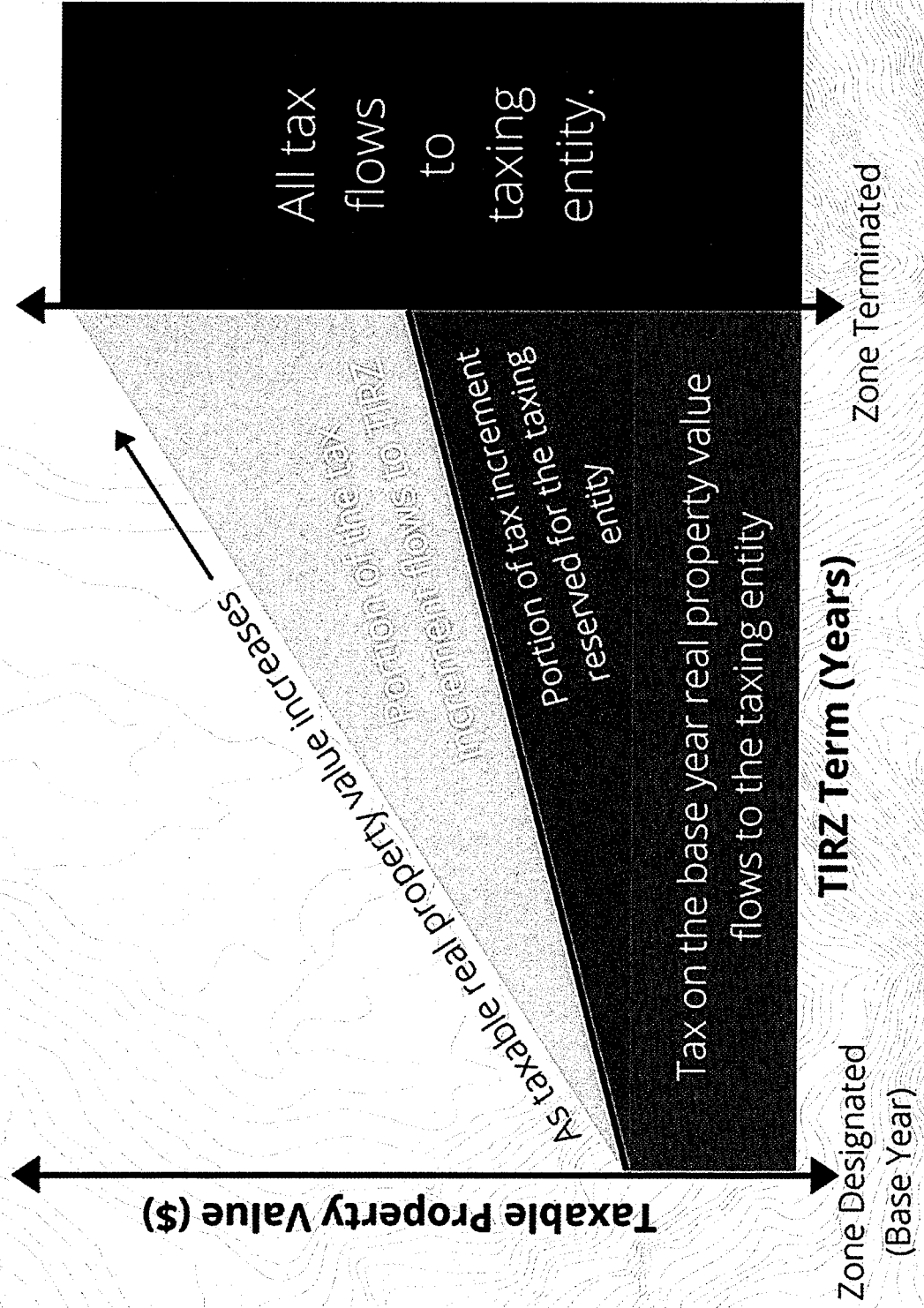
- Tax Increment Financing Concept
- Proposed Tax Increment Reinvestment Zone #3
- Next Steps
- Questions

TAX INCREMENT FINANCING

- Tax Increment Financing (TIF) is a tool that incentivizes economic development within a Tax Increment Reinvestment Zone (TIRZ)
- Governed by Tax Code, Chapter 311
- Hundreds of TIRZs have been created in the state of Texas
- Cities, alone or in partnership with other taxing units, can use this tool to pay for improvements in a zone so it will attract new development, facilitate investment, and bring excitement and energy to a designated area

TAX INCREMENT FINANCING

- Not a new tax on development
 - Redirects a portion of tax generated from new development within TIRZ



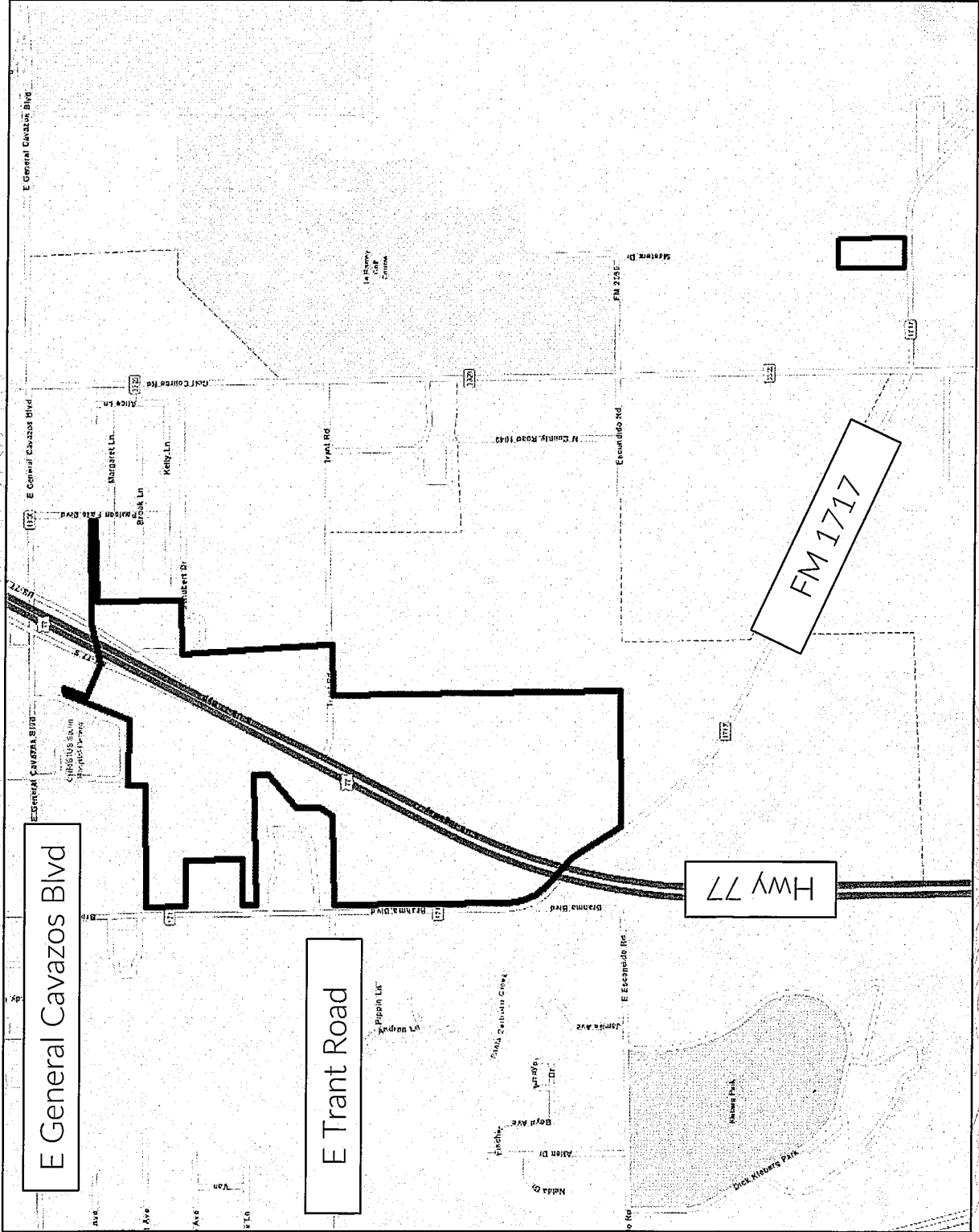
WHY CREATE A TIRZ?

- Private development activity expected to occur within a designated area
- Provides a funding source without impacting the current amount of general fund revenues for each participating taxing entity
- Ability to leverage revenues from taxable property within the TIRZ to generate a larger increment
- Attracts potential developers and investment into area that may not otherwise occur
- A TIRZ can pay for:
 - infrastructure;
 - public improvements;
 - economic development programs (Chapter 380); or
 - other projects benefiting the zone

TIRZ CREATION PROCESS

- Chapter 311 outlines the various procedures for creating and amending a TIRZ. Two main documents:
 1. Creation Ordinance
 2. TIRZ Project and Financing Plan
- Creation Ordinance establishes five key elements:
 - 1) Boundary; 2) Term; 3) TIRZ Board; 4) City Participation and 5) *Preliminary* Project and Financing Plan
- *Final* Project and Financing Plan
 - 1) After TIRZ creation the Final Project and Financing Plan is recommended by the TIRZ Board; and
 - 2) Approved the City Council by separate ordinance

PROPOSED TIRZ #3 - Boundaries



E General Cavazos Blvd

E Trant Road

Hwy 77

FM 1717

PROPOSED TIRZ #3 – Overview

- Goal is to encourage private development that will yield additional tax revenue to all taxing jurisdictions
- Consists of approximately 200 acres (noncontiguous)
- The base value would be as of January 1, 2024
- **30-year** term - December 31, 2054 (with final year's tax to be collected by September 1, 2055)
- Proposing that the **City participate at a rate of 50%** of its real property increment

PROPOSED TIRZ #3 – Anticipated Development

- DPED projects that retail and hotel development could occur during the life of the TIRZ, based on market trends, known planned development, and input from City staff

TIRZ #3	Projected Completion Date	Units/SF	RP Taxable Value per Unit/SF	Incremental Value	Sales/SF	Incremental Sales
Retail	2028	22,000	\$ 200	\$ 4,400,000	\$ 200	\$ 4,400,000
Retail	2028	5,000	\$ 200	\$ 1,000,000	\$ 200	\$ 1,000,000
Retail	2028	25,000	\$ 200	\$ 5,000,000	\$ 200	\$ 5,000,000
Retail	2028	25,000	\$ 200	\$ 5,000,000	\$ 200	\$ 5,000,000
Retail	2028	62,365	\$ 200	\$ 12,473,000	\$ 200	\$ 12,473,000
Retail	2028	5,700	\$ 200	\$ 1,140,000	\$ 200	\$ 1,140,000
Retail	2028	16,385	\$ 200	\$ 3,277,000	\$ 200	\$ 3,277,000
Retail	2028	10,000	\$ 200	\$ 2,000,000	\$ 200	\$ 2,000,000
Retail	2028	12,860	\$ 200	\$ 2,572,000	\$ 200	\$ 2,572,000
Retail	2028	10,000	\$ 200	\$ 2,000,000	\$ 200	\$ 2,000,000
Retail	2028	16,445	\$ 200	\$ 3,289,000	\$ 200	\$ 3,289,000
Retail	2028	11,970	\$ 200	\$ 2,394,000	\$ 200	\$ 2,394,000
Retail	2030	4,550	\$ 200	\$ 910,000	\$ 200	\$ 910,000
Retail	2032	15,200	\$ 200	\$ 3,040,000	\$ 200	\$ 3,040,000
Retail	2034	14,500	\$ 200	\$ 2,900,000	\$ 200	\$ 2,900,000
Restaurant	2028	6,500	\$ 200	\$ 1,300,000	\$ 200	\$ 1,300,000
Restaurant	2030	6,400	\$ 200	\$ 1,280,000	\$ 200	\$ 1,280,000
Restaurant	2032	6,635	\$ 200	\$ 1,327,000	\$ 200	\$ 1,327,000
Restaurant	2034	5,525	\$ 200	\$ 1,105,000	\$ 200	\$ 1,105,000
Hotel	2030	80	\$ 70,000	\$ 5,600,000	\$ -	\$ -
Retail	2030	30,000	\$ 200	\$ 6,000,000	\$ 200	\$ 6,000,000
Total		312,115		\$ 68,007,000		\$ 62,407,000

PROPOSED TIRZ #3 - Participation

- Proposing the City of Kingsville would contribute **50%** of the real property increment within the Zone, above a 2024 base
- The Anticipated Development is projected to generate **\$11.7 Million in TIRZ Revenue** to fund the Project Costs, over the 30 year term

Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation	Net Benefit
City of Kingsville	\$71,497,838	\$11,682,345	\$59,815,493
Kleberg County	\$37,014,954	\$0	\$37,014,954
Kingsville ISD	\$42,796,829	\$0	\$42,796,829
South Texas Water Authority	\$1,993,433	\$0	\$1,993,433
Total	\$153,303,053	\$11,682,345	\$141,620,708

Taxing Jurisdictions	Total Taxes Generated	Participation
City of Kingsville	\$71,497,838	\$11,682,345
Real Property	\$28,864,690	\$11,682,345
Hotel Occupancy Tax	\$7,952,555	\$0
Sales	\$49,780,563	\$0

PROPOSED TIRZ #3 – Project Costs

Proposed Project Costs - TIRZ #3		
Public Utilities	\$ 1,752,352	15%
<i>Water Facilities and Improvements, Sanitary Sewer Facilities and Improvements, Storm Water Facilities and Improvements</i>		
Parking and Transit Improvements	\$ 1,752,352	15%
Street and Intersection Improvements	\$ 1,752,352	15%
Pedestrian Enhancements	\$ 1,401,881	12%
<i>Streetscape, lighting, public art, and other amenities that enhance the pedestrian experience</i>		
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 1,168,234	10%
Economic Development Grants	\$ 3,504,703	30%
Administrative Costs	\$ 350,470	3.0%
Total	\$ 11,682,345	100%

- The categories listed in the table above are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.
- The costs illustrated are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item
- It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration

PROPOSED NEXT STEPS

- **November 25th: 1st Reading and Public Hearing Creation Ordinance**
- **December 9th: 2nd Reading and Consideration**
- Creation ordinance establishes five key elements:
 - Boundary;
 - Term;
 - TIRZ Board;
 - City Participation; and
 - Preliminary Project and Financing Plan
- **Spring 2025:** Upon TIRZ creation the Final Project and Financing Plans is approved by the TIRZ Board and then the City Council by separate ordinance



CITY OF KINGSVILLE, TEXAS

ORDINANCE NO. 24-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS, PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, CREATING TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER THREE, CITY OF KINGSVILLE, TEXAS.

WHEREAS, the City of Kingsville, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (the “Act”), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous or noncontiguous geographic area that is in the corporate limits of the municipality or the extraterritorial jurisdiction (the “ETJ”) of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Commission desires to promote the development of a certain contiguous geographic area in the City and the City’s ETJ, which is more specifically described in *Exhibits "A" and "B"* of this Ordinance (the "Zone"), through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Three, City of Kingsville*, attached as *Exhibit C* (hereinafter referred to as the “Preliminary Project and Finance Plan”) for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on November 15, 2024, which date is before the seventh (7th) day before the public hearing held on November 25, 2024; and

WHEREAS, at the public hearing on November 25, 2024, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on November 25, 2024, and in favor of the creation of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Commission, the public hearing was closed on November 25, 2024; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed reinvestment zone.

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

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

That the City Commission, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the creation of the reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and
- (b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in *Exhibits "A" and "B"* will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and
- (c) That the proposed reinvestment zone, as defined in *Exhibits "A" and "B"*, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 - 1. It is a geographic area located within the City limits of the City and the City's ETJ; and

2. That the City Commission further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City or county.

- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City or county; and
- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Commission hereby designates the area described and depicted in Exhibits "A" and "B" hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number Three, City of Kingsville, Texas (hereinafter referred to as the "Zone").

SECTION 4. BOARD OF DIRECTORS.

That a board of directors for the Zone ("Board") is hereby created. The Board shall consist of five (5) members comprised of four (4) City Commission members and the Mayor.

The Mayor shall serve as chairman of the Board and the Board may elect a vice chairman and such other officers as the Board sees fit. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one member of the board. The number of directors on the Board of Directors shall be increased by one for each taxing unit that appoints a director to the board; provided, that the maximum number of directors shall not exceed fifteen (15).

The Board shall make recommendations to the City Commission concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Commission for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project plan and financing plan.

Pursuant to Section 311.010(h) of the Act and Article III, Section 52-a of the Texas Constitution, the City Commission hereby authorizes the Board, as necessary or convenient to implement the Project and Finance Plan and achieve its purposes, to establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the Zone, eliminating unemployment and underemployment in the Zone, and developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants of land and buildings and make grants from the Tax Increment Fund for activities that benefit the Zone and stimulate business and commercial activity in the Zone. In addition, the City Commission hereby authorizes the Board to exercise all of the powers of the City under Chapter 380, Texas Local Government Code, as amended.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2054 (with the final year's tax increment to be collected by September 1, 2055); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

That the tax increment base for the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2024, which is the year in which the Zone was designated as a reinvestment zone.

The TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, and (ii) fifty percent (50%) of the City's tax increment, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any

time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 7. TAX INCREMENT FUND.

That there is hereby created and established a "Tax Increment Fund" for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the TIF Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b), Texas Tax Code.

SECTION 8. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Commission at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Commission further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law.

INTRODUCED on this the 25th day of November, 2024.

PASSED AND APPROVED on this the 12th day of December, 2024.

Effective Date: _____

CITY OF KINGSVILLE

Sam Fugate, Mayor

ATTEST:

Mary Valenzuela
City Secretary

APPROVED AS TO FORM:

Courtney Alvarez
City Attorney

EXHIBIT A

BOUNDARY DESCRIPTION

The TIRZ is non-contiguous and consists of two areas, further described below.

Area #1

Beginning at the point where the eastern right of way boundary of Highway 77 meets the northwest corner of Property ID 33335, thence

East along the northern boundary of Property ID 33335, continuing south and then west along the boundary of Property ID 33335 to the point where the southeast corner of Property ID 10621 meets the northeast corner of Property ID 22312, thence

South along the eastern boundary of Property ID 22312 to the point it meets the northeast corner of Property ID 12190, thence

South along the eastern boundary of Property ID 12190 to the point it meets the northern right of way boundary of Trant Road, thence

South across Trant Road to the southern right of way boundary of Trant Road, thence

West along the southern right of way boundary of Trant Road to the point it meets the northeast corner of Property ID 42561, thence

South along the eastern boundary of Property ID 42561, continuing west along the southern boundary of Property ID 42561 to the point it meets the southeast corner of Property ID 17015, thence

West along the southern boundary of Property ID 17015 to the point it meets the eastern right of way boundary of FM 1717, thence

North along the eastern right of way of FM 1717/Brahma Boulevard to the point it meets the northwest corner of Property ID 13841, thence

West along the northern boundary of Property ID 13841 to the point it meets the southwest corner of 30949, thence

North along the western boundary of Property ID 30949 to the point it meets the southern boundary of Property ID 19114, thence

West along the southern boundary of Property ID 19114, continuing along the boundary of Property ID 19114 to the point it meets the southern boundary of Property ID 10621, thence

West along the southern boundary of Property ID 10621, continuing along the boundary of Property ID 10621 to the point it meets the northwest corner of Property ID 46276, thence

East along the northern boundary of Property ID 46276 to the point the northeast corner of Property ID 46276 meets the western right of way boundary of Highway 77, thence

East across Highway 77 to the point where the eastern right of way boundary of Highway 77 meets the northwest corner of Property ID 33335, which is the point of beginning.

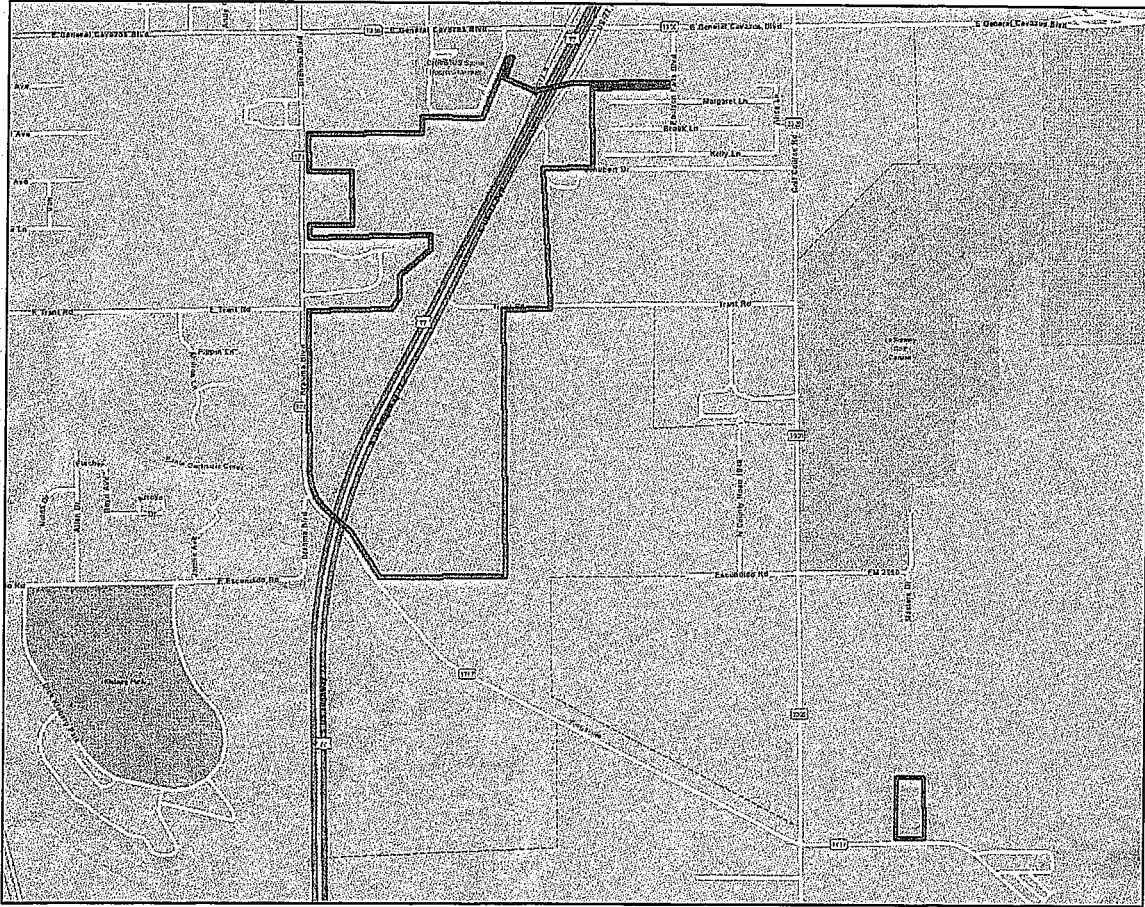
EXHIBIT A

BOUNDARY DESCRIPTION (CONTINUED)

Area #2

Consisting of Property ID 16494, legally described as K T & I CO, BLOCK 30, LOT PT 5.

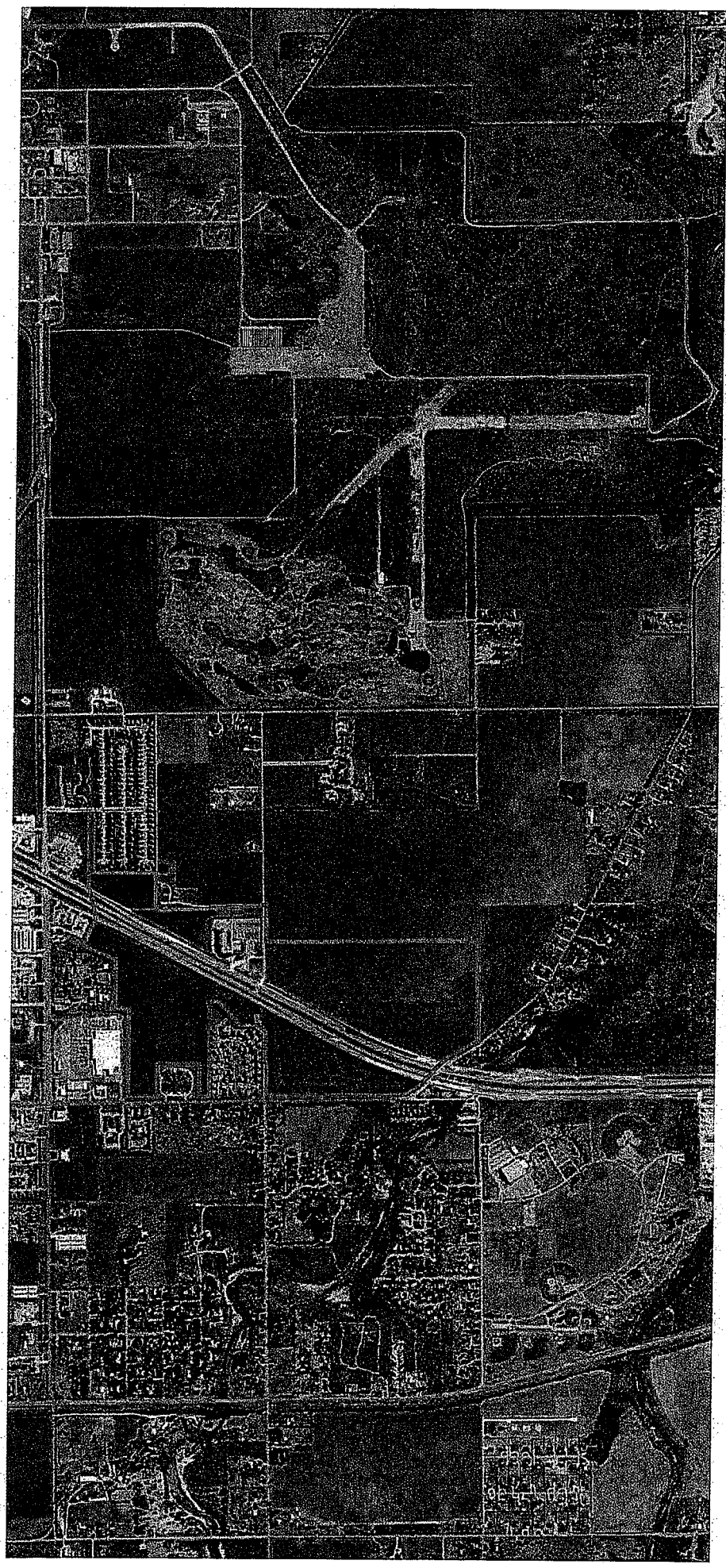
EXHIBIT B
BOUNDARY MAP



 - TIRZ Boundary

EXHIBIT C
PRELIMINARY PROJECT PLAN AND FINANCE PLAN

Tax Increment Reinvestment Zone #3 City of Kingsville, Texas



Foreword

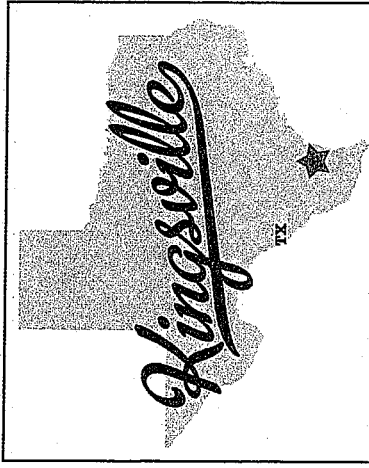
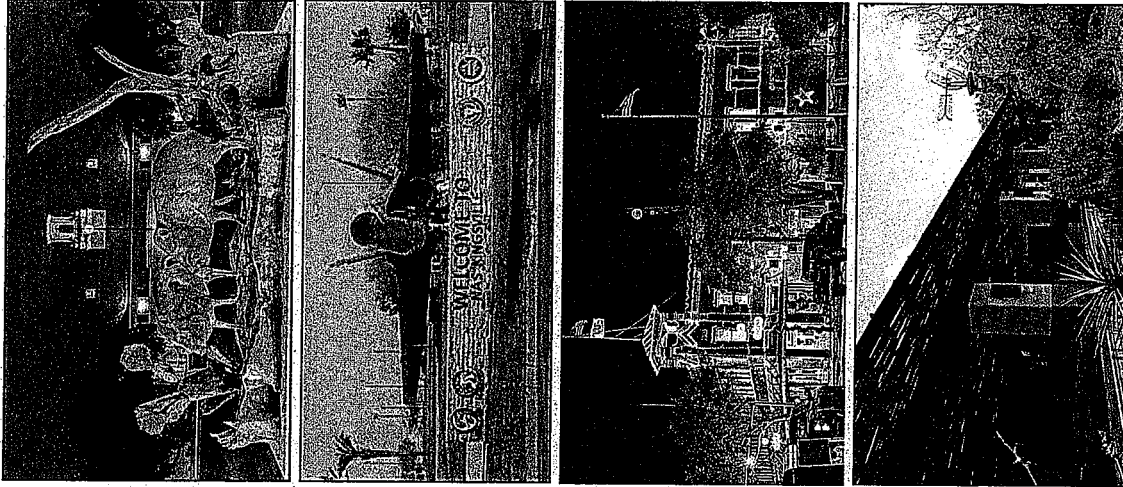
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- Current Conditions 3
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- Project Costs 6
- Financial Feasibility Analysis 8
- Terms and Conditions 15
- Appendix A 16

DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



Kingsville, TX, located in Kleberg County, is positioned between the Texas Gulf Coast on the east and the Brush Country on the west. Kingsville is home to nearly 25,000 people and is also home to a leading public research university, Texas A&M Kingsville, a Naval Air Station and several Fortune 500 industrial companies.

Kingsville's proximity to major highways is a plus for this community that promotes itself as "A Main Street Community." The city sits just off U.S. Highway 77, which is a major corridor from Texas to Mexico. Highway 77, soon to become a part of the I-69 corridor, is a busy road. Both local and national truck carriers provide inbound and outbound service through connecting lines from San Antonio, Houston and Dallas. Shipments to and from the Ports of Corpus Christi and Houston are convenient to Kingsville by truck. The city is also served with incoming and outgoing rail service by the Union Pacific Railroad. Kingsville is located 38 miles southwest of Corpus Christi International Airport, and is served by American, Southwest and United Airlines. Kingsville is also immediately accessible when you fly into Kleberg County Airport.

Kingsville proudly offers a diverse selection of outdoor activities, restaurants, and retail establishments for visitors and locals alike. Tour one of our many historic museums, exciting planned events, or local attractions and enjoy an unforgettable excursion off the beaten path.



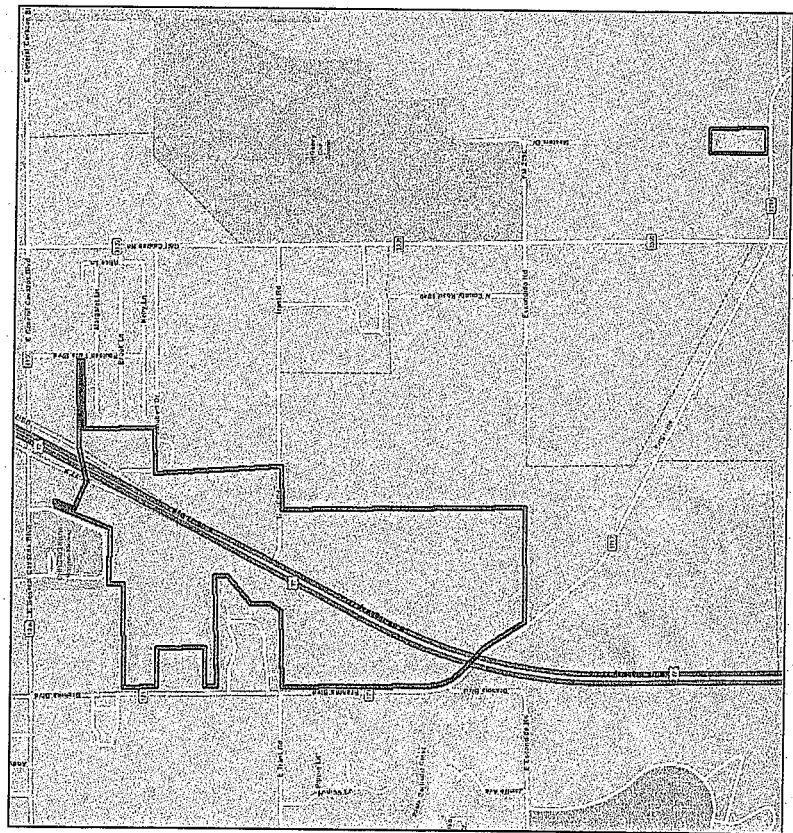
Introduction

Tax Increment Reinvestment Zone #3, City of Kingsville

Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ).

On December 9, 2024 the City Commission of the City of Kingsville, Texas (the "Commission"), pursuant to Chapter 311 of the Texas Tax Code, will consider an ordinance designating a contiguous geographic area within the City limits and within the limits of the City's extraterritorial jurisdiction ("ETJ") as Reinvestment Zone Number Three, City of Kingsville, Texas. The goal of Tax Increment Reinvestment Zone #3 (TIRZ #3) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This project and financing plan outlines the funding of \$11,682,345 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Kingsville. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



TIRZ Boundary

Boundary Description

TIRZ #3 consists of approximately 200 acres. The TIRZ is non-contiguous and consists of two areas, further described below. Area #1 is located within the City limits, and Area #2 is located within the City's ETJ.

Legal Description TIRZ #3

Area #1

Beginning at the point where the eastern right of way boundary of Highway 77 meets the northwest corner of Property ID 33335, thence

East along the northern boundary of Property ID 33335, continuing south and then west along the boundary of Property ID 33335 to the point where the southeast corner of Property ID 10621 meets the northeast corner of Property ID 22312, thence

South along the eastern boundary of Property ID 22312 to the point it meets the northeast corner of Property ID 12190, thence

South along the eastern boundary of Property ID 12190 to the point it meets the northern right of way boundary of Trant Road, thence

South across Trant Road to the southern right of way boundary of Trant Road, thence

West along the southern right of way boundary of Trant Road to the point it meets the northeast corner of Property ID 42561, thence

South along the eastern boundary of Property ID 42561, continuing west along the southern boundary of Property ID 42561 to the point it meets the southeast corner of Property ID 17015, thence

West along the southern boundary of Property ID 17015 to the point it meets the eastern right of way boundary of FM 1717, thence

North along the eastern right of way of FM 1717/Brahma Boulevard to the point it meets the northwest corner of Property ID 13841, thence

West along the northern boundary of Property ID 13841 to the point it meets the southwest corner of 30949, thence

North along the western boundary of Property ID 30949 to the point it meets the southern boundary of Property ID 19114, thence

West along the southern boundary of Property ID 19114, continuing along the boundary of Property ID 19114 to the point it meets the southern boundary of Property ID 10621, thence

West along the southern boundary of Property ID 10621, continuing along the boundary of Property ID 10621 to the point it meets the northwest corner of Property ID 46276, thence

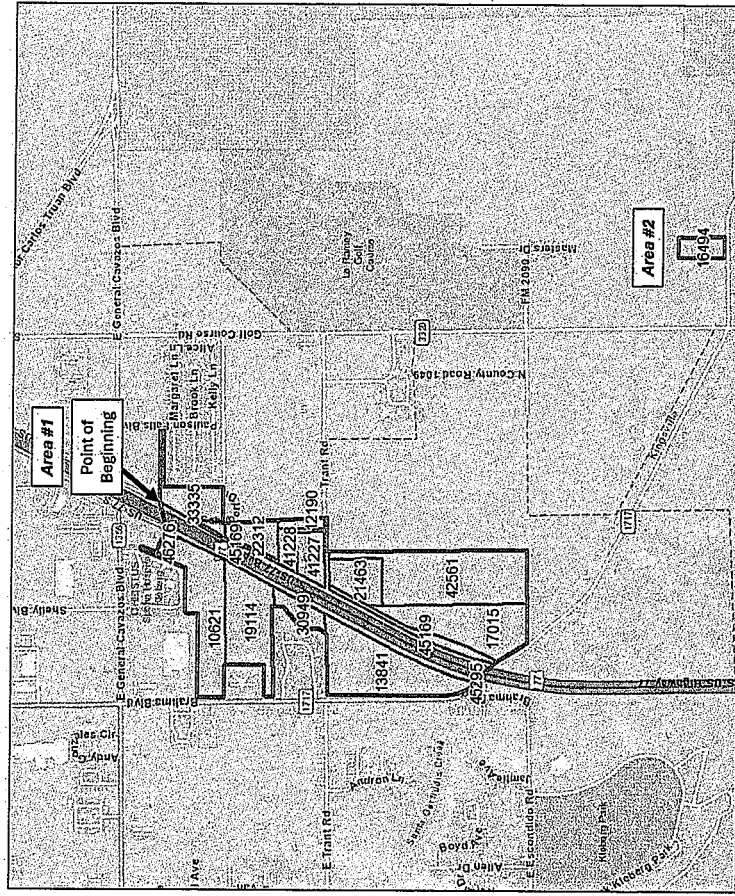
Area #2

Consisting of Property ID 16494, within the City's ETJ, and legally described as K T & I CO, BLOCK 30, LOT PT 5.

East along the northern boundary of Property ID 46276 to the point the northeast corner of Property ID 46276 meets the western right of way boundary of Highway 77, thence

East across Highway 77 to the point where the eastern right of way boundary of Highway 77 meets the northwest corner of Property ID 33335, which is the point of beginning.

Area #2



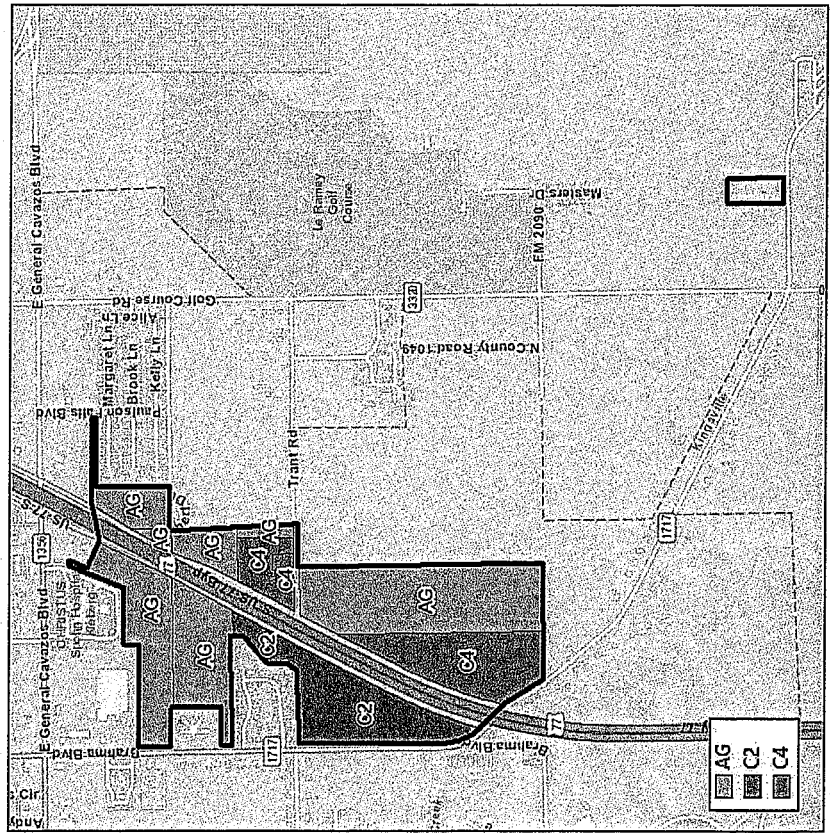
Current Conditions

Land Use

The land within Area #1 of the zone is primarily vacant land that is well positioned for future development. There is also a hotel property within the zone. Area #2 is improved with a waste water plant. Less than 30 percent of the property in the zone, excluding property that is publicly owned, is used for residential purposes.

Zoning

The land within the TIRZ that is within the City limits is zoned AG: Agricultural District (shaded in yellow), C2: Retail District (shaded in red), and C4: Commercial District (shaded in green). The land within the TIRZ that is in the ETJ is not zoned. The property may need to be rezoned to accommodate any future development. It is not anticipated there will be any changes to the City of Kingsville zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.



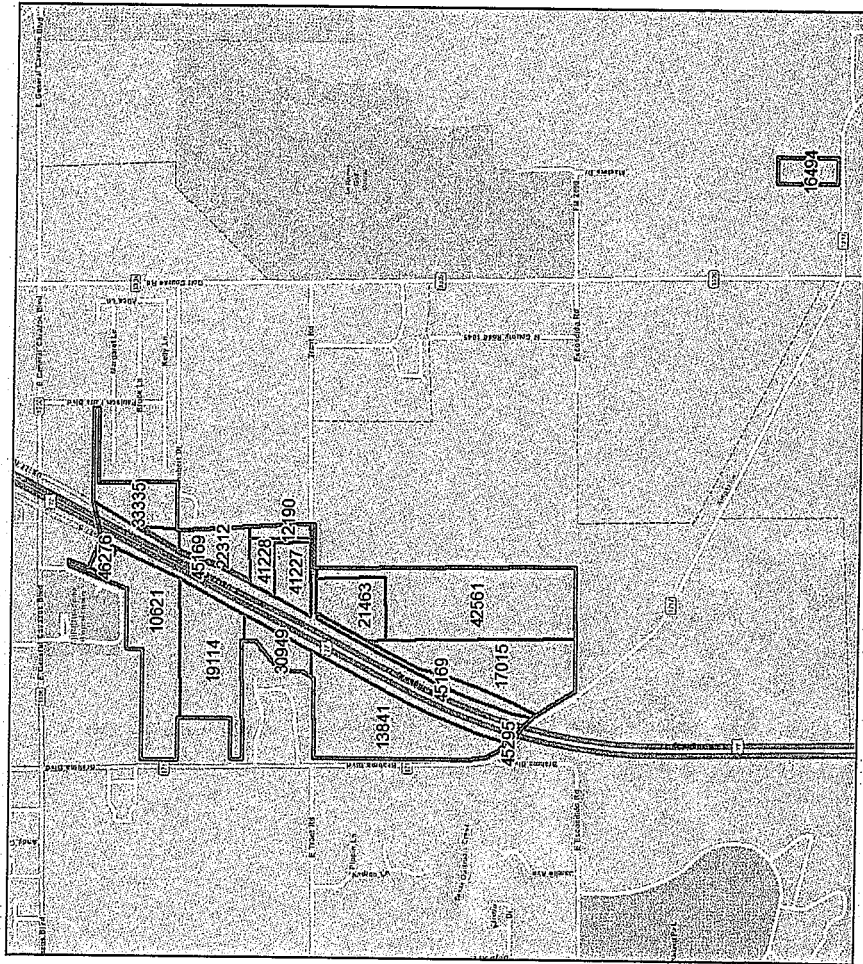
Current Conditions

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

Current Ownership

There are currently 16 parcels within Tax Increment Reinvestment Zone #3. The estimated taxable base value of the property within the TIRZ is \$4,134,464. The 2024 base value will need to be verified by Kleberg County Appraisal District when the final 2024 taxable values are available. For further details of parcels included within the TIRZ see Appendix A.



Proposed Development

Anticipated Development

The land within the zone is well positioned for future development and redevelopment. The table below provides an overview of the scope and timing of potential development that DPED projects could occur during the life of the TIRZ, based on market trends, known planned development, and input from City staff. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.

TIRZ #3	Projected Completion Date	Units/SF	IRP Taxable Value per Unit/SF	Incremental Value	Sales/SF	Incremental Sales
Retail	2028	22,000	\$	4,400,000	200	\$ 4,400,000
Retail	2028	5,000	\$	1,000,000	200	\$ 1,000,000
Retail	2028	25,000	\$	5,000,000	200	\$ 5,000,000
Retail	2028	25,000	\$	5,000,000	200	\$ 5,000,000
Retail	2028	62,365	\$	12,473,000	200	\$ 12,473,000
Retail	2028	5,700	\$	1,140,000	200	\$ 1,140,000
Retail	2028	16,385	\$	3,277,000	200	\$ 3,277,000
Retail	2028	10,000	\$	2,000,000	200	\$ 2,000,000
Retail	2028	12,860	\$	2,572,000	200	\$ 2,572,000
Retail	2028	10,000	\$	2,000,000	200	\$ 2,000,000
Retail	2028	16,445	\$	3,289,000	200	\$ 3,289,000
Retail	2028	11,970	\$	2,394,000	200	\$ 2,394,000
Retail	2030	4,550	\$	910,000	200	\$ 910,000
Retail	2032	15,200	\$	3,040,000	200	\$ 3,040,000
Retail	2034	14,500	\$	2,900,000	200	\$ 2,900,000
Restaurant	2028	6,500	\$	1,300,000	200	\$ 1,300,000
Restaurant	2030	6,400	\$	1,280,000	200	\$ 1,280,000
Restaurant	2032	6,635	\$	1,327,000	200	\$ 1,327,000
Restaurant	2034	5,525	\$	1,105,000	200	\$ 1,105,000
Hotel	2030	80	\$	5,600,000	-	\$ -
Retail	2030	30,000	\$	6,000,000	200	\$ 6,000,000
Total		312,115		\$ 68,007,000		\$ 62,407,000

*\$68,007,000 represents the estimated 2024 taxable value of the Anticipated Development. The Anticipated Development is projected to generate \$11,682,345 in TIRZ Revenue to fund the Project Costs outlined on Page 6.

Project Costs

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #3 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #3		
Public Utilities	\$ 1,752,352	15%
Water Facilities and Improvements, Sanitary Sewer Facilities and Improvements, Storm		
Water Facilities and Improvements		
Parking and Transit Improvements	\$ 1,752,352	15%
Street and Intersection Improvements	\$ 1,752,352	15%
Pedestrian Enhancements	\$ 1,401,881	12%
<i>Streetscape, lighting, public art, and other amenities that enhance the pedestrian experience</i>		
Open Space, Park and Recreation Facilities and Improvements	\$ 1,168,234	10%
Economic Development Grants	\$ 3,504,703	30%
Administrative Costs	\$ 350,470	3.0%
Total	\$ 11,682,345	100%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The project costs listed above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$11,682,345 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration.

**Chapter 311 of the Texas Tax Code
Sec. 311.002.**

- (1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
 - (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
 - (C) real property assembly costs;
 - (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
 - (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
 - (F) relocation costs;
 - (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
 - (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
 - (I) the cost of operating the reinvestment zone and project facilities;
 - (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
 - (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
 - (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.



Project Costs

Public Utilities includes but is not limited to:

Water Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of water facilities and improvements that support the development and redevelopment of the TIRZ.

Sanitary Sewer Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of structures or systems designed for the collection, transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.

Storm Water Facilities and Improvements: Many areas within the TIRZ have an aging infrastructure, making proper utility drainage an important component of the project plan. Utility drainage encompasses the physical provisions to accommodate and regulate stormwater runoff to preclude excessive erosion and sedimentation and to control and regulate the rate of flow. Facilities/systems can include natural features and conduits, channels, ditches, swales, pipes, detention devices or other devices designed or intended to carry, direct, detain or otherwise control stormwater.

Parking and Transit Improvements: Parking structures, whether newly constructed or existing, may be utilized to encourage denser development and support public access to commercial, residential, and retail developments at future mixed-use or transit-oriented developments. Parking includes, but is not limited to, parking garages; surface parking; parking lighting; parking signage and wayfinding; parking meters/kiosks and electrical charging stations. The goal is to create compact, walkable, pedestrian-centered developments to enhance and act as a catalyst to spur additional development and redevelopment in the district.

Street and Intersection Improvements and Pedestrian Enhancements: The TIRZ will encourage the construction of multi-functional, pedestrian-oriented, aesthetically-pleasing, safe, and inviting street for residents and visitors. Creating a pleasing public realm supports and encourages a wide variety of new development and investment. Elements of complete streets include the building to building improvements which may encompass: sidewalks, shared travel lanes (e.g. bus and bicycle), parallel and angled parking, pedestrian crosswalks, pedestrian and emergency bulb (American with Disabilities Act (ADA) accessibility), awnings, street improvements, planters, pedestrian street furniture, bike racks and pedestrian lighting. This includes public art and other amenities that enhance the pedestrian experience.

Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements: In accordance with Sec. 311.008(4B), TIRZ funds may be used to acquire, construct, reconstruct, or install public works, facilities, or sites or other public improvements. Costs of design, improvements, and land acquisition are TIRZ eligible expenses and can be funded from this category.

Economic Development Grants: This may include grants, loans, and services for public and private development. Eligible TIRZ project costs are not limited to public uses and may also include projects that involve: historic preservation, demolition, environmental remediation and economic development grants. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone.

Administrative Costs: Administrative costs, including reasonable charges for the time spent by employees of the City, to assist with implementation within the TIRZ will be eligible for reimbursement as project costs, upon approval by the Board of Directors and in connection with the implementation of the Project and Financing Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category.

Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous page, the City of Kingsville will contribute 50% of the real property increment within the Zone.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

TIRZ #3	Real Property Tax - 2024 Rates	Participation
	City of Kingsville	50%
	Kleberg County	0%
	Kingsville ISD	0%
	South Texas Water Authority	0%
	3.01796500	0.38500000

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the following pages.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

	Personal Property Tax	Participation
	City of Kingsville	0%
	Kleberg County	0%
	Kingsville ISD	0%
	South Texas Water Authority	0%
	3.01796500	0.00000000

	Sales Tax	Participation
	City of Kingsville	0%
	Kleberg County	0%
	0.02000000	0.00000000



Financial Feasibility Analysis - Development Input

▶ INPUT

RELATION RATE	0.00000000	0.00000000
DISCOUNT RATE	0.00000000	0.00000000
REAL PROPERTY TAX PARTICIPATION		
City of Killebrew	0.77000000	0.38500000
Killebrew County	0.14000000	0.06500000
Kingsville ISD	1.41000000	0.68000000
South Texas Water Authority	0.65555556	0.31000000
	3.07795556	0.38500000
PERSONAL PROPERTY TAX PARTICIPATION		
City of Killebrew	0.77000000	0.00000000
Killebrew County	0.14000000	0.00000000
Kingsville ISD	1.41000000	0.00000000
South Texas Water Authority	0.65555556	0.00000000
	3.07795556	0.00000000
City of Killebrew	0.77000000	0.00000000
Killebrew County	0.14000000	0.00000000

	AREA	REAL PROPERTY TAX PARTICIPATION	PERSONAL PROPERTY TAX PARTICIPATION	ADULTS TAX PARTICIPATION	TOTAL TAX PARTICIPATION	TOTAL TAX VALUE	TOTAL TAX REVENUE
2029	22,000	\$ 200.00	\$ 4,480.00	\$ -	\$ 4,680.00	\$ 4,480.00	
2030	5,000	\$ 200.00	\$ 1,600.00	\$ -	\$ 1,800.00	\$ 1,600.00	
2031	20,000	\$ 200.00	\$ 8,500.00	\$ -	\$ 8,700.00	\$ 8,500.00	
2032	20,000	\$ 200.00	\$ 12,470.00	\$ -	\$ 12,670.00	\$ 12,470.00	
2033	6,700	\$ 200.00	\$ 1,146.00	\$ -	\$ 1,346.00	\$ 1,146.00	
2034	16,282	\$ 200.00	\$ 3,277.00	\$ -	\$ 3,477.00	\$ 3,277.00	
2035	19,000	\$ 200.00	\$ 2,600.00	\$ -	\$ 2,800.00	\$ 2,600.00	
2036	12,850	\$ 200.00	\$ 2,572.00	\$ -	\$ 2,772.00	\$ 2,572.00	
2037	10,000	\$ 200.00	\$ 2,650.00	\$ -	\$ 2,850.00	\$ 2,650.00	
2038	10,000	\$ 200.00	\$ 2,840.00	\$ -	\$ 3,040.00	\$ 2,840.00	
2039	11,000	\$ 200.00	\$ 3,000.00	\$ -	\$ 3,200.00	\$ 3,000.00	
2040	4,500	\$ 200.00	\$ 3,040.00	\$ -	\$ 3,240.00	\$ 3,040.00	
2041	15,200	\$ 200.00	\$ 3,040.00	\$ -	\$ 3,240.00	\$ 3,040.00	
2042	14,800	\$ 200.00	\$ 2,900.00	\$ -	\$ 3,100.00	\$ 2,900.00	
2043	6,500	\$ 200.00	\$ 1,300.00	\$ -	\$ 1,500.00	\$ 1,300.00	
2044	6,000	\$ 200.00	\$ 1,280.00	\$ -	\$ 1,480.00	\$ 1,280.00	
2045	6,000	\$ 200.00	\$ 1,270.00	\$ -	\$ 1,470.00	\$ 1,270.00	
2046	5,500	\$ 200.00	\$ 1,270.00	\$ -	\$ 1,470.00	\$ 1,270.00	
2047	80	\$ 70,000.00	\$ 8,640.00	\$ -	\$ 78,640.00	\$ 78,640.00	
2048	30,000	\$ 200.00	\$ 6,000.00	\$ -	\$ 6,200.00	\$ 6,000.00	
TOTAL			\$9,075.00			\$7,497.00	

▶ OUTPUT

	REAL PROPERTY TAX PARTICIPATION	PERSONAL PROPERTY TAX PARTICIPATION	ADULTS TAX PARTICIPATION	TOTAL TAX PARTICIPATION	TOTAL TAX VALUE	TOTAL TAX REVENUE
City of Killebrew	\$ 43,440.285	\$ -	\$ -	\$ 43,440.285	\$ 40,780.651	\$ 40,780.651
Killebrew County	\$ 7,165.242	\$ -	\$ -	\$ 7,165.242	\$ 13,851.821	\$ 13,851.821
Kingsville ISD	\$ 41,688.252	\$ -	\$ -	\$ 41,688.252	\$ -	\$ -
South Texas Water Authority	\$ 1,841.819	\$ -	\$ -	\$ 1,841.819	\$ -	\$ -
TOTAL	\$ 94,135.598			\$ 94,135.598	\$ 64,372.472	\$ 64,372.472
TOTAL PARTICIPATION	\$ 11,379.886			\$ 11,379.886		\$ 0.00
City of Killebrew	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Killebrew County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kingsville ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
South Texas Water Authority	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 0.00			\$ 0.00		\$ 0.00
TOTAL PARTICIPATION	\$ 12,123.511			\$ 12,123.511		\$ 41.15



Financial Feasibility Analysis - Development Worksheet

Category	Year											
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
TOTAL TAX REVENUE
REAL PROPERTY
SALES TAX
PERSONAL PROPERTY
INCOME TAX
ENTERTAINMENT TAX
STATE TAX
TOTAL TAX REVENUE - PARTICIPATION - NET BENEFIT



Financial Feasibility Analysis - Hotel Occupancy Tax

		1		2		3		4		5		6		7		8		9		10		11		12		13		14										
Revenue Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038																						
Hotel Occupancy Tax	Occupancy	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	80%	70%	80%	70%	80%	70%	80%	70%	80%	70%	80%	70%										
	# of Available Rooms	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	29,200	20,440	29,200	20,440	29,200	20,440	29,200	20,440	29,200	20,440	29,200	20,440										
	# of Occupied Rooms	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,440	15,328	20,440	15,328	20,440	15,328	20,440	15,328	20,440	15,328	20,440	15,328										
	Average Daily Rate	\$ 125	\$ 129	\$ 133	\$ 137	\$ 141	\$ 145	\$ 149	\$ 154	\$ 158	\$ 163	\$ 168	\$ 173	\$ 178	\$ 184	\$ 189	\$ 176	\$ 163	\$ 176	\$ 163	\$ 176	\$ 163	\$ 176	\$ 163	\$ 176	\$ 163	\$ 176	\$ 163	\$ 176									
	Annual Taxable Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,236,598	\$ 3,333,695	\$ 3,433,708	\$ 3,536,718	\$ 3,642,819	\$ 3,752,104	\$ 3,864,687	\$ 3,980,507	\$ 4,100,025	\$ 4,223,028	\$ 4,349,716	\$ 4,480,208	\$ 4,614,614	\$ 4,753,053	\$ 4,895,644	\$ 5,042,514	\$ 5,193,789	\$ 5,349,603	\$ 5,510,091	\$ 5,675,393	\$ 5,845,655	\$ 6,021,025									
	City Tax Rate	7%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226,562	\$ 233,359	\$ 240,359	\$ 247,570	\$ 254,997	\$ 262,647	\$ 270,527	\$ 278,642	\$ 286,996	\$ 295,683	\$ 304,702	\$ 314,054	\$ 323,741	\$ 333,763	\$ 344,121	\$ 354,824	\$ 365,868	\$ 377,250	\$ 388,970	\$ 401,014	\$ 413,481	\$ 426,370									
	State Tax Rate	6%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194,196	\$ 200,022	\$ 206,022	\$ 212,203	\$ 218,569	\$ 225,126	\$ 231,880	\$ 238,826	\$ 245,966	\$ 253,300	\$ 260,827	\$ 268,550	\$ 276,469	\$ 284,584	\$ 292,895	\$ 301,402	\$ 310,105	\$ 318,905	\$ 327,802	\$ 336,896	\$ 346,187	\$ 355,674	\$ 365,357								
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,788	\$ 435,380	\$ 446,382	\$ 459,773	\$ 473,566	\$ 487,773	\$ 502,407	\$ 517,472	\$ 532,956	\$ 548,863	\$ 565,199	\$ 581,954	\$ 600,131	\$ 619,835	\$ 641,072	\$ 663,956	\$ 688,501	\$ 714,735	\$ 742,675	\$ 772,333	\$ 803,739	\$ 837,015	\$ 872,272								
		80%	70%	80%	70%	80%	70%	80%	70%	80%	70%	80%	70%	80%	70%	80%	70%	80%	70%	80%	70%	80%	70%	80%	70%	80%	70%	80%	70%	80%	70%							



Financial Feasibility Analysis - Anticipated TIRZ Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

REVENUE YEAR	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	TOTALS
TABLE 1. TAXABLE VALUE	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	
TABLE 2. TAX REVENUE	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	
TABLE 3. GENERAL IMPACT	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	
TABLE 4. PAYABLE VALUE	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464
TABLE 5. TAXABLE VALUE GROWTH	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464
TABLE 6. PAYABLE VALUE GROWTH	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464
TABLE 7. GENERAL IMPACT (A)	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464
TABLE 8. GENERAL IMPACT (B)	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464	413,464

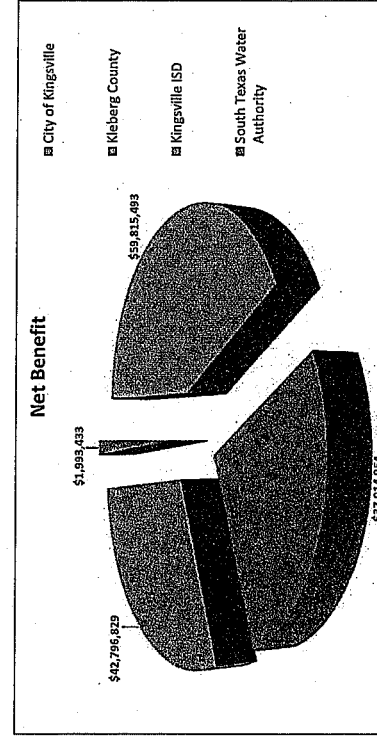
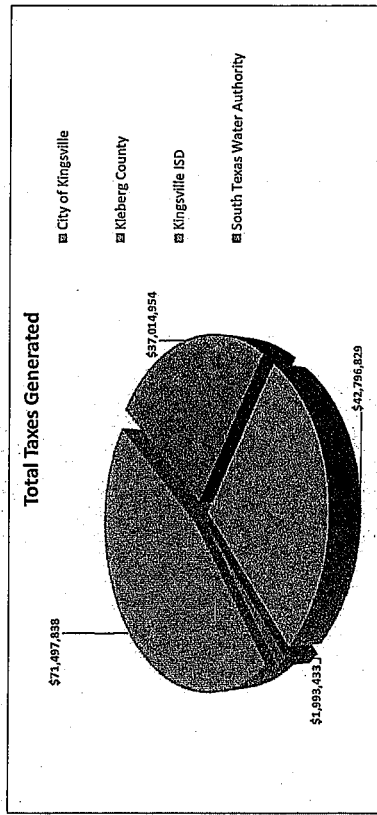


Financial Feasibility Analysis - Summary

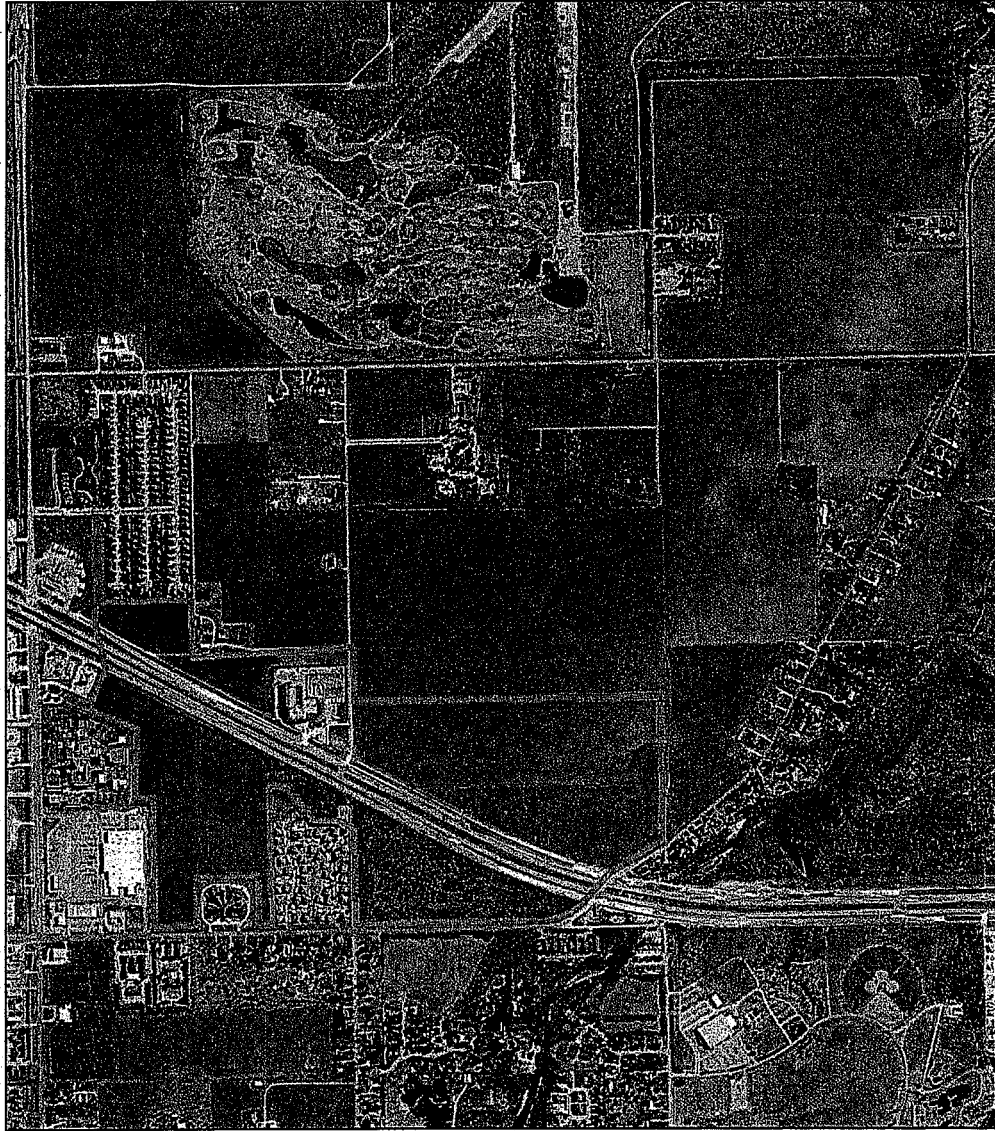
Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation	Net Benefit
City of Kingsville	\$71,497,838	\$11,682,345	\$58,815,493
Kleberg County	\$37,014,954	\$0	\$37,014,954
Kingsville ISD	\$42,796,829	\$0	\$42,796,829
South Texas Water Authority	\$1,993,433	\$0	\$1,993,433
Total	\$153,303,053	\$11,682,345	\$141,620,708

Taxing Jurisdictions	Total Taxes Generated	Participation
City of Kingsville	\$71,497,838	\$11,682,345
Real Property	\$2,792,690	\$11,682,345
Hotel Occupancy Tax	\$1,552,585	\$0
Sales	\$40,151,563	\$0



Terms and Conditions



Length of TIRZ #3 in Years:

The TIRZ has a 30 year term and is scheduled to end on December 31, 2054 (with the final year's tax increment to be collected by September 1, 2055).

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's project and financing plan.



APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Owner Name	Acres	Legal Description	Estimated Taxable Value
10621	WEST PAUL M	29.361	KT & ICO, BLOCK 22, LOT PT 3, 4, ACRES 29.361	\$ 11,100
12190	SMITH & SULLIVAN INC	1.99	KT & ICO, BLOCK 22, LOT PT 6, (S/E COR 140 X 620), ACRES 1.99	\$ 6,370
13841	TEXAN STORE PROPERTIES LLC	28.53	KT & ICO, BLOCK 22, LOT PT 12-13, ACRES 28.530	\$ 1,626,210
16494	CITY OF KINGSVILLE	5	KT & ICO, BLOCK 30, LOT PT 5, (EXEMPT), (WASTE WATER SOUTH PLANT)	\$ -
17015	TEXAN STORE PROPERTIES LLC	24.36	KT & ICO, BLOCK 22, LOT PT 12-13, ACRES 24.36	\$ 2,940
19114	T & R TRUST	22.01	KT & ICO, BLOCK 22, LOT PT 5, ACRES 22.01	\$ 8,320
21463	TEXAS STORE PROPERTIES LLC	9.299	KT & ICO, BLOCK 22, LOT PT 11, ACRES 9.299	\$ 3,520
22312	JL BARTH COMPANY	6.643	KT & ICO, BLOCK 22, LOT 6.643 ACS OF PT 6, ACRES 6.643	\$ 2,510
30949	WESTERN KINGSVILLE LTD	5.659	HUNTERS COVE, LOT 2, ACRES 5.659	\$ 331,720
33335	HENNESSEY KINGSVILLE INVESTMENT LLC	12.816	KT & ICO, BLOCK 22, LOT PT 1, PT 2, ACRES 12.816	\$ 4,950
41227	LAKSHMI LTD	5.7041	ABINCO IND PARK 1 (AMENDED REPLAT), LOT 2, (HWY 77 ONE STOP & 77 RV PARK), ACRES 5.7041	\$ 1,386,580
41228	DATTA MANGLAM HOSPITALITY LLC	3.5279	ABINCO IND PARK 1 (AMENDED REPLAT), LOT 1, (KNIGHTS INN), ACRES 3.5279	\$ 699,264
42561	PRAKRUTHI LLC	40.33	KT & ICO, BLOCK 22, LOT PT 11, 14, ACRES 40.33	\$ 14,240
45169	TEXAS DEPT OF TRANSPORTATION	3.896	KT & ICO, BLOCK 22, LOT PT 3, PT 6, PT 11-13, (ROW), (FOR INFO ONLY), ACRES 3.896	\$ -
45295	TEXAS DEPT OF TRANSPORTATION	0.026	KT & ICO, BLOCK 22, LOT PT 12-13, (ROW), (FOR INFO ONLY), ACRES 0.026	\$ -
46276	BRAZOS DE SANTOS PARTNERS LTD	1.148	BILL MILLER BAR-B-Q, BLOCK 1, LOT 3, ACRES 1.148	\$ 36,740

CONSENT AGENDA

AGENDA ITEM #1

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



Budget Amend.

For Information on events and facilities
www.cityofkingsville.com/department/parks

Email:

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.

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
Fund 001 – General Fund					
<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 #2

**City of Kingsville
Department Name**

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

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
Fund 097 – Vehicle Replacement-Fire					
<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

REGULAR AGENDA

AGENDA ITEM #3

Public Notices

Originally published at caller.com on 11/15/2024

PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING OF THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS TO CONSIDER THE ADVISABILITY OF THE CREATION OF REINVESTMENT ZONE NUMBER THREE, CITY OF KINGSVILLE, TEXAS FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311, TEXAS TAX CODE

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Kingsville, Texas (the "City"), pursuant to Chapter 311.003 Texas Tax Code, as amended, (the "Act"), will hold a public hearing at 5:00 p.m. on Monday, November 25, 2024, at City Hall, 400 W. King Avenue, Kingsville, Texas 78363, for the purpose of considering the creation of Reinvestment Zone Number Three, City of Kingsville, Texas, located within the boundaries of the City and the City's extraterritorial jurisdiction.

All persons are invited to attend the hearing and speak for or against the creation of Tax Increment Reinvestment Zone Number Three, City of Kingsville, Texas, the proposed boundaries, or the concept of tax increment financing. Written or oral statements will be considered. The proposed boundaries are non-contiguous and consist of approximately 200 acres within two areas. Area #1 is generally located west and east of US Highway 77, south of E General Cavazos Boulevard, west of Brahma Boulevard, and north of FM 1717. Area #2 consists of Property ID 16494, legally described as K T & I CO, BLOCK 30, LOT PT 5. A more detailed legal description and boundary map of the proposed Reinvestment Zone Number Three, City of Kingsville, Texas, are on file and open for public inspection in the office of the City Secretary at City Hall, 400 W. King Avenue, Kingsville, Texas 78363. Questions or requests for additional information may be directed to Natalie Moore, David Pettit Economic Development, LLC, nmoore@dpedllc.com; 817-439-9515.

Proposed Tax Increment Reinvestment Zone #3

City of Kingsville, TX

NOVEMBER 25, 2024



DAVID PETTIT
Economic Development

PURPOSE

- Tax Increment Financing Concept
- Proposed Tax Increment Reinvestment Zone #3
- Next Steps
- Questions



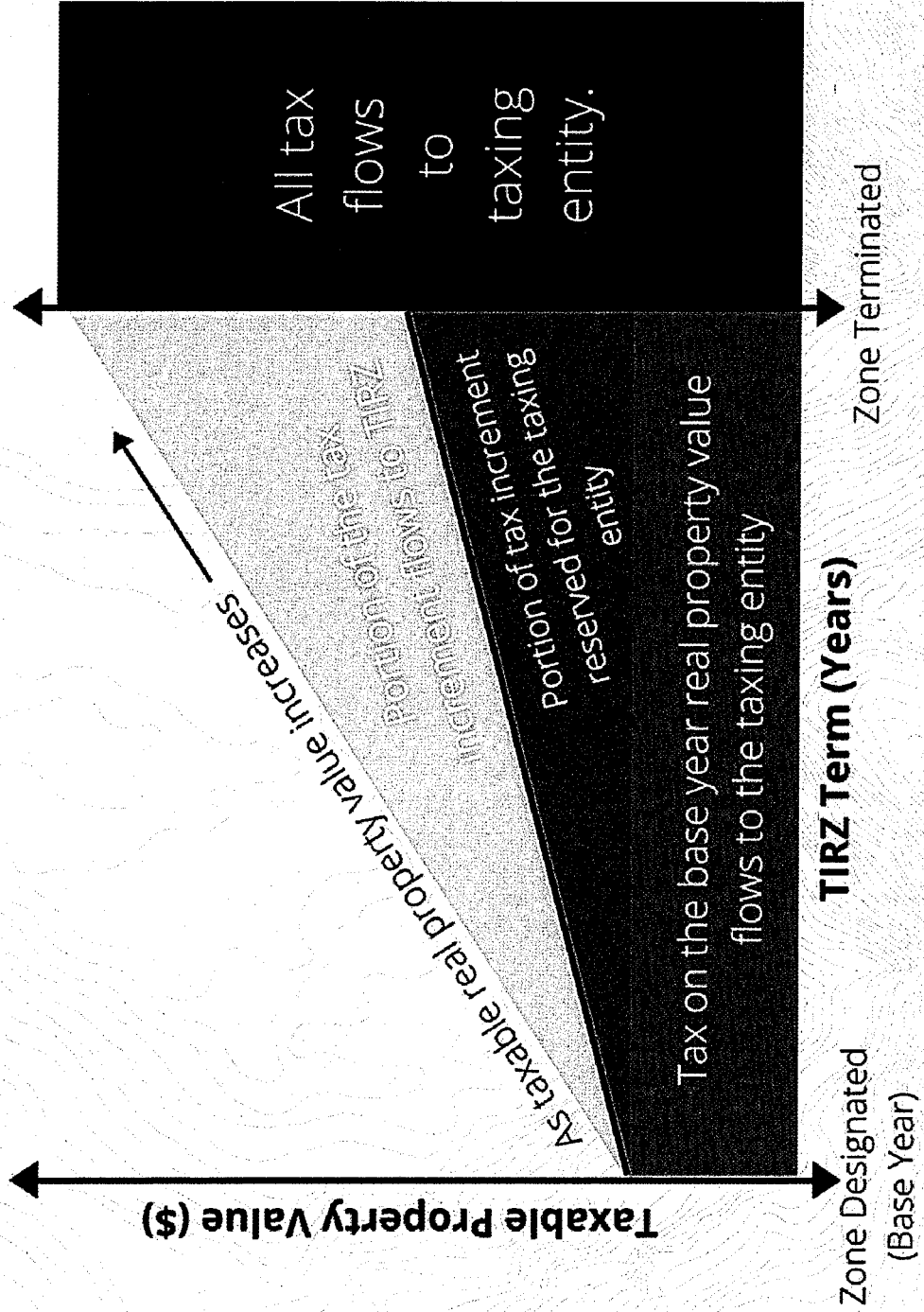
TAX INCREMENT FINANCING

- Tax Increment Financing (TIF) is a tool that incentivizes economic development within a Tax Increment Reinvestment Zone (TIRZ)
- Governed by Tax Code, Chapter 311
- Hundreds of TIRZs have been created in the state of Texas
- Cities, alone or *in partnership with other taxing units*, can use this tool to pay for improvements in a zone so it will attract new development, facilitate investment, and bring excitement and energy to a designated area



TAX INCREMENT FINANCING

- Not a new tax on development
 - Redirects a portion of tax generated from new development within TIRZ



WHY CREATE A TIRZ?

- Private development activity expected to occur within a designated area
- Provides a funding source without impacting the current amount of general fund revenues for each participating taxing entity
- Ability to leverage revenues from taxable property within the TIRZ to generate a larger increment
- Attracts potential developers and investment into area that may not otherwise occur
- A TIRZ can pay for:
 - infrastructure;
 - public improvements;
 - economic development programs (Chapter 380); or
 - other projects benefiting the zone





TIRZ CREATION PROCESS

- Chapter 311 outlines the various procedures for creating and amending a TIRZ. Two main documents:
 1. Creation Ordinance
 2. TIRZ Project and Financing Plan
- Creation Ordinance establishes five key elements:
 - 1) Boundary; 2) Term; 3) TIRZ Board; 4) City Participation and 5) *Preliminary Project and Financing Plan*
- *Final Project and Financing Plan*
 - 1) After TIRZ creation the Final Project and Financing Plan is recommended by the TIRZ Board; and
 - 2) Approved the City Council by separate ordinance



PROPOSED TIRZ #3 – Overview

- Goal is to encourage private development that will yield additional tax revenue to all taxing jurisdictions
- Consists of approximately 200 acres (noncontiguous)
- The base value would be as of January 1, 2024
- **30-year** term - December 31, 2054 (with final year's tax to be collected by September 1, 2055)
- Proposing that the **City participate at a rate of 50%** of its real property increment

PROPOSED TIRZ #3 – Anticipated Development

- DPED projects that retail and hotel development could occur during the life of the TIRZ, based on market trends, known planned development, and input from City staff

TIRZ #3	Projected Completion Date	Units/SF	RP Taxable Value per Unit/SF	Incremental Value	Sales/SF	Incremental Sales
Retail	2028	22,000	\$ 200	\$ 4,400,000	\$ 200	\$ 4,400,000
Retail	2028	5,000	\$ 200	\$ 1,000,000	\$ 200	\$ 1,000,000
Retail	2028	25,000	\$ 200	\$ 5,000,000	\$ 200	\$ 5,000,000
Retail	2028	25,000	\$ 200	\$ 5,000,000	\$ 200	\$ 5,000,000
Retail	2028	62,365	\$ 200	\$ 12,473,000	\$ 200	\$ 12,473,000
Retail	2028	5,700	\$ 200	\$ 1,140,000	\$ 200	\$ 1,140,000
Retail	2028	16,385	\$ 200	\$ 3,277,000	\$ 200	\$ 3,277,000
Retail	2028	10,000	\$ 200	\$ 2,000,000	\$ 200	\$ 2,000,000
Retail	2028	12,860	\$ 200	\$ 2,572,000	\$ 200	\$ 2,572,000
Retail	2028	10,000	\$ 200	\$ 2,000,000	\$ 200	\$ 2,000,000
Retail	2028	16,445	\$ 200	\$ 3,289,000	\$ 200	\$ 3,289,000
Retail	2028	11,970	\$ 200	\$ 2,394,000	\$ 200	\$ 2,394,000
Retail	2030	4,550	\$ 200	\$ 910,000	\$ 200	\$ 910,000
Retail	2032	15,200	\$ 200	\$ 3,040,000	\$ 200	\$ 3,040,000
Retail	2034	14,500	\$ 200	\$ 2,900,000	\$ 200	\$ 2,900,000
Restaurant	2028	6,500	\$ 200	\$ 1,300,000	\$ 200	\$ 1,300,000
Restaurant	2030	6,400	\$ 200	\$ 1,280,000	\$ 200	\$ 1,280,000
Restaurant	2032	6,635	\$ 200	\$ 1,327,000	\$ 200	\$ 1,327,000
Restaurant	2034	5,525	\$ 200	\$ 1,105,000	\$ 200	\$ 1,105,000
Hotel	2030	80	\$ 70,000	\$ 5,600,000	\$ -	\$ -
Retail	2030	30,000	\$ 200	\$ 6,000,000	\$ 200	\$ 6,000,000
Total		312,115		\$ 68,007,000		\$ 62,407,000



PROPOSED TIRZ #3 – Participation

- Proposing the City of Kingsville would contribute 50% of the real property increment within the Zone, above a 2024 base
- The Anticipated Development is projected to generate \$11.7 Million in TIRZ Revenue to fund the Project Costs, over the 30 year term

Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation	Net Benefit
City of Kingsville	\$71,497,838	\$11,682,345	\$59,815,493
Kleberg County	\$37,014,954	\$0	\$37,014,954
Kingsville ISD	\$42,796,829	\$0	\$42,796,829
South Texas Water Authority	\$1,993,433	\$0	\$1,993,433
Total	\$153,303,053	\$11,682,345	\$141,620,708

Taxing Jurisdictions	Total Taxes Generated	Participation
City of Kingsville	\$71,497,838	\$11,682,345
Real Property	\$37,014,954	\$11,682,345
Hotel Occupancy Tax	\$42,796,829	\$0
Sales	\$1,993,433	\$0

PROPOSED TIRZ #3 – Project Costs

Proposed Project Costs - TIRZ #3		
Public Utilities	\$ 1,752,352	15%
<i>Water Facilities and Improvements, Sanitary Sewer Facilities and Improvements, Storm Water Facilities and Improvements</i>		
Parking and Transit Improvements	\$ 1,752,352	15%
Street and Intersection Improvements	\$ 1,752,352	15%
Pedestrian Enhancements	\$ 1,401,881	12%
<i>Streetscape, lighting, public art, and other amenities that enhance the pedestrian experience</i>		
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 1,168,234	10%
Economic Development Grants	\$ 3,504,703	30%
Administrative Costs	\$ 350,470	3.0%
Total	\$ 11,682,345	100%

- The categories listed in the table above are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.
- The costs illustrated are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item
- It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration



PROPOSED NEXT STEPS

- **November 25th: 1st Reading and Public Hearing Creation Ordinance**
- **December 9th: 2nd Reading and Consideration**
- Creation ordinance establishes five key elements:
 - Boundary;
 - Term;
 - TIRZ Board;
 - City Participation; and
 - Preliminary Project and Financing Plan
- **Spring 2025:** Upon TIRZ creation the Final Project and Financing Plans is approved by the TIRZ Board and then the City Council by separate ordinance

CITY OF KINGSVILLE, TEXAS

ORDINANCE NO. 24-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS, PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, CREATING TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER THREE, CITY OF KINGSVILLE, TEXAS.

WHEREAS, the City of Kingsville, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (the “Act”), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous or noncontiguous geographic area that is in the corporate limits of the municipality or the extraterritorial jurisdiction (the “ETJ”) of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Commission desires to promote the development of a certain contiguous geographic area in the City and the City’s ETJ, which is more specifically described in *Exhibits "A" and "B"* of this Ordinance (the "Zone"), through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Three, City of Kingsville*, attached as *Exhibit C* (hereinafter referred to as the “Preliminary Project and Finance Plan”) for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on November 15, 2024, which date is before the seventh (7th) day before the public hearing held on November 25, 2024; and

WHEREAS, at the public hearing on November 25, 2024, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on November 25, 2024, and in favor of the creation of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Commission, the public hearing was closed on November 25, 2024; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed reinvestment zone.

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

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

That the City Commission, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the creation of the reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and
- (b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in *Exhibits "A" and "B"* will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and
- (c) That the proposed reinvestment zone, as defined in *Exhibits "A" and "B"*, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 - 1. It is a geographic area located within the City limits of the City and the City's ETJ; and

2. That the City Commission further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City or county.

- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City or county; and
- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Commission hereby designates the area described and depicted in Exhibits "A" and "B" hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number Three, City of Kingsville, Texas (hereinafter referred to as the "Zone").

SECTION 4. BOARD OF DIRECTORS.

That a board of directors for the Zone ("Board") is hereby created. The Board shall consist of five (5) members comprised of four (4) City Commission members and the Mayor.

The Mayor shall serve as chairman of the Board and the Board may elect a vice chairman and such other officers as the Board sees fit. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one member of the board. The number of directors on the Board of Directors shall be increased by one for each taxing unit that appoints a director to the board; provided, that the maximum number of directors shall not exceed fifteen (15).

The Board shall make recommendations to the City Commission concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Commission for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project plan and financing plan.

Pursuant to Section 311.010(h) of the Act and Article III, Section 52-a of the Texas Constitution, the City Commission hereby authorizes the Board, as necessary or convenient to implement the Project and Finance Plan and achieve its purposes, to establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the Zone, eliminating unemployment and underemployment in the Zone, and developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants of land and buildings and make grants from the Tax Increment Fund for activities that benefit the Zone and stimulate business and commercial activity in the Zone. In addition, the City Commission hereby authorizes the Board to exercise all of the powers of the City under Chapter 380, Texas Local Government Code, as amended.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2054 (with the final year's tax increment to be collected by September 1, 2055); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

That the tax increment base for the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2024, which is the year in which the Zone was designated as a reinvestment zone.

The TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, and (ii) fifty percent (50%) of the City's tax increment, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any

time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 7. TAX INCREMENT FUND.

That there is hereby created and established a "Tax Increment Fund" for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the TIF Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b), Texas Tax Code.

SECTION 8. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Commission at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Commission further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law.

INTRODUCED on this the 25th day of November, 2024.

PASSED AND APPROVED on this the 12th day of December, 2024.

Effective Date: _____

CITY OF KINGSVILLE

Sam Fugate, Mayor

ATTEST:

Mary Valenzuela
City Secretary

APPROVED AS TO FORM:

Courtney Alvarez
City Attorney

EXHIBIT A

BOUNDARY DESCRIPTION

The TIRZ is non-contiguous and consists of two areas, further described below.

Area #1

Beginning at the point where the eastern right of way boundary of Highway 77 meets the northwest corner of Property ID 33335, thence

East along the northern boundary of Property ID 33335, continuing south and then west along the boundary of Property ID 33335 to the point where the southeast corner of Property ID 10621 meets the northeast corner of Property ID 22312, thence

South along the eastern boundary of Property ID 22312 to the point it meets the northeast corner of Property ID 12190, thence

South along the eastern boundary of Property ID 12190 to the point it meets the northern right of way boundary of Trant Road, thence

South across Trant Road to the southern right of way boundary of Trant Road, thence

West along the southern right of way boundary of Trant Road to the point it meets the northeast corner of Property ID 42561, thence

South along the eastern boundary of Property ID 42561, continuing west along the southern boundary of Property ID 42561 to the point it meets the southeast corner of Property ID 17015, thence

West along the southern boundary of Property ID 17015 to the point it meets the eastern right of way boundary of FM 1717, thence

North along the eastern right of way of FM 1717/Brahma Boulevard to the point it meets the northwest corner of Property ID 13841, thence

West along the northern boundary of Property ID 13841 to the point it meets the southwest corner of 30949, thence

North along the western boundary of Property ID 30949 to the point it meets the southern boundary of Property ID 19114, thence

West along the southern boundary of Property ID 19114, continuing along the boundary of Property ID 19114 to the point it meets the southern boundary of Property ID 10621, thence

West along the southern boundary of Property ID 10621, continuing along the boundary of Property ID 10621 to the point it meets the northwest corner of Property ID 46276, thence

East along the northern boundary of Property ID 46276 to the point the northeast corner of Property ID 46276 meets the western right of way boundary of Highway 77, thence

East across Highway 77 to the point where the eastern right of way boundary of Highway 77 meets the northwest corner of Property ID 33335, which is the point of beginning.

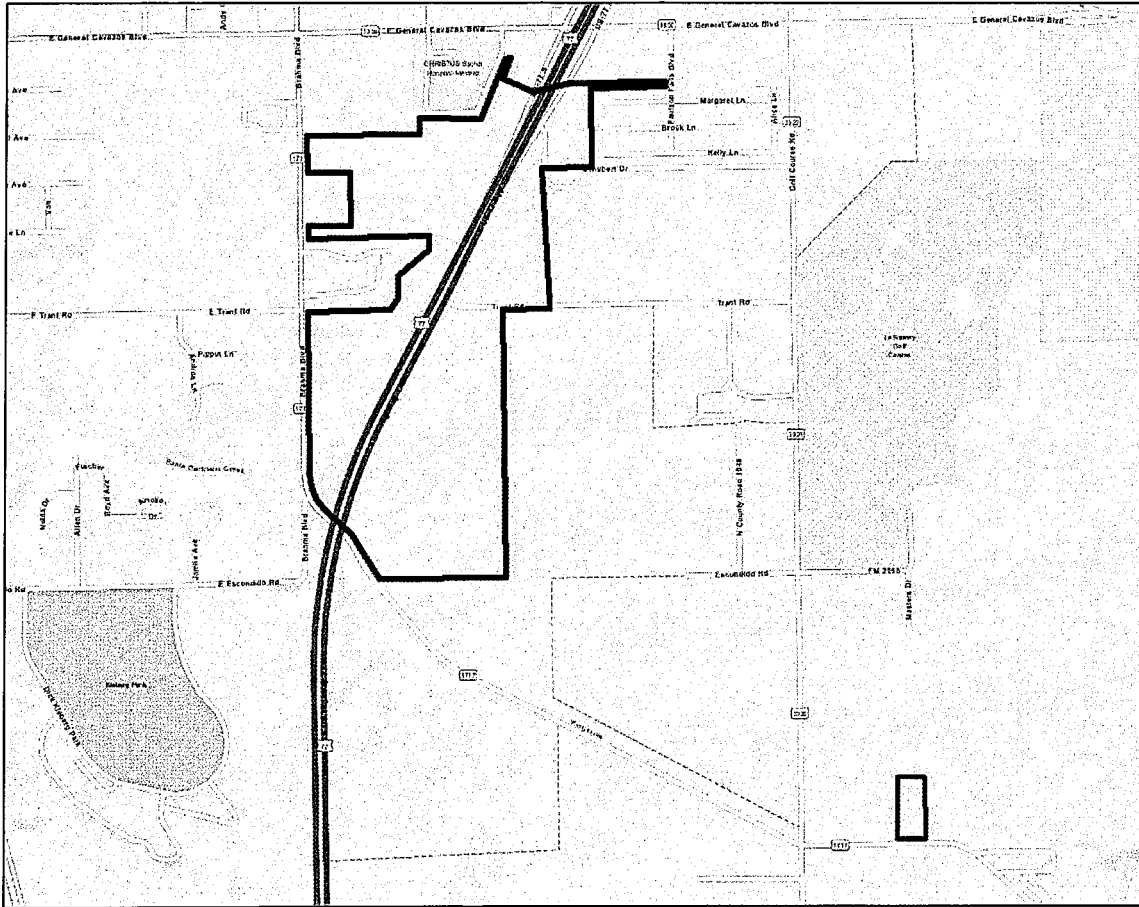
EXHIBIT A

BOUNDARY DESCRIPTION (CONTINUED)

Area #2

Consisting of Property ID 16494, legally described as K T & I CO, BLOCK 30, LOT PT 5.

EXHIBIT B
BOUNDARY MAP



 - TIRZ Boundary

EXHIBIT C
PRELIMINARY PROJECT PLAN AND FINANCE PLAN

Tax Increment Reinvestment Zone #3 City of Kingsville, Texas

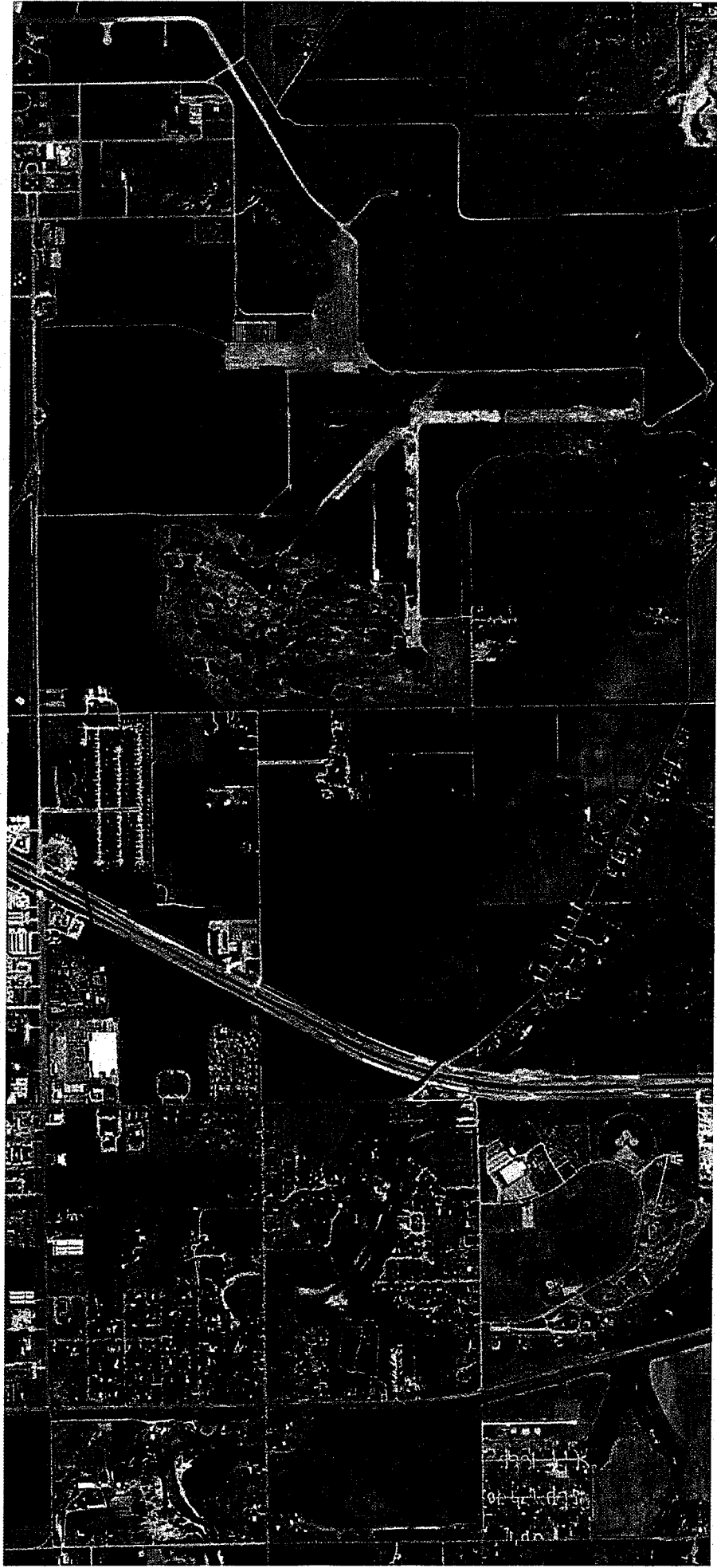


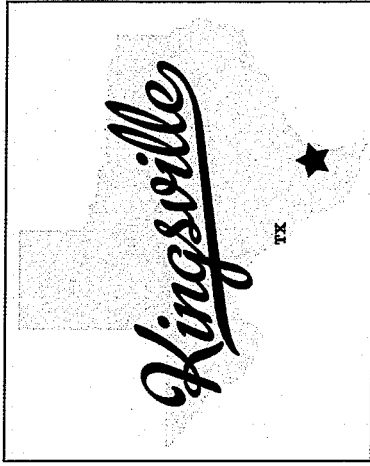
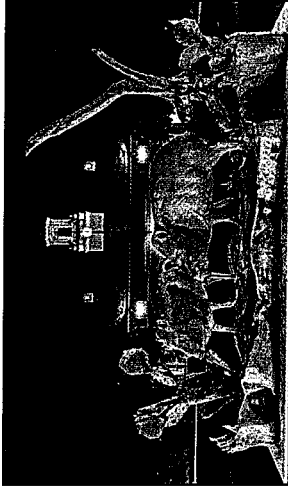
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- Introduction 1
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- Proposed Development 5
- Project Costs 6
- Financial Feasibility Analysis 8
- Terms and Conditions 15
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DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



Kingsville, TX, located in Kleberg County, is positioned between the Texas Gulf Coast on the east and the Brush Country on the west. Kingsville is home to nearly 25,000 people and is also home to a leading public research university, Texas A&M Kingsville, a Naval Air Station and several Fortune 500 industrial companies.

Kingsville's proximity to major highways is a plus for this community that promotes itself as "A Main Street Community." The city sits just off U.S. Highway 77, which is a major corridor from Texas to Mexico. Highway 77, soon to become a part of the I-69 corridor, is a busy road. Both local and national truck carriers provide inbound and outbound service through connecting lines from San Antonio, Houston and Dallas. Shipments to and from the Ports of Corpus Christi and Houston are convenient to Kingsville by truck. The city is also served with incoming and outgoing rail service by the Union Pacific Railroad. Kingsville is located 38 miles southwest of Corpus Christi International Airport, and is served by American, Southwest and United Airlines. Kingsville is also immediately accessible when you fly into Kleberg County Airport.

Kingsville proudly offers a diverse selection of outdoor activities, restaurants, and retail establishments for visitors and locals alike. Tour one of our many historic museums, exciting planned events, or local attractions and enjoy an unforgettable excursion off the beaten path.

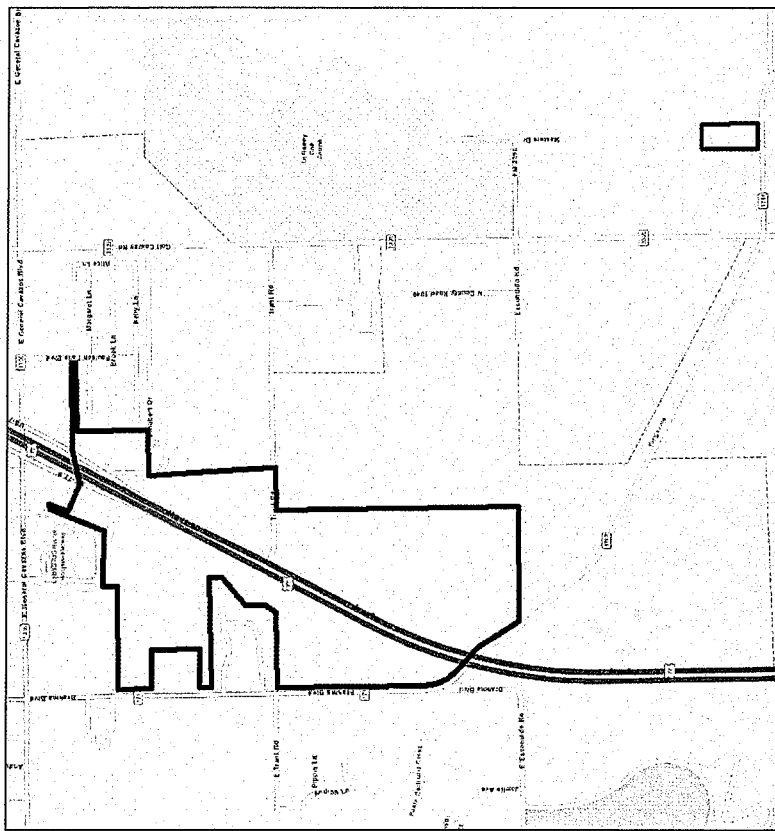
Introduction

Tax Increment Reinvestment Zone #3, City of Kingsville

Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ).

On December 9, 2024 the City Commission of the City of Kingsville, Texas (the "Commission"), pursuant to Chapter 311 of the Texas Tax Code, will consider an ordinance designating a contiguous geographic area within the City limits and within the limits of the City's extraterritorial jurisdiction ("ETJ") as Reinvestment Zone Number Three, City of Kingsville, Texas. The goal of Tax Increment Reinvestment Zone #3 (TIRZ #3) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This project and financing plan outlines the funding of \$11,682,345 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Kingsville. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



TIRZ Boundary

Boundary Description

TIRZ #3 consists of approximately 200 acres. The TIRZ is non-contiguous and consists of two areas, further described below. Area #1 is located within the City limits, and Area #2 is located within the City's ETJ.

Legal Description TIRZ #3

Area #1

Beginning at the point where the eastern right of way boundary of Highway 77 meets the northwest corner of Property ID 33335, thence

East along the northern boundary of Property ID 33335, continuing south and then west along the boundary of Property ID 33335 to the point where the southeast corner of Property ID 10621 meets the northeast corner of Property ID 22312, thence

South along the eastern boundary of Property ID 22312 to the point it meets the northeast corner of Property ID 12190, thence

South along the eastern boundary of Property ID 12190 to the point it meets the northern right of way boundary of Trant Road, thence

South across Trant Road to the southern right of way boundary of Trant Road, thence

West along the southern right of way boundary of Trant Road to the point it meets the northeast corner of Property ID 42561, thence

South along the eastern boundary of Property ID 42561, continuing west along the southern boundary of Property ID 42561 to the point it meets the southeast corner of Property ID 17015, thence

West along the southern boundary of Property ID 17015 to the point it meets the eastern right of way boundary of FM 1717, thence

North along the eastern right of way of FM 1717/Brahma Boulevard to the point it meets the northwest corner of Property ID 13841, thence

West along the northern boundary of Property ID 13841 to the point it meets the southwest corner of 30949, thence

North along the western boundary of Property ID 30949 to the point it meets the southern boundary of Property ID 19114, thence

West along the southern boundary of Property ID 19114, continuing along the boundary of Property ID 19114 to the point it meets the southern boundary of Property ID 10621, thence

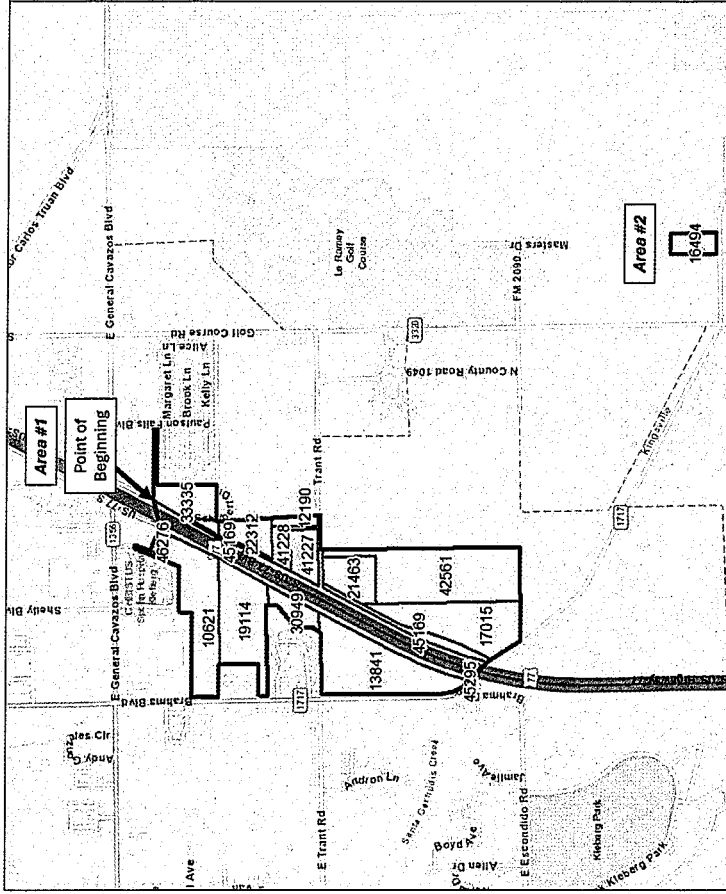
West along the southern boundary of Property ID 10621, continuing along the boundary of Property ID 10621 to the point it meets the northwest corner of Property ID 46276, thence

Area #1 is located within the City limits, and Area #2 is located within the City's ETJ.

East along the northern boundary of Property ID 46276 to the point the northeast corner of Property ID 46276 meets the western right of way boundary of Highway 77, thence
 East across Highway 77 to the point where the eastern right of way boundary of Highway 77 meets the northwest corner of Property ID 33335, which is the point of beginning.

Area #2

Consisting of Property ID 16494, within the City's ETJ, and legally described as K T & I CO, BLOCK 30, LOT PT 5.



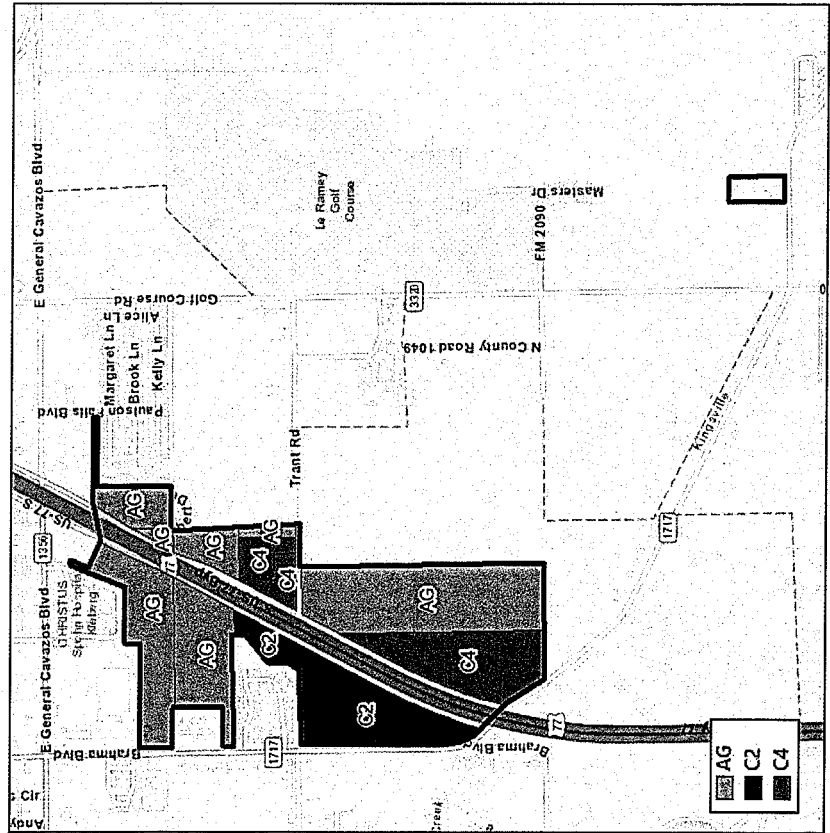
Current Conditions

Land Use

The land within Area #1 of the zone is primarily vacant land that is well positioned for future development. There is also a hotel property within the zone. Area #2 is improved with a waste water plant. Less than 30 percent of the property in the zone, excluding property that is publicly owned, is used for residential purposes.

Zoning

The land within the TIRZ that is within the City limits is zoned AG: Agricultural District (shaded in yellow), C2: Retail District (shaded in red), and C4: Commercial District (shaded in green). The land within the TIRZ that is in the ETJ is not zoned. The property may need to be rezoned to accommodate any future development. It is not anticipated there will be any changes to the City of Kingsville zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.



Proposed Development

Anticipated Development

The land within the zone is well positioned for future development and redevelopment. The table below provides an overview of the scope and timing of potential development that DPED projects could occur during the life of the TIRZ, based on market trends, known planned development, and input from City staff. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.

TIRZ #3	Projected Completion Date	Units/SF	RP Taxable Value per Unit/SF	Incremental Value	Sales/SF	Incremental Sales
Retail	2028	22,000	\$	4,400,000	200	\$ 4,400,000
Retail	2028	5,000	\$	1,000,000	200	\$ 1,000,000
Retail	2028	25,000	\$	5,000,000	200	\$ 5,000,000
Retail	2028	25,000	\$	5,000,000	200	\$ 5,000,000
Retail	2028	62,365	\$	12,473,000	200	\$ 12,473,000
Retail	2028	5,700	\$	1,140,000	200	\$ 1,140,000
Retail	2028	16,385	\$	3,277,000	200	\$ 3,277,000
Retail	2028	10,000	\$	2,000,000	200	\$ 2,000,000
Retail	2028	12,860	\$	2,572,000	200	\$ 2,572,000
Retail	2028	10,000	\$	2,000,000	200	\$ 2,000,000
Retail	2028	16,445	\$	3,289,000	200	\$ 3,289,000
Retail	2028	11,970	\$	2,394,000	200	\$ 2,394,000
Retail	2030	4,550	\$	910,000	200	\$ 910,000
Retail	2032	15,200	\$	3,040,000	200	\$ 3,040,000
Retail	2034	14,500	\$	2,900,000	200	\$ 2,900,000
Restaurant	2028	6,500	\$	1,300,000	200	\$ 1,300,000
Restaurant	2030	6,400	\$	1,280,000	200	\$ 1,280,000
Restaurant	2032	6,635	\$	1,327,000	200	\$ 1,327,000
Restaurant	2034	5,525	\$	1,105,000	200	\$ 1,105,000
Hotel	2030	80	\$	5,600,000	-	\$ -
Retail	2030	30,000	\$	6,000,000	200	\$ 6,000,000
Total		312,115		\$ 68,007,000		\$ 62,407,000

*\$68,007,000 represents the estimated 2024 taxable value of the Anticipated Development. The Anticipated Development is projected to generate \$11,682,345 in TIRZ Revenue to fund the Project Costs outlined on Page 6.

Project Costs

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #3 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #3		15%
Public Utilities	\$ 1,752,352	15%
<i>Water Facilities and Improvements, Sanitary Sewer Facilities and Improvements, Storm Water Facilities and Improvements</i>		
Parking and Transit Improvements	\$ 1,752,352	15%
Street and Intersection Improvements	\$ 1,752,352	15%
Pedestrian Enhancements	\$ 1,401,881	12%
<i>Streetscape, lighting, public art, and other amenities that enhance the pedestrian experience</i>		
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 1,168,234	10%
Economic Development Grants	\$ 3,504,703	30%
Administrative Costs	\$ 350,470	3.0%
Total	\$ 11,682,345	100%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The project costs listed above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$11,682,345 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
 - (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
 - (C) real property assembly costs;
 - (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
 - (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
 - (F) relocation costs;
 - (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
 - (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
 - (I) the cost of operating the reinvestment zone and project facilities;
 - (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
 - (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
 - (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.



Project Costs

Public Utilities Includes but is not limited to:

Water Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of water facilities and improvements that support the development and redevelopment of the TIRZ.

Sanitary Sewer Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of structures or systems designed for the collection, transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.

Storm Water Facilities and Improvements: Many areas within the TIRZ have an aging infrastructure, making proper utility drainage an important component of the project plan. Utility drainage encompasses the physical provisions to accommodate and regulate stormwater runoff to preclude excessive erosion and sedimentation and to control and regulate the rate of flow. Facilities/systems can include natural features and conduits, channels, ditches, swales, pipes, detention devices or other devices designed or intended to carry, direct, detain or otherwise control stormwater.

Parking and Transit Improvements: Parking structures, whether newly constructed or existing, may be utilized to encourage denser development and support public access to commercial, residential, and retail developments at future mixed-use or transit-oriented developments. Parking includes, but is not limited to, parking garages; surface parking; parking lighting; parking signage and wayfinding; parking meters/kiosks and electrical charging stations. The goal is to create compact, walkable, pedestrian-centered developments to enhance and act as a catalyst to spur additional development and redevelopment in the district.

Street and Intersection Improvements and Pedestrian Enhancements: The TIRZ will encourage the construction of multi-functional, pedestrian-oriented, aesthetically-pleasing, safe, and inviting street for residents and visitors. Creating a pleasing public realm supports and encourages a wide variety of new development and investment. Elements of complete streets include the building to building improvements which may encompass: sidewalks, shared travel lanes (e.g. bus and bicycle), parallel and angled parking, pedestrian crosswalks, pedestrian and emergency bulb (American with Disabilities Act (ADA) accessibility), awnings, street improvements, planters, pedestrian street furniture, bike racks and pedestrian lighting. This includes public art and other amenities that enhance the pedestrian experience.

Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements: In accordance with Sec. 311.008(4B), TIRZ funds may be used to acquire, construct, reconstruct, or install public works, facilities, or sites or other public improvements. Costs of design, improvements, and land acquisition are TIRZ eligible expenses and can be funded from this category.

Economic Development Grants: This may include grants, loans, and services for public and private development. Eligible TIRZ project costs are not limited to public uses and may also include projects that involve: historic preservation, demolition, environmental remediation and economic development grants. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone.

Administrative Costs: Administrative costs, including reasonable charges for the time spent by employees of the City, to assist with implementation within the TIRZ will be eligible for reimbursement as project costs, upon approval by the Board of Directors and in connection with the implementation of the Project and Financing Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category.

Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous page, the City of Kingsville will contribute 50% of the real property increment within the Zone.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

TIRZ #3	Real Property Tax - 2024 Rates	Participation
	City of Kingsville	50%
	Kleberg County	0%
	Kingsville ISD	0%
	South Texas Water Authority	0%
	0.77000000	0.38500000
	0.77187000	0.00000000
	1.41040000	0.00000000
	0.06569500	0.00000000
	3.01796500	0.38500000

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the following pages.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

	Personal Property Tax	Participation
	City of Kingsville	0%
	Kleberg County	0%
	Kingsville ISD	0%
	South Texas Water Authority	0%
	0.77000000	0.00000000
	0.77187000	0.00000000
	1.41040000	0.00000000
	0.06569500	0.00000000
	3.01796500	0.00000000

	Sales Tax	Participation
	City of Kingsville	0%
	Kleberg County	0%
	0.01500000	0.00000000
	0.00500000	0.00000000
	0.02000000	0.00000000



Financial Feasibility Analysis - Development Input

▶ INPUT

INFLATION RATE	3.00%
----------------	-------

DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Kingsville	0.77000000	6%	0.38500000
Kibburg County	0.77187000	0%	0.00000000
Kingsville ISD	1.41040000	0%	0.00000000
South Texas Water Authority	0.93593500	0%	0.00000000
	3.07780500		0.38500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kingsville	0.77000000	0%	0.00000000
Kibburg County	0.77187000	0%	0.00000000
Kingsville ISD	1.41040000	0%	0.00000000
South Texas Water Authority	0.93593500	0%	0.00000000
	3.07780500		0.00000000

City of Kingsville	0.01500000	0.00%	0.00000000
Kibburg County	0.05000000	0.00%	0.00000000
	0.02500000		0.00000000

Year	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL	REAL PROPERTY TAX		PERSONAL PROPERTY TAX		SALES TAX VALUE		
										\$ MIL.	%	\$ MIL.	%	\$ MIL.	%	\$ MIL.
Retail	22,800	9,000	200,000	4,400,000	\$	200,000	\$	200,000	\$	4,400,000	\$	200,000	\$	200,000	\$	4,400,000
Retail	2028	25,000	200,000	5,000,000	\$	200,000	\$	200,000	\$	5,000,000	\$	200,000	\$	200,000	\$	5,000,000
Retail	2028	62,355	200,000	12,473,000	\$	200,000	\$	200,000	\$	12,473,000	\$	200,000	\$	200,000	\$	12,473,000
Retail	2028	9,700	200,000	1,140,000	\$	200,000	\$	200,000	\$	1,140,000	\$	200,000	\$	200,000	\$	1,140,000
Retail	2028	8,800	200,000	2,100,000	\$	200,000	\$	200,000	\$	2,100,000	\$	200,000	\$	200,000	\$	2,100,000
Retail	2028	10,000	200,000	2,272,000	\$	200,000	\$	200,000	\$	2,272,000	\$	200,000	\$	200,000	\$	2,272,000
Retail	2028	10,000	200,000	2,600,000	\$	200,000	\$	200,000	\$	2,600,000	\$	200,000	\$	200,000	\$	2,600,000
Retail	2028	16,445	200,000	3,288,000	\$	200,000	\$	200,000	\$	3,288,000	\$	200,000	\$	200,000	\$	3,288,000
Retail	2029	4,850	200,000	510,000	\$	200,000	\$	200,000	\$	510,000	\$	200,000	\$	200,000	\$	510,000
Retail	2029	11,500	200,000	3,850,000	\$	200,000	\$	200,000	\$	3,850,000	\$	200,000	\$	200,000	\$	3,850,000
Retail	2030	14,500	200,000	1,300,000	\$	200,000	\$	200,000	\$	1,300,000	\$	200,000	\$	200,000	\$	1,300,000
Retail/Restaurant	2030	6,400	200,000	1,280,000	\$	200,000	\$	200,000	\$	1,280,000	\$	200,000	\$	200,000	\$	1,280,000
Retail/Restaurant	2032	6,435	200,000	1,327,000	\$	200,000	\$	200,000	\$	1,327,000	\$	200,000	\$	200,000	\$	1,327,000
Retail/Restaurants	2034	5,625	200,000	1,185,000	\$	200,000	\$	200,000	\$	1,185,000	\$	200,000	\$	200,000	\$	1,185,000
Hotel	2035	80	70,000.00	5,000,000	\$	200,000	\$	200,000	\$	5,000,000	\$	200,000	\$	200,000	\$	5,000,000
Retail	2035	30,000	200,000	6,650,000	\$	200,000	\$	200,000	\$	6,650,000	\$	200,000	\$	200,000	\$	6,650,000
TOTAL									68,607,000							62,407,000

▶ OUTPUT

City of Kingsville	Kibburg County	Kingsville ISD	South Texas Water Authority	TOTAL	TOTAL TAX REVENUE		REAL PROPERTY TAX		PERSONAL PROPERTY TAX		SALES TAX	
					\$	%	\$	%	\$	%	\$	%
					\$ 63,640,298	44.3%	\$ 27,789,732	40.3%	\$ -	0.0%	\$ -	0.0%
					\$ 36,488,927	25.4%	\$ 23,815,005	34.5%	\$ -	0.0%	\$ 13,693,621	21.8%
					\$ 41,688,736	29.0%	\$ 41,688,736	60.5%	\$ -	0.0%	\$ -	0.0%
					\$ 1,841,819	1.0%	\$ 1,841,819	2.7%	\$ -	0.0%	\$ -	0.0%
					\$ 43,959,782	100.0%	\$ 43,959,782	64.1%	\$ -	0.0%	\$ 13,693,621	31.2%

City of Kingsville	Kibburg County	Kingsville ISD	South Texas Water Authority	TOTAL	TOTAL PARTICIPATION		REAL PROPERTY TAX		PERSONAL PROPERTY TAX		SALES TAX	
					\$	%	\$	%	\$	%	\$	%
					\$ 11,379,866	100.0%	\$ 11,379,866	100.0%	\$ -	0.0%	\$ -	0.0%
					\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%
					\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%
					\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%
					\$ 11,379,866	100.0%	\$ 11,379,866	100.0%	\$ -	0.0%	\$ -	0.0%

City of Kingsville	Kibburg County	Kingsville ISD	South Texas Water Authority	TOTAL	NET BENEFIT		REAL PROPERTY TAX		PERSONAL PROPERTY TAX		SALES TAX	
					\$	%	\$	%	\$	%	\$	%
					\$ 52,169,429	39.5%	\$ 11,379,866	100.0%	\$ -	0.0%	\$ -	0.0%
					\$ 36,488,927	27.5%	\$ 23,815,005	60.5%	\$ -	0.0%	\$ 13,693,621	33.9%
					\$ 41,688,736	31.0%	\$ 41,688,736	100.0%	\$ -	0.0%	\$ -	0.0%
					\$ 1,841,819	1.0%	\$ 1,841,819	100.0%	\$ -	0.0%	\$ -	0.0%
					\$ 132,188,911	100.0%	\$ 87,625,627	66.0%	\$ -	0.0%	\$ 13,693,621	100.0%

Financial Feasibility Analysis - Development Worksheet

Category	Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30						
KOTAL TAX REVENUE																																						
REAL PROPERTY	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	
RETAIL/COMMERCIAL	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	
INDUSTRIAL	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	
RESIDENTIAL	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	
SALES TAX	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	
PARTICIPATION																																						
REAL PROPERTY	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	
PERSONAL PROPERTY	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	
SALES TAX	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
SUMMARY																																						
REAL PROPERTY	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
PERSONAL PROPERTY	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
SALES TAX	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300

Financial Feasibility Analysis - Hotel Occupancy Tax

	HOT Generated														
	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Revenue Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Hotel Rooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Hotel Occupancy Tax	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
# of Available Rooms	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200
# of Occupied Rooms	20,440	20,440	20,440	20,440	20,440	20,440	20,440	20,440	20,440	20,440	20,440	20,440	20,440	20,440	20,440
Average Daily Rate	\$ 125	\$ 129	\$ 133	\$ 137	\$ 141	\$ 145	\$ 149	\$ 154	\$ 158	\$ 163	\$ 168	\$ 173	\$ 178	\$ 184	\$ 189
Annual Taxable Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,236,598	\$ 3,333,695	\$ 3,433,706	\$ 3,536,718	\$ 3,642,819	\$ 3,752,104	\$ 3,864,667
City Tax Rate	7%	-	-	-	-	-	-	-	226,562	\$ 233,359	\$ 240,359	\$ 247,570	\$ 254,987	\$ 262,647	\$ 270,527
State Tax Rate	6%	-	-	-	-	-	-	-	194,196	\$ 200,022	\$ 206,022	\$ 212,203	\$ 218,569	\$ 225,126	\$ 231,880

	HOT Generated															
	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Revenue Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Hotel Rooms	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80
Occupancy	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
Hotel Occupancy Tax	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
# of Available Rooms	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200
# of Occupied Rooms	20,440	20,440	20,440	20,440	20,440	20,440	20,440	20,440	20,440	20,440	20,440	20,440	20,440	20,440	20,440	20,440
Average Daily Rate	\$ 195	\$ 201	\$ 207	\$ 213	\$ 219	\$ 226	\$ 233	\$ 240	\$ 247	\$ 254	\$ 262	\$ 270	\$ 278	\$ 286	\$ 295	\$ 303
Annual Taxable Revenue	\$ 4,223,026	\$ 4,349,716	\$ 4,480,208	\$ 4,614,614	\$ 4,753,053	\$ 4,895,644	\$ 5,042,514	\$ 5,193,789	\$ 5,349,603	\$ 5,510,091	\$ 5,675,393	\$ 5,845,655	\$ 6,021,025	\$ 6,201,656	\$ 6,387,287	\$ 6,572,116
City Tax Rate	7%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State Tax Rate	6%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Preliminary Project and Financing Plan, TIRZ #3



Financial Feasibility Analysis - Anticipated TIRZ Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

Table with columns for Revenue Year (2024-2034), Property Type (Table Value, Tangible Growth, Real Property Tax, etc.), and various revenue figures. Includes a 'GROSS' summary row at the bottom.

Table showing a detailed breakdown of revenue components, including 'City of Reynolds', 'Reynolds County', and 'South Texas Water Authority' across different revenue years.

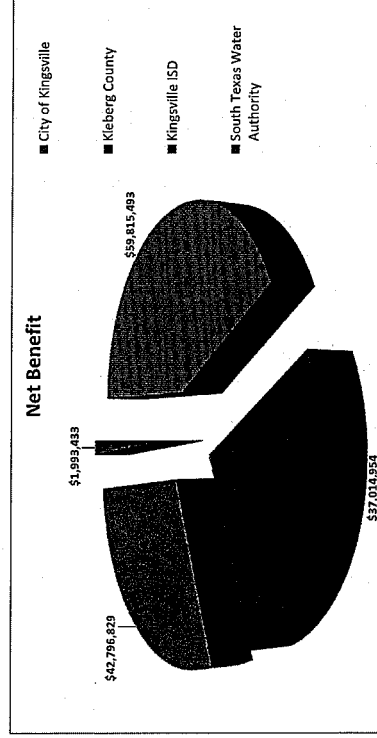
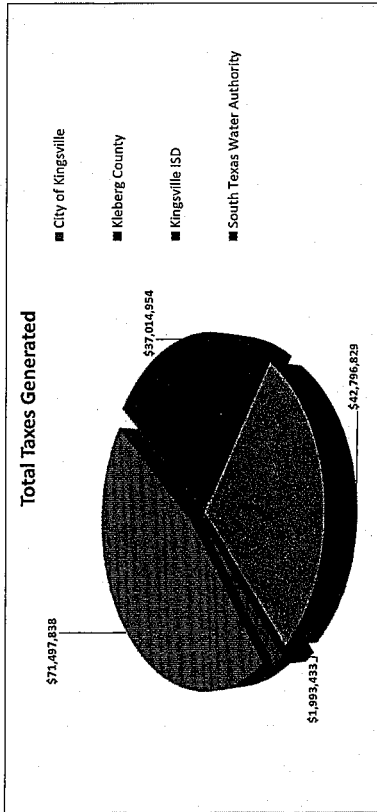


Financial Feasibility Analysis - Summary

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation	Net Benefit
City of Kingsville	\$71,497,838	\$11,662,345	\$59,815,493
Kieberg County	\$37,014,954	\$0	\$37,014,954
Kingsville ISD	\$42,796,829	\$0	\$42,796,829
South Texas Water Authority	\$1,993,433	\$0	\$1,993,433
Total	\$153,303,053	\$11,662,345	\$141,620,708

Taxing Jurisdictions	Total Taxes Generated	Participation
City of Kingsville	\$71,497,838	\$11,662,345
Real Property	\$23,524,690	\$11,662,345
Hotel Occupancy Tax	\$7,652,935	\$0
Sales	\$40,780,563	\$0



Terms and Conditions



Length of TIRZ #3 in Years:

The TIRZ has a 30 year term and is scheduled to end on December 31, 2054 (with the final year's tax increment to be collected by September 1, 2055).

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's project and financing plan.



APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Owner Name	Acres	Legal Description	Estimated Taxable Value
10621	WEST PAUL M	29.361	KT & ICO, BLOCK 22, LOT PT 3, 4, ACRES 29.361	\$ 11,100
12190	SMITH & SULLIVAN INC	1.99	KT & ICO, BLOCK 22, LOT PT 6, (S/E COR 140 X 620), ACRES 1.99	\$ 6,370
13841	TEXAN STORE PROPERTIES LLC	28.53	KT & ICO, BLOCK 22, LOT PT 12-13, ACRES 28.530	\$ 1,626,210
16494	CITY OF KINGSVILLE	5	KT & ICO, BLOCK 30, LOT PT 5, (EX E M P T), (WASTE WATER SOUTH PLANT)	\$ -
17015	TEXAN STORE PROPERTIES LLC	24.36	KT & ICO, BLOCK 22, LOT PT 12-13, ACRES 24.36	\$ 2,940
19114	T & R TRUST	22.01	KT & ICO, BLOCK 22, LOT PT 5, 6, ACRES 22.01	\$ 8,320
21463	TEXAS STORE PROPERTIES LLC	9.299	KT & ICO, BLOCK 22, LOT PT 11, ACRES 9.299	\$ 3,520
22312	J L BARTH COMPANY	6.643	KT & ICO, BLOCK 22, LOT 6.643 ACS OF PT 6, ACRES 6.643	\$ 2,510
30949	WESTERN KINGSVILLE LTD	5.659	HUNTERS COVE, LOT 2, ACRES 5.659	\$ 331,720
33335	HENNESSEY KINGSVILLE INVESTMENT LLC	12.816	KT & ICO, BLOCK 22, LOT PT 1, PT 2, ACRES 12.816	\$ 4,950
41227	LAKSHMI LTD	5.7041	ABINCO IND PARK 1 (AMENDED REPLAT), LOT 2, (HWY 77 ONE STOP & 77 RV PARK), ACRES 5.7041	\$ 1,386,580
41228	DAITA MANGLAM HOSPITALITY LLC	3.5279	ABINCO IND PARK 1 (AMENDED REPLAT), LOT 1, (KNIGHTS INN), ACRES 3.5279	\$ 699,264
42561	PRAKRUTHI LLC	40.33	KT & ICO, BLOCK 22, LOT PT 11, 14, ACRES 40.33	\$ 14,240
45169	TEXAS DEPT OF TRANSPORTATION	3.896	KT & ICO, BLOCK 22, LOT PT 3, PT 6, PT 11-13, (ROW), (FOR INFO ONLY), ACRES 3.896	\$ -
45295	TEXAS DEPT OF TRANSPORTATION	0.026	KT & ICO, BLOCK 22, LOT PT 12-13, (ROW), (FOR INFO ONLY), ACRES 0.026	\$ -
46276	BRAZOS DE SANTOS PARTNERS LTD	1.148	BILL MILLER BAR-B-Q, BLOCK 1, LOT 3, ACRES 1.148	\$ 36,740



AGENDA ITEM #4

**City of Kingsville
Engineering Dept.**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Rutilio P. Mora Jr, P.E., City Engineer

DATE: November 25, 2024

SUBJECT: Consider Approving Application Affidavit TWDB-0201, Application Filing and Authorized Representative Resolution TWDB-0201A, and Application Resolution – Certificate of Secretary TWDB-0201B for the 2024-2025 Economically Distressed Areas Program (EDAP) for Funding by the Texas Water Development Board (TWDB) for the City of Kingsville Proposed Wastewater Utilities Near Sage Rd – Abridged Application No. 16037

Summary:

On November 7, 2024, the City of Kingsville held its Pre-Application Meeting with the Texas Water Development Board (TWDB) to review full application requirements for the City of Kingsville Proposed Wastewater Utilities Near Sage Rd project under Abridged Application No. 16037, as part of the 2024-2025 Economically Distressed Areas Program (EDAP). The full application is due on December 20, 2024. As part of the submission, the following documents require approval by the City Commission:

- TWDB 0201 – Application Affidavit
- TWDB 0201A – Application Filing and Authorized Representative Resolution
- TWDB 0201B – Application Resolution – Certificate of Secretary

Background:

On October 21, 2024, the City of Kingsville received an invitation to apply for the 2024-2025 EDAP funding. This project is designed to provide first-time wastewater services to 21 homes along Sage Road, between Armstrong (FM 1898) and Young Drive, built before 2005. As part of the project, existing septic tanks will be demolished, and residents along the route will have the option to connect to the new wastewater system at their own expense.



**City of Kingsville
Engineering Dept.**

The project's estimated cost is \$5,351,251. Based on preliminary calculations, the TWDB has determined that the City is eligible for 50% grant funding, with the remainder financed through a 3.6% interest loan over 20 years. The loan's annual repayment is estimated at \$96,300. The Intent to Apply is due November 20, 2024, and the full application is due December 20, 2024.

Financial Impact:

Fund 51 – Utility Fund will be used to repay the 3.6% interest, 20-year loan with a maximum repayment amount of \$96,300 per year.

Recommendation:

Staff recommends approval of the following documents:

1. TWDB 0201 – Application Affidavit
2. TWDB 0201A – Application Filing and Authorized Representative Resolution
3. TWDB 0201B – Application Resolution – Certificate of Secretary

Attachments:

TWDB 0201 – Application Affidavit

TWDB 0201A – Application Filing and Authorized Representative Resolution

TWDB 0201B – Application Resolution – Certificate of Secretary



Application Affidavit

THE STATE OF TEXAS §
COUNTY OF Kleberg §
APPLICANT City Of Kingsville §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Rutilio P. Mora Jr., P.E. as the Authorized Representative of the City of Kingsville, who being by me duly sworn, upon oath says that:

1. The decision by the City (authority, city, county, corporation, district) to request financial assistance from the Texas Water Development Board ("TWDB") was made in a public meeting held in accordance with the Open Meetings Act (Government Code, §551.001, et seq.) and after providing such notice as required by such Act as is applicable to the City (authority, city, county, corporation, district).

2. The information submitted in the application is true and correct according to my best knowledge and belief.

3. The City (authority, city, county, corporation, district) has no litigation or other proceedings pending or threatened against it that would materially adversely affect its financial condition or ability to issue debt.

4. The City (authority, city, county, corporation, district) has no pending, threatened, or outstanding judgments, orders, fines, penalties, taxes, assessment or other enforcement or compliance issue of any kind or nature by the Environmental Protection Agency, Texas Commission on Environmental Quality, Texas Comptroller, Texas Secretary of State, or any other federal, state or local government, except for the following (if no such outstanding compliance issues, write in "none"):

None

5. The City (authority, city, county, corporation, district) warrants compliance with the representations made in the application in the event that the TWDB provides the financial assistance.

6. The City (authority, city, county, corporation, district) is or will become in compliance with all of its material contracts.

7. The City _____ (authority, city, county, corporation, district) will

comply with all applicable federal laws, rules, and regulations as well as the laws of this state and the rules and regulations of the TWDB.

Official Representative

Title: _____

SWORN TO AND SUBSCRIBED BEFORE ME, by _____,
on this _____ day of _____, 20____.

(NOTARY'S SEAL)

Notary Public, State of Texas

Application Filing and Authorized Representative Resolution

A RESOLUTION by the City Commission of the City of Kingsville requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

BE IT RESOLVED BY THE City Commission OF THE City of Kingsville:

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed \$5,351,251 to provide for the costs of City of Kingsville Proposed Wastewater Utilities Near Sage Rd.

SECTION 2: That Rutilio P. Mora Jr., P.E., CFM be and is hereby designated the authorized representative of the City Of Kingsville for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3: That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the City Of Kingsville before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor: Donald Gonzales
Senior Managing Director, Estrada Hinojosa

Engineer: Rutilio P. Mora Jr., P.E. CFM
City Engineer

Bond Counsel: Daniel Martinez
Managing Shareholder, Winstead PC

PASSED AND APPROVED, this the _____ day of _____, 20_____.

ATTEST: _____

By: _____

(Seal)

Application Resolution - Certificate of Secretary

THE STATE OF TEXAS §
COUNTY OF Kleberg §
APPLICANT City of Kingsville, Texas §

I, the undersigned, Secretary of the City of Kingsville Texas,
DO HEREBY CERTIFY as follows:

1. That on the _____ day of _____, 2024, a regular/special meeting of the
City Commission of the City of Kingsville was held; the duly constituted members of the
City Commission of the City of Kingsville being as follows:

Mayor Sam Fugate and Commissioners Hector Hinojosa, Edna Lopez, Norma Alvarez, and Leo Alarcon

all of whom were present at the meeting, except the following:

Among other business considered at the meeting, the attached resolution entitled:

"A RESOLUTION by the City Commission of the City of Kingsville requesting
financial participation from the Texas Water Development Board; authorizing the filing of an application
for financial participation; and making certain findings in connection therewith."

was introduced and submitted to the City Commission of the City of Kingsville for passage and adoption. After
presentation and consideration of the resolution, and upon a motion made by _____ and
seconded by _____, the resolution was passed and adopted by the
City Commission of the City of Kingsville by the following vote:

_____ voted "For" _____ voted "Against" _____ abstained

all as shown in the official minutes of the City Commission of the City of Kingsville for this meeting.

2. That the attached resolution is a true and correct copy of the original on file in the official records
of the City Commission of the City of Kingsville; the qualified and acting members of the City Commission of the City of Kingsville on
the date of this meeting are those persons shown above and, according to the records of my office, advance notice of
the time, place, and purpose of meeting was given to each member of the City Commission of the City of Kingsville; and that the
meeting, and the deliberations of the public business described above, was open to the public and written notice of
the meeting, including the subject of the resolution described above, was posted and given in advance of the meeting
in compliance with the provisions of Chapter 551 of the Texas Government Code.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of
the _____, this the _____ day of _____, 20_____.

Secretary

(SEAL)

AGENDA ITEM #5

**City of Kingsville
Engineering Dept.**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Rutilio P. Mora Jr, P.E., City Engineer

DATE: November 25, 2024

SUBJECT: Consider Approving Change Order No. 1 (CO-1) for Bid No. 24-04 for the General Land Office (GLO) Community Development Block Grant Mitigation (CDBG-MIT) Contract No. 22-082-016-D218 Project 6 – 10th Street Sanitary Sewer Improvements Project

Purpose:

Consider approving General Land Office (GLO) Change Order No. 1 (CO-1) for Project 6, which addresses adjustments in contract cost and duration due to an increase in pipe diameter and necessary repairs for the 10th Street Sanitary Sewer Improvements Project. The existing pipe diameter is 18", not 12" as originally specified, and is suitable for Cast-in Place Pipe (CIPP) rehabilitation. CO-1 will add an estimated 85 calendar days to the contract time.

Summary:

GLO Change Order No. 1 – Contract Price

Item	Description	Unit	Quantity	Unit Cost	Total
A4	CIPP Lining Existing 12" Dia. Sanitary Sewer Line	LF	-5,478	\$69.00	(377,982.00)
CO1-1	18" Dia. Point Repair	EA	1	\$25,000.00	\$25,000.00
CO1-2	CCTV Heavy Cleaning of Sanitary Sewer Line	LF	5,478	\$6.00	\$32,868
CO1-3	CIPP Lining Existing 10" Dia. Sanitary Sewer Line	LF	3,139	\$125.00	\$392,375.00

GLO Change Order No. 1 Total \$72,261.00

GLO Change Order No. 1 – Contract Time

Description	Calendar Days
Additional Contract Time	85



**City of Kingsville
Engineering Dept.**

Revised Contract Price and Time \$908,756.00 and 265 Calendar Days

CO1-1 will increase the cost by 8.64% within the 25% allowed by the contract.

There will be a second change order that will need to be approved at a later day but will require environmental clearance and use a different method of rehabilitation.

Background:

Bid 24-04, Project 6 sealed bids were received on February 20, 2024, from 3 bidders. Bidder one (1) is Insituform Technologies LLC, from Chesterfield, Missouri. Bidder two (2) is Texas Pride Utilities LLC, from Houston, Texas. Bidder three (3) is PM Construction & Rehab. LLC, from Pasadena, Texas. Base Bid ranged from \$425,014.00 to \$592,961.00, Alternate Bid No. 1 ranged from \$289,800.00 to \$386,156.00, and Total Bid Amounts ranged from \$714,814.00 to 962,621.00. The lowest bidder was Texas Pride Utilities LLC for \$714,814.00, but they are non-responsive. We recommend awarding the project to PM Construction & Rehab LLC in the amount of \$836,495.00.

Financial Impact:

Project 6 Change Order No. 1 will be funded by Fund 113 Citywide Wastewater Collection System Improvements in the amount of \$72,261.00.

Recommendation:

Staff recommendations approving Change Order No. 1 for CDBG-MIT GLO Contract No. 22-082-016-D218 – Project 6 -10th Street. -Sanitary Sewer Improvements for an additional cost of \$72,261 and additional contract time of 85 calendar days.

Attachments:

GLO Change Order No. 1
ICE Project 6 – CO 1 Recommendation Letter





November 1, 2024

Rutilio "Rudy" Mora, P.E., CFM
City Engineer
City of Kingsville
400 W. King Ave.
Kingsville, TX 78363

Re: CDBG-MIT GLO Contract No. 22-082-016-D218 Project 6, (City of Kingsville Bid No. 24-04) – ICE CO 1 recommendation

Dear Mr. Mora,

This memorandum is in reference to ICE's recommendation to PM Construction & Rehab's request for Change Order 1, in the amount of \$72,261.00. The Change Order is to increase 3,139 linear feet of cast-in-place piping sizes from 12" diam. to 18" diam., heavy cleaning for CCTV inspection of the sanitary sewer lines, and 18" diam. point repair discovered during CCTV inspection.

ICE has reviewed the video footage from inspection and can confirm that the sewer line for a segment of the line is 18" diam., not 12" diam. as stated on the plans. Additionally, in the 18" diam. section of pipe, there is a previous point repair that has 15" diam. pipe, instead of 18" diam. This should be replaced to the proper size prior to cast-in-place pipe installation.

This will increase the original contract amount of \$836,495.00 by approximately **8.64%**, which falls within the 25% allowance per the GLO contract. The adjusted contract amount with this change order will be \$908,756.00. The difference in cost-per-unit from 12" diam. CIPP to 18" diam. CIPP is an 81% increase. It is our experience that the cost of such materials is a volatile market and this increase is justifiable and within practical reason. Additionally, the condition of the lines holding excessive amounts of debris was unforeseen prior to the televised inspection. As cleaning of these lines prior to inspection is necessary, it is also reasonable for the additional costs to incur.

Therefore, it is ICE's recommendation to approve Change Order 1. The City of Kingsville has the final decision to approve/not approve change orders.

If you have any questions or need additional information, please contact me at (361) 826-5805 or charlie@icengineers.net

Sincerely,

Juan Carlos "Charlie" Cardenas, P.E.
Senior Engineer



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

NOTE: Texas Local Government Code Sec. 262.031 "CHANGES IN PLANS AND SPECIFICATIONS" regulations apply. Generally, a cumulative increase in the contract price in excess of 25% or a cumulative decrease in excess of 1.8% are disallowed.

Subrecipient: City of Kingsville GLO Contract Number: 22-082-016-D218 Date: 11/1/2024

Engineer Name Address & Phone	Subrecipient Name, Address, & Phone Number:	Contractor Name, Address & Phone Number:
International Consulting Engineers 261 Saratoga Blvd. Corpus Christi, TX 78417 361-826-5805	City of Kingsville 400 W. King Ave. Kingsville, TX 78363 361-595-8040	PM Construction & Rehab, LLC 131 North Richey Street Pasadena, TX 77506 832-252-4800

Project #: 6 Bid Package #: 1 Change Order #: 1
 Contract Origination Date: 5/28/2024 Project Description: Sewer line rehabilitation

You are hereby requested to comply with the following changes from the contract plans and specifications.

Item No.	Description of Changes: Quantities, Units, Unit Prices, Change in Completion Schedule etc.	Decrease in Contract Price	Increase in Contract Price
A4	CIPP Lining Existing 12" Diam. Sanitary Sewer Line (C-1-P), \$69.00/LF, -5,478 LF	377,982	
CO 1-1	18" Diam. Point Repair, \$25,000/EA, +1 EA		25,000
CO 1-2	CCTV Heavy Cleaning of Sanitary Sewer Lines, \$6.00/LF, +5,478 LF		32,868
CO 1-3	CIPP Lining Existing 18" Diam. Sanitary Sewer Line, \$125.00/LF, +3,139 LF		392,375.00

See sheet 2 to add additional entries

Change In Construction Contract Price		Change In Contract Time (Calendar Days)	
Original Contract Price:	<u>836,495.00</u>	Original Contract Time in Days:	<u>180</u>
Cumulative Previous Change Order(s) Total:	<u>0.00</u>	Net Change from Previous Change Order(s) In Days:	<u>0</u>
Contract Price Prior to this Change Order:	<u>836,495.00</u>	Contract Time Prior to this Change Order in Days:	<u>180</u>
Net Increase/Decrease of this Change Order:	<u>72,261</u>	Net Increase/Decrease of this Change Order in Days:	<u>85</u>



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

Contract Price with All Approved Change Orders:	908,756.00	Contract Time with All Approved Change Orders in Days:	265
Cumulative Percent Change in Contract Price (+/-)	8.64%	Subrecipient Contract End Date:	1/31/2025
Construction Contract Start Date:	6/17/2024	Construction Contract End Date:	3/9/2025

Reimbursements of costs included in this change order are subject to review by GLO-CDR.

***This document may be executed prior to submission for GLO-CDR review, but all parties involved will be held responsible if the change order or amendment warranted as a result of this change order is not in compliance with CDBG or HUD Requirements**

Subrecipient Signature	Engineer Signature	Contractor Signature
Subrecipient Name and Title (Printed)	JUAN CARLOS CARDENAS SENIOR ENGINEER	Linda Sifuentes, Project Manager
Subrecipient Signature	Engineer Signature	Contractor Signature

Justification for Change Order

1. Will this change order increase or decrease the number of beneficiaries? Increase Decrease No Change

If there is a change, how many beneficiaries will be affected:

Total LMI

2. Effect of this change on the scope of work: Increase Decrease No Change

3. Effect on operation and maintenance costs: Increase Decrease No Change

4. Are all prices in the change order dependent upon unit prices found in the original bid? Yes No

If "no", explain:

New contract items are added due to unforeseen items discovered during pre-installation televised inspection.

5. Has the change created new circumstances or environmental conditions which may affect the project's impact, such as concealed or unexpected conditions discovered during actual construction? Yes No

If "yes", is an environmental assessment required?



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

-
6. Is the Texas Council on Environmental Quality (TCEQ) clearance still valid (if applicable)? Yes No
7. Is the CCN permit still valid? (*sewer projects only*) Yes No
8. Are the disability access requirements/approval still valid (if applicable)? Yes No
9. Are other Disaster Recovery contractual special condition clearances still valid? Yes No

If "no", explain:

Disclaimer: The Texas General Land Office has made every effort to ensure the information contained on this form is accurate and in compliance with the most up-to-date CDBG-DR and/or CDBG-MIT federal rules and regulations, as applicable. It should be noted that the Texas General Land Office assumes no liability or responsibility for any error or omission on this form that may result from the interim period between the publication of amended and/or revised federal rules and regulations and the Texas General Land Office's standard review and update schedule.

AGENDA ITEM #6

**City of Kingsville
Engineering Dept.**

TO: Mayor and City Commissioners
CC: Mark McLaughlin, City Manager
FROM: Rutilio P. Mora Jr, P.E., City Engineer
DATE: November 25, 2024
SUBJECT: Consider Awarding Project and Construction Contract for Bid No. 25-05 for 23-24 City-wide Miscellaneous Concrete and Drainage Improvements – Phase 3

Purpose:

We seek approval to award the project and the construction contract for Bid No. 25-05.

Summary:

Bid No. 25-05 was advertised on October 10 and October 17, 2024, in the local newspaper and on the City's website. The bids were received by the deadline of 2:00 p.m. on November 5, 2024, from two bidders:

1. Donald Hubert Construction Co. (Kingsville, Texas)
2. RXDX (Sinton, Texas)

Base bids ranged from \$514,417.24 to \$535,930.00, with alternate bids as follows:

- Alternate Bid No. 1: \$250,866.93 to \$253,660.00
- Alternate Bid No. 2: \$573,700.00 to \$94,735.00
- Alternate Bid No. 3: \$599,329.05 to \$620,040.00
- Alternate Bid No. 4: \$135,620.00 to \$159,605.00

The total bids, including all alternates, ranged from \$2,118,950.00 to \$2,149,628.18, with only a 1.4% variance between them.

Per Local Government Code Chapter 271, if a local bidder's price is within 5% of the lowest bid from an out-of-town bidder, the contract may be awarded to the local bidder or the lowest bidder, or all bids may be rejected. We recommend awarding the base bid, Alternate Bids 1, 2 and 4, to the local contractor, Donald Hubert Construction Co., in the amount of \$1,550,299.13.



**City of Kingsville
Engineering Dept.**

Background:

Approval is also sought to reject all bids for Bid No. 24-14 due to errors and to rebid for accurate pricing. Funds allocated for the initial project will be redirected to the GLO D237 Project 13 for curb, gutter, and drainage improvements along W Johnston Ave.

Bid No. 24-14, opened on July 30, 2024, received three bids:

1. International Consulting Engineers (Corpus Christi, Texas): Base bid of \$1,982,488.34, Alternate Bid No. 1 at \$295,596.25, Alternate Bid No. 2 at \$94,735.00, with a total of \$2,372,819.59.
2. RXDX (Sinton, Texas): Base bid of \$1,498,646.00, Alternate Bid No. 1 at \$199,487.00, Alternate Bid No. 2 at \$71,486.00, with a total of \$1,769,619.00.
3. NEX Construction (Corpus Christi, Texas), who later withdrew their bid.

Significant errors in the initial bids necessitate rebidding to obtain accurate pricing.

Financial Impact:

The project will be paid for by Fund 055 – Utility Storm Water Drainage Fund and Fund 068 – CO Series 2013 Drainage.

Recommendation:

Staff recommends:

- ① Awarding the project and construction contract to Doland Hubert Construction Co. in the amount of \$1,550,299.13 for the 2023-2024 City-wide Miscellaneous Concrete and Drainage Improvements – Phase 3 project.
2. Authorizing the City Manager to sign the construction contract.

Attachments:

Bid Tabulation
Construction Contract



BID TABULATION

City of Kingsville

Project Name: 2023-2024 City Wide Miscellaneous Concrete and Drainage Improvements - Phase 3

Bid Number: BID #25-05

Date: November 5, 2024



Addendum No. 1				RS&DX Site Construction Simon, TX 78587		Donald Hubert Construction Kingsville, TX 78363	
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
BASE BID:							
B1	60	S.Y.	Remove / Dispose of Concrete Driveway	\$45.00	\$2,700.00	\$72.00	\$4,320.00
B2	155	L.F.	Remove / Dispose of Concrete Curb & Gutter	\$10.00	\$1,550.00	\$11.00	\$1,705.00
B3	147	L.F.	Remove / Dispose of Concrete Valley Gutter	\$25.00	\$3,675.00	\$15.00	\$2,205.00
B4	83	S.Y.	Remove / Dispose of Asphalt & Base	\$45.00	\$3,735.00	\$70.00	\$5,810.00
B5	24	S.Y.	Remove / Dispose of Concrete Sidewalk	\$40.00	\$960.00	\$72.00	\$1,728.00
B6	583	S.Y.	Remove / Dispose of Concrete Pavement	\$60.00	\$34,980.00	\$83.15	\$48,476.45
B7	446	S.Y.	Remove / Dispose of Storm Pipe	\$20.00	\$8,920.00	\$20.00	\$8,920.00
B8	4	EA	Remove / Dispose of Grate Inlet	\$1,600.00	\$6,400.00	\$2,000.00	\$8,000.00
B9	2	EA	Remove / Dispose of Storm Manhole	\$2,200.00	\$4,400.00	\$2,500.00	\$5,000.00
B10	0.07	AC	Remove / Dispose of Vegetation	\$7,000.00	\$490.00	\$42,857.00	\$2,999.99
B11	1075	L.F.	6" Concrete Curb & Gutter	\$35.00	\$37,625.00	\$40.00	\$43,000.00
B12	255	L.F.	2" Wide Concrete Valley Gutter	\$40.00	\$10,200.00	\$38.00	\$9,690.00
B13	104	L.F.	3" Wide Concrete Valley Gutter	\$60.00	\$6,240.00	\$57.00	\$5,928.00
B14	82	S.Y.	4" Thick Concrete Sidewalk	\$150.00	\$12,300.00	\$162.00	\$13,284.00
B15	2	EA	Concrete Storm Manhole	\$12,100.00	\$24,200.00	\$10,000.00	\$20,000.00
B16	249	S.Y.	6" Thick Concrete Driveway	\$160.00	\$39,840.00	\$144.00	\$35,856.00
B17	86	S.Y.	2" Hot Mix Asphalt Repair	\$150.00	\$12,900.00	\$162.00	\$13,932.00
B18	561	S.Y.	6" Thick Avg Limestone Base Compacted	\$65.00	\$36,465.00	\$42.80	\$24,010.80
B19	583	S.Y.	6" Thick Concrete Pavement	\$170.00	\$99,110.00	\$144.00	\$83,952.00
B20	564	L.F.	24" DIA Reinforced Concrete Pipe	\$160.00	\$90,240.00	\$150.00	\$84,600.00
B21	4	EA	Curb Inlet	\$9,000.00	\$36,000.00	\$7,000.00	\$28,000.00
B22	8	EA	Pedestrian Curb Ramp Type 1	\$3,500.00	\$28,000.00	\$4,000.00	\$32,000.00
B23	4	EA	Pedestrian Curb Ramp Type 7	\$3,500.00	\$14,000.00	\$4,500.00	\$18,000.00
B24	2	EA	Pedestrian Curb Ramp Type 10	\$3,500.00	\$7,000.00	\$4,500.00	\$9,000.00
B25	4	EA	ADA Shared Landing 5'X5'	\$3,500.00	\$14,000.00	\$1,000.00	\$4,000.00
TOTAL BASE BID					\$535,930.00		\$514,417.24
TOTAL BASE BID					\$535,930.00		\$514,417.24

ALTERNATE 1 BID: LAWDALE DR.

A1-1	12	S.Y.	Remove / Dispose of Concrete Driveway	\$45.00	\$540.00	\$72.00	\$864.00
A1-2	212	L.F.	Remove / Dispose of Concrete Curb & Gutter	\$10.00	\$2,120.00	\$11.00	\$2,332.00
A1-3	28	L.F.	Remove / Dispose of Concrete Valley Gutter	\$25.00	\$700.00	\$15.00	\$420.00
A1-4	313	S.Y.	Remove / Dispose of Asphalt & Base	\$45.00	\$14,085.00	\$70.00	\$21,910.00
A1-5	836	L.F.	Remove / Dispose of Concrete Flume	\$7,000.00	\$1,800.00	\$20.00	\$16,720.00
A1-6	0.19	AC	Remove / Dispose of Vegetation	\$35.00	\$6,685.00	\$42,857.50	\$8,142.93
A1-7*	191	L.F.	6" Concrete Curb & Gutter	\$35.00	\$6,685.00	\$40.00	\$7,640.00
A1-8	26	L.F.	2" Wide Concrete Valley Gutter	\$40.00	\$1,040.00	\$38.00	\$988.00
A1-9	28	L.F.	3" Wide Concrete Valley Gutter	\$60.00	\$1,680.00	\$57.00	\$1,596.00
A1-10	12	S.Y.	6" Thick Concrete Driveway	\$160.00	\$1,920.00	\$144.00	\$1,728.00
A1-11	320	S.Y.	2" Hot Mix Asphalt Repair	\$150.00	\$48,000.00	\$162.00	\$51,840.00
A1-12	836	L.F.	Concrete Flume	\$160.00	\$133,760.00	\$163.50	\$136,686.00
TOTAL ALTERNATE 1 BID					\$253,660.00		\$250,866.93
TOTAL BASE BID + ALTERNATE 1 BID					\$789,590.00		\$765,284.17

ALTERNATE 2 BID: E YOAKUM AVE

A2-1	182	S.Y.	Remove / Dispose of Concrete Driveway	\$45.00	\$8,190.00	\$72.00	\$13,104.00
A2-2	52	L.F.	Remove / Dispose of Concrete Curb & Gutter	\$10.00	\$520.00	\$11.00	\$572.00
A2-3	941	S.Y.	Remove / Dispose of Asphalt & Base	\$45.00	\$42,345.00	\$63.56	\$59,809.96
A2-4	167	S.Y.	Remove / Dispose of Concrete Sidewalk	\$40.00	\$6,680.00	\$72.00	\$12,024.00
A2-5	1	EA	Remove / Dispose of Storm Manhole	\$2,200.00	\$2,200.00	\$2,500.00	\$2,500.00
A2-6	532	L.F.	Remove / Dispose of Storm Pipe	\$20.00	\$10,640.00	\$20.00	\$10,640.00
A2-7	3	EA	Remove / Dispose of Grate Inlet	\$1,600.00	\$4,800.00	\$2,000.00	\$6,000.00
A2-8	933	L.F.	6" Concrete Curb & Gutter	\$35.00	\$32,655.00	\$40.00	\$37,320.00
A2-9	108	S.Y.	2" Concrete Valley Gutter	\$40.00	\$4,320.00	\$38.00	\$4,104.00
A2-10	777	S.Y.	4" Thick Concrete Sidewalk	\$150.00	\$116,550.00	\$162.00	\$125,874.00
A2-11	184	S.Y.	6" Thick Concrete Driveway	\$160.00	\$29,440.00	\$144.00	\$26,496.00
A2-12	646	S.Y.	2" Hot Mix Asphalt Repair	\$150.00	\$96,900.00	\$126.00	\$81,396.00
A2-13	118	S.Y.	Brick Pavers	\$70.00	\$8,260.00	\$270.00	\$31,860.00
A2-14	2	EA	Concrete Storm Manhole	\$12,100.00	\$24,200.00	\$10,000.00	\$20,000.00
A2-15	91	L.F.	24" DIA Reinforced Concrete Pipe	\$160.00	\$14,560.00	\$150.00	\$13,650.00
A2-16	448	L.F.	36" DIA Reinforced Concrete Pipe	\$280.00	\$125,440.00	\$295.00	\$132,160.00
A2-17	3	EA	Curb Inlet W/ Extension	\$13,000.00	\$39,000.00	\$13,300.00	\$39,900.00
A2-18	2	EA	Pedestrian Curb Ramp Type 1	\$3,500.00	\$7,000.00	\$4,000.00	\$8,000.00
TOTAL ALTERNATE 2 BID					\$573,700.00		\$625,409.96
TOTAL BASE BID + ALTERNATE 1 BID + ALTERNATE 2 BID					\$1,363,290.00		\$1,390,694.13

ALTERNATE 3 BID: S. 2nd ST

A3-1	105	L.F.	Remove / Dispose of Concrete Curb & Gutter	\$10.00	\$1,050.00	\$11.00	\$1,155.00
A3-2	1619	S.Y.	Remove / Dispose of Concrete Pavement	\$60.00	\$97,140.00	\$83.15	\$134,619.85
A3-3	2	EA	Remove / Dispose of Junction Box	\$2,200.00	\$4,400.00	\$2,500.00	\$5,000.00
A3-4	563	L.F.	Remove / Dispose of Storm Pipe	\$20.00	\$11,260.00	\$20.00	\$11,260.00
A3-5	4	EA	Remove / Dispose of Curb Inlet	\$1,600.00	\$6,400.00	\$2,000.00	\$8,000.00
A3-6	2	EA	Remove / Dispose of Grate Inlet	\$1,600.00	\$3,200.00	\$2,000.00	\$4,000.00
A3-7	75	L.F.	6" Concrete Curb & Gutter	\$35.00	\$2,625.00	\$40.00	\$3,000.00
A3-8	1619	S.Y.	6" Thick Limestone Base Compacted	\$65.00	\$105,235.00	\$42.80	\$69,293.20

A3-9	1147	S.Y.	6" Thick Concrete Pavement	\$170.00	\$194,990.00	\$144.00	\$165,168.00
A3-10	161	S.Y.	6" Thick Concrete Pavement Repair	\$160.00	\$25,760.00	\$153.00	\$24,633.00
A3-11	2	EA	Concrete Junction Box	\$10,000.00	\$20,000.00	\$8,750.00	\$17,500.00
A3-12	1	EA	Concrete Storm Manhole	\$12,100.00	\$12,100.00	\$10,500.00	\$10,500.00
A3-13	568	L.F.	24" DIA Reinforced Concrete Pipe	\$160.00	\$90,880.00	\$150.00	\$85,200.00
A3-14	5	EA	Curb Inlet	\$9,000.00	\$45,000.00	\$12,000.00	\$60,000.00
TOTAL ALTERNATE 3 BID					\$620,040.00		\$599,329.05
TOTAL BASE BID + ALTERNATE 1 BID + ALTERNATE 2 BID + ALTERNATE 3 BID					\$1,983,330.00		\$1,990,023.18

ALTERNATE 4 BID: W YOAKUM AVE & N. JACKSON ST. / ALLEN DR.

A4-1	701	L.F.	Remove / Dispose of Concrete Curb & Gutter	\$10.00	\$7,010.00	\$11.00	\$7,711.00
A4-2	439	S.Y.	Remove / Dispose of Concrete Driveway	\$45.00	\$19,755.00	\$72.00	\$31,608.00
A4-3	65	L.F.	Remove / Dispose of Concrete Valley Gutter	\$25.00	\$1,625.00	\$15.00	\$975.00
A4-4	261	S.Y.	Remove / Dispose of Asphalt & Base	\$45.00	\$11,745.00	\$70.00	\$18,270.00
A4-5	889	L.F.	6" Concrete Curb & Gutter	\$35.00	\$31,115.00	\$40.00	\$35,560.00
A4-6	153	L.F.	2' Wide Concrete Valley Gutter	\$40.00	\$6,120.00	\$38.00	\$5,814.00
A4-7	65	L.F.	3' Wide Concrete Valley Gutter	\$60.00	\$3,900.00	\$57.00	\$3,705.00
A4-8	95	S.Y.	6" Thick Concrete Driveway	\$160.00	\$15,200.00	\$144.00	\$13,680.00
A4-9	261	S.Y.	2" Hot Mix Asphalt Repair	\$150.00	\$39,150.00	\$162.00	\$42,282.00
TOTAL ALTERNATE 4 BID					\$135,620.00		\$159,605.00
TOTAL BASE BID + ALTERNATE 1 BID + ALTERNATE 2 BID + ALTERNATE 3 BID + ALTERNATE 4 BID					\$1,837,275.00		\$1,859,931.13

* DENOTES ERROR IN BID

BID RESULTS RANKING:

1

2

AGENDA ITEM #7

**City of Kingsville
Engineering Dept.**

TO: Mayor and City Commissioners
CC: Mark McLaughlin, City Manager
FROM: Rutilio P. Mora Jr, P.E., City Engineer
DATE: November 25, 2024
SUBJECT: Consider Awarding Project and Construction Contract for Bid No. 25-05 for 23-24 City-wide Miscellaneous Concrete and Drainage Improvements – Phase 3

Purpose:

We seek approval to award the project and the construction contract for Bid No. 25-05.

Summary:

Bid No. 25-05 was advertised on October 10 and October 17, 2024, in the local newspaper and on the City's website. The bids were received by the deadline of 2:00 p.m. on November 5, 2024, from two bidders:

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**City of Kingsville
Engineering Dept.**

Background:

Approval is also sought to reject all bids for Bid No. 24-14 due to errors and to rebid for accurate pricing. Funds allocated for the initial project will be redirected to the GLO D237 Project 13 for curb, gutter, and drainage improvements along W Johnston Ave.

Bid No. 24-14, opened on July 30, 2024, received three bids:

1. International Consulting Engineers (Corpus Christi, Texas): Base bid of \$1,982,488.34, Alternate Bid No. 1 at \$295,596.25, Alternate Bid No. 2 at \$94,735.00, with a total of \$2,372,819.59.
2. RXDX (Sinton, Texas): Base bid of \$1,498,646.00, Alternate Bid No. 1 at \$199,487.00, Alternate Bid No. 2 at \$71,486.00, with a total of \$1,769,619.00.
3. NEX Construction (Corpus Christi, Texas), who later withdrew their bid.

Significant errors in the initial bids necessitate rebidding to obtain accurate pricing.

Financial Impact:

The project will be paid for by Fund 055 – Utility Storm Water Drainage Fund and Fund 068 – CO Series 2013 Drainage.

Recommendation:

Staff recommends:

1. Awarding the project and construction contract to Doland Hubert Construction Co. in the amount of \$1,550,299.13 for the 2023-2024 City-wide Miscellaneous Concrete and Drainage Improvements – Phase 3 project.
2. Authorizing the City Manager to sign the construction contract.

Attachments:

Bid Tabulation
Construction Contract



RESOLUTION #2024-_____

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A STANDARD FORM OF AGREEMENT BETWEEN CITY AND CONTRACTOR, DONALD HUBERT CONSTRUCTION CO., FOR CITY-WIDE MISC. CONCRETE AND DRAINAGE IMPROVEMENTS-PHASE 3; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kingsville (City) intends to make some city-wide miscellaneous concrete and drainage improvements and went out for bids via BID #25-05 which was advertised on October 10th and 17th, 2024;

WHEREAS, the City received two bids by the deadline of November 4, 2024 responsive to BID #25-05;

WHEREAS, after reviewing the bid submittals staff recommends BID #25-05 be awarded to the local bidder (Donald Hubert Construction Co.) who is within 5% of the low bidder from out-of-town, which allowed by Texas Local Government Code Chapter 271;

WHEREAS, the City and Donald Hubert Construction Co. have worked to prepare a contract for City-wide Miscellaneous Concrete and Drainage Improvements and the parties both agree to the terms of the proposed contract for the base bid and alternates no. 1, 2 & 4 in the total amount of \$1,550,299.13.

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 execute the Standard Form Agreement between the City of Kingsville, Texas and Donald Hubert Construction Co. on the Basis of a Stipulated Price for City-wide Miscellaneous Concrete and Drainage Improvements-Phase 3 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
25th day of November, 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

**STANDARD FORM OF AGREEMENT
BETWEEN CITY AND CONTRACTOR
ON THE BASIS OF A STIPULATED PRICE**

THIS AGREEMENT is dated as of the 25th day of November in the year 2024 by and between the City of Kingsville, 400 W. King Avenue, Kingsville, Texas 78363 (hereinafter called CITY) and Donald Hubert Construction Co. (hereinafter called CONTRACTOR).

CITY and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1. WORK:

CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

“City of Kingsville – BID 25-05 2023-2024 CITY-WIDE MISCELLANEOUS CONCRETE AND DRAINAGE IMPROVEMENTS – PHASE 3

Article 2. ENGINEER:

The Project has been designed by:



City of Kingsville - Engineering Department
400 W. King Avenue
Kingsville, Texas 78363
(361) 595-8007

Who is hereinafter called ENGINEER and who is to act as CITY'S representative, assume all duties and responsibilities and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

Article 3. CONTRACT TIME

- 3.1 The Work will be completed and ready for final payment in accordance with the General Conditions within 180 calendar days from the date when the Contract Time commences to run.
- 3.2 Liquidated Damages. CITY and CONTRACTOR recognize that time is of the essence of this Agreement and that CITY will suffer financial loss if the Work is not completed within the time specified in paragraph 3.1 above, plus any extensions thereof allowed in accordance with the General Conditions.

They also recognize the delays, expense and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by CITY if the Work is not completed on time. Accordingly, instead of requiring any such proof, CITY and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay CITY two hundred & 00/100 dollars (\$200.00) for each calendar day that expires after the time specified in Article 3.1 of this Agreement for Substantial Completion until the Work is substantially complete. After Substantial Completion if CONTRACTOR shall neglect, refuse or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by CITY, CONTRACTOR shall pay CITY two hundred dollars (\$200.00) for each calendar day that expires after the time specified in Article 3.1 of this Agreement for completion and readiness for final payment.

Article 4. CONTRACT PRICE:

- 4.1 CITY shall pay CONTRACTOR for completion of Work in accordance with the Contract Documents in current funds as follows: Per Contractors Proposal dated November 5, 2024 in the total base bid + total alternative No. 1 in the amount of \$ 1,550,299.13, as attached and a part of this contract document.

Article 5. PAYMENT PROCEDURES:

CONTRACTOR shall submit Applications for Payment in accordance with the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions.

Article 6. INTEREST:

All moneys not paid when due as provided in the General Conditions shall bear interest at the maximum rate allowed by law at the place of the Project.

Article 7. CONTRACTORS REPRESENTATIONS:

In order to induce CITY to enter into this Agreement CONTRACTOR makes the following representations:

- 7.1 CONTRACTOR has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.
- 7.2 CONTRACTOR has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, reports and studies which pertain to the subsurface or physical conditions at or contiguous to the site or otherwise may affect the cost, progress, performance or furnishing of the Work as CONTRACTOR considers necessary for the performance of furnishing of the Work at the Contract Price, within the Contract Time and in accordance with other terms and conditions of the Contract Documents, including specifically the provisions of the General Conditions; and no additional examinations, investigation, explorations, tests reports, studies or similar information or data are or will be required by CONTRACTOR for such purposes.
- 7.3 CONTRACTOR has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports, studies or similar information or data in respect of said Underground Facilities are or will be required by CONTRACTOR in order to perform and furnish the Work at the Contract Price, within the Contract Time, and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of the General and Special Conditions.
- 7.4 CONTRACTOR has correlated the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents.
- 7.5 CONTRACTOR has given ENGINEER written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

Article 8. CONTRACT DOCUMENTS:

The Contract Documents which comprise the entire agreement between CITY and CONTRACTOR concerning the Work consists of the following:

8.1 A bound set of executed documents and specifications titled:

**CONTRACT DOCUMENTS
&
TECHNICAL SPECIFICATIONS
FOR**

**BID- 25-05
2023-2024 CITY-WIDE MISCELLANEOUS CONCRETE AND DRAINAGE IMPROVEMENTS – PHASE 3
FOR
CITY OF KINGSVILLE, TEXAS**

City Manager

Mark McLaughlin

Mayor

Sam Fugate

Commissioner(s)

Hector Hinojosa
Norma Nelda Alvarez
Edna Lopez
Ann Marie Torres

OCTOBER 2024

Prepared by:



Engineering Department
400 W. King Avenue
Kingsville, Texas 78363
(361) 595-8007

together with all the items or sections listed in the Table of Contents thereof.

- 8.2 A Notice of Award consisting of one page.
- 8.3 A Notice to Proceed with Construction consisting of one page which shall be executed at a later date.
- 8.4 A set of drawings consisting of FORTY (40) sheets titled:

Description

1. COVER SHEET
2. PROJECT LOCATION
3. GENERAL NOTES
4. SHEET INDEX
5. LEGEND – TESTING SCHEDULE & QUANTITIES
6. N. 2ND ST. FROM W. C. AVE TO W. B AVE. PLAN AND PROFILE - STA. 0+00 TO END
7. WELLS ST. FROM W. I. AVE. TO W. H. AVE. PLAN AND PROFILE - STA 0+00 TO END
8. DRAINAGE FLUME AND E. LAWNSDALE DR. INTERSECTION
9. DRAINAGE FLUME FROM E. LAWNSDALE DR. TO E. SEN. CARLOS TRUAN BLVD. PLAN AND PROFILE – STA. 0+00 TO 2+50
10. DRAINAGE FLUME FROM E. LAWNSDALE DR. TO E. SEN. CARLOS TRUAN BLVD. PLAN AND PROFILE – STA. 2+50 TO 5+00
11. DRAINAGE FLUME FROM E. LAWNSDALE DR. TO E. SEN. CARLOS TRUAN BLVD. PLAN AND PROFILE - STA. 5+00 TO 7+50
12. DRAINAGE FLUME FROM E. LAWNSDALE DR. TO E. SEN. CARLOS TRUAN BLVD. PLAN AND PROFILE - STA. 7+50 TO END
13. S. 2ND ST. FROM W. YOAKUM AVE. TO W. KLEBERG AVE. PLAN AND PROFILE - STA. 0+00 TO 3+90
14. S. 2ND ST. FROM W. KLEBERG AVE. TO W. KING AVE. PLAN AND PROFILE - STA. 3+90 TO END
15. W. YOAKUM AVE./N. 2ND ST. AND W. KLEBERG AVE./S. 2ND ST. PLAN AND PROFILE.
16. S. 9TH ST. FROM E. LOTT AVE TO E. HUISACHE AVE. PLAN AND PROFILE – STA. 0+00 TO END.
17. S. 9TH ST. / E. HUISACHE AVE. PLAN AND PROFILE.
18. E. YOAKUM AVE. FROM N. 7TH ST. TO N. 8TH ST. PLAN AND PROFILE – STA 0+00 TO END
19. N. 8TH ST. & YOAKUM AVE. PROPOSED (BULB OUTS)
20. ALLEN DR. AND NELDA ST. PLAN AND PROFILE VIEWS – STA. 0+00 TO END
21. W. YOAKUM AVE. TO N. JACKSON ST. PLAN AND PROFILE – STA. 0+00 TO STA. 3+33
22. N. JACKSON ST. FROM W. YOAKUM AVE. TO W. KLEBERG AVE. PLAN AND PROFILE – STA. 0+00 TO END
23. MISCELLANEOUS DETAILS I
24. MISCELLANEOUS DETAILS II
25. MISCELLANEOUS DETAILS III
26. TRAFFIC CONTROL PLAN – CONVENTIONAL ROAD SHOULDER WORK – TCP (1-1) - 18
27. TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES – EROSION CONTROL LOG – EC (9) – 16 – SHEET 1 OF 3
28. TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES – EROSION CONTROL LOG – EC (9) – 16 – SHEET 2 OF 3
29. TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES – EROSION CONTROL LOG – EC (9) – 16 – SHEET 3 OF 3
30. BARRICADE AND CONSTRUCTION TEMPORARY SIGN NOTES – BC (4) – 14 – SHEET 4 OF 12
31. BARRICADE AND CONSTRUCTION TYPICAL SIGN SUPPORT – BC (5) – 14 – SHEET 5 OF 12
32. BARRICADE AND CONSTRUCTION CHANNELIZING DEVICES – BC (10) – 14 – SHEET 10 OF 12
33. PEDESTRIAN FACILITIES CURB RAMPS – PED – 18 – SHEET 1 OF 4
34. PEDESTRIAN FACILITIES CURB RAMPS – PED – 18 – SHEET 2 OF 4
35. PEDESTRIAN FACILITIES CURB RAMPS – PED – 18 – SHEET 3 OF 4
36. PEDESTRIAN FACILITIES CURB RAMPS – PED – 18 – SHEET 4 OF 4
37. CURB INLET DETAIL – SHEET 1 OF 4

38. CURB INLET DETAIL – SHEET 2 OF 4
39. CURB INLET DETAIL – SHEET 3 OF 4
40. CURB INLET DETAIL – SHEET 4 OF 4

There are no Contract Documents other than those listed above in this Article 8. The Contract Documents may only be amended, modified or supplemented as provided in the General Conditions.

Article 9. MISCELLANEOUS

- 9.1 Terms used in this Agreement which are defined in the General Conditions will have the meanings indicated in the General Conditions.
- 9.2 No assignment by a party hereto of any rights or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.
- 9.3 CITY and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents.

Article 10. OTHER PROVISIONS

- 10.1 The successful bidder who is awarded this bid will be required to complete and return a Conflict of Interest Disclosure Form and a Form 1295 – Certificate of Interested Parties
- 10.2 This contract gives no rights or benefits to anyone other than the CITY and CONTRACTOR.
- 10.3 CONTRACTOR agrees to abide by all local, state, and federal nondiscrimination and fair wages, and all other laws applicable to this contract.

IN WITNESS WHEREOF, CITY and CONTRACTOR have signed this Agreement in five counterparts. Two counterparts each have been delivered to CITY and CONTRACTOR and one counterpart to ENGINEER. All portions of the Contract Documents have been signed or identified by CITY and CONTRACTOR or by ENGINEER on their behalf.

This Agreement will be effective on November 25, 2024

CITY:
City of Kingsville, Texas

CONTRACTOR:
Donald Hubert Construction Co.

By: _____
Mark McLaughlin, City Manager

By: _____
Donald Hubert, President

Attest: _____

Attest: _____

Address for giving notices:

**City of Kingsville
400 W. King Avenue
Kingsville, Texas, 78363**

Address for giving notices:

**Donald Hubert Construction Co. Inc.
P.O. Box 84
Kingsville, Texas 78364**

AGENDA ITEM #8

City of Kingsville
Engineering Dept.

Ksltn - Award
RFP
Admin. SVC

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Rutilio P. Mora Jr, P.E., City Engineer

DATE: November 25, 2024

SUBJECT: Consider Approving Award to Selected Grant Management Firm for Grant Pre-Application, and Implementation services for the City of Kingsville 2025-2026 Texas Community Development Grant Fund Program as administered by the Texas Department of Agriculture

Summary:

The City of Kingsville issued RFP #25-07 for Administrative Services, which was advertised on November 7 and November 14, 2024, in the local newspaper and on the City's website. Proposals were received by the deadline of 2:00 p.m. on November 19, 2024, from the following firms:

1. GrantWorks Inc., Austin, Texas
2. Langford Community Management Services, Liberty Hill, Texas

The evaluation committee, consisting of City Commissioner Norma Nelda Alvarez, City Manager Mark McLaughlin, Capital Improvements Manager Mike Mora, and City Engineer Rudy Mora, reviewed all proposals. The committee recommends awarding the contract to GrantWorks Inc.

Background:

The 2025-2026 Texas Community Development Grant Fund cycle offers a maximum award of \$750,000, with a required city match of 15% (\$112,500), which may include in-kind contributions like in-house engineering services. Historically, successful applications have prioritized water system improvements, benefiting low- to moderate-income residents and enhancing housing and living conditions.

The Community Development Block Grant (CDBG) Program supports economic growth and development in low- to moderate-income areas, a priority for the City of Kingsville. For the 2025-2026 funding cycle, the city may pursue projects like water and wastewater improvements, street and drainage enhancements, and housing activities. These projects not only support community safety and infrastructure but also encourage broader economic development, especially in rural areas.



**City of Kingsville
Engineering Dept.**

Financial Impact:

There is no financial impact by awarding RFP# 25-07 for administrative services. These services will be paid for from contingent awarded grant funds.

Recommendation:

Staff recommends awarding administrative services to GrantWorks Inc. and negotiating a contract.

Attachments:

- Hiring Resolution
- Submission Resolution



RESOLUTION

A RESOLUTION OF THE CITY OF KINGSVILLE, TEXAS, AUTHORIZING THE AWARD OF ADMINISTRATIVE/PROJECT DELIVERY SERVICE PROVIDER CONTRACT(S) FOR THE 2025-2026 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT FUND PROJECT.

WHEREAS the 2025-2026 Texas Community Development Fund Program contract requires implementation by professionals experienced in completion of federally funded administrative services;

WHEREAS, in order to identify qualified and responsive providers for these services a Request for Proposals (RFP) process for administration/project delivery services has been completed in accordance with Texas CDBG requirements;

WHEREAS the proposals received by the due date have been reviewed to determine the most qualified and responsive providers for the professional service;

NOW, THEREFORE, BE IT RESOLVED:

Section 1. That GrantWorks Inc. be selected to provide TxCDBG application and project-related **administration/project delivery services** for the 2025-2026 Community Development Fund project.

Section 2. That any and all contracts or commitments made with the above-named service provider are dependent on the successful negotiation of a contract with the service provider.

PASSED AND APPROVED ON _____

APPROVED:

DRAFT

Sam R Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary



RESOLUTION # 2024-_____

A RESOLUTION OF THE CITY OF KINGSVILLE, TEXAS AUTHORIZING THE AWARD OF ADMINISTRATIVE/PROJECT DELIVERY SERVICE PROVIDER CONTRACT(S) FOR THE 2025-2026 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT FUND PROGRAM.

WHEREAS, the City of Kingsville ("City") intends to apply for the 2025-2026 Texas Community Development Block Grant Program for funding; and

WHEREAS, the 2025-2026 Texas Community Development Fund Program contract requires implementation by professions experienced in completion of federally funded administrative services; and

WHEREAS, in order to identify qualified and responsive providers for these services a Request for Proposals (RFP) process for administration/project delivery services has been completed in accordance with Texas CDBG requirements; and

WHEREAS, the City issued RFP #25-07 for Administrative Services, which was advertised in the local newspaper on November 7th & 14th, 2024 and was on the City's website; and

WHEREAS, the City received two responses by the November 19, 2024 deadline, which were reviewed by an evaluation committee that recommended GrantWorks, Inc. be awarded the RFP as they were determined to be the most qualified and responsive provider for the professional services; and

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

I.

THAT GrantWorks, Inc. be selected to provide TxCDBG application and project-related administration/project delivery services for the 2025-2026 Community Development Fund project.

II.

THAT any and all contracts or commitments made with the above-named service provider are dependent on the successful negotiation of a contract with the service provider, which would come back to City Commission for approval at a future meeting.

III.

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

PASSED AND APPROVED by a majority vote of the City Commission of the City of Kingsville, Texas on the 25th day of November, 2024.

Sam Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #9

Rsltn - Submit
CDBG gra

**City of Kingsville
Engineering Dept.**

TO: Mayor and City Commissioners
CC: Mark McLaughlin, City Manager
FROM: Rutilio P. Mora Jr, P.E., City Engineer
DATE: November 25, 2024
SUBJECT: Consider Approving Award to Selected Grant Management Firm for Grant Pre-Application, and Implementation services for the City of Kingsville 2025-2026 Texas Community Development Grant Fund Program as administered by the Texas Department of Agriculture

Summary:

The City of Kingsville issued RFP #25-07 for Administrative Services, which was advertised on November 7 and November 14, 2024, in the local newspaper and on the City's website. Proposals were received by the deadline of 2:00 p.m. on November 19, 2024, from the following firms:

1. GrantWorks Inc., Austin, Texas
2. Langford Community Management Services, Liberty Hill, Texas

The evaluation committee, consisting of City Commissioner Norma Nelda Alvarez, City Manager Mark McLaughlin, Capital Improvements Manager Mike Mora, and City Engineer Rudy Mora, reviewed all proposals. The committee recommends awarding the contract to GrantWorks Inc.

Background:

The 2025-2026 Texas Community Development Grant Fund cycle offers a maximum award of \$750,000, with a required city match of 15% (\$112,500), which may include in-kind contributions like in-house engineering services. Historically, successful applications have prioritized water system improvements, benefiting low- to moderate-income residents and enhancing housing and living conditions.

The Community Development Block Grant (CDBG) Program supports economic growth and development in low- to moderate-income areas, a priority for the City of Kingsville. For the 2025-2026 funding cycle, the city may pursue projects like water and wastewater improvements, street and drainage enhancements, and housing activities. These projects not only support community safety and infrastructure but also encourage broader economic development, especially in rural areas.



**City of Kingsville
Engineering Dept.**

Financial Impact:

There is no financial impact by awarding RFP# 25-07 for administrative services. These services will be paid for from contingent awarded grant funds.

Recommendation:

Staff recommends awarding administrative services to GrantWorks Inc. and negotiating a contract.

Attachments:

- Hiring Resolution
- Submission Resolution



RESOLUTION

A RESOLUTION OF THE CITY COMMISSIONER OF CITY OF KINGSVILLE, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE COMMUNITY DEVELOPMENT FUND.

WHEREAS, the City Commissioner of the City of Kingsville desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, it is necessary and in the best interests of the City of Kingsville to apply for funding under the Texas Community Development Block Grant Program;

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

1. That a Texas Community Development Block Grant Program application for the Community Development Fund is hereby authorized to be filed on behalf of the City with the Texas Department of Agriculture, and to be placed in competition for funding under the Community Development Fund.
2. That the City of Kingsville commits to dedicating no less than 51% of grant funds for activities identified by the state planning region as water well number 14 pump station replacement.
3. That all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.
4. That the City of Kingsville is committing to provide \$112,500.00 in matching funds toward the application's activities, with the specific usage and funding source to be determined prior to any award of grant funding.

Passed and approved this 25 day of November, 2024.

Sam R Fugate, Mayor
City of Kingsville, Texas

Mary Valenzuela, City Secretary
City of Kingsville, Texas

RESOLUTION #2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE COMMUNITY DEVELOPMENT FUND; AND AUTHORIZING THE MAYOR TO ACT AS THE CITY'S EXECUTIVE OFFICER AND THE CITY MANAGER TO ACT AS THE CITY'S AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Kingsville desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, certain conditions exist which represent a threat to the public health and safety; and

WHEREAS, it is necessary and in the best interest of the City of Kingsville to apply for funding under the Texas Community Development Block Grant Program;

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

1. **THAT** a Texas Community Development Block Grant Program application for the Community Development Fund is hereby authorized to be filed on behalf of the City with the Texas Department of Agriculture.
2. **THAT** the City's application be placed in competition for funding under the Community Development Fund.
3. **THAT** the application be for up to \$750,000.00 of grant funds to provide water improvements.
4. **THAT** the City of Kingsville commits to dedicating no less than 15% of grant funds for activities identified by the state planning region as water well number 14 pump station replacement.
5. **THAT** the City of Kingsville is committing to provide \$112,500.00 in matching funds toward the application's activities, with the specific usage and funding source to be determined prior to any award of grant funding.
6. **THAT** the City Commission directs and designates Mayor Sam Fugate as the City's Chief Executive Officer and City Manager Mark McLaughlin as

the City's Authorized Representative to act in all matters in connection with this application and the City's participation in the Texas Community Development Block Grant Program.

7. **THAT** all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.
8. **THAT** all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.
9. **THAT** this Resolution shall be and become effective on and after adoption.
10. **THAT** this Resolution was considered, passed, and approved at a regular meeting of the City Commission of the City of Kingsville, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code, and Chapter 102 of the Texas Local Government Code.

PASSED AND APPROVED by a majority vote of the City Commission on the
25th day of November, 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #10

**City of Kingsville
Engineering Dept.**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Rutilio P. Mora Jr, P.E., City Engineer

DATE: November 25, 2024

SUBJECT: Consider Awarding Request for Qualifications (RFQ 25-01) for Professional Engineering Services for Low Water Crossing at West D Ave.

Summary:

RFQ #25-01 for Professional Engineering Services was advertised on October 3, 2024, and October 10, 2024, in the local newspaper and on the City's website. Statements of Qualifications (SOQs) were received before the deadline of 2:00 p.m. on October 29, 2024. The following two (2) firms submitted SOQs:

1. Collier Engineering & Design, Corpus Christi, Texas.
2. International Consulting Engineers (ICE), Corpus Christi, Texas.

An evaluation committee comprising the City Manager, Capital Improvements Manager, Public Works Director, and City Engineer reviewed the submissions. The committee recommends awarding the RFQ to International Consulting Engineers (ICE). The next step is to negotiate a contract for professional engineering services.

The recommended contract will focus on repairs for the low water crossing at W. D Ave and Tranquitas Creek and will include investigations of other city-owned and maintained low water crossings. This will help identify any funding sources for necessary upgrades to existing infrastructure. There are 14 low water crossings within the city: 11 are City-owned and maintained, 2 are TxDOT-owned and maintained, and 1 is county-owned and maintained.

City low water crossing are as follows:

- W I Ave at Tranquitas Creek
- N 10th St at Tranquitas Creek
- N 9th St at Tranquitas Creek
- N 12th St at Tranquitas Creek
- E Santa Gertrudis at Tranquitas Creek
- N 5th St at Tranquitas Creek



**City of Kingsville
Engineering Dept.**

- N 1st St at Tranquitas Creek
- N 17th St at Tranquitas Creek
- S 14th St at Santa Gertrudis Creek
- W D Ave at Tranquitas Creek
- E Trant Rd at Santa Gertrudis Creek

Background:

On August 15, 2024, the Engineering Department was notified of concrete damage at the low water crossing at W. D Ave and Tranquitas Creek. The south concrete headwall and drainage pipes were observed separating. The Engineering Department has monitored the damages during rain events and has deemed the crossing safe for use.

Financial Impact:

There is no financial impact by awarding RFQ#25-01 for Professional Engineering Services. Once the negotiated contract is approved the project can be paid from Fund 055 Utility Storm Water Drainage Fund.

Recommendation:

The Evaluation Committee recommends awarding RFQ#25-01 for Professional Engineering Services to International Consulting Engineers (ICE) and to begin negotiating a contract.

Attachments:

None.



AGENDA ITEM #11



**City of Kingsville
Finance Department**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Deborah Balli, Finance Director

DATE: November 6, 2024

SUBJECT: BA #08 - Request to roll end of year purchase orders for items ordered or projects started in FY 23-24 that are expected to be received or completed in FY 24-25.

Summary:

At the end of each fiscal year, there are outstanding purchase orders that have been created and sent to vendors and due to various reasons, they remain outstanding.

Background:

All purchase orders that remain outstanding at the end of the fiscal year are reviewed to determine if the products are on order but have not been received or if the project has been started but not yet completed. If there are purchase orders in that state, the purchase order and the associated budget must both be rolled to the next fiscal year to cover the expenditure. During the budget process, it is not always known if items or projects are going to be received or completed by September 30, 2024. If allowances have not been made for this expenditure in the following fiscal year budget, a budget amendment must be submitted to cover the expenditure.

Financial Impact:

Rolled purchase orders will decrease the unappropriated fund balance of the corresponding fund by the following amounts:

- Fund 001 - PO 242441 – Lane lines for Brookshire Pool - \$7,374.87
- Fund 001 – PO 242400 – Ballistic vests - \$42,960.85
- Fund 001 – PO 242481 – Backpack for vests - \$2,460.00
- Fund 005 – PO 242226 – K9 badges for Nicky, Krachel & Luca - \$417.50
- Fund 051 – PO 240276 – Balance of change order - \$6,144.64
- Fund 093 – PO 242115 – Ballfield scoreboard - \$8,980.00
- Fund 125 - PO 241983 – Balance of 18" water line repair - \$83,800.00
- Fund 125 – PO 240545 – Balance of water meter project funding - \$537,772.26
- Fund 128 - PO 231640 – Balance of Location #8 Loan portion of project - \$100,570.00
- Fund 141 – PO 240545 – Balance of water meter project funding - \$126,763.05
- Fund 151 – PO 240859 – (3) 14-yard dump trucks - \$416,045.16
- Fund 151 – PO 240855 – 2024 Etnyre centennial distributor - \$278,743.15



**City of Kingsville
Finance Department**

- Fund 151-PO 240858 – (2) residential garbage trucks, (1) commercial garbage truck & (3) brush trucks - \$1,324,825.94
- Total Rolled Over Purchase Orders - \$2,936,857.42

Failure to roll forward the budgets for the rolled purchase orders will require current FY 24-25 budget appropriations to cover these costs and may result in shortages in current needs. The prior fiscal year's appropriations included these amounts and dropped to fund balance at the end of FY 23-24.

Recommendation:

Staff recommends the approval of the budget amendment for the rolled purchase orders.

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO SETUP BUDGET FOR ROLLED OVER PURCHASE ORDERS.

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#8**

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 001 – General Fund					
<u>Expenditures - 5</u>					
4513	Recreation	Minor Equipment	21700	\$7,374.87	
2102	Patrol	Minor Equipment	21700	\$42,960.85	
2102	Patrol	Minor Equipment	21700	\$2,460.00	
Fund 005 – PD Seizure Fund					
2100	Police	Minor Equipment	21700	\$417.50	
Fund 051 – Utility Fund					
7001	North Plant	Sewer Line	55100	\$6,144.64	
Fund 093 – Park Maintenance Fund					
4503	Park Maint	Grounds & Perm Fixtures	59100	8,980.00	
Fund 125 – UF ARP					
6001	Water Const	Professional Services	31400	\$83,800.00	
6001	Water Const	Utility Plant	54300	\$537,772.26	
Fund 128 – TWDB Location #8 Fund					
8600	Drainage	Drainage-Loan	71600	\$100,570.00	

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 141 – CO Series 2023 UF					
6001	Water Const	Utility Plant	54300	\$126,763.05	
Fund 151 – CO Series 2023A GF					
3050	Street	Machinery & Equipment	71200	\$416,045.16	
3050	Street	Machinery & Equipment	71200	\$278,743.15	
1702	Sanitation	Machinery & Equipment	71200	\$1,324,825.94	

[To amend the City of Kingsville FY 24-25 budget to setup budget for rolled over purchase orders. Funding will come from the unappropriated fund balance of the associated fund. Rolled over Purchase Orders include:

- 242441 – Lane lines for Brookshire Pool - \$7,374.87
- 242400 – Ballistic vests - \$42,960.85
- 242481 – Backpack for vests - \$2,460.00
- 242226 – K9 badges for Nicky, Krachel & Luca - \$417.50
- 240276 – Balance of change order - \$6,144.64
- 242115 – Ballfield scoreboard - \$8,980.00
- 241983 – Balance of 18" water line repair - \$83,800.00
- 231640 – Balance of Location #8 Loan portion of project - \$100,570.00
- 240545 – Balance of water meter project funding in Fund 141 - \$126,763.05
- 240545 – Balance of water meter project funding in Fund 125 - \$537,772.26
- 240859 – (3) 14-yard dump trucks - \$416,045.16
- 240855 – 2024 Etnyre centennial distributor - \$278,743.15
- 240858 – (2) residential garbage trucks, (1) commercial garbage truck & (3) brush trucks - \$1,324,825.94]

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 25th day of November 2024.

PASSED AND APPROVED on this the 9th day of December 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #12

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO APPROPRIATE FUNDING RECEIVED ON THE SALE OF THE OLD HOSPITAL PROPERTY.

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#19

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 001 – General Fund					
<u>Revenues</u>					
0000	Non Dept	Sale of City Property	91000	\$175,000.00	
<u>Expenditures</u>					
1030	City Special	Professional Services	31400	\$12,802.05	

[To amend the City of Kingsville FY 24-25 budget to appropriate funding received from the sale of the Old Hospital property located in the 400 Block of West Caesar Ave., which closed on November 18, 2024. Funding proceeds will increase the General Fund unappropriated fund balance.]

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 25th day of November 2024.

PASSED AND APPROVED on this the 9th day of December 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #13

**City of Kingsville
Purchasing Department**

TO: Mayor and City Commissioners
CC: Mark McLaughlin, City Manager
FROM: Charlie Sosa, Purchasing Manager
DATE: November 8, 2024
SUBJECT: Budget Amendment for Emergency Repairs to Station 2 Plumbing

Summary:

This item authorizes the approval of a Budget Amendment in the amount of \$12,800.00 to cover emergency repairs to the main plumbing line at Fire Station 2 in the Facilities Line Item.

Background:

Facilities is requesting a budget amendment to cover emergency repairs to plumbing main at Fire Station 2. Staff contacted Rodriguez Plumbing of Kingsville to work on it and they have kept the main clear until recently. Fire Station 2 is approximately 85 years old and the original cast iron plumbing has exceeded the life expectancy of the plumbing main. The total amount to tunnel and replace plumbing main with schedule 40 PVC will be \$ 12,800.00, please see attached quote. It is vital to have a fully functioning plumbing system, which houses critical staff.

Financial Impact:

Staff is requesting that additional funds be transferred from fund 001-5-1030-86000 Budget Amendment Reserves to 1805 Facilities, Fund #51100 Building Maintenance City in the amount of \$12,800.00.

Recommendation:

It is recommended the City Commission approve: 1) the emergency repair to the plumbing main, and 2) the Budget Amendment for emergency repairs to the plumbing main at Fire Station 2.





627 N. 14th Street, Kingsville TX 78363
 Ph (361)592-7975 Fax# (361)592-1033

Estimate

Date	Estimate #
11/1/2024	3041

Name / Address
Kingsville Fire Department 119 N 10th Street Kingsville Tx 78363

Job Address/P.O. No.	Terms
515 Armstrong tunnel	

Description	Cost	Total
Tunnel under building in order to replace old cast iron drain lines serving 1/2 bathroom and south lavatory. New drain lines will be run with PVC shc 40 pipe and fittings. Commode will be moved from floor and a new PVC flange will be installed. Wall or floor repair NOT included if needed. Excavated dirt will be removed from site and select fill will be used to backfill. (((If drain lines are broken in or above concrete it will be extra to repair.))) (((1/2 of Alice street may have to be closed in order to move in and out with dirt.))))))	12,800.00	12,800.00

Licensed By:
 Texas State Board Plumbing Examiners
 929 East 41 Street, P.O. Box 4200 Austin, Texas
 78765
 1-800-845-6584
 Master License No. M36117

Total	\$12,800.00
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ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO APPROPRIATE FUNDING FOR EMERGENCY PLUMBING REPAIRS TO FIRE STATION #2.

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#10

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 001 – General Fund					
<u>Expenditures - 5</u>					
1805	Facilities	Building Maintenance	51100	\$12,800	
1030	City Special	Budget Amend Reserve	86000		\$12,800

[To amend the City of Kingsville FY 24-25 budget to appropriate funding for emergency plumbing repairs to Fire Station #2. Funding will come from the GF Budget Amendment Reserve line item. There is currently \$160,840 available for GF Budget Amendments.]

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 25th day of November 2024.

PASSED AND APPROVED on this the 9th day of December 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #14

**City of Kingsville
Department Name**

TO: Mayor and City Commissioners
CC: Mark McLaughlin, City Manager
FROM: Juan J. Adame, Fire Chief
DATE: November 19, 2024
SUBJECT: Fire Department Budget Amendment -Border Zone Grant

Summary:

The Kingsville Fire Department is requesting to amend the City of Kingsville FY 24-25 budget to accept and expend the Border Zone Fire Dept Grant award #5106101. Funding will come from the Grant award for the stated purpose

Background:

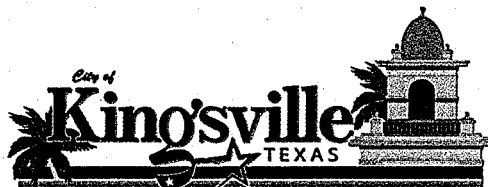
The Kingsville Fire Department has been awarded a Border Zone Grant in the amount of \$69,000 to purchase two sets of rescue equipment. This grant does not require matching funds. The grant requires that the department expend the funds, and once the funds are expended the city will be reimbursed.

Financial Impact:

There is no financial impact to the city. Once the rescue equipment is purchased the city will be reimbursed in the amount of \$69,000.

Recommendation:

To amend the amend the City of Kingsville FY 24-25 budget to accept and expend the Border Zone Fire Dept Grant award #5106101.



Advanced Rescue Systems

3459 FM 36 South
 Caddo Mills, Texas 75135
 Office 903-527-3841, Fax 903-527-4427

DATE: November 7, 2024
INVOICE #
FOR:

advancedrescue@hotmail.com

Bill To:
 Captain Miguel Sandoval
 Kingsville FD
 119 N. 10th St.
 Kingsville, Texas 78363
 361-522-9858
msandoval@cityofkingsville.com
 361-595-4798 FAX

Ship To:
 Name
 Company Name
 Address
 City, ST, Zip Code
 Phone
 E-mail

DESCRIPTION	AMOUNT
2 ea ES-100-32-18V TNT SURGE Milwaukee 18V 32" Spreader, 51k Spread Force \$12295ea	\$24,590
2 ea EBFC-320-18V TNT SURGE Milwaukee 18V 10" Cutter, 320k Cut Force \$12230 ea	\$24,460
2 ea ER-40-18V TNT SURGE Milwaukee 18V 40" Straight Ram, 35k Push Force \$7635	\$15,270
2 ea STRMRAMBASE-EXT Extension and Base Kit for Ram 6", 12", 18" extension w/base, yoke \$1650ea	\$3,300
SHIPPING added according to charges from trucking company at time of shipment	\$1,300
Please let me know if you have any questions or need any other information Bennie Marberry 210-473-2355 Mobile	
Metal Mount for Spreader, Cutter, Ram	NO CHARGE
Terms are Net 30 From Invoice Date	
TOTAL	\$68,920

Circle one: QUOTE

Make all checks payable to Advanced Rescue Systems

THANK YOU FOR YOUR BUSINESS!

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO ACCEPT AND EXPEND THE BORDER ZONE FIRE DEPARTMENT GRANT AWARD #5106101 FOR FIRE RESCUE EQUIPMENT.

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#14

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 133 -Border Zone Fire Dept Grant #5106101					
<u>Revenues</u>					
2200	Fire	State Grants	72010	\$69,000	
<u>Expenditures</u>					
2200	Fire	Machinery & Equipment	71200	\$69,000	

[To amend the City of Kingsville FY 24-25 budget to accept and expend the Border Zone Fire Dept Grant award #5106101. Funding will come from the Grant award 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 25th day of November 2024.

PASSED AND APPROVED on this the 9th day of December 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #15

**City of Kingsville
Department Name**

TO: Mayor and City Commissioners
CC: Mark McLaughlin, City Manager
FROM: Juan J. Adame, Fire Chief
DATE: November 12, 2024
SUBJECT: Fire Department Self Contained Breathing Apparatus (SCBA) and SCBA Cascade System

Summary:

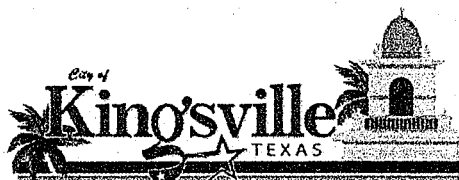
The Fire Department requests approval and funding to replace expiring Self-Contained Breathing Apparatus (SCBA) units and the SCBA Cascade System. These SCBA units are essential for firefighter safety, supplying breathable air in hazardous environments. The current units are reaching the end of their service life and will soon no longer meet NFPA and OSHA safety standards. Expired equipment poses significant risks, including compromised air supply and potential equipment failure during emergency operations, which could endanger firefighter safety and effectiveness in critical situations.

Background:

The Fire Department's Self-Contained Breathing Apparatus (SCBA) units, purchased fourteen years ago, and the Cascade System, acquired in 2008, are both vital to firefighter safety. SCBAs provide firefighters with a reliable source of breathable air, allowing them to enter smoke-filled or hazardous environments safely. The Cascade System serves as the filling station, filtering and compressing air for the SCBAs to ensure a clean and safe air supply. However, both systems have limited lifespans due to regular wear and advances in safety standards. These units now need replacement to maintain compliance with current safety standards and ensure dependable performance in emergency situations.

Financial Impact:

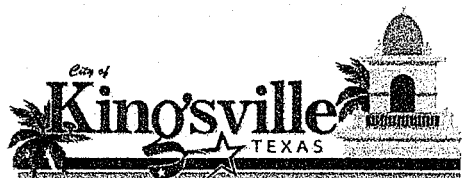
The total cost to replace the expiring SCBA units is \$296,712.30, and the Cascade System replacement will cost \$104,922.48. Funding for these purchases will come from Line Item 153, designated for equipment expenses. This investment will equip the Fire Department with reliable, compliant SCBA units and a Cascade System, ensuring our firefighters have the resources needed to operate safely and effectively in hazardous environments.



**City of Kingsville
Department Name**

Recommendation:

The Kingsville Fire Department staff recommends purchasing new Self-Contained Breathing Apparatus (SCBA) units and a Cascade System from Municipal Emergency Services (MES), a By-BuyBoard vendor, for a total cost of \$401,704.78. MES is the preferred vendor due to their adherence to procurement standards and their strong reputation for delivering high-quality, NFPA- and OSHA-compliant SCBA equipment.





(877) 637-3473

Quote

Quote # QT1872880
Date 11/04/2024
Expires 11/19/2024
Sales Rep Guzman, Patrick L
Shipping Method FedEx Ground
Customer KINGSVILLE FIRE DEPARTMENT (TX)
Customer # C32328

Bill To
 KINGSVILLE FIRE DEPT
 P.O. BOX 1458
 KINGSVILLE TX 78364
 United States

Ship To
 KINGSVILLE FIRE DEPARTMENT
 119 N 10TH STREET
 KINGSVILLE TX 78363
 United States

RSF-2311A001	Revolveair, StationaryWAutoCascade, with Auxillary Low Pressure, with Auxillary High Pressure, 4 bank auto cascade with separate storage, CGA Adapter	1	\$25,469.58	\$25,469.58
RSC-02033101	6000 psi 5 Stage Compressor 20 Horsepower, 208-230 Volt/ 3 Phase/ 60Hz, Dew Point, English	1	\$48,653.45	\$48,653.45
8BA711 7000	ASME 7500 with Valves and Fittings L-Forged end AB-Spun End Color Mapp Yellow	4	\$5,230.68	\$20,922.72
RSS-06A44200A	Verticle Stand Alone 4; 4 Bank Auto Cascade, 4 Storage Cylinder HP Hoses, 20 Feet	1	\$4,226.73	\$4,226.73
Compressor Install	Site survey, install, operate, leak test, train & perform air sample with written report.	1	\$2,750.00	\$2,750.00

BuyBoard Contract 698-23

Note to customer a site survey must be done with MES SCBA tech and certified electrician before placing the order this may effect the over all cost after survey is complete

Subtotal \$102,022.48
Shipping Cost \$2,900.00
Tax Total \$0.00
Total \$104,922.48

This Quotation is subject to any applicable sales tax and shipping and handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.



QT1872880



(877) 637-3473

Quote

Quote # QT1872869
 Date 11/04/2024
 Expires 11/19/2024
 Sales Rep Guzman, Patrick L
 Shipping Method FedEx Ground
 Customer KINGSVILLE FIRE DEPARTMENT (TX)
 Customer # C32328

Bill To
 KINGSVILLE FIRE DEPT
 P.O. BOX 1458
 KINGSVILLE TX 78364
 United States

Ship To
 KINGSVILLE FIRE DEPARTMENT
 119 N 10TH STREET
 KINGSVILLE TX 78363
 United States

X8914025305304		Air-Pak X3 Pro SCBA (2018 Edition) with Snap-Change, Parachute Buckles, 4.5, Standard, No Accessory Pouch, E-Z Flo+ Regulator with Quick Disconnect Hose (Rectus-type fittings), Universal EBSS, None, No, Pak-Tracker, No Case, 2 SCBA Per Box	30	\$7,665.36	\$229,960.80
200129-01		Snap-Change Cylinder, Carbon-Wrapped, Pressure 4500, 45 Minutes (at 40 lpm)	60	\$800.00	\$48,000.00
201215-22		AV3000 HT with Kevlar lining and 4-strap harness-Red, Medium	50	\$358.43	\$17,921.50
SCBA Flow Test		SCBA Flow Test	30	\$26.00	\$780.00
FUELCHARGE-Fuel Surcharge		Fuel Surcharge	1	\$50.00	\$50.00

Pricing is all or none. Any changes to quantity or product will require a new quote

Free in-service training with full purchase.
 Quote includes new flow testing that is required by TCFP

Subtotal \$296,712.30
Shipping Cost \$0.00
Tax Total \$0.00
Total \$296,712.30

This Quotation is subject to any applicable sales tax and shipping and handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.



QT1872869



U.S. Department
of Transportation

**Pipeline and Hazardous
Materials Safety
Administration**

February 10, 2022

1200 New Jersey Avenue, SE
Washington, DC 20590

DOT-SP 10915
(TWENTY-FIFTH REVISION)

EXPIRATION DATE: 2025-08-31

(FOR RENEWAL, SEE 49 CFR 107.109)

1. **GRANTEE:** Luxfer Gas Cylinders
Riverside, CA
2. **PURPOSE AND LIMITATIONS:**
 - a. This special permit authorizes the manufacture, mark, sale and use of a non-DOT specification fully wrapped carbon-fiber reinforced aluminum lined cylinder for the transportation in commerce of the materials authorized by this special permit. This special permit provides no relief from the Hazardous Materials Regulations (HMR) other than as specifically stated herein. The most recent revision supersedes all previous revisions.
 - b. The safety analyses performed in development of this special permit only considered the hazards and risks associated with transportation in commerce.
 - c. In accordance with 49 CFR 107.107(a) party status may not be granted to a manufacturing permit. These packagings may be used in accordance with 49 CFR 173.22a.
3. **REGULATORY SYSTEM AFFECTED:** 49 CFR Parts 106, 107 and 171- 180.
4. **REGULATIONS FROM WHICH EXEMPTED:** 49 CFR §§ 172.203(a) and 172.301(c) in that the marking requirements are waived and §§ 173.302a(a)(1), 173.304a(a)(1), and 180.205 in that non-specification cylinders are not authorized, except as specified herein.
5. **BASIS:** This special permit is based on the application of Luxfer Gas Cylinders dated February 23, 2021, submitted in accordance with § 107.105 and the public preceding thereon and additional information dated December 8, 2021.

6. HAZARDOUS MATERIALS (49 CFR § 172.101):

Hazardous Materials Description			
Proper Shipping Name	Hazard Class/ Division	Identification Number	Packing Group
Air, compressed (<i>containing up to 39% by volume oxygen content</i>)	2.2	UN1002	N/A
Argon, compressed	2.2	UN1006	N/A
Carbon Dioxide	2.2	UN1013	N/A
Carbon monoxide, compressed	2.3	UN1016	N/A
Compressed gas, n.o.s.	2.2	UN1956	N/A
Compressed gas, oxidizing, and n.o.s.	2.2	UN3156	N/A
Helium, compressed	2.2	UN1046	N/A
Hydrogen and carbon monoxide mixture, compressed	2.3	UN2600	N/A
Hydrogen, compressed	2.1	UN1049	N/A
Krypton, compressed	2.2	UN1056	N/A
Liquefied gas, n.o.s.	2.2	UN3163	N/A
Methane, compressed <i>or</i> Natural gas, compressed (<i>with high methane content</i>)	2.1	UN1971	N/A
Neon, compressed	2.2	UN1065	N/A
Nitrogen, compressed	2.2	UN1066	N/A
Nitrous Oxide	2.2	UN1070	N/A
Oxygen, compressed	2.2	UN1072	N/A
Xenon, compressed	2.2	UN2036	N/A

Tracking Number: 2021124072

7. SAFETY CONTROL MEASURES:

a. PACKAGING: Packaging prescribed is a fully wrapped carbon-fiber reinforced aluminum lined cylinder manufactured and marked in conformance with Basic Requirements for Fully Wrapped Carbon-Fiber Reinforced Aluminum Lined Cylinders (DOT-CFFC Fifth Revision), dated March 2007, except as follows:

CFFC-2 – Type, Size and Service Pressure

* * *

The marked service pressure may not exceed 37,921kPa (5,500 psi) at a reference temperature of 21.1°C (70°F).

* * *

CFFC -6 -- Authorized Material and Identification of Material

(b) Filament Materials

(i) Carbon fibers: * * *

The tensile strength may not exceed 6,205,282 kPa (900,000 psi), the modulus of elasticity may not exceed 300 million kPa (43.5 million psi), and the strain to failure may not be less than 1 percent.

* * *

CFFC-8(a) (iv) Threaded openings need not extend completely through the neck and may be designed to allow full engagement of mating threads.

b. REQUALIFICATION:

(1) Each cylinder must be requalified once every 5 years by a qualified person holding a valid DOT RIN using either:

(i) Hydraulic proof pressure test equal to 5/3 times the marked service pressure as defined in CGA Pamphlet C-1 Section 7 except the pressure shall be maintained for a minimum of 3 minutes or;

(ii) Volumetrically tested to 5/3 times the marked service pressure by the water jacket method as defined in CGA Pamphlet C-1 Section 5, except that pressure shall be maintained for one minute and Permanent to Total Expansion ratio does not apply. Elastic expansion result shall not exceed the marked REE on the cylinder label.

(2) Each cylinder must visually be inspected in accordance with the latest edition of CGA Pamphlet C-6.2 Guidelines for Visual Inspection and Re-qualification of Fiber Reinforced High Pressure Cylinders, except as specifically noted herein:

(i) Cylinders with fiber damage (cuts, abrasions, etc.) that exceeds Level 1 type damage as defined in CGA Pamphlet C-6.2 and meet the following depth and length criteria are considered to have Level 2 damage:

(A) Depth - Damage that upon visual inspection is seen to penetrate the outer fiberglass layer but does not expose the carbon layer beneath, or that has a measured depth of greater than 0.005 inch and less than 0.045 inch for cylinders with an outside diameter greater than 7.5 inches or less than 0.035 inch for cylinders 7.5 inches or less in outside diameter;

(B) Length - Damage that has a maximum allowable length of:

Region	Direction of fiber damage	Maximum length of damage
Cylinder sidewall and domes	Transverse to fiber direction (longitudinal direction)	20% of the straight sidewall section length
Cylinder sidewall and domes	In fiber direction (circumferential direction)	20% of the straight sidewall section length

(ii) Cylinders with damage that meet the Level 2 criteria must be rejected. Requalifiers must contact the cylinder manufacturer in the event that the damage cannot be clearly interpreted based on these criteria. Repair of rejected cylinders is authorized for Level 2 type damage. Repairs must be made in accordance with CGA Pamphlet C-6.2, prior to the hydrostatic pressure test. Repairs must be evaluated after the hydrostatic test.

(iii) Cylinders that have direct fiber damage that penetrates through the outer fiberglass layer and into the carbon layer, or that have a measured damage depth of greater than the Level 2 maximum are considered to have Level 3 type damage. Cylinders that have damage with depth meeting Level 2, but length exceeding the Level 2 maximum are considered to have Level 3 type damage. Cylinders with Level 3 type damage are not authorized to be repaired, and must be condemned.

(iv) A hydrostatic requalification may be repeated as provided in § 180.205(g); only two such tests are permitted. Pressurization prior to the official hydrostatic test for the purpose of a systems check may not exceed 85% of the minimum required test pressure.

(3) Persons who perform inspection and testing of cylinders subject to this special permit must comply with § 180.205(b) and with all the terms and conditions of this special permit.

(4) Requalification date (month/year) must be applied on a label securely affixed to the cylinder and over coated with epoxy, near the original test date. Metal stamping of the composite surface is prohibited. The marking of the RIN symbol on the cylinder certifies compliance with all of the terms and conditions of this special permit.

c. **OPERATIONAL CONTROLS:**

~~(1) Cylinders manufactured under this special permit are not authorized for use fifteen (15) years after the date of manufacture.~~

(2) Cylinders may not be used for underwater breathing purposes.

(3) Cylinders used in oxygen service or in nitrous oxide service must conform with § 173.302(b)(1)-(3).

(4) Cylinders used in Division 2.3 gas service such as carbon monoxide must be in dedicated service for dry gases and meet all requirements of §180.209(b)(ii).

(5) Requalification of cylinders by hydraulic proof pressure in Division 2.3 gas service such as carbon monoxide must meet the following requirements:

(i) Water exposure and duration of the water in the cylinder must meet the requirement of CGA pamphlet C-22 to prevent liner pitting corrosion;

(ii) In addition to the visual inspection described in par 7.b of this special permit, a comprehensive internal visual in accordance with CGA pamphlet C6-2 must be performed to inspect for liner pitting. A cylinder with any indication of liner pitting corrosion must be rejected.

(6) A cylinder that has been subjected to fire may not be returned to service.

(7) Transportation of flammable gases is not authorized aboard passenger-carrying aircraft or cargo vessel.

(8) Transportation of oxygen is only authorized when in accordance with § 175.501.

(9) Cylinders must be packaged in accordance with § 173.301(a)(9).

8. SPECIAL PROVISIONS:
- a. In accordance with the provisions of Paragraph (b) of § 173.22a, persons may use the packaging authorized by this special permit for the transportation of the hazardous materials specified in paragraph 6, only in conformance with the terms of this special permit.
 - b. A person who is not a holder of this special permit, but receives a package covered by this special permit, may reoffer it for transportation provided no modifications or changes are made to the package and it is offered for transportation in conformance with this special permit and the HMR.
 - c. A current copy of this special permit must be maintained at each facility where the package is offered or reoffered for transportation.
 - d. A current copy of this special permit must be maintained at each facility where the packaging is manufactured under this special permit. It must be made available to a DOT representative upon request.
 - e. Each packaging manufactured under the authority of this special permit must be either (1) marked with the name of the manufacturer and location (city and state) of the facility at which it is manufactured or (2) marked with a registration symbol designated for a specific manufacturing facility.
 - f. The cylinders described in this special permit are authorized only for normal transportation as an article of commerce i.e., the movement of hazardous materials packages from consignor to consignee.
 - g. The requirements to mark shipping papers and packages with the special permit number in accordance with §§ 172.203(a) and 172.301(c), respectively, are waived.
9. MODES OF TRANSPORTATION AUTHORIZED: Motor vehicle, rail freight, cargo vessel, cargo-only aircraft, and passenger-carrying aircraft (see paragraphs 7.c.(7) and 7.c.(8) for restrictions).
10. MODAL REQUIREMENTS: None required by this special permit.
11. COMPLIANCE: Failure by a person to comply with any of the following may result in suspension or revocation of this special permit and penalties prescribed by the Federal hazardous materials transportation law, 49 U.S.C. 5101 et seq:
- o All terms and conditions prescribed in this special permit and the Hazardous Materials Regulations, 49 CFR Parts 171-180.
 - o Persons operating under the terms of this special permit must comply with the security plan requirement in Subpart I of Part 172 of the HMR, when applicable.

- o Registration required by § 107.601 et seq., when applicable.

Each "Hazmat employee", as defined in § 171.8, who performs a function subject to this special permit must receive training on the requirements and conditions of this special permit in addition to the training required by §§ 172.700 through 172.704.

No person may use or apply this special permit, including display of its number, when this special permit has expired or is otherwise no longer in effect.

Under Title VII of the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU)—"The Hazardous Materials Safety and Security Reauthorization Act of 2005" (Pub. L. 109-59), 119 Stat. 1144 (August 10, 2005), amended the Federal hazardous materials transportation law by changing the term "exemption" to "special permit" and authorizes a special permit to be granted up to two years for new special permits and up to four years for renewals.

12. **REPORTING REQUIREMENTS:** Shipments or operations conducted under this special permit are subject to the Hazardous Materials Incident Reporting requirements specified in 49 CFR §§ 171.15 Immediate notice of certain hazardous materials incidents, and 171.16 Detailed hazardous materials incident reports. In addition, the grantee(s) of this special permit must notify the Associate Administrator for Hazardous Materials Safety, in writing, of any incident involving a package, shipment or operation conducted under terms of this special permit.

Issued in Washington, D.C.:



for William Schoonover
Associate Administrator for Hazardous Materials Safety

Address all inquiries to: Associate Administrator for Hazardous Materials Safety, Pipeline and Hazardous Materials Safety Administration, U.S. Department of Transportation, East Building PHH-30, 1200 New Jersey Avenue, Southeast, Washington, D.C. 20590.

Copies of this special permit may be obtained by accessing the Hazardous Materials Safety Homepage at <https://www.phmsa.dot.gov/approvals-and-permits/hazmat/special-permits-search>. Photo reproductions and legible reductions of this special permit are permitted. Any alteration of this special permit is prohibited.

PO: Mark Toughiry/AE/KAH

Tracking Number: 2021124072

AGENDA ITEM #16

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



MEMO

Date: November 15th, 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 Budget Amendment to pay for the required full set of 2024 International Building Codes (IBC) books**

Summary: The Planning Department/City of Kingsville ordered the full set of 2024 IBC (15 Soft Cover Books) on 15 Nov for \$1,242.79. During the 2025 Budget Process, the cost of this full set was unavailable. We are requesting \$1,242.79 from the General Fund be transferred to Planning Department's Professional Services account GL #001-5-1602-31400 to satisfy this pending invoice.

Background: On 28 October 2024, the City of Kingsville Commission passed an ordinance to approve the adoption of the 2024 International Building Codes. On 18 November 2024, this ordinance went into effect. To satisfy the requirement to have hard copy IBC books on hand, the Planning Department/City of Kingsville ordered the full set of 2024 IBC (15 Soft Cover Books) on 15 Nov.

The department recommends approving this budget amendment.

Erik Spitzer
Director of Planning and Development Services

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO APPROPRIATE FUNDING FOR THE PURCHASE OF IBC BOOKS FOR THE PLANNING DEPARTMENT.

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#12

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 001 – General Fund					
<u>Expenditures - 5</u>					
1602	Building	Professional Services	31400	\$1,242.79	
1030	City Special	Budget Amend Reserve	86000		\$1,242.79

[To amend the City of Kingsville FY 24-25 budget to appropriate funding for the purchase of IBC books for the Planning Department. Funding will come from the GF Budget Amendment Reserve line item. There is currently \$146,797.21 available for GF Budget Amendments.]

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 25th day of November 2024.

PASSED AND APPROVED on this the 9th day of December 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #17

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



MEMO

Date: November 15th, 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 Budget Amendment to pay for services performed by Bureau Veritas**

Summary: The Planning Department/City of Kingsville currently owes \$6,179.08 for building inspections and plan review fees performed by Bureau Veritas during the month of October. All fees collected for inspections and plan review fees are paid directly to the General Fund. We are requesting \$6,179.08 from the General Fund be transferred to Planning Department's Professional Services account GL #001-5-1602-31400 to satisfy this invoice.

Background: In the spring of this year, our only building inspector resigned and left the city; to continue continuity, the Planning Department exercised an existing contract with Bureau Veritas to perform these city-required inspections. The city's Building Inspector position remains frozen, without the ability to fund nor advertise and hire this position for the unforeseen future. In the meantime, we will need to pay for inspections performed by Bureau Veritas on a monthly basis.

The department recommends approving this budget amendment.

Erik Spitzer
Director of Planning and Development Services

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO APPROPRIATE FUNDING FOR THE INSPECTION WORK BY BUREAU VERITAS FOR THE PLANNING DEPARTMENT.

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#11

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 001 – General Fund					
<u>Expenditures - 5</u>					
1602	Building	Professional Services	31400	\$6,179.08	
1030	City Special	Budget Amend Reserve	86000		\$6,179.08

[To amend the City of Kingsville FY 24-25 budget to appropriate funding for the inspection work by Bureau Veritas for the Planning Department. Funding will come from the GF Budget Amendment Reserve line item. There is currently \$148,040 available for GF Budget Amendments.]

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 25th day of November 2024.

PASSED AND APPROVED on this the 9th day of December 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #18

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-recreation

Email
sivy@cityofkingsville.com
or follow us on Facebook
Kingsville Parks and Recreation

To: Mark McLaughlin, City Manager

From: Susan Ivy, Parks Director

Date: November 14, 2024

Re: City Commission Agenda Request – Resolution authorizing grant application to Ed Rachal Foundation for Recreation Programs funding and Thompson Park Basketball lighting.

Summary – We are asking Commission to approve the resolution authorizing a grant application to the Ed Rachal Foundation for recreation program funding and Thompson Park Basketball Court lighting.

History – Kingsville Parks and Recreation has experienced an increase in programming needed in our growing community to provide healthy programming for kids and families. Our Healthy Family Partners initiative started back in 2015 assists with funding for supplies, equipment, transportation and marketing of our programming. We are in need of increased funding to fund labor to run our programs and events. We would like to apply for a \$25,000 grant from the Ed Rachal Foundation. We are asking that \$7000.00 of our \$25,000 grant application be budgeted for salaries for our programs.

We would also request that \$18,000 of the \$25,000 application be used for new lighting at the basketball court at Thompson Park. We have attached a quote from Mia Electric to provide that service. Additional funding in the amount of \$600 would be provided by Parks Budget.

Financial Impact: If grant is approved the award would add an additional \$25,000 to the Parks budget to be expensed as approved in the grant.

Recommendation: Approve the resolution authorizing the application of the grant to Ed Rachal for Recreation programs funding and Thompson Park Basketball lighting.

GRANT APPLICATION

Ed Rachal Foundation
555 N. Carancahua St., Suite 700
Corpus Christi, TX 78401

SECTION A: ORGANIZATION

Legal Name of Organization: City of Kingsville Parks and Recreation

Assumed Name / Doing Business As: Kingsville Parks and Recreation

Mailing Address: P. O. Box 1458

City: Kingsville

State Texas

Zip Code 78364

Organization Website: www.cityofkingsville.com/departments/parks

Federal Tax ID#

Year Established: 1914

501(c) (3)

Yes

No

Type of Entity: Government Entity

SECTION B: ORGANIZATION PRESIDENT / EXECUTIVE OFFICER

Name of Executive Director: Sam R. Fugate

Title of Executive: Mayor, City of Kingsville

Phone Number 361-592-8002

Fax Number

Email Address srfugate@sbcglobal.net

SECTION C: CONTACT PERSON

Name of Contact: Susan Ivy

Title of Contact: Director of Parks & Recreation

Mailing Address: P. O. Box 1458

City: Kingsville

State Texas

Zip Code 78364

Phone Number 3612218705

Fax Number

Email Address sivy@cityofkingsville.com

SECTION D: ORGANIZATION BUDGET AND STAFF

Total Organization Budget \$ <u>1,954,374.96</u>	Number of Board Members <u>5</u>
Number of Paid Staff <u>45 includes maintenance/admi</u>	Number of Volunteers <u>varies</u>

SECTION E: ORGANIZATION MISSION STATEMENT

The Kingsville Parks & Recreation Department operates and maintains recreational programming, facilities, open spaces and parks, organizes and assists with community cultural events and festivities and communicates all opportunities to enrich local quality of life services to the citizens of Kingsville, Texas.

SECTION F: BRIEF DESCRIPTION OF ORGANIZATION

Kingsville Parks and Recreation is a department within the City of Kingsville, Texas. We have 5 divisions, Administrative, Golf Course, Maintenance, Recreation, Youth Baseball/Softball League. As mentioned above we have 45 employees including seasonal staff that run summer rec camps, aquatics facilities and activities and youth and adult baseball and softball. We have agreements with Kingsville Youth Soccer Association, Kingsville Swim Team and Javelina Summer Track to assist with the operation of those leagues as well.

We maintain and operate Dick Kleberg Park, a 468 acre park on the south side of Kingsville, 8 neighborhood parks, L.E. Ramey Golf Course, Brookshire Pool, Flores Park Skate Park, 6 baseball fields, 6 softball fields, 10 soccer fields and 1 multipurpose field, disc golf field and numerous playgrounds units, picnic facilities and the Recreation Hall in Dick Kleberg Park.

We host and partner with numerous special events and programs such as Butterfly Blitz, Ranch Hand Festival, La Posada de Kingsville, Spring Break events, Fiesta dela Loteria, Summer Camps, Kingsville Parks Youth Baseball and Softball League. We are now assisting Kingsville Independent School District with camps and outdoor classroom events on some monthly Friday afternoons when they are out of school due to a new 4 day school week.

SECTION G: GEOGRAPHIC AREA SERVED IN TEXAS

City of Kingsville and Kleberg County, Texas

SECTION H: PREVIOUS GRANTS RECEIVED FROM US

Amount (1) <u>\$25,000 Ball Field Lighting</u>	Date (1) <u>completed 11/28/2022- 1/17/2023</u>
Amount (2)	Date (2)
Amount (3)	Date (3)

SECTION I - PROPOSAL REQUEST

Project Name **Kingsville Parks Healthy Family Partnership and Thompson Park BBALL lighting**

Requested Amount \$ **25000**

Type of Request **Program Support**



SECTION II - DESCRIPTION OF REQUEST

Our request consists of two elements.

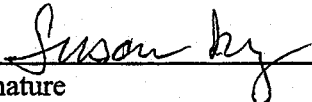
1. \$7,000 to support our Healthy Family Partnership to provide drug/alcohol/bully free education and activities for kids and families in Kleberg County. The events include programming for all ages that provide healthy living education and training to teach kids and families how to live healthier and more productive lifestyles using local and nearby facilities and attractions.

a copy of our solicitation is attached to this application giving more information.

Our community and programming have grown and the need for additional workers is essential to us being able to provide these programs. This \$7,000 will enhance our labor budget to be able to add some additional staffing in this tough budget year.

2. Thompson Park is in a predominantly low income neighborhood in our community. We have been working on improving the park the last several years to provide better recreational opportunities for the kids and families there. The basketball court is used daily by kids and adults as well. There is currently one security light on the court but it is inefficient in lighting the court for night play. Night play is crucial with Kingsville being the high point on the weather report for heat index in late spring and summer into fall and then time changes to early sundown limiting play time. This lighting will provide a much requested answer to those issues. We will seeking funding for same at our other three parks and our skate park eventually. We have a quote for \$18600 to complete this project and the Parks Budget will provide the additional \$600 to complete the project. A copy of the quote is attached.

I have reviewed this application and all information provided herewith and believe it to be true, correct and complete. I further represent that the governing body of the organization authorizes the preparation of this form and the request for funds. I certify that the organization will keep and maintain adequate records to verify the actual use of any funds received pursuant to this request and will fully cooperate with the Foundation's independent auditors in the completion of the Foundation's annual audit and tax return. I further certify that all funds will be utilized within the State of Texas and for the benefit of the residents of Texas.



Signature

11-15-2024
Date

NOTE: Please submit with all required documents as stated in the Grant Guidelines

GRANT REPORT

GRANT NUMBER 2022-010

GRANT AMOUNT \$ 25,000.00

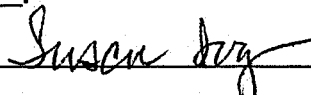
ORGANIZATION NAME: City of Kingsville

PROJECT NAME: Baseball Field Lighting | Dick Kleberg Park Field #6

As per item #3 of the grant agreement: *The organization will keep and maintain records of expenditures adequate to readily verify the use of the grant funds. A report detailing the expenditure of grant funds will be completed and returned to the Ed Rachal Foundation. Please attach any supporting documentation you may have.* To date the grant funds awarded have been spent as described below:

These funds were used to co fund the installation of new lighting on baseball field #5 in Dick Kleberg Park.

Remaining amount of grant funds \$ 0.00. These remaining funds are expected to be spent by this date _____.

Signed by Authorized Person  Date: 1-17-2023

GRANT AGREEMENT

Grant Number 2022-010

Organization City of Kingsville Parks & Recreation

Address PO Box 1458 Kingsville, TX 78363

Amount of Grant \$25,000.00 Date of Payment 12/19/22

Project Name Baseball Field Lighting | Dick Kleberg Park Field #6

The following terms are agreed upon as conditions for this grant:

1. The tax-exempt status verified in the proposal is still valid; any changes in the organization that could lead to a change in this status will be reported to the Ed Rachal Foundation immediately.
2. The organization has considered the impact of this grant on its operations and determined that this grant will not affect the organization's public charity status.
3. The organization will keep and maintain records of expenditures adequate to readily verify the use of the grant funds. A report detailing the expenditure of grant funds will be completed and returned to the Ed Rachal Foundation. Please reference the grant number assigned to this award in your report.
4. Grant funds will be used solely for the purposes described in the Grant Application. The organization agrees to repay to the Ed Rachal Foundation any portion of the funds not expended for the purposes outlined in the Grant Application, unless permission to redirect the unused grant funds is authorized by the Ed Rachal Foundation.
5. The grant amount reflected above is the TOTAL extent to which the Ed Rachal Foundation is financially obligated at this time. Should these funds be used for a continuing program, any additional funds must be authorized pursuant to a separate Grant Application.
6. The organization will cooperate fully with the Ed Rachal Foundation's independent auditors in the completion of the Ed Rachal Foundation's annual audit.
7. All funds will be expended within the State of Texas and to the benefit of the residents of Texas. No portion of the funds provided will be used for lobbying or political purposes.

Susan [Signature]
Signature

11-28-2022
Date

Susan [Signature] Parks Director
Printed Name and Title

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
Email:
sivy@cityofkingsville.com
or follow us on Facebook
Kingsville Parks and Recreation

Ed Rachal Foundation
C/O Board of Directors
Via email to info@Edrachal.org

Dear Board Members,

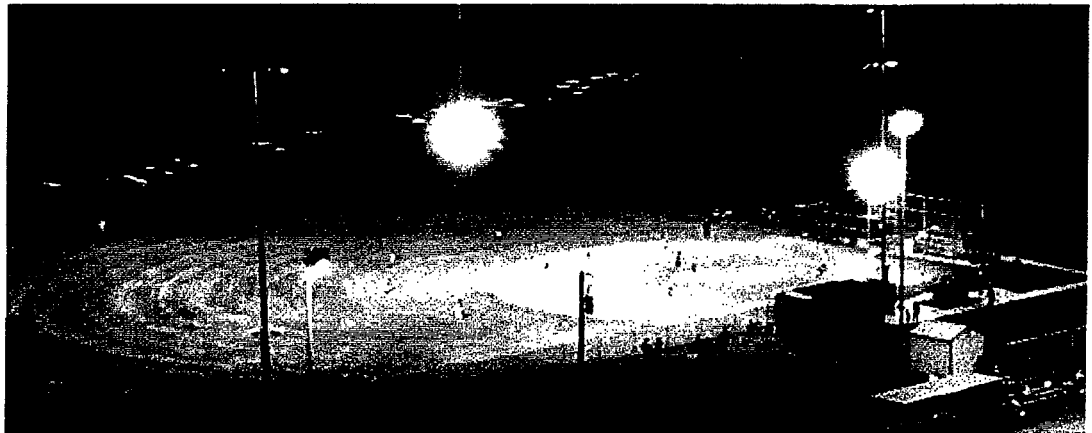
I would like to take this opportunity to thank you so much for your generous donation to the Kingsville Parks & Recreation Department this year in the amount of \$25,000 for the installation of new lighting on one of our newly renovated baseball fields.

The project was co-funded by City of Kingsville, B.C. and Addie Brookshire Foundation and City of Kingsville. Happy to report that the project was completed in January of this year and was a great blessing during our youth baseball and softball season this spring. We registered 722 baseball and softball kids for a record enrollment for our Pony League youth ball league. The lights helped us to have more games in a shorter period of time and will also help us attract teams for tournament play in the coming years. We will be installing a plaque that will credit our funders of this project for all of our donors. Will let you know when that is installed.

Again, we thank you for partnering with us to accomplish something so valuable to our community. We look forward to working with you again in the future. A picture of the lighted field sits below.

Sincerely,

Susan Ivy,
Director of Parks &
Recreation
City of Kingsville





CITY OF KINGSVILLE

PO Box 1458
Kingsville, TX 78364
PH: (361) 595-8025

PURCHASE ORDER

PO Number: 230736

Date: 01/17/2023

Requisition #: REQ25175

Vendor #: 9564

ISSUED TO: MUSCO CORPORATION
P O BOX 200692
DALLAS, TX 75320-0692

SHIP TO: Susan Ivy
Attn: Susan Ivy
501 Santiago Park Lane
Kingsville, TX 78363

ITEM	UNITS	DESCRIPTION	GL ACCT #	PROJ ACCT #	PRICE	AMOUNT
1	0	installation of lighting on ball field 6	121-5-4503-59113		0.00	193,000.00

Authorized by: *Susan Ivy*

SUBTOTAL:	193,000.00
TOTAL TAX:	0.00
SHIPPING:	0.00
TOTAL	193,000.00

1. Original invoice with remittance slip must be sent to: City of Kingsville, PO Box 1458, Kingsville, TX 78364.
2. Payment may be expected within 30 days of receipt of goods and invoice.
3. C.O.D. shipment will not be accepted.
4. Purchase Order numbers must appear on all shipping containers, packing slips and invoices. Failure to comply with the above request may delay payment.
5. All goods are to be shipped F.O.B. Destination unless otherwise stated.
6. All materials and services are subject to approval based on the description on the face of the purchase order or appendages thereof. Substitutions are not permitted without approval of the Requesting Department. Material not approved will be returned at no cost to the City.
7. All goods and equipment must meet or exceed all necessary city, state and federal standards and regulations.
8. Vendor or manufacturer bears risk of loss or damage until property received and/or installed.
9. Seller acknowledges that the buyer is an equal opportunity employer. Seller will comply with all equal opportunity laws and regulations that are applicable to it as a supplier of the buyer.
10. The City is exempt from all federal excise and state tax - ID# 74-6001513

Quote

Date: July 7, 2022
Expiration Date: September 7, 2022
To: Susan Ivy
Parks & Recreation Director, Kleberg County

Project: Kleberg County Park Softball Phase 2
Kingsville, TX
Ref: 119640

BuyBoard

Master Project: 196290, Contract Number: 592-19, Expiration: 09/30/2022
Commodity: Parks and Recreation Equipment and Field Lighting Products and Installation

All purchase orders should note the following:
BuyBoard purchase – Contract Number: 592-19

Quotation Price – Materials Delivered to Job Site and Installation

Field 1 – 315' x 350' x 315	\$ 337,000
<i>**Assumes 480v service is available within 150' of the field</i>	
Field 3 – 217' x 211' x 216'	\$ 190,000
Field 4 – 200' x 200' x 200'	\$ 168,000
Field 6 – 225' x 225' x 225'	\$ 193,000

Sales tax and bonding are not included.

Quote is confidential. Pricing and lead times are effective for 60 days only. Prices are subject to change if the order is not released within 60 days from the date of the purchase.

Light-Structure System™ with Total Light Control – TLC for LED™ technology

Guaranteed Lighting Performance

- Guaranteed light levels of 50fc Infield / 30fc Outfield and uniformity of 2:1 / 2.5:1
- BallTracker® technology – targeted light, optimizing visibility of the ball in play with no glare in the players typical line-of-sight

System Description

- Factory aimed and assembled luminaries, including BallTracker® luminaires
- (13) Galvanized steel poles
- (13) Pre-cast concrete bases with integrated lightning grounding
- Pole length factory assembled wire harnesses
- Factory wired and tested remote electrical component enclosures
- UL listed assemblies

Control Systems and Services

- Control-Link® control and monitoring system to provide remote on/off and dimming (high/medium/low) control and performance monitoring with 24/7 customer support

Operation and Warranty Services

- Product assurance and warranty program that covers materials and onsite labor, eliminating 100% of your maintenance costs for 25 years





Budget Report Account Summary

For Fiscal: 10/2024-09/2025 Period Ending: 11/30/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 001 - GENERAL FUND							
Expense							
<u>001-5-4501-11100</u>	Salaries & Wages	216,757.00	216,757.00	8,110.40	19,099.30	197,657.70	91.19 %
<u>001-5-4501-11200</u>	Overtime	2,400.00	2,400.00	168.13	276.22	2,123.78	88.49 %
<u>001-5-4501-11301</u>	Longevity - Non Civil Service	2,350.00	2,350.00	80.77	190.39	2,159.61	91.90 %
<u>001-5-4501-11400</u>	Retirement - TMRS	20,505.00	20,505.00	759.86	1,778.54	18,726.46	91.33 %
<u>001-5-4501-11500</u>	FICA	17,029.00	17,029.00	604.91	1,415.29	15,613.71	91.69 %
<u>001-5-4501-11600</u>	Group Health Insurance	65,252.00	65,252.00	2,115.49	4,986.51	60,265.49	92.36 %
<u>001-5-4501-11700</u>	Workers' Compensation	580.00	580.00	0.00	33.89	546.11	94.16 %
<u>001-5-4501-11800</u>	Unemployment Compensation	370.00	370.00	0.00	0.00	370.00	100.00 %
<u>001-5-4501-12300</u>	Life Insurance	316.00	316.00	25.56	51.12	264.88	83.82 %
<u>001-5-4501-21100</u>	Supplies	1,590.00	1,590.00	0.00	0.00	1,590.00	100.00 %
<u>001-5-4501-21200</u>	Uniforms & Personal Wear	525.00	525.00	0.00	0.00	525.00	100.00 %
<u>001-5-4501-21700</u>	Minor Eq/Furniture	640.00	640.00	0.00	0.00	640.00	100.00 %
<u>001-5-4501-31100</u>	Communications	552.00	552.00	0.00	45.23	506.77	91.81 %
<u>001-5-4501-31400</u>	Professional Services	500.00	500.00	0.00	0.00	500.00	100.00 %
<u>001-5-4501-31600</u>	Training & Travel	3,500.00	3,500.00	18.23	478.00	3,022.00	86.34 %
<u>001-5-4501-31700</u>	Memberships & Dues	3,430.00	3,430.00	0.00	0.00	3,430.00	100.00 %
<u>001-5-4501-31900</u>	Catering	108.00	108.00	0.00	0.00	108.00	100.00 %
<u>001-5-4501-32300</u>	Utilities	104,688.00	104,688.00	0.00	422.85	104,265.15	99.60 %
<u>001-5-4501-34400</u>	Keep Kingsville Beautiful	6,600.00	6,600.00	0.00	0.00	6,600.00	100.00 %
<u>001-5-4502-11100</u>	Salaries & Wages	198,437.87	198,437.87	7,933.07	17,701.14	180,736.73	91.08 %
<u>001-5-4502-11200</u>	Overtime	8,000.00	8,000.00	459.90	1,638.27	6,361.73	79.52 %
<u>001-5-4502-11301</u>	Longevity - Non Civil Service	1,514.00	1,514.00	41.54	97.92	1,416.08	93.53 %
<u>001-5-4502-11400</u>	Retirement - TMRS	17,743.30	17,743.30	701.39	1,689.00	16,054.30	90.48 %
<u>001-5-4502-11500</u>	FICA	15,941.10	15,941.10	619.70	1,426.76	14,514.34	91.05 %
<u>001-5-4502-11600</u>	Group Health Insurance	49,859.00	49,859.00	2,077.44	4,896.82	44,962.18	90.18 %
<u>001-5-4502-11700</u>	Workers' Compensation	5,336.50	5,336.50	0.00	368.23	4,968.27	93.10 %
<u>001-5-4502-11800</u>	Unemployment Compensation	745.00	745.00	0.00	6.66	738.34	99.11 %
<u>001-5-4502-12300</u>	Life Insurance	420.00	420.00	25.30	50.59	369.41	87.95 %
<u>001-5-4502-21100</u>	Supplies	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
<u>001-5-4502-21176</u>	Irrigation Supplies	3,840.00	3,840.00	0.00	0.00	3,840.00	100.00 %
<u>001-5-4502-21177</u>	Pro Shop Supplies	1,920.00	1,920.00	0.00	0.00	1,920.00	100.00 %
<u>001-5-4502-21178</u>	Maintenance Supplies	10,000.00	10,000.00	529.12	529.12	9,470.88	94.71 %
<u>001-5-4502-21179</u>	Golf Course Accesories	2,880.00	2,880.00	0.00	0.00	2,880.00	100.00 %
<u>001-5-4502-21181</u>	Greens Maintenance Supplies	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
<u>001-5-4502-21200</u>	Uniforms & Personal Wear	400.00	400.00	0.00	0.00	400.00	100.00 %
<u>001-5-4502-21400</u>	Chemicals	7,000.00	7,000.00	0.00	0.00	7,000.00	100.00 %
<u>001-5-4502-21402</u>	Weed Control Chemicals	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
<u>001-5-4502-21403</u>	Pesticide Chemicals	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
<u>001-5-4502-21404</u>	Fertilizer	17,000.00	17,000.00	0.00	0.00	17,000.00	100.00 %
<u>001-5-4502-21500</u>	Motor Gas & Oil	12,500.00	12,500.00	0.00	1,584.18	10,915.82	87.33 %
<u>001-5-4502-21700</u>	Minor Eq/Furniture	1,600.00	1,600.00	0.00	0.00	1,600.00	100.00 %
<u>001-5-4502-23500</u>	Merchandise-Cost of Goods Sold	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00 %
<u>001-5-4502-23501</u>	Alcohol - Cost of Goods Sold	15,000.00	15,000.00	0.00	1,279.57	13,720.43	91.47 %
<u>001-5-4502-31100</u>	Communications	8,866.56	8,866.56	359.00	882.78	7,983.78	90.04 %
<u>001-5-4502-31300</u>	Postage	90.00	90.00	0.00	0.00	90.00	100.00 %
<u>001-5-4502-31400</u>	Professional Services	6,000.00	6,000.00	0.00	276.41	5,723.59	95.39 %
<u>001-5-4502-31410</u>	ProfSrv-Software Mnt	316.00	316.00	0.00	0.00	316.00	100.00 %
<u>001-5-4502-31425</u>	Prof. Services-GPS	192.00	192.00	0.00	32.00	160.00	83.33 %
<u>001-5-4502-31500</u>	Printing & Publishing	768.00	768.00	0.00	0.00	768.00	100.00 %
<u>001-5-4502-31600</u>	Training & Travel	1,440.00	1,440.00	0.00	0.00	1,440.00	100.00 %

Budget Report

For Fiscal: 10/2024-09/2025 Period Ending: 11/30/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<u>001-5-4502-31800</u>	Equipment Rent	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
<u>001-5-4502-31900</u>	Catering	50.00	50.00	0.00	0.00	50.00	100.00 %
<u>001-5-4502-32100</u>	State Fees	500.00	500.00	0.00	250.00	250.00	50.00 %
<u>001-5-4502-32300</u>	Utilities	44,400.00	44,400.00	0.00	0.00	44,400.00	100.00 %
<u>001-5-4502-32400</u>	Laundry	900.00	900.00	0.00	90.84	809.16	89.91 %
<u>001-5-4502-34200</u>	CC Discount Fees	8,604.00	8,604.00	0.00	0.00	8,604.00	100.00 %
<u>001-5-4502-41100</u>	Vehicle Maintenance	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
<u>001-5-4502-41400</u>	Equipment Maintenance	5,500.00	5,500.00	0.00	240.64	5,259.36	95.62 %
<u>001-5-4502-51100</u>	Building Maintenance	960.00	960.00	0.00	0.00	960.00	100.00 %
<u>001-5-4502-59100</u>	Grounds & Perm Fixtures	9,095.00	9,095.00	9,713.00	9,713.00	-618.00	-6.79 %
<u>001-5-4502-64100</u>	Operating Lease	73,914.24	73,914.24	256.73	6,140.28	67,773.96	91.69 %
<u>001-5-4503-11100</u>	Salaries & Wages	342,202.00	342,202.00	12,093.07	28,922.73	313,279.27	91.55 %
<u>001-5-4503-11200</u>	Overtime	20,581.00	20,581.00	365.87	1,343.61	19,237.39	93.47 %
<u>001-5-4503-11301</u>	Longevity - Non Civil Service	3,000.00	3,000.00	76.17	179.54	2,820.46	94.02 %
<u>001-5-4503-11400</u>	Retirement - TMRS	33,809.00	33,809.00	1,139.45	2,767.54	31,041.46	91.81 %
<u>001-5-4503-11500</u>	FICA	28,207.00	28,207.00	923.19	2,250.79	25,956.21	92.02 %
<u>001-5-4503-11600</u>	Group Health Insurance	82,386.00	82,386.00	3,792.47	8,025.64	74,360.36	90.26 %
<u>001-5-4503-11700</u>	Workers' Compensation	8,397.00	8,397.00	0.00	438.65	7,958.35	94.78 %
<u>001-5-4503-11800</u>	Unemployment Compensation	1,170.00	1,170.00	0.00	0.00	1,170.00	100.00 %
<u>001-5-4503-12300</u>	Life Insurance	623.00	623.00	47.52	88.92	534.08	85.73 %
<u>001-5-4503-21100</u>	Supplies	15,000.00	15,000.00	0.00	21.12	14,978.88	99.86 %
<u>001-5-4503-21200</u>	Uniforms & Personal Wear	1,224.00	1,224.00	0.00	0.00	1,224.00	100.00 %
<u>001-5-4503-21402</u>	Weed Control Chemicals	1,900.00	1,900.00	0.00	0.00	1,900.00	100.00 %
<u>001-5-4503-21403</u>	Pesticide Chemicals	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
<u>001-5-4503-21404</u>	Fertilizer	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
<u>001-5-4503-21500</u>	Motor Gas & Oil	24,000.00	24,000.00	0.00	2,161.76	21,838.24	90.99 %
<u>001-5-4503-21700</u>	Minor Eq/Furniture	11,230.00	11,230.00	0.00	0.00	11,230.00	100.00 %
<u>001-5-4503-31100</u>	Communications	12,816.00	12,816.00	566.91	1,920.52	10,895.48	85.01 %
<u>001-5-4503-31400</u>	Professional Services	8,050.00	8,050.00	0.00	0.00	8,050.00	100.00 %
<u>001-5-4503-31425</u>	Prof. Services-GPS	1,152.00	1,152.00	0.00	192.00	960.00	83.33 %
<u>001-5-4503-31500</u>	Printing and Publishing	1,110.00	1,110.00	0.00	0.00	1,110.00	100.00 %
<u>001-5-4503-31600</u>	Training and Travel	800.00	800.00	0.00	0.00	800.00	100.00 %
<u>001-5-4503-31700</u>	Membership and Dues	100.00	100.00	0.00	0.00	100.00	100.00 %
<u>001-5-4503-31800</u>	Equipment Rent	4,580.00	4,580.00	0.00	0.00	4,580.00	100.00 %
<u>001-5-4503-32100</u>	State Fees	100.00	100.00	0.00	0.00	100.00	100.00 %
<u>001-5-4503-32300</u>	Utilities	0.00	0.00	0.00	33.23	-33.23	0.00 %
<u>001-5-4503-32400</u>	Laundry	2,100.00	2,100.00	0.00	175.72	1,924.28	91.63 %
<u>001-5-4503-41100</u>	Vehicle Maintenance	4,320.00	4,320.00	0.00	0.00	4,320.00	100.00 %
<u>001-5-4503-41400</u>	Equipment Maintenance	8,750.00	8,750.00	0.00	1,208.88	7,541.12	86.18 %
<u>001-5-4503-51100</u>	Building Maintenance	240.00	240.00	0.00	0.00	240.00	100.00 %
<u>001-5-4503-59100</u>	Grounds & Perm Fixtures	8,000.00	8,000.00	0.00	0.00	8,000.00	100.00 %
<u>001-5-4503-59105</u>	Bandstand Relocation	500.00	500.00	0.00	0.00	500.00	100.00 %
<u>001-5-4503-59110</u>	Brookshire Park-1	1,080.00	1,080.00	0.00	0.00	1,080.00	100.00 %
<u>001-5-4503-59111</u>	Brookshire Park-Pool	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00 %
<u>001-5-4503-59112</u>	Corral Park	500.00	500.00	0.00	0.00	500.00	100.00 %
<u>001-5-4503-59113</u>	Dick Kleberg Park	7,500.00	7,500.00	0.00	406.09	7,093.91	94.59 %
<u>001-5-4503-59114</u>	Flato Park	605.00	605.00	0.00	0.00	605.00	100.00 %
<u>001-5-4503-59115</u>	Flores Park	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
<u>001-5-4503-59116</u>	Thompson Park	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
<u>001-5-4503-59117</u>	Dog Park	480.00	480.00	0.00	0.00	480.00	100.00 %
<u>001-5-4503-64100</u>	Operating Lease	3,320.00	3,320.00	0.00	253.72	3,066.28	92.36 %
<u>001-5-4512-11100</u>	Salaries & Wages	157,290.00	157,290.00	5,559.80	14,409.69	142,880.31	90.84 %
<u>001-5-4512-11200</u>	Overtime	2,000.00	2,000.00	302.15	954.49	1,045.51	52.28 %
<u>001-5-4512-11301</u>	Longevity - Non Civil Service	845.00	845.00	20.77	48.96	796.04	94.21 %
<u>001-5-4512-11400</u>	Retirement - TMRS	14,812.88	14,812.88	509.32	1,375.64	13,437.24	90.71 %
<u>001-5-4512-11500</u>	FICA	12,315.00	12,315.00	429.22	1,130.06	11,184.94	90.82 %
<u>001-5-4512-11600</u>	Group Health Insurance	34,067.00	34,067.00	1,787.00	4,212.21	29,854.79	87.64 %
<u>001-5-4512-11700</u>	Workers' Compensation	4,119.00	4,119.00	0.00	226.19	3,892.81	94.51 %

Budget Report

For Fiscal: 10/2024-09/2025 Period Ending: 11/30/2024

		Original	Current	Period	Fiscal	Variance	
		Total Budget	Total Budget	Activity	Activity	Favorable	Percent
						(Unfavorable)	Remaining
<u>001-5-4512-11800</u>	Unemployment Compensation	468.00	468.00	0.00	0.00	468.00	100.00 %
<u>001-5-4512-12300</u>	Life Insurance	191.00	191.00	15.30	30.60	160.40	83.98 %
<u>001-5-4513-11100</u>	Salaries & Wages	144,060.50	144,060.50	1,429.90	3,856.01	140,204.49	97.32 %
<u>001-5-4513-11200</u>	Overtime	0.00	0.00	0.00	25.77	-25.77	0.00 %
<u>001-5-4513-11500</u>	FICA	11,159.25	11,159.25	109.39	296.96	10,862.29	97.34 %
<u>001-5-4513-11700</u>	Workers' Compensation	3,320.04	3,320.04	0.00	61.57	3,258.47	98.15 %
<u>001-5-4513-11800</u>	Unemployment Compensation	3,689.00	3,689.00	5.53	21.15	3,667.85	99.43 %
<u>001-5-4513-21100</u>	Supplies	1,248.00	1,248.00	0.00	0.00	1,248.00	100.00 %
<u>001-5-4513-21200</u>	Uniforms & Personal Wear	880.00	880.00	0.00	0.00	880.00	100.00 %
<u>001-5-4513-21401</u>	Pool Chemicals	25,500.00	25,500.00	0.00	0.00	25,500.00	100.00 %
<u>001-5-4513-21700</u>	Minor Equip/Furniture	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
<u>001-5-4513-22401</u>	Safety / First Aid	500.00	500.00	0.00	0.00	500.00	100.00 %
<u>001-5-4513-31100</u>	Communications	912.00	912.00	0.00	76.02	835.98	91.66 %
<u>001-5-4513-31400</u>	Professional Services	7,680.00	7,680.00	0.00	0.00	7,680.00	100.00 %
<u>001-5-4513-31441</u>	Special Events & Festivals	6,500.00	6,500.00	0.00	1,215.00	5,285.00	81.31 %
<u>001-5-4513-31495</u>	Sk Event	1,000.00	2,000.00	0.00	1,244.00	756.00	37.80 %
<u>001-5-4513-31496</u>	Track Team	900.00	900.00	0.00	0.00	900.00	100.00 %
<u>001-5-4513-31497</u>	Swim Team	900.00	900.00	0.00	0.00	900.00	100.00 %
<u>001-5-4513-31498</u>	Adult Softball League	8,000.00	8,000.00	0.00	0.00	8,000.00	100.00 %
<u>001-5-4513-31499</u>	Recreational Programs	7,820.00	6,820.00	0.00	195.00	6,625.00	97.14 %
<u>001-5-4513-31500</u>	Printing & Publishing	1,440.00	1,440.00	0.00	0.00	1,440.00	100.00 %
<u>001-5-4513-31600</u>	Training & Travel	1,296.00	1,296.00	0.00	0.00	1,296.00	100.00 %
<u>001-5-4513-34001</u>	Advertising Services	2,592.00	2,592.00	0.00	0.00	2,592.00	100.00 %
<u>001-5-4513-34200</u>	CC Discount Fees	5,400.00	5,400.00	0.00	345.05	5,054.95	93.61 %
	Expense Total:	2,112,161.24	2,112,161.24	63,772.57	157,786.38	1,954,374.86	92.53%
	Fund: 001 - GENERAL FUND Total:	2,112,161.24	2,112,161.24	63,772.57	157,786.38	1,954,374.86	92.53%
	Report Total:	2,112,161.24	2,112,161.24	63,772.57	157,786.38	1,954,374.86	92.53%



ED RACHAL FOUNDATION

B.C. & Addie
Brookshire Foundation



CHRISTUS SPOHN
Hospital Kleberg

Walmart*

The Colston Family Physical
Rehabilitation and Wellness Center

Driscoll
Health Plan

Communities
In Schools
The Coastal Bend

KINGSVILLE
ISD
Foundation

TEXAS A&M
AGRI LIFE
EXTENSION

Kleberg and Kenedy Counties

CITY OF
Kingsville
TEXAS

Parks & Recreation



KING RANCH



Vishal Raju Bhi
Founder

DIY TRAIL
Screen Printing
and More

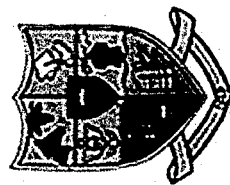
Building Bridges To A Better Tom



Divina
Association of
Kingsville, Inc

LINEBARGER
ATTORNEYS AT LAW

This is a collaborative effort by the Kingsville Healthy Family
Partners to bring drug/alcohol/bully free and healthy living
events and information to the citizens of Kingsville and Kleberg
County. To become a partner please contact the Park
Office at 361-221-8705.



COUNTY OF KLEBERG

RESOLUTION # 2024-_____

A RESOLUTION AUTHORIZING THE CITY TO SUBMIT AN APPLICATION TO THE ED RACHAL FOUNDATION FOR GRANT FUNDS FOR PARK RECREATIONAL PROGRAM FUNDING AND THOMPSON PARK BASKETBALL COURT LIGHTING IMPROVEMENTS.

WHEREAS, the City Commission of the City of Kingsville has prioritized the improvement of the athletic facilities and healthy recreational programs; and

WHEREAS, Kingsville Parks and Recreation has experienced an increase in recreational programming and special events are needed to provide quality of life opportunities for kids and families in Kingsville; and

WHEREAS, Thompson Park has many kids and adults using the basketball court on a regular basis and with extreme heat in summer and early sunsets in winter there is a need for better lighting on the court; and

WHEREAS, the cost to install new lighting has been quoted at about \$18,000 and the need for additional programming and labor costs is estimated at about \$7,000, which creates a total grant request of \$25,000; and

WHEREAS, the Ed Rachal Foundation provides funding assistance with non-profits and governmental agencies in South Texas; and

WHEREAS, the City Commission of the City of Kingsville finds it in the best interest of the citizens of Kingsville that the Kingsville Parks Department participate in an application for grant monies for lighting equipment at Thompson Park basketball court and for additional recreational programming funds; and

WHEREAS, the Ed Rachal Foundation does not require a cash match and may award part, none, or all of the funds requested, though any monetary award would require a budget amendment; and

WHEREAS, the City Commission of the City of Kingsville through this resolution has authorized the Parks Director to submit a grant application requesting \$25,000 in funding and to administer the grant and necessary paperwork if the grant is awarded to the City with any funding shortfalls coming from the Park's Budget;

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

I.

THAT the City Commission approves the submission of a grant application to the Ed Rachal Foundation for Park Recreational Program Funding and Thompson Park Basketball Court Lighting Improvements, with no anticipated cash match and authorizes the Parks Director to submit the grant and administer the grant and necessary paperwork if the grant is awarded to the City.

II.

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

PASSED AND APPROVED by a majority vote of the City Commission the 25th day of November, 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM

Courtney Alvarez, City Attorney

AGENDA ITEM #19

City of Kingsville Parks & Recreation

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Susan Ivy, Parks Director

DATE: November 14, 2024

SUBJECT: Request for approval of State Energy Conservation Office (SECO) award and authorize City Manager to sign contract for same.

Summary:

We are asking for Commission to approve the \$25,000 award from SECO and authorize City Manager Mark McLaughlin to sign same.

Background:

Kingsville Parks and Recreation has applied for and been awarded the sum of \$25,000 through the Texas State Comptroller's office and the State Energy Conservation Office (SECO). The grant is a reimbursement grant and there is no match required. These Grant funds are awarded for the purpose of changing out the old lighting in and around the Recreation Hall at Dick Kleberg Park to use a more efficient source such as LED Lighting. A quote we received from Mia Electric was used to apply for the grant and a copy of it is attached.

Financial Impact:

This project would increase funding available to complete the lighting project proposed by \$25,000.

Recommendation:

City staff recommends that the City Commission approve the SECO grant award and authorize City Manager Mark McLaughlin to sign same.

From: Mia Electrical Services
P.O. Box701
Kingsville, Tx 78364
361-228-0506 TECL 26788

Date: 8/8/24

Quote: # 102604

To: City of Kingsville Parks Dept.
P. O. Box 512
Kingsville, Tx 78364

Job Name: Rec Hall Lighting

I here by submit specifications and estimates for:

- 1.) Installing (12) LED 2X4 FLAT PANEL SWITCHABLE LUMENS (3833-6027) COLOR (35K 4K 5K) 80 CRI 120V-277V 0-10V Dimming white fixtures in the main slope ceiling with dimming switches.
- 2.) Installing surface RAB GUS4-50W/D10 SURFACE WRAP 4FT 50W 5000K 0-10V DIM 120-277V WH fixtures in back area low ceiling and in the (3) rear storages rooms.
- 3.) Installing (1) 2x4 FLAT PANEL SWITCHABLE LUMENS (3833-6027) COLOR (35K 4K 5K) 80 CRI 120V-277V white fixture in the Kitchen area.
- 4.) Installing (1) 2x4 FLAT PANEL SWITCHABLE LUMENS (3833-6027) COLOR (35K 4K 5K) 80 CRI 120V-277V white fixture in the front storage room and (2) LITH CPX 2X2 ALO7 SWW7 M4 LED 2X2 SWITCHABLE LUMENS (2300 - 4200) SWITCHABLE COLOR TEMP (35K-50k) in the back part of storage room. Will need to re-do the grids to be able to accomdate the new fixtures.
- 5.) Will use the existing 120v wiring, but run new low-voltage wiring for the dimming of the hall lights.
- 6.) Install (6) LUMARK CLCS17S 10IN SML LED SURFCE MNT CANPY SLCT WATT(40-60W)LUMNS(5500-8000)CLR(35 4K 5K) 80CRI 120V-277V DRK BRNZ in the front canopy.
- 7.) Install (5) Acuity Brand ATBL cobra head fixtures on (4) light poles around parking lot.

Total- \$20,450.00

I hereby propose to furnish labor and material-complete with the above specifications, for the sum of Twenty Thousand Six Hundred Fifty Dollars) with payments made as follows:
Full payment once job is completed.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from above specifications involving extra will be executed only upon written request orders, and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, or delay beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

Jose Andrade-Owner

Acceptance of Proposal

The above prizes, specifications and conditions are hereby accepted.
You are authorized to do work as specified. Payments will be made as outlined above.

Accepted: _____

Date: _____

RESOLUTION #2024-_____

A RESOLUTION ACCEPTING SECO GRANT AWARD AND AUTHORIZING THE CITY MANAGER TO ACT ON THE CITY'S BEHALF WITH SUCH PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Kingsville Parks Department was recently notified that it had been awarded a State Energy Conservation Office (SECO) grant through the Texas State Comptroller in the amount of \$25,000; and

WHEREAS, the purpose of grant funds is changing out the old lighting in and around the Recreation Hall at Dick Kleberg Park to use a more efficient source such a LED Lighting; and

WHEREAS, there is no cash match tied to the use of these funds;

WHEREAS, the use of the funds is a benefit to the citizens of this City as well as the department.

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

I.

THAT the City accepts the \$25,000 grant award from the Texas Comptroller of Public Accounts for SECO funds to be used for changing out the old lighting in and around the Recreation Hall at Dick Kleberg Park to use a more efficient source such a LED Lighting and authorizes the City Manager to act on the City's behalf with such grant and funds.

II.

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

PASSED AND APPROVED by a majority vote of the City Commission on the 25th day of November, 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #20

**City of Kingsville
Police Department**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: John Blair, Chief of Police

DATE: November 15, 2024

SUBJECT: Receipt of the Body-Worn Camera Grant Program Funds for FY2025

Summary:

The police department is requesting approval for acceptance of funds from the Office of the Governor and a budget amendment to place the funds in Fund 207-5-2100-71200.

Background:

The Police Department is committed to enhancing transparency, accountability, and public trust through the implementation of advanced technologies that support effective law enforcement practices. In alignment with this commitment, KPD applied for the Body-Worn Camera Grant offered by the Office of the Governor for fiscal year 2025.

The grant funds are specifically allocated for the acquisition of body-worn cameras, digital video storage and retrieval systems, or cloud-based services. Additionally, subscriptions or leasing services that align with the 12-month performance period outlined in the grant are eligible for funding. The implementation of this technology will further enhance officer accountability, provide critical evidence in investigations, and strengthen community relationships through greater transparency.

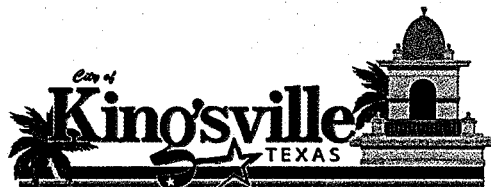
As a qualifying agency, KPD has met all statutory requirements as defined in the Texas Occupations Code. These include compliance with the necessary policies, officer eligibility, training standards, and reporting obligations. These measures ensure that the department is well-prepared to effectively deploy body-worn cameras and manage the associated technology in accordance with state guidelines.

Financial Impact:

A total of \$46,479.37 was received for the purpose of obtaining and upgrading the police departments body-worn camera program.

Recommendation:

We request that the City Commission authorize the receipt and expenditure of these funds in the manner for which they were provided by the Office of the Governor.



ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO ACCEPT AND EXPEND THE OGG GRANT AWARD FOR THE BODY WORN CAMERA GRANT PROGRAM #5094901.

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#13

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 207 – Body Worn Camera Grant					
<u>Revenues</u>					
0000	Non-Dept	State Grants	72010	\$46,479.37	
0000	Transfer	Transfer from General Fund	86000	\$15,493.13	
<u>Expenditures</u>					
2100	Police	Machinery & Equipment	71200	\$61,972.50	
Fund 001 – General Fund					
<u>Expenditures</u>					
6900	Transfer	Transfer to Fund 207	80207	\$15,493.13	
1030	City Special	Budget Amend Reserve	86000		\$15,493.13

[To amend the City of Kingsville FY 24-25 budget to accept and expend the OGG Grant award for the Body Worn Camera Grant Program #5094901. Funding will come from the Grant award for the stated purpose along with matching funds of \$15,493.13. The matching funds will come from GF Budget Amendment Reserve line item. There is currently \$140,618.13 available for GF Budget Amendments.]

The General Fund has budgeted \$300,000 for FY 24-25 budget amendments. The following budget amendments have been previously submitted:

- BA #1 – PW Parking Lot - \$74,060
- BA #4 – City Hall A/C - \$65,100

- BA #10 – Fire Station #2 Plumbing Repairs - \$12,800
- BA #11 – Bureau Veritas Inspection Services - \$6,179.08
- BA #12 – Planning IBC Books - \$1,242.79
- Total Previously Submitted BA's - \$159,381.87

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 25th day of November 2024.

PASSED AND APPROVED on this the 9th day of December 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #21

**City of Kingsville
Police Department**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: John Blair, Chief of Police

DATE: November 15, 2024

SUBJECT: Receipt of the Local Border Security Program Funds for FY2025

Summary:

The police department is requesting approval for acceptance of funds from the Office of the Governor and a budget amendment to place the funds in Fund 017.

Background:

The Kingsville Police Department (KPD) remains steadfast in its commitment to public safety and border security. In support of these efforts, KPD applied for the Local Border Security Program (LBSP) grant offered by the Office of the Governor to support Operation Border Star during the fiscal year 2025.

This program enhances interagency law enforcement operations, leveraging intelligence-based strategies to deter and interdict criminal activity. The grant funding allows for increased law enforcement patrols, equipment acquisition, training, and operational support, all aimed at reducing border-related crime, disrupting gang and cartel operations, and preventing drug trafficking and human smuggling.

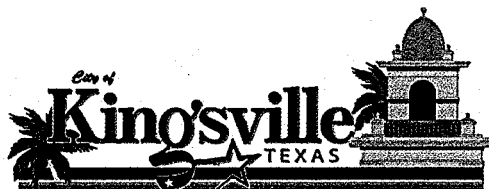
As an eligible participant, KPD meets all program-specific requirements, including collaboration with the Texas Department of Public Safety's Joint Operations and Intelligence Centers (JOIC), intelligence-sharing, and conducting enhanced patrol activities. The department will utilize the funding to support strategic patrols, increase operational capabilities, and address identified threats through intelligence-driven initiatives.

Financial Impact:

A total of \$78,000 was received for the purpose of support for the department's border security initiatives and related law enforcement operations. This funding is essential to safeguarding the citizens of Kingsville and strengthening public safety.

Recommendation:

We request that the City Commission authorize the receipt and expenditure of these funds in the manner for which they were provided by the Office of the Governor.



ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO ACCEPT AND EXPEND THE LOCAL BORDER SECURITY PROGRAM GRANT AWARD #2994110 FOR POLICE OVERTIME.

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#16

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 017 – PD Border Star Grant					
<u>Revenues</u>					
2100	Police	State Grants	72010	\$78,000	
<u>Expenditures</u>					
2100	Police	Overtime	11201	\$64,796	
2100	Police	Retirement	11400	\$7,237	
2100	Police	FICA	11500	\$5,967	

[To amend the City of Kingsville FY 24-25 budget to accept and expend the Local Border Security Grant Program #2994110. Funding will come from the Grant award 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 25th day of November 2024.

PASSED AND APPROVED on this the 9th day of December 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #22

**City of Kingsville
Police Department**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: John Blair, Chief of Police

DATE: November 15, 2024

SUBJECT: Receipt of the Patrick Leahy Bulletproof Vest Partnership Program Funds for FY2025

Summary:

The police department is requesting approval for acceptance of funds from the Bureau of Justice Assistance and a budget amendment to place the funds in Fund 108.

Background:

The Kingsville Police Department (KPD) is dedicated to ensuring the safety and protection of its officers as they serve the community. To support this mission, KPD applied for funding through the Patrick Leahy Bulletproof Vest Partnership (BVP), administered by the Bureau of Justice Assistance. This program reimburses eligible agencies for up to 50% of the cost of body armor vests purchased for law enforcement officers.

Body armor is a critical piece of safety equipment that enhances officer protection in the field. The BVP grant funding will allow KPD to replace outdated vests and provide new officers with state-of-the-art body armor that meets current safety standards. This initiative supports KPD's ongoing commitment to officer safety while ensuring fiscal responsibility.

The department has met all eligibility requirements for the program, and the acceptance of these funds will alleviate budgetary constraints while enhancing operational readiness.

Financial Impact:

A total of \$9,084.26 was received for the purpose of support for the department's bulletproof vest program. This grant does have 50% match.

Recommendation:

We respectfully request that the City Commission authorize the receipt and expenditure of these funds in the manner for which they were provided by the Bureau of Justice Assistance.



ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO ACCEPT AND EXPEND THE PATRICK LEAHY BULLETPROOF VEST GRANT PROGRAM.

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#17

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 108 – Patrick Leahy Bulletproof Vest Grant					
<u>Revenues</u>					
2100	Police	Federal Grants	72005	\$9,084.26	
2100	Police	Transfer From GF 001	75001	\$9,084.26	
<u>Expenditures</u>					
2100	Police	Uniforms	21200	\$18,168.52	
Fund 001 – General Fund					
6900	Transfer	Transfer To Fund 108	80108	\$9,084.26	
1030	City Special	Budget Amend Reserve	86000		\$9,084.26

[To amend the City of Kingsville FY 24-25 budget to accept and expend the Patrick Leahy Bulletproof Vest Partnership Grant Program. 50% funding will come from the Grant award for the stated purpose. The other 50% will come from the General Fund Budget Amendment Reserve line item. There is currently \$125,125.00 available for budget amendments.]

The General Fund has budgeted \$300,000 for FY 24-25 budget amendments. The following budget amendments have been previously submitted:

- BA #1 – PW Parking Lot - \$74,060
- BA #4 – City Hall A/C - \$65,100
- BA #10 – Fire Station #2 Plumbing Repairs - \$12,800
- BA #11 – Bureau Veritas Inspection Services - \$6,179.08
- BA #12 – Planning IBC Books - \$1,242.79

- BA #13 – Cash Match on BW Camera Grant - \$15,493.13
- Total Previously Submitted BA's - \$174,875.00

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 25th day of November 2024.

PASSED AND APPROVED on this the 9th day of December 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #23

**City of Kingsville
Police Department**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: John Blair, Chief of Police

DATE: November 15, 2024

SUBJECT: Receipt of the Operation Lone Star Grant Program Funds for FY2025

Summary:

The police department is requesting approval for acceptance of funds from the Office of the Governor and a budget amendment to place the funds in Fund 208.

Background:

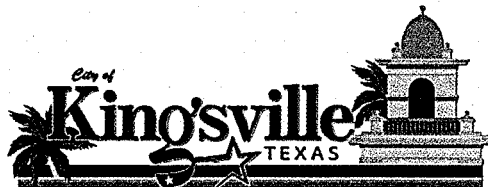
The Police Department is committed to ensuring public safety and addressing border-related criminal activity through proactive and collaborative law enforcement efforts. In support of these objectives, KPD applied for the Operation Lone Star Grant offered by the Office of the Governor. This grant provides funding to eligible agencies to enhance law enforcement operations directly impacted by border security and related criminal activities.

The grant supports initiatives such as increased patrols, specialized training, equipment procurement, and enhanced operational capabilities. These resources enable law enforcement agencies to address human trafficking, drug smuggling, and other criminal activities that pose a threat to community safety. KPD has fulfilled all eligibility requirements, including the establishment of operational plans and accountability measures to ensure effective use of the grant funds. By leveraging this funding, KPD will bolster its ability to protect the Kingsville community and support regional efforts to combat border-related crime.

Financial Impact:

A total of \$484,401.45 was received for the purpose of support for the department's border security initiatives and related law enforcement operations. This funding is essential to safeguarding the citizens of Kingsville and strengthening public safety. The Budget Categories:

- Personnel - \$191,272.07
- Contractual - \$2,500.00
- Travel and Training - \$78,490.00
- Equipment - \$205,631.38
- Supplies and Direct Operating Expenses - \$6,508.00



**City of Kingsville
Police Department**

Recommendation:

We request that the City Commission authorize the receipt and expenditure of these funds in the manner for which they were provided by the Office of the Governor.



ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO ACCEPT AND EXPEND THE OPERATION LONE STAR GRANT PROGRAM AWARD #4385703 FOR VARIOUS POLICE DEPARTMENT EXPENDITURES.

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#15**

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 208 – Operation Lone Star Grant					
<u>Revenues</u>					
2100	Police	State Grants	72010	\$484,401.45	
<u>Expenditures</u>					
2100	Police	Salaries & Wages	11100	\$146,433.07	
2100	Police	Overtime	11200	\$12,460.00	
2100	Police	Retirement	11400	\$17,746.00	
2100	Police	FICA	15000	\$14,633.00	
2100	Police	Animal Care	21900	\$3,808.00	
2100	Police	Training & Travel	31600	\$78,490.00	
2100	Police	Machinery & Equipment	71200	\$205,631.38	
2100	Police	Vehicle Maintenance	41100	\$5,200.00	

[To amend the City of Kingsville FY 24-25 budget to accept and expend the Operation Lone Star Grant Program #4385703. Funding will come from the Grant award 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 25th day of November 2024.

PASSED AND APPROVED on this the 9th day of December 2024.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #24

CITY OF KINGSVILLE



P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

Date: October 30, 2024

To: City Commission via City Manager Mark McLaughlin

CC: Courtney Alvarez, City Attorney; Mary Valenzuela, City Secretary;

From: Janine Reyes, Director of Tourism Services

Summary: Tourism is in need of a parking lot overlay at the Visitors Center off the highway and would like to complete the job prior to the opening of the adjoining Fuel America and the centennial celebrations at Texas A&M University-Kingsville in order to improve the aesthetics for visitors arriving in town.

Additionally, in order to salvage two mature trees on site and make use of adjoining space between Fuel America and Tourism facilities, we would like to install a small dog park to draw visitors to our space to market upcoming events and our community.

Tourism would like to request a budget amendment to cover these costs and has earmarked both ARPA funds and recommends the use of Fund Balance to pay for this project. Design and quotes attached.

Financial Impact: Total request is \$94,126.06. The breakdown is as follows:

14 loads of Hot Mix from Corpus Christi to Kingsville at \$250 per load: \$3,500.00

280 tons HMAC from Bay Plant total: \$26,292.00

Labor for Overlay from Sanford and Sons: \$46,304.00

Dog Park Fencing from S & J Fence Co. Materials: \$5,004.56

Dog Park Fencing Installation from S & J Fence Co.: \$5,837.50

7 piece Best In Show Kit from The park and Facilities: \$7,188.00

Staff recommends \$28,067.72 be funded from Tourism ARPA funds. This would exhaust Tourism's ARPA funds and completely cover the cost of HMAC from Bay Plant, leaving a balance of \$1,775.72 to be applied towards the 14 loads of HOT Mix from Corpus Christi to Kingsville.

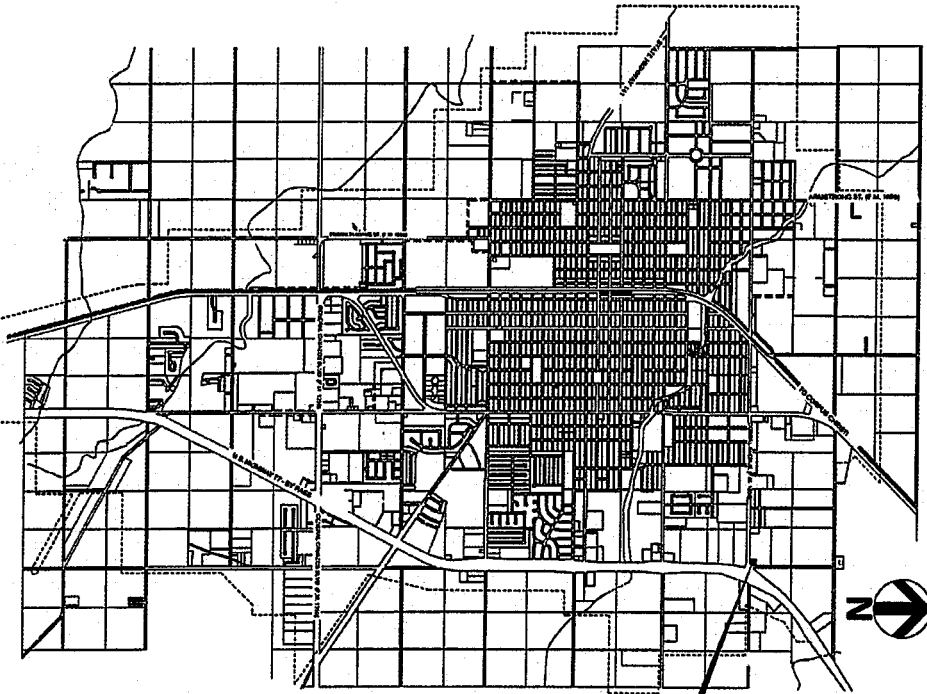
Staff additionally recommends utilizing \$66,058.34 from Fund Balance to cover the remaining expenses for this project.

Recommendation: Staff recommends that Commission approve a budget amendment in the amount of \$66,058.34 to be funded from Tourism's Fund Balance to cover the cost of the parking lot overlay and dog park installation. Staff also recommends using Tourism ARP funds to cover \$28,067.72 of the project expenses as outlined in this memo.

CITY OF KINGSVILLE

2024

TOURISM - VISITORS CENTER/ DOG PARK



PROJECT LOCATION
 TOURISM - VISITORS CENTER
 1501 N. HWY 77

SHEET INDEX

SHEET	TITLE
1	COVER SHEET
2	EXISTING VISITORS CENTER PARKING LOT SITE PLAN
3	EXISTING VISITORS CENTER PARKING LOT DEMO PLAN & REPAIRS
4	EXISTING VISITORS CENTER PROPOSED DOG PARK

MAYOR
 SAM FUGATE

CITY MANAGER
 MARK MCLAUGHLIN

CITY COMMISSIONERS
 HECTOR M. HINOJOSA
 NORMA NELDA ALVAREZ
 LEO ALARCON
 EDNA LOPEZ

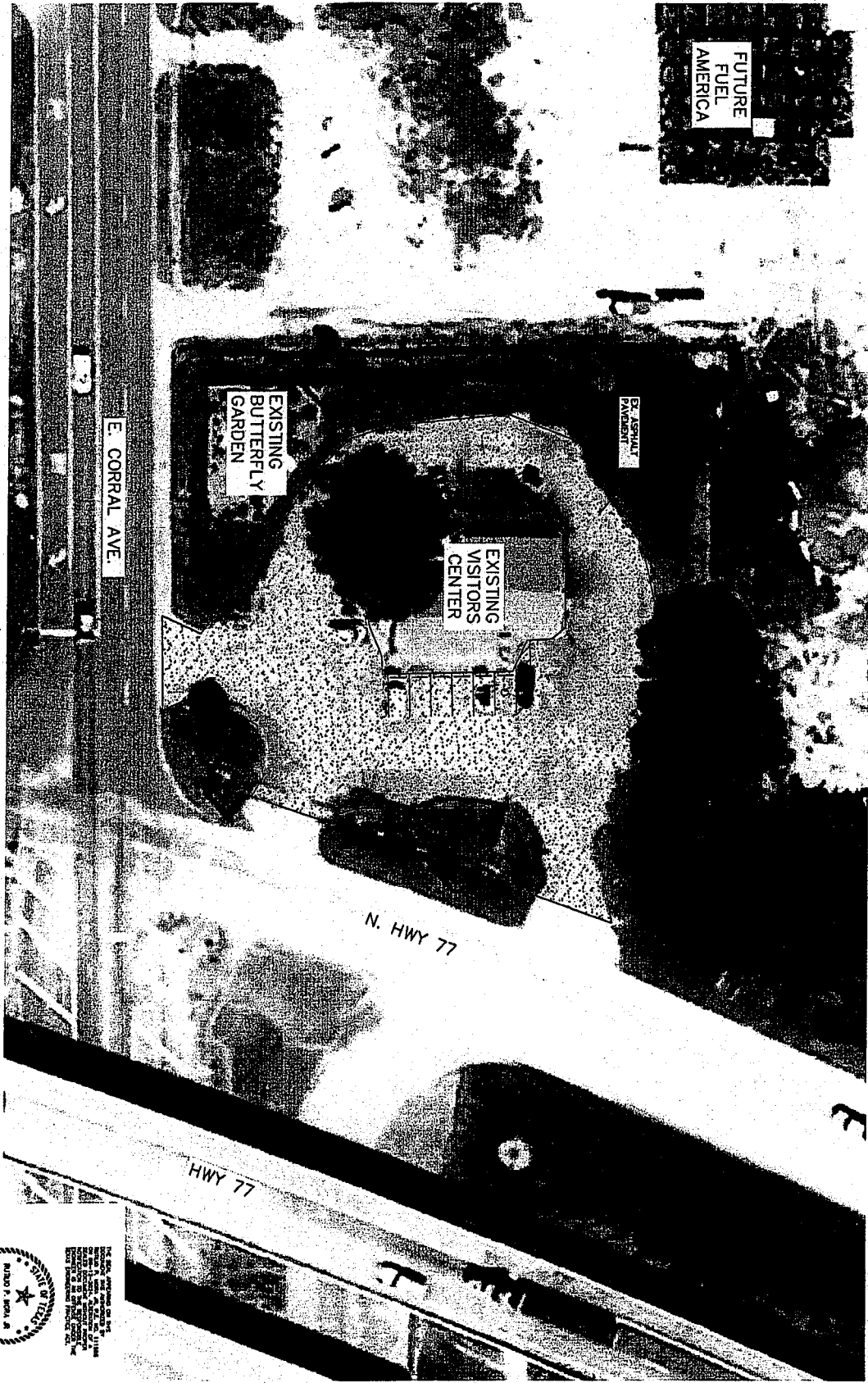
LOCATION MAP
 NOT TO SCALE
 SEPTEMBER 2024

STATE OF TEXAS
 COUNTY OF KLEBER
 ENGINEER
 R. MORA, P.E.
 111582

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS ENGINEERING PROFESSIONAL ACT AND THE TEXAS ENGINEERING BOARD RULES AND REGULATIONS.

SEP 20 2024

<p>TOURISM - VISITORS CENTER/ DOG PARK</p> <p>COVER SHEET</p>	Drawn by: J. RAMIREZ Date: 04/05/2024 Checked by: R. MORA Job: Scale: AS NOTED	<p>CITY OF KINGSVILLE ENGINEERING DEPARTMENT</p> <p>400 West King Kingsville, Texas 78363 Office 361.593.8807 Fax 361.595.8025</p>
	SHEET 1	



A
2
SCALE: 1:20

EXISTING VISITORS CENTER PARKING LOT SITE PLAN

Professional Engineer
 State of Texas
 License No. 111580
 R. MORA
 R. MORA, P.E. 01/13/2024
 R. MORA, P.E. NO. 111580

SHEET
2

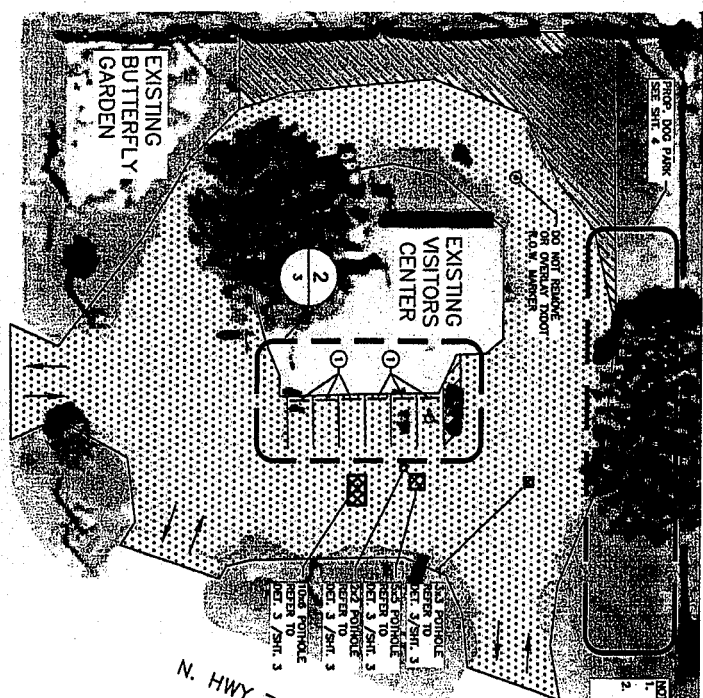
TOURISM - VISITORS CENTER/ DOG PARK

EXISTING VISITORS CENTER PARKING LOT SITE PLAN

Drawn by: J. RAMIREZ
 Date: 04/05/2024
 Checked by: R. MORA
 Job:
 Scale: AS NOTED

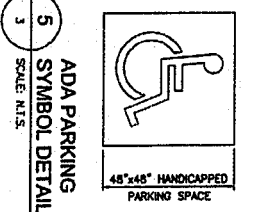
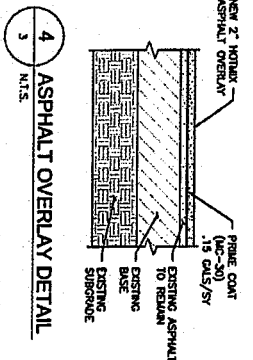
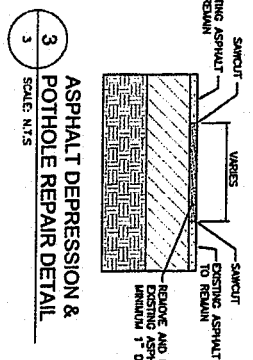


CITY OF KINGSVILLE
 ENGINEERING DEPARTMENT
 400 West King
 Kingsville, Texas 78363
 Office 361.595.8007
 Fax 361.595.8035

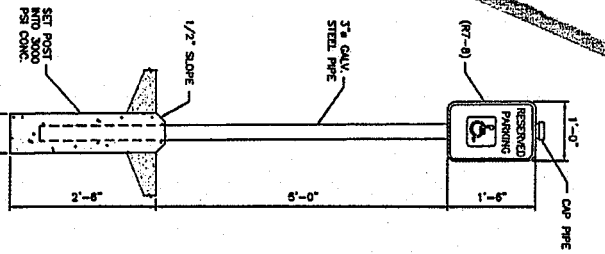


EXISTING VISITORS CENTER PARKING LOT DEMO PLAN & REPAIRS

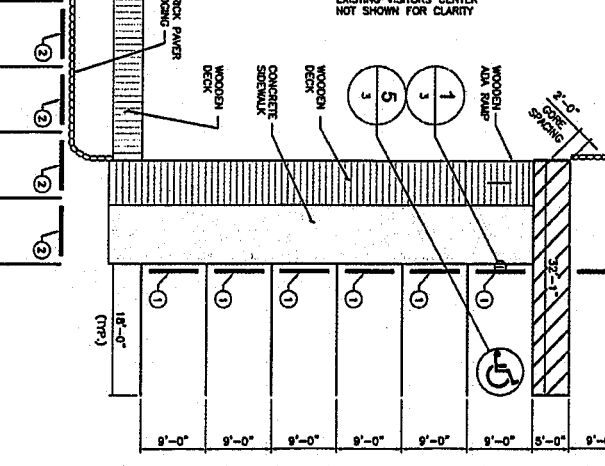
- LEGEND**
- 1 REMOVE & REINSTALL EXISTING WHEEL STOP (NO SEPARATE BAY TRAIL)
 - 2 NEW WHEEL STOP TO BE INSTALLED
- LEGEND**
- OVERLAY EXISTING ASPHALT
 - PARKING LOT WITH 2" HONK TYPE D
 - EXCAVATE EXISTING GRASS AND REPAZ ASPHALT
 - PARKING LOT PROBE PARKING AREA WITH MC-30



1 ADA PARKING SIGN DETAIL
SCALE: N.T.S.



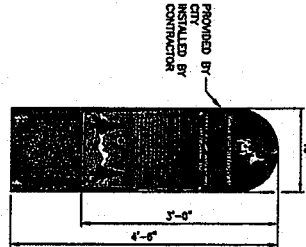
2 STRIPING DETAIL
SCALE: N.T.S.



FOR THE CITY OF KINGSVILLE
ENGINEERING DEPARTMENT
111508
DATE: 04/05/2024
DRAWN BY: J. RAMIREZ
CHECKED BY: R. MORAN
JOB: EXISTING VISITORS CENTER PARKING LOT DEMO PLAN & REPAIRS
SCALE: AS NOTED

QUANTITIES:

SY 430	EXCAVATE EXISTING GRASS
SY 11	PAVEMENT REPAIRS INCLUDING COMPACTED LIMESTONE BASE
SY 3.230	2" HOT MIX ASPHALT TYPE D OVERLAY AND PRIME COAT
LS 1	PAVEMENT MARKINGS INCLUDING ADA SYMBOL
EA 5	NEW CONCRETE WHEEL STOPS
LF 325	5" HIGH CHAIN LINK FENCE INCLUDING GATES INSTALLED
LS 1	DOG PARK FEATURES, SIGNS, ETC. INSTALLED
EA 1	ADA PARKING SIGN & HARDWARE INSTALLED



PROVIDED BY
INSTALLED BY
CONTRACTOR

1
DOG PARK RULES
SIGN DETAIL
N.T.S.

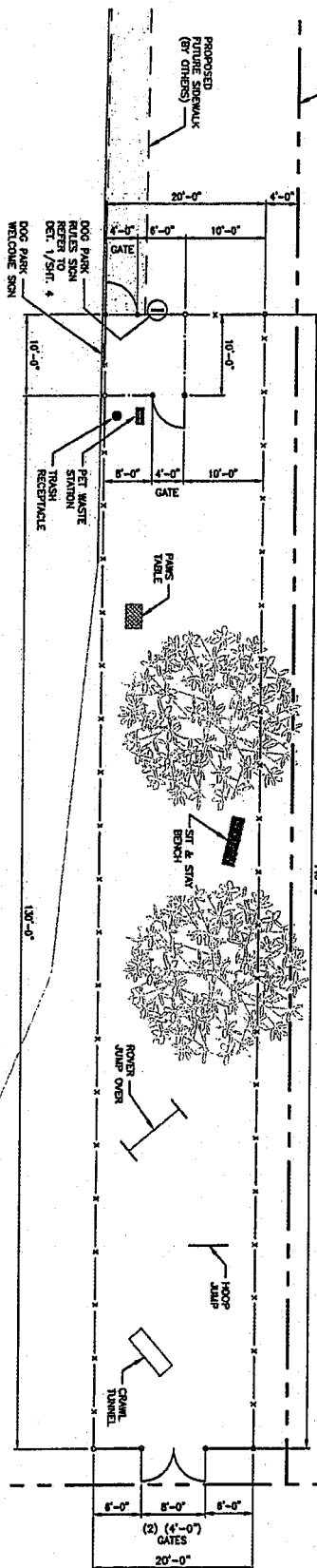
WELCOME TO YOUR DOG PARK!

THE DOG PARK IS THE PROPERTY OF THE CITY OF KINGSVILLE. IT IS THE RESPONSIBILITY OF THE VISITOR TO KEEP THE DOG PARK CLEAN AND SAFE FOR ALL VISITORS. THE OWNER OF THE DOG PARK.

NOTE: ALL DOGS MUST BE ON A LEASH AT ALL TIMES. VISITORS MUST KEEP THEIR DOGS ON A LEASH AT ALL TIMES. VISITORS MUST KEEP THEIR DOGS ON A LEASH AT ALL TIMES. VISITORS MUST KEEP THEIR DOGS ON A LEASH AT ALL TIMES. VISITORS MUST KEEP THEIR DOGS ON A LEASH AT ALL TIMES.

2
DOG PARK RULES
N.T.S.

NOTE:
DOG PARK KIT
7 - FENCE BEST IN SHOW KIT
1 - PET WASTE BAGS
1 - HOOP JUMP
1 - CHAIN LINK FENCE
1 - CANAL TUNNEL



EXISTING VISITORS CENTER PROPOSED DOG PARK

City of Kingsville
111588
01/12/2024

THE CITY OF KINGSVILLE ENGINEERING DEPARTMENT HAS REVIEWED THIS PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY CODE AND THE ENGINEERING REGULATIONS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

TOURISM - VISITORS CENTER/ DOG PARK

EXISTING VISITORS CENTER PROPOSED DOG PARK

Drawn by: J. RAMIREZ
Date: 04/05/2024
Checked by: R. MORA
Job:
Scale: AS NOTED



**CITY OF KINGSVILLE
ENGINEERING DEPARTMENT**
400 West King
Kingsville, Texas 78363
Office 361.595.8007
Fax 361.595.8035

Janine Reyes

From: Charlie Sosa <CSosa@cityofkingsville.com>
Sent: Monday, October 28, 2024 1:43 PM
To: Janine Reyes
Subject: RE: Dog Park and Driveway
Attachments: SJ Fence Co. Proposal for City of Kingsville_1501 North US 77_Kingsville TX_102824_BlackVinyl.pdf; The Park.pdf

Janine,

Please see attached Quotes on the fence and the obstacle course for dogs.

The amount for the parking lot:

14 loads Hot mix from Corpus to Kingsville @ \$250.00 / load Total: \$3500.00

280 tons HMAC from Bay Plant Total: \$26,292.00

Labor Sanford and Son Total: \$46,304.00

From: Janine Reyes <jreyes@cityofkingsville.com>
Sent: Monday, October 28, 2024 12:54 PM
To: Charlie Sosa <CSosa@cityofkingsville.com>
Subject: Dog Park and Driveway

Charlie,

Did you end up calling the dog park component vendor and did you have those figures yet for the dog park and driveway here at tourism?

Thanks,

S & J FENCE CO.

361-885-0503

www.sjfenceco.com

1825 North Padre Island Drive
Corpus Christi, TX 78408

BID PROPOSAL

City of Kingsville
Attn: Charlie Sosa
1501 North US 77
Kingsville, TX
361-455-7746

October 28, 2024
Estimator: Adrian Elwin
Contact: 361-442-3518

Description: Install 340' of new 4' tall black vinyl-coated light-commercial grade chain link fence. Fence to include (2) 4' wide single swing gates set on 2 7/8" OD x SS40 posts. Gate frames to be 1 5/8" OD x .065", gates to be equipped with (2) 90-degree hinges (non-self closing), and (1) pad-lockable fork per gate. All gate and terminal posts to be set in minimum 36" concrete footings and all line posts to be set in minimum 30" concrete footings with a max spacing of 10'. **Client to clear all fence lines of all vegetation, trees, and objects prior to S&J start of project. This bid is good for 30 days unless otherwise specified in writing by S&J Fence Co.**

Materials furnished by S&J:	\$5,004.56
2 7/8" OD vinyl coated terminal & gate posts - SS40	
1 7/8" OD vinyl coated line posts - .065"	
1 5/8" OD vinyl coated top rail - .065"	
13 gauge vinyl coated chain link fabric, 9 ga. Finish, 2" mesh	
9 gauge vinyl coated bottom tension wire	
(2) 4' wide vinyl coated single swing gates, with hardware	
All necessary concrete	
Labor furnished by S&J:	\$5,837.50
Sales Tax @ 8.25% (Materials Only):	\$0.00
TOTAL CHARGES:	\$10,842.06

Terms: Signed contract or Hardcopy PO to schedule; invoiced at completion (net 30).

This price includes a discount for payment by cash or check; add 2% if paying by credit/debit card.

Thank you for the opportunity to bid on your fence project. You will find that S&J will deliver exceptional service and a quality product. We look forward to your business!

To accept this bid, please sign below and email to aelwin@sjfenceco.com or mail to the address above.

Signed - Owner or Agent

Date

Initial I have read and agree to S&J Fence Co. Terms and Conditions.
(www.sjfenceco.com/termsandconditions)

Employer Tax I.D. #27-0587418



Highland Products Group/The Park Catalog
 931 Village Blvd Ste 905-354
 West Palm Beach, FL 33409
 Phone : 561-620-7878
 Email : sales@theparkcatalog.com

Quote#104258
 Sales Rep: Carrie Georgopoulos
 Email: Carrie@theparkcatalog.com
 Phone: 888-447-2401 Ext 60307

Bill to:
 Joseph Ramirez
 City of Kingsville
 P.O. Box 1458
 Kingsville, Texas, 78363
 United States
 T: 361-595-8007

Ship to:
 Joseph Ramirez
 City of Kingsville
 400 W. King Ave
 Kingsville, Texas, 78636
 United States
 T: 361-595-8007

Quote Date: Apr 13, 2024
Quote Expiration Date: May 12, 2024 (29 days)

Product Name	Item #	QTY	Price	Your Price	Unit Discount	Subtotal
7 Piece Best In Show Kit Color: Playful- Red and Blue	<u>439-1035-2547844</u>	1	\$7,897.00	\$7,188.00	\$709.00	\$7,188.00

Quote Notes:

NOTIFY BEFORE DELIVERY INCL IN FREIGHT

Total Discount -\$709.00
 Subtotal \$7,188.00
 Shipping & Handling \$0.00
 Tax \$0.00
Grand Total \$7,188.00

This quote comes with our BEST PRICE GUARANTEE! If we are not your lowest delivered quote for equivalent product, we will BEAT it! (Exclusions may apply)

Any questions contact us at 888-447-2401 or Carrie@theparkcatalog.com

PAY NOW
 WITH A CREDIT CARD

Quote Expiration Date: May 12, 2024

IF YOUR QUOTE HAS EXPIRED, PLEASE CONTACT YOUR SALES REP BEFORE SUBMITTING PAYMENT

TERMS & CONDITIONS

SHIPPING:

Deliveries are made during normal business hours, 8am - 5pm Monday - Friday. Unless otherwise noted, shipping charges include standard delivery only. Standard delivery charges are for Tailgate delivery to any commercial location on a commercial truck route; the truck driver will not offload the delivery. It is Customers responsibility to provide adequate personnel and/or equipment to unload the shipment from the truck when it arrives. The truck driver is under no obligation to help you unload. If you require anything other than standard delivery, we have the following additional services available for purchase at time of order placement:

Additional Delivery Services

- **Residential Delivery:** If the ship to address is not a commercial location, on a commercial truck route or is in a residential area, you must order "Residential Delivery Service" at an additional charge.
- **Limited Access Delivery:** This is common LTL delivery for small businesses, restaurants, schools, churches, concert venues, theaters, or other locations that do not have a loading dock.
- **Liftgate Service:** This service includes the driver utilizing a lift gate on the rear of the truck. The driver is responsible for lowering your shipment to the ground only. Once delivery is at ground level it is your responsibility to move the shipment from the delivery point to its destination
- **Notify Before Delivery:** Notify before delivery indicates that the receiver needs to be called before arrival. The carrier will call 24-48 hours prior to make a delivery appointment. If the receiver cannot be reached, these shipments can result in significant delays or additional redelivery fees.
- **Inside Delivery:** If this service is required, please reach out to one of our Sales Representative as we cannot be responsible for online quotes with this service. This service requires specifics that must be communicated to the carrier prior to getting a shipping quote.
- **Redelivery Fee:** This charge will occur when a delivery is unsuccessful on the first try and the carrier must try to deliver the shipment a second time. Redeliveries occur within the carrier's available timeframe.
- **Construction Site Delivery:** This charge is for any destination that is under construction and requires an LTL truck to navigate a construction site.

Shipping Service Discrepancies - If there is a discrepancy in the services requested and the minimum services required to deliver the product, the Customer agrees to pay and The Park Catalog reserves the right to charge the customer for any necessary additional services provided at the time of delivery.

Shipment Inspection Required - It is the customer's responsibility to inspect all deliveries for possible damage, correct quantities and to note any discrepancies on the freight bill PRIOR to signing the delivery receipt provided by the driver. All damage claims MUST be recorded on the delivery receipt and reported within 48 hours of delivery. The Park Catalog does NOT GUARANTEE replacements parts or products FREE of charge due to concealed or unreported damages.

Assembly May Be Required:

Most of our product's ship Knocked down and on commercial pallets to minimize freight damages and reduce freight cost.

CANCELLATIONS:

No order can be cancelled unless first authorized and confirmed in writing by The Park Catalog Team. Made-to-Order items already in production may not be cancelled. If a cancellation is authorized, charges may apply based on the stage the order is in.

RETURNS:

We will accept returns of unopened/unused products, up to 30 days from the shipping date, subject to ALL the following terms and conditions:

- **Approval:** Written approval and instructions must be issued by our Customer Service Department before any merchandise can be returned.
- **Shipping Returns:** All merchandise must be returned in its original packaging, freight Prepaid. No Collect shipments are accepted.
- **Re-Stocking & Shipping Fees:** The customer is responsible for a minimum 25% re-stocking fee and all related shipping charges on product returned for reasons other than damage or defect. Original shipping charges will not be refunded.
- **Online Orders:** For online orders, The Park Catalog is not responsible if the customer orders incorrect product or colors. All return and restock fees apply.
- **Personalized** - These items are NOT eligible for return unless a defect in manufacturing is presented to us with pictures prior to return.
- **Refunds:** refunds will be issued on returned merchandise AFTER shipment is received and inspected at our warehouse and the goods are deemed to be resaleable and free of damages.

Payment options:

Credit Card: To maintain a safe environment for credit card transactions, we utilize a credit card processing company that partners with companies who transmit or process card information in a secure environment which complies with the Payment Card Industry Data Security Standard (PCI DSS). In compliance with the payment card industry data security standards, The Park Catalog cannot accept credit card payment information via Email/Fax/US Mail/Telephone/Voice Mail. A secure payment link will be sent via email to allow your transaction to be completed.

Check: Payable to Highland Products Group or The Park Catalog, 931 Village Blvd Ste 905-354, West Palm Beach, FL 33409

ACH: You will find ACH/Wire information on the pages following your proposal

Purchase Order: We accept purchase orders from Government/Municipal entities, Public Schools, non-private Colleges, and Universities to name a few. All other customer types must speak with a sales representative for qualifications to utilize a purchase order.

Force Majeure:

No Party to this Agreement shall be responsible for any delays or failure to perform any obligation under this agreement due to acts of God, outbreaks, epidemic/pandemic or the spreading of disease or contagion strikes or other disturbances, including, without limitation, war, insurrection, embargoes, governmental restrictions, acts of governments or governmental authorities, and any other cause beyond the control of such party. During an event of force majeure, the Parties' duty to perform obligations shall be suspended.

To accept this proposal:

Sign Here: _____ Date: _____

PLAYCORE

Building communities through play & recreation™

To Whom It May Concern:

This is in response to your request for a W-9 from a single member LLC, disregarded for income tax purposes. All receipts and federal taxes for this entity are reported on a consolidated tax return under Playcore Group, Inc & Subsidiaries, federal identification number (FEIN) 82-2297804, and as such, we will not require a 1099 issued since we are a U. S. corporation.

Please find the following enclosed documents:

- A W-9 for Playcore Group, Inc & Subsidiaries with FEIN 82-2297804. Lines 5, 6, and 7 all list the business address, name, and FEIN of the disregarded LLC entity.

Aside from making a 1099 determination for federal income tax, the LLC's name and address should be used for *all other business purposes* including, but not limited to: invoicing, licensing, signing / executing contracts, creating customer / vendor accounts, etc.

Should you have any questions regarding the attached, please do not hesitate to reach out to our department at tax@playcore.com.

Sincerely,

Scott Hooker
Senior Tax Accountant
shooker@playcore.com
PLAYCORE
Building communities through play

City of Kingsville Tourism Proposed ARPA Fund Projects

		Date Paid
Calculated ARPA Beginning Balance	-\$173,544.00	
Wayfinding Signs	\$10,000.00	Design/Deposit Jan-23
Wayfinding Signs	\$19,128.00	Fabrication Nov-23
Wayfinding Signs Part 2	\$20,330.00	Oct-24
WOST Air Show	\$25,000.00	Mar-21
WOST Air Show reversal	-\$25,000.00	Mar-21
Train Depot Painting	\$12,500.00	Jul-22
Tourism Couch Set	\$8,100.00	Jun-22
Tourism Couch Set Freight	\$675.00	Oct-22
Promotional Photo Frames	\$9,383.28	Mar-23
DI Conceptual Design	\$46,390.00	Aug-23
LED Sign Deposit	\$9,485.00	Jul-23
LED Sign Final Payment	\$9,485.00	Fall 2023
Total Remaining	-\$28,067.72	
Anticipated Projects		
Parking Lot Overlay Bay Plant Material	\$26,292.00	EST
14 Loads of Hot Mix Transport (partial)	\$1,775.72	EST
Total if approved	\$0.00	

AGENDA ITEM #25

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



MEMO

Date: November 15th, 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 the sale of a city parcel of land located at 811 E Vela**

Summary: It was determined in 2024 that the current resident/owner of 813 E Vela (Ms Anna Luisa Espinosa) was encroaching on adjacent city property by erecting and using several structures on city owned land, without permission (see attached photo). When notified of the situation, she indicated she was interested in purchasing that adjacent parcel of land. A Fair Market Value of \$5,000.00 was determined on 14 November 2024 using a local realtor and considering the parcel of land is in the flood plain and has a city owned 20ft utility easement running through the property (see attached documents).

Background: For years, the owner of the residence at 813 E Vella erected and used non-permitted, non-approved structures on an adjacent city parcel of land, under the impression that parcel belonged to her. The Planning Department was notified of the situation and contacted the owner on July 17th, 2024 to ascertain if she was interested in purchasing this parcel of land from the City of Kingsville; she indicated she was interested and, in fact, contacted the City Attorney the week of November 4th to inquire about the current status.

The department recommends approval of selling this parcel of land to Ms Espinosa at Fair Market Value.

Erik Spitzer
Director of Planning and Development Services

Property Details

Account	21389	Geographic ID: 166500401000192
Property ID:		Zoning:
Type:	R	
Property Use:		
Location		
Situs Address:	811 E VELA	
Map ID:	A1	Mapsc0:
Legal Description:	SIMS 2, BLOCK 4, LOT 1-3, S/2 4 & S 1/4 5, (E X E M P T)	
Abstract/Subdivision:	S665	
Neighborhood:		
Owner		
Owner ID:	10346	
Name:	CITY OF KINGSVILLE	
Agent:		
Mailing Address:	PO BOX 1458 KINGSVILLE, TX 78364-1458	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$4,120 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$4,120 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$4,120 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$4,120
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: CITY OF KINGSVILLE %Ownership: 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	\$4,120	\$0	\$0.00
CKI	CITY OF KINGSVILLE	\$4,120	\$0	\$0.00
SKI	KINGSVILLE I.S.D.	\$4,120	\$0	\$0.00
WST	SOUTH TEXAS WATER AUTHORITY	\$4,120	\$0	\$0.00
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	\$4,120	\$0	\$0.00

Total Tax Rate: 3.017965

Estimated Taxes With Exemptions: \$0.00

Estimated Taxes Without Exemptions: \$124.34

Property Land

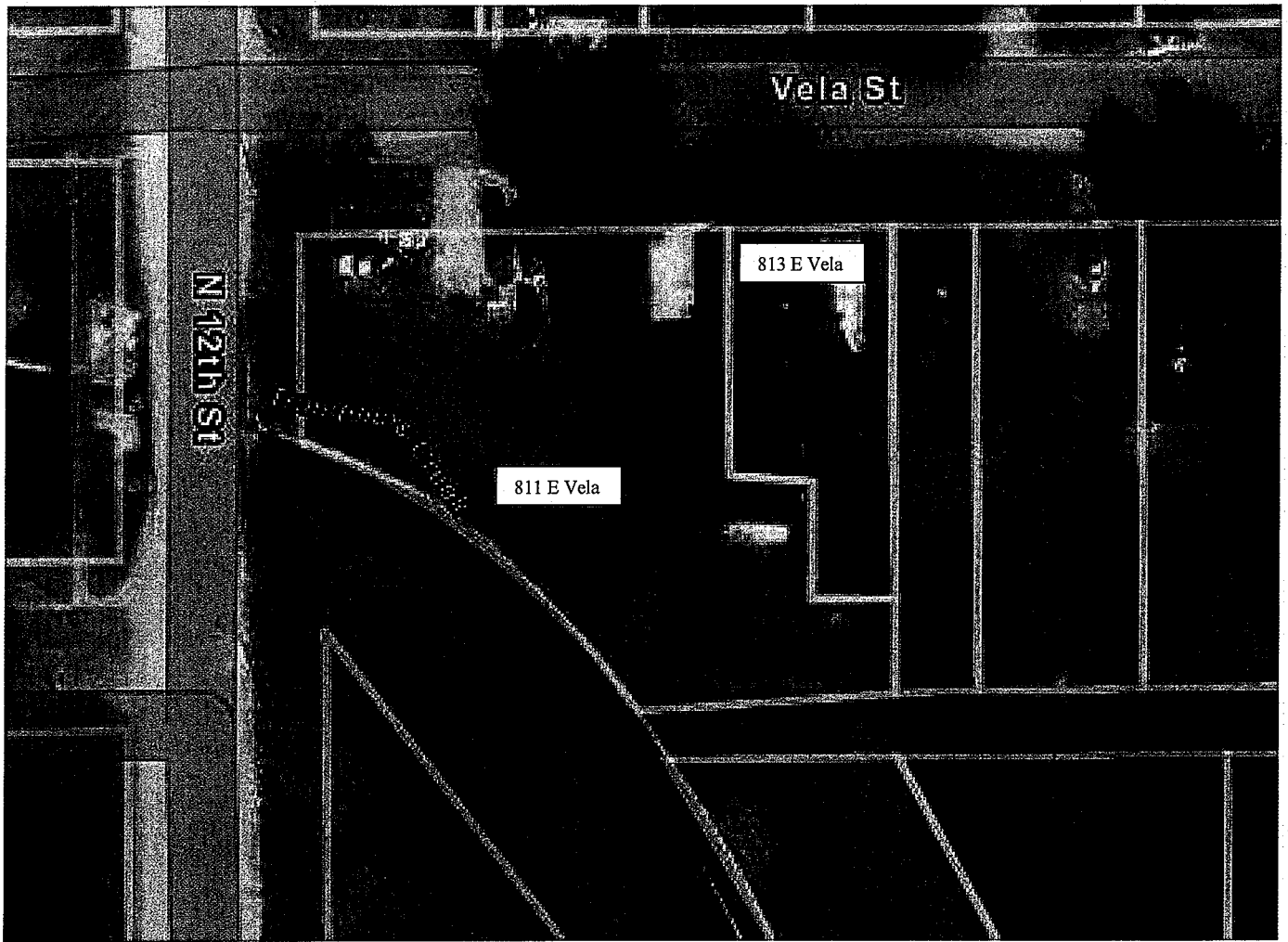
Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C4	C4	0.15	6,640.00	80.00	83.00	\$390	\$0
C4	C4	0.07	3,050.00	25.00	122.00	\$150	\$0
C4	C4	0.08	3,500.00	25.00	140.00	\$160	\$0
C4	C4	0.04	1,750.00	25.00	70.00	\$2,150	\$0
C4	C4	0.02	875.00	25.00	35.00	\$1,270	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$4,120	\$0	\$4,120	\$0	\$4,120
2023	\$0	\$3,490	\$0	\$3,490	\$0	\$3,490
2022	\$0	\$1,590	\$0	\$1,590	\$0	\$1,590
2021	\$0	\$1,590	\$0	\$1,590	\$0	\$1,590
2020	\$0	\$1,590	\$0	\$1,590	\$0	\$1,590
2019	\$0	\$1,590	\$0	\$1,590	\$0	\$1,590
2018	\$0	\$1,590	\$0	\$1,590	\$0	\$1,590
2017	\$0	\$1,590	\$0	\$1,590	\$0	\$1,590
2016	\$0	\$1,590	\$0	\$1,590	\$0	\$1,590

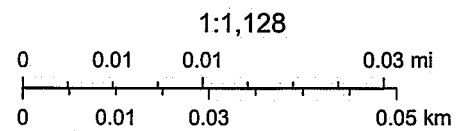
Property Deed History

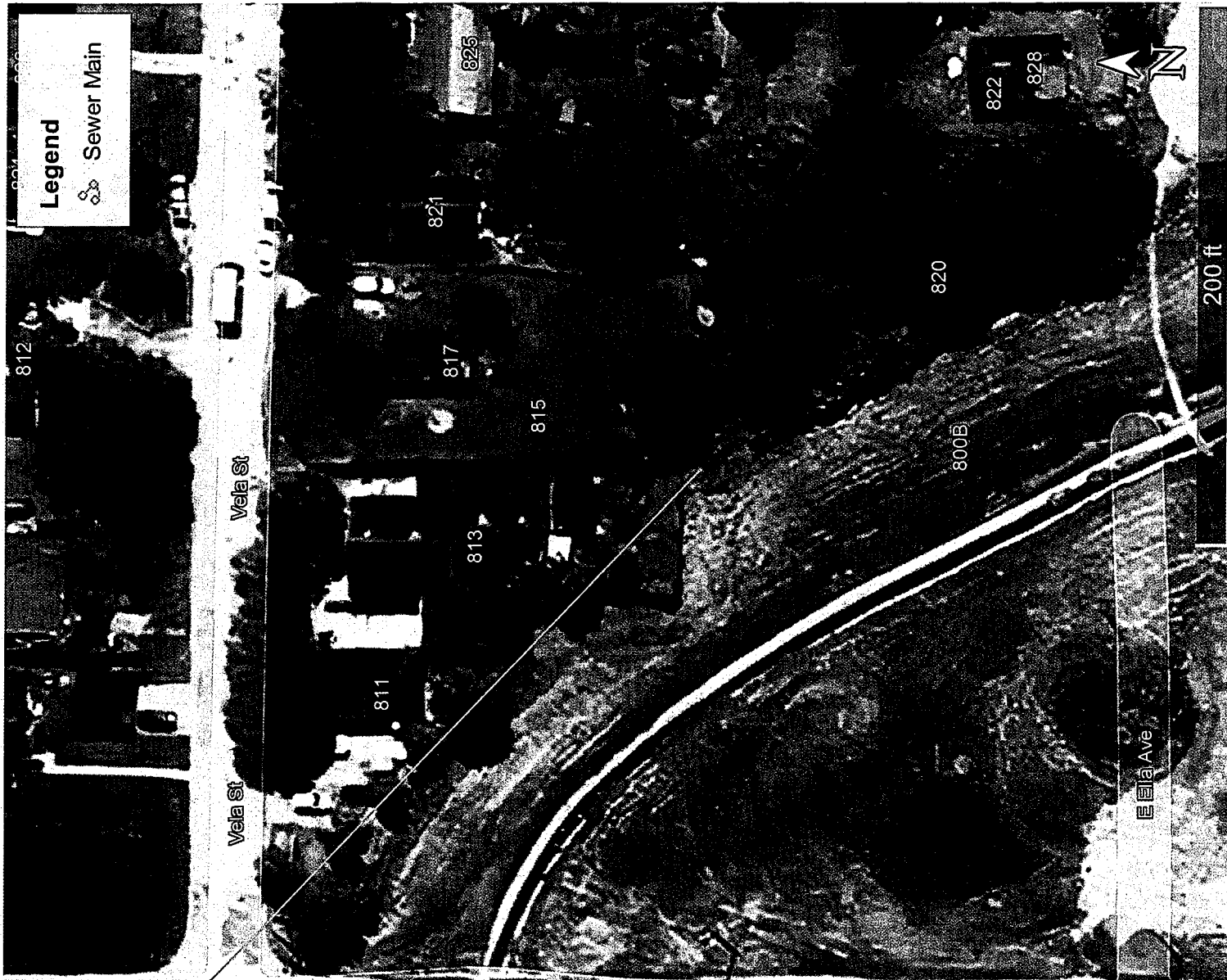
Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
	OT	Other	UNKNOWN	CITY OF KINGSVILLE			





November 7, 2024





N 12th St N 12th St

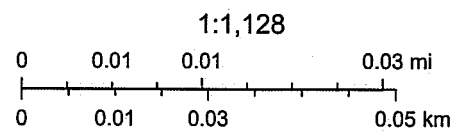


811 Vela St.
Sewer Main Location

Google Earth
Image © 2024 Airbus



November 7, 2024



National Flood Hazard Layer FIRMette



97°51'51"W 27°31'46"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, AR, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

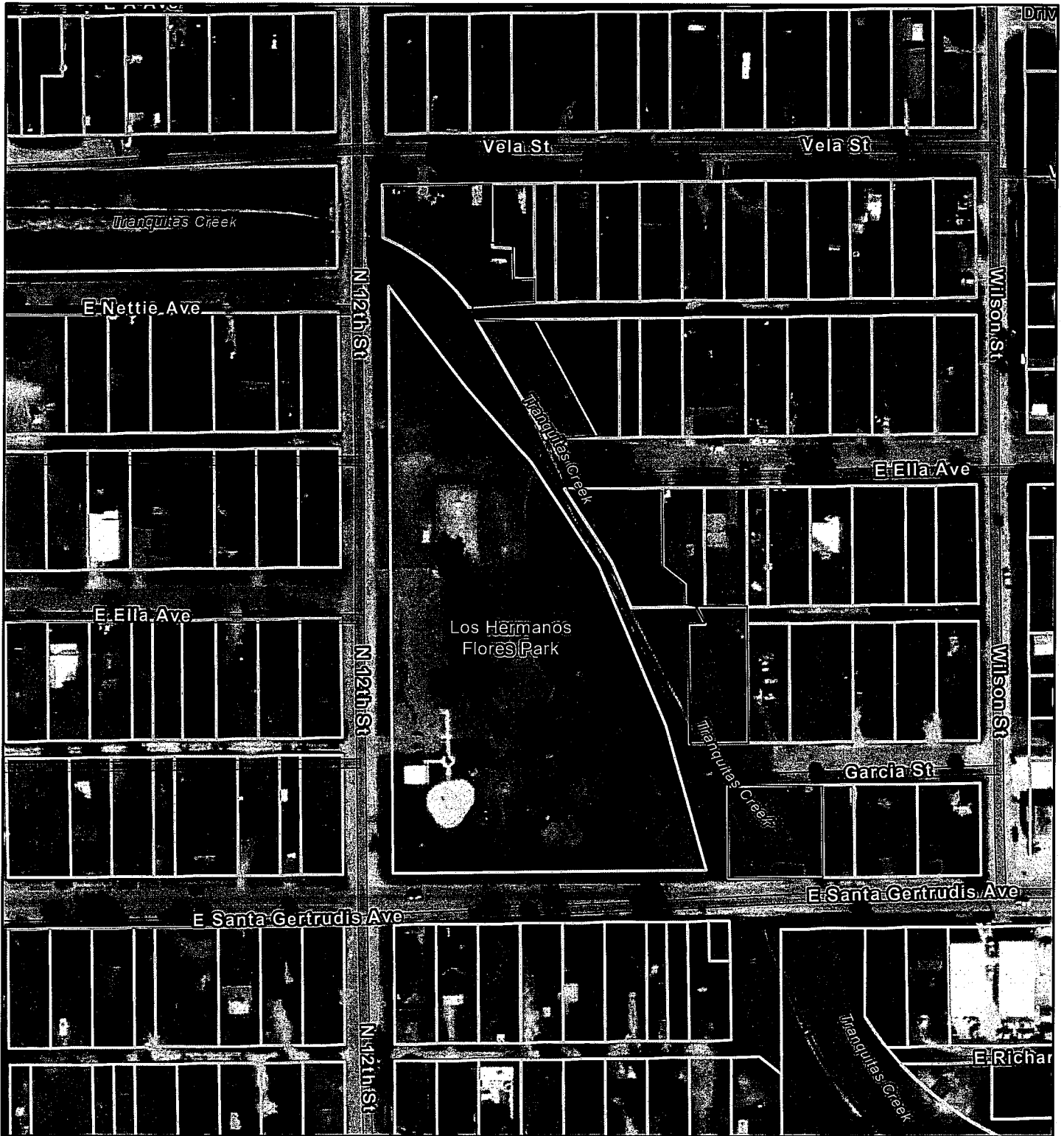
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

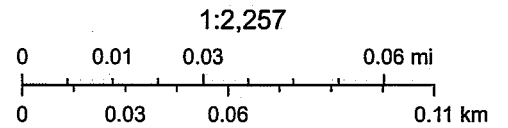
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/14/2024 at 2:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



November 7, 2024



RESOLUTION #2024-_____

A RESOLUTION AUTHORIZING THE SALE OF THE CITY'S REAL PROPERTY LOCATED AT 811 EAST VELA STREET, KINGSVILLE, TEXAS, ALSO KNOWN AS SIMS 2, BLOCK 4, LOT 1-3, S/2 4 & S ¼ 5.

WHEREAS, the City of Kingsville owns a small piece of real property located at 811 East Vela Street, Kingsville, Texas also known as Sims 2, Block 4, Lot 1-3, S/2 4 & S ¼ 5;

WHEREAS, the property is oddly shaped, has a sanitary sewer main going across part of it, and most of the property is located in a floodway which makes it not able to be developed

WHEREAS, the property is in a residential area on a corner and abuts a single family home that has encroached on the property;

WHEREAS, the land is undeveloped by the City and the City has no future plans for the land other than to maintain a utility easement;

WHEREAS, the City believes that placing the land for sale would place the property back on the tax roll; and

WHEREAS, pursuant to the Texas Local Government Code, real property owned by the City can be sold via public auction, sealed bids, or for home-rule cities through a broker, unless an exception is met;

WHEREAS, the City finds the property meets an exception to the bidding requirement as set out in Texas Local Government Code Section 272.001, staff recommends the property be sold through a negotiated sale with the adjacent property owner for the fair market value of the property as allowed by Texas Local Government Code Section 272.001(b)(1), (c), and (d) with the property contract coming back before the Commission for approval of the sale;

WHEREAS, a price has been negotiated for the land and the City Manager now needs authority from the City Commission to execute a contract for the sale of this real property and to take any other actions necessary to sell the identified property.

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

I.

THAT the City Commission of the City of Kingsville authorizes and directs the City Manager as an act of the City of Kingsville, Texas to take actions necessary to complete the real property sale in compliance with existing laws for the City's of real property located at 811 East Vela Street, Kingsville, Texas also known as Sims 2, Block 4, Lot 1-3, S/2 4 & S ¼ 5, while maintaining a utility easement on the property.

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 the 25th day of November, 2024.

Sam Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #26

RESOLUTION #2024-_____

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN EPA COMMUNITY CHANGE GRANT STATUTORY PARTNER AGREEMENT BETWEEN WATER FINANCE EXCHANGE AND THE CITY OF KINGSVILLE; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City is currently pursuing funding with the Texas Water Development Board (TWDB) for wastewater treatment plant project funding through the EPA Community Change Grant;

WHEREAS, Water Finance Exchange (WFX) is a 501(c)(3) non-profit organization that is eligible under various state and federal funding programs for moneys to assist communities with their efforts on water and wastewater infrastructure needs;

WHEREAS, the services of WFX would not cost the City any direct expenses as WFX only gets paid from grant funds if they successfully obtain funding for the City;

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 EPA Community Change Grant Statutory Partner Agreement with Water Finance Exchange 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 _____ 25th day of November, 2024.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

**EPA Community Change Grant
Statutory Partner Agreement**

I. Agreement

The purpose of this Statutory Partner Agreement is to set forth the understandings and intentions of the parties. The partners are entering into this Agreement while wishing to maintain their own separate and unique missions and mandates, and their own accountabilities. Unless specifically provided otherwise, the cooperation among the parties as outlined in this Agreement is not to be considered or construed as a partnership or other type of legal entity or personality. Nothing in this Agreement shall be construed as superseding or interfering in any way with other agreements or contracts entered into between two or more of the parties, either prior to or subsequent to the signing of this Agreement.

THIS AGREEMENT is made on __19th__ day of November, 2024 by and between the CITY OF KINGSVILLE (the "City") and the WATER FINANCE EXCHANGE (WFX).

City of Kingsville and the Water Finance Exchange wish to become partners for the primary purpose and, if awarded, completing an Environmental Protection Agency (EPA) Community Change Grant (CCG).

The terms and conditions will be outlined in this agreement and will only be terminated as outlined in this agreement.

The Partnership will be governed under the laws of the State of Texas, the proposed project area in this grant. The Partners shall be responsible for the work of their employees and for completing their agreed-to roles and responsibilities.

Both City of Kingsville and the Water Finance Exchange recognize that EPA is not a party to this agreement and any disputes between parties must be resolved under the law applicable to the Partnership Agreement.

II. Lead Applicant Role

The City of Kingsville, as part of the EPA Community Change Grant proposal "City of Kingsville Southside Wastewater Treatment Facility," will serve as the "Lead Applicant" and is responsible for the overall management, performance, oversight, and reporting responsibilities under the grant. The City is responsible for making all sub-awards to Collaborating Entities to the proposal. As the Lead Applicant, the City is:

- Responsible for the receipt of federal funds from EPA and the proper expenditure of these funds and will bear liability for unallowable costs.
- Responsible for ensuring that all sub-awards comply with the subaward requirements in the grant regulations at 2 CFR 200.311 and in the EPA's Subaward Policy and related guidance

- Responsible for compliance and legal issues, and managing risks associated with the project.
- Responsible for the receipt of federal funds from the EPA and the proper expenditure of these funds and will bear liability for the unallowable costs.

The City will make a sub-award to WFX in the amount consistent with the final EPA approved budget. The City will share decision making authority with WFX and other parties as specific in the Collaborative Governance Structure that is submitted as part of the CCG application.

As part of the proposed project, the City will be responsible for the following project specific activities if awarded:

- Leading the design and planning, and construction of the expansion of the Southside Wastewater Treatment Plant (SWWTP)
- Leading the testing and commissioning of the SWWTP
- Leading staff training on new SWWTP
- Support workforce and community engagement efforts

III. Statutory Partner Role

WFX agrees to serve in the Statutory Partner role. As part of the proposed project, WFX will be responsible for the following project specific activities if awarded:

- Workforce Development
- Community engagement efforts

In the event that WFX requires replacement as a Statutory Partner, the City will ensure that the replacement has the comparable expertise, experience, knowledge, and qualifications of the replaced Statutory Partner to ensure successful grant completion within three years. Any replacement requires prior approval by an authorized EPA official pursuant to 2 CFR 200.306(c)6.

IV. Partnership Timeline

This agreement enters into effect upon the date of execution of the agreement. Unless overridden by a new written agreement of the Partners, the Partnership shall end in the following ways:

- When the Water Finance Exchange is replaced under the procedure listed in Section III of this agreement
- When the CCG is completed as determined by the EPA
- When the partnership is informed that their application for a CCG is rejected

The Partners agree to be bound by the terms of this Partnership Agreement and agree that the Partners have received due consideration for entering into this contract.

V. Compensation and Method of Payment

The City of Kingsville agrees to pay Water Finance Exchange \$194,337 over the project period (\$64,779) annually. These payments and invoices will be made consistent with EPA sub awardee guidelines and requirements.

Invoices shall be due and payable within 30 calendar days.

VI. Miscellaneous Provisions

- A. **Governing Law.** This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in the location in which Client's primary office is located.
- B. **Binding Effect; No Third-Party Beneficiaries.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representative, successors and permitted assigns. This Agreement does not and is not intended to confer any rights or remedies to any person other than the parties to this Agreement.
- C. **Severability.** In any case one or more of the provisions contained in this Agreement 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 thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
- D. **Cooperation/Provision of Information.** It is agreed that all information, data, reports and records and maps as are existing, available and necessary for the carrying out of the work outlined in this Agreement.
- E. **Waiver of Consequential Damages.** Neither party will be liable to the other party or any other person or entity for any special, incidental, indirect, consequential, punitive or exemplary damages arising out of or relating to this Agreement, regardless of the form of action and whether such party has been informed of or otherwise might have anticipated the possibility of such damages.
- F. **Limitation of Liability.** Each party agrees that, regardless of the type, nature or number of causes of action or claims by the Client (including without limitation claims for indemnity under this Agreement) or any third party claiming by, through or under the Client, the maximum amount of damages, individually or in the aggregate, that either party will be liable for or can be required to pay to the other or any other claimant is the amount of fees to be paid to Water Finance Exchange by the City of Kingsville under this Agreement. The parties agree that this limitation of damages is reasonable and acknowledge that but for this limitation, neither party would enter into this Agreement.
- G. **Entire Agreement.** This Agreement constitutes the sole and entire agreement of the parties with regard to contemporaneous understandings or written or oral agreements between the parties respecting the subject matter of this Agreement.
- H. **Modification.** This Agreement may be modified by prior mutual written consent of the parties.

- I. Ownership of Work and Copyright. The parties agree that the City of Kingsville retains all ownership rights to forms, reports, and other documents produced in whole or in part under this Agreement until such documents are completed as contemplated under this Agreement and placed in the official Contract record or submitted as final documents to the EPA. Water Finance Exchange shall retain all ownership rights to templates, internal tracking systems, and other documents produced by Water Finance Exchange that have a common use applicable and are not produced specifically for the Water Finance Exchange under this Agreement. No report, maps, or other documents produced in whole or in part under this Agreement shall be the subject of an application for copyright by or on behalf of the City of Kingsville.
- J. Remedies, Alternative Dispute Resolution, and Program Non-Compliance. The parties hereto agree to resolve all disputes arising hereunder in accordance with this section. If a dispute arises out of or relates to this Agreement or any alleged breach hereof, including determination of responsibility for any costs disallowed as a result of non-compliance with federal, state or other program requirements, the party desiring to resolve such dispute shall deliver a written notice of the dispute, including the specific claim in the dispute to the other party. Following the delivery of such notice, the parties involved in the dispute shall meet at least twice within the thirty (30) day period commencing with the date of the notice and in good faith shall attempt to resolve such dispute through negotiation. If any dispute is not resolved or settled by the parties as a result of such negotiation, the parties in good faith shall submit the dispute to non-binding mediation before a retired judge of a federal district court or Texas district court or a similarly qualified, mutually agreeable individual in Corpus Christi, Texas. The parties shall bear the costs of such mediation equally. If the dispute is not resolved through such mediation, either party may proceed to file suit.
- K. Force Majeure. A "Force Majeure Event" means any event or cause beyond a party's reasonable control (including without limitation, construction delays, fire, flood, rain, weather, casualty, explosions, damage by third parties whether negligently or intentionally caused, strikes, work stoppages, picketing, acts of God or other casualties, or the laws or actions of any governmental authority), as a result of which at any time a party is unable to perform any of its obligations under this Agreement. If a Force Majeure Event occurs during the term of this Agreement that prevents the City of Kingsville from performing its obligations hereunder, the City of Kingsville and the Water Finance Exchange will in good faith mutually agree on one of the following alternatives: 1) extend the time for performance, or 2) terminate this Agreement and, as mutually agreed, cause the payment to Water Finance Exchange of fees not yet paid for services performed prior to the occurrence of the Force Majeure Event or cause the refund to City of Kingsville of fees previously paid for services that were not performed prior to the occurrence of the Force Majeure Event.
- L. Termination. Either party may terminate this Agreement at any time with or without cause, by written notice to the other, such termination to become effective 30 days after receipt of such notice. In the case this agreement is terminated, compensation will be provided by the City of Kingsville to the Water Finance Exchange for services rendered up to the termination date on an hourly basis at a rate of \$125/hour with an 10%

administrative overhead fee on incurred costs. Payment will be due within 30 days of termination.

M. Authority. Each signer to this Agreement hereby certifies that each is legally authorized to bind the respective parties pursuant to the terms of the Agreement.

N. Notice. All notices required in this Agreement shall be sent by mail by on party to the other party at the address listed below.

IN WITNESSETH HEREOF, the City of Kingsville and the Water Finance Exchange have executed this agreement as of the date indicated above.

Water Finance Exchange
1455 Pennsylvania Ave NW, Suite 400
Washington, DC 20004

City of Kingsville
400 W. King Ave.
Kingsville, TX 78363

BY:

BY:

Hank Habicht

Hank Habicht, WFX Managing Co-Founder

Sam Fugate, Mayor

Date: Nov 19th, 2024

Date: _____