CITY COUNCIL
AGENDA

A Special Meeting of the City Council of the City of Pearsall, Texas will be held on Monday, December 28, 2020 at 6:00 PM at the Pearsall City Hall, 214 S. Ash Street, Pearsall, Texas.

Please use the information below to join the webinar:
https://us02web.zoom.us/j/85296823890
Or iPhone one-tap :
US: +13462487799,,85296823890# or +12532158782,,85296823890#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 346 248 7799 or +1 253 215 8782 or +1 669 900 9128 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656
Webinar ID: 852 9682 3890
International numbers available: https://us02web.zoom.us/u/kN7y0LeeY

COUNCIL MEMBERS
Mary Moore, Mayor
Julian Hernandez, Mayor Pro Tem
James Leal, Council Member
Sonia Hernandez, Council Member
Brenda Treviño, Council Member
Abel Nieto, Council Member
Roland Segovia, Council Member
Davina Rodriguez, Council Member

1. **Call To Order**
2. **Roll Call and Announcement of a Quorum**
3. **Invocation and Pledge of Allegiance**
4. **Public Hearing**

    A. **Open Public Hearing**

    On a request for a Conditional Use Permit by Ben Garcia to place a 2021 Double Wide 28' x 68' manufactured home. Property's legal description being 496 1413 Morales PF. Located at 1950 S. Oak. Property is currently zoned as an A-O1; Agriculture & Open Space District.

    B. **Close Public Hearing**

    C. **Open Public Hearing**

    On a request for a Conditional Use Permit by Eloy Zapata to place a 1988 Single Wide 14' x 52' manufactured home. Property's legal description being 531 1412 Ortiz Pablo. Located at 1110 S. Willow. Property is currently zoned as an A-O1; Agriculture & Open Space District.

    D. **Close Public Hearing**

    E. **Open Public Hearing**

On a request for a Conditional Use Permit by Felipe Ariza to place a 1995 Single Wide 16' x 65' manufactured home. Property's legal description being Lot 7 & 8 Blk 2 Osteryoung. Located at 206 S. Curtis. Property is currently zoned as an A-O1; Agriculture & Open Space District.

F. Close Public Hearing

5. New Business

A. Discuss and Consider Resolution No. 2020-12-02 Accepting the annual audit, financial statement and opinion for Fiscal Year ending September 30, 2019, as prepared by Leal & Carter, PC, and authorizing the City Clerk to file the audit in accordance with the provisions of the City's Home Rule Charter Article 11, Section 11.11 and Chapter 103.003, Texas Local Government Code. - Action Item

B. Discuss and consider awarding/rejecting bids for the construction of Wastewater System Improvements Project under CDBG contract No. 7219321 and authorize the city manager to enter into and execute necessary agreements for this project. - Action Item

C. Discuss and Consider Addendum #4 to Emergency Pandemic Leave Policy. - Action Item

D. Discuss/consider extension of COVID-19 Lifeline Program through February 2021 and approval of budget for program continuance.
- Action Item

E. Review and Consider the hiring of a program coordinator for the City of Pearsall Housing Assistance Program. - Action Item

F. Discuss/approve Resolution No. 2020-12-01 designating an administration service provider for the 2021-2022 TxCDBG Community Development Fund application and project implementation, administered by the Texas Department of Agriculture. - Action Item

G. Discuss and Consider Ordinance No. 2020-12-01 allowing for the placement of a 2021 double-wide 28' x 68' manufactured home on the property legally described as being 496 1413 Morales PF, located at 1950 S. Oak, in the City of Pearsall, Frio County, Texas and providing an effective date. - Action Item

H. Discuss and Consider Ordinance No. 2020-12-02 allowing for the placement of a 1988 single-wide 14' x 52' manufactured home on the property legally described as being 531 1412 Ortiz Pablo, located at 1110 S. Willow, in the City of Pearsall, Frio County, Texas and providing an effective date.

I. Discuss and Consider Ordinance No. 2020-12-03 allow for the placement of a 1995 single-wide 16' x 65' manufactured home on the property legally described as being Lot 7 & 8 Blk 2 Osteryoung, located at 206 S. Curtis, in the City of Pearsall, Frio County, Texas and providing an effective date. - Action Item

J. Review and Consider building permits submitted by Victoria Rodriguez and Lindsey Bell on 518 N. Roosevelt St. Pearsall, TX 78061. - Action Item

6. Adjournment

Posted for Public Inspection on this Wednesday, December 23, 2020, at 2:30 PM.

By: ______________________________

Fred Reyes, City Manager

I certify that the above notice of meeting was posted on the bulletin board of the Pearsall City Hall, 215 S. Ash Street, Pearsall, Texas, on December 23, 2020, at 2:30 PM.

By: ______________________________

Krystal Garcia, City Clerk

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours in advance of the meeting. To make arrangements, call the City Clerk at (830) 334-3676.

RESOLUTION
No. 2020-12-02

A RESOLUTION BY THE CITY OF PEARSALL, FRIO COUNTY, TEXAS, ACCEPTING THE ANNUAL AUDIT, FINANACIAL STATEMENT AND OPINION FOR FISCAL YEAR ENDING SEPTEMBER 30, 2019, AS PREPARED BY LEAL & CARTER, PC, AND AUTHORIZING THE CITY CLERK TO FILE THE AUDIT IN ACCORDANCE WITH THE PROVISIONS OF THE CITY'S HOMERULE CHARTER ARTICLE 11, SECTION 11.11 AND CHAPTER 103.003, TEXAS LOCAL GOVERNMENT CODE.

WHEREAS, pursuant to Texas Local Government Code Chapter 103.001 and the City's Home Rule Charter Article 11, Section 11.11, the governing body of each municipality shall cause an annual audit to be made of the accounts and records of all departments, boards, and agencies under its jurisdiction that receive and disperse funds at the end of each fiscal year; and

WHEREAS, the City Council of the City of Pearsall retained the firm of Leal & Carter, PC to perform the City's Annual Audit for the fiscal year 2018-2019; and

WHEREAS, the City Council of the City of Pearsall has been presented the Audit Report for Fiscal Year 2018-2019 by Mr. Robert Carter, Jr., with the firm of Leal & Carter PC on December 28, 2020; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEARSALL THAT:

Section 1. The City Council pursuant to Texas Local Government Code Chapter 103.001 and the City's Home Rule Charter Article 11, Section 11.11, does hereby accept the Audit Report of the financial records of the City of Pearsall, Frio County, Texas for fiscal year 2018-2019.

Section 2. The City Clerk is hereby authorized to file the audit and accompanying statements and opinion as required by the provisions City's Home Rule Charter Article 11, Section 11.11 and of Chapter 103.003, Texas Local Government Code.

PASSED, APPROVED and ADOPTED this the 28th day of December, 2020.

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Mary Moore, Mayor

ATTESTED:

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Krystal Garcia, City Clerk

City Of Pearsall, Texas

Annual Financial Report

For the Year Ended

September 30, 2019

LEAL & CARTER, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
SAN ANTONIO, TEXAS

City Of Pearsall, Texas

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REQUIRED SUPPLEMENTAL INFORMATION (cont.)

SUPPLEMENTAL INFORMATION

LEAL & CARTER, P.C.
CERTIFIED PUBLIC ACCOUNTANTS

Frank J. Leal, CPA
Roberto Carter, CPA

16011 University Oak
San Antonio, Texas 78249
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INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of City Council
City Of Pearsall, Texas

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business type activities, each major fund, and the aggregate remaining fund information of the City of Pearsall, Texas (the City) as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, as listed in the table of contents

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and the maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Governmental Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatements.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatements of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City 's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City 's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business type activities, each major fund, and the aggregate remaining fund information of the City of Pearsall, as of September 30 2019, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, pages 3-11, budgetary comparison, page 42 and pension information, pages43-45, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures, in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing for consistency with management's responses to our inquires, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The USDA supplemental schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The USDA supplemental schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, USDA Supplemental Schedules is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Governmental Auditing Standards

In accordance with *Governmental Auditing Standards*, we have also issued our report dated December 11, 2020, on our consideration of the City of Pearsall, Texas' internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and is not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the City of Pearsall, Texas' internal control over financial reporting and compliance

Leal & Carter, P.C.

December 11, 2020

As management of the City of Pearsall, Texas (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the year ended September 30, 2019. Please read it in conjunction with the City's financial statements, which follow this section.

Financial Highlights

- Total net position of the City increased by $591,355 in the 2019 fiscal year.
- The City's total net position of governmental activities decreased by $461,747 and the net position of the business-type activities increased by $1,053,102 in the 2019 , mainly attributable to operating transfers and debt related inter-fund payments.
- The Governmental Revenue was $6,730,707 which increased $875,512 from the previous year. The Business-Type Revenue was $4,970,332 which increased $248,304 from last year's amount of $4,722,028.
- The total Statement of Activities Expenses for 2019 were $11,194,511, which increased $1,729,934 from the previous year.
- The General Fund reported a decrease in fund balance of $215,614 from last year with an ending fund balance of $1,063,701

Overview of the Financial Statements

This annual report consists of three parts – *management's discussion and analysis* (this section), the *basic financial statements,* and *required supplemental information.* The basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, 3) notes to financial statements, 4) required supplemental information, and 5) other supplemental information.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the City 's finances in a manner similar to private sector business. They present the financial picture of the City from an economic resources measurement focus using the accrual basis of accounting. These statements include all assets of the City (including infrastructure) as well as all liabilities. Additionally, certain eliminations have occurred as prescribed by GASB Statement No. 34 regarding inter-fund activity, payables, and receivables.

The statement of net position presents information on all of the City 's assets and liabilities, with the difference between the two reported as net position. Increases or decreases in net

Government-Wide Financial Statements (cont.)

assets contrasted with budgetary decisions should serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how net assets changed during the most recent fiscal year using the full accrual basis of accounting. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows in future fiscal periods (e.g., earned but unused vacation leave).

The government-wide financial statements distinguish functions of the City that are principally supported by taxes, intergovernmental revenues (governmental activities) & business-type enterprise funds that are intended to recover all or a significant portion of their costs through user fees and charges. The governmental activities of the City include general government, public safety, public works, health and welfare, culture and recreation and debt service.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated from specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: Governmental Funds and Proprietary-Enterprise Funds.

Governmental Funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. Unlike the government-wide financial statements however, Governmental funds financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the City's near-term financing requirements.

Because the focus of Governmental Funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for Governmental Funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the Governmental Funds balance sheet and the Governmental Funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate the comparison between the Governmental Funds and
governmental activities.

Fund Financial Statements (cont.)

The City maintains several individual Governmental Funds. Information is presented separately in the Governmental Funds balance sheet and in the Governmental Funds balance sheet and in the Governmental Funds statement of revenues, expenditures, and changes in fund balances for the General Fund, the Hotel/Motel Tax special revenue fund, the Capital Projects Fund, and the Enterprise Funds which are classified as major funds. Data from the other non-major Governmental funds are combined into a single, aggregated presentation Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The City adopts an annual appropriated budget as a management control device during the year for the General Fund, Hotel/Motel Tax Fund and the Debt Service Fund. A budgetary comparison schedule has been provided for the General Fund, Hotel/Motel Tax Fund and the Debt Service Fund to demonstrate compliance with the budget.

The governmental fund financial statements can be found on pages 14-20 of this report.

Proprietary-Enterprise Funds

Enterprise Funds are used to report the activities for which it charges users in proprietary funds using the same accounting methods employed in the Statement of Net Position and the Statement of Activities. The City's Enterprise Funds (one of the categories of Proprietary Funds) are included in the business type activities reported in the government wide statements.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 21-42 of this report.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information which includes a budgetary comparison schedule for the City's General Fund and pension benefits information. Required supplementary information can be found on pages 43-46 of this report

Government-Wide Financial Analysis

Net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets exceeded liabilities by $10,945,035 at the close of the fiscal year.

Of the City's total assets of $28,006,592 the largest components are 1) cash and cash equivalents $2,359,433 or 8%, 2) receivables (net of allowance for doubtful accounts) of $ 1,019,805 or 3% and 3) capital assets (net of accumulated depreciation) of $24,260,359 or 87%. Capital assets are used to provide services to citizens and are not available for future spending.

Summary Statement of Net Position
As of September 30, 2019 and 2018

	Governmental-Type Activities		Business-Type Activities	
	2019	2018	2019	2018
Current and Other Assets	$ 2,790,561	$ 4,071,340	$ 956,672	$ 1,491,730
Capital Assets	8,606,538	8,486,293	15,653,821	14,966,182
Total Assets	11,397,099	12,557,633	16,610,493	16,457,912
Deferred Outlfows	316,855	52,804	100,061	19,281
Current Liabilities	202,463	142,481	552,400	1,561,310
Long Term Liabilities	13,123,530	13,482,339	3,511,858	3,290,438
Total Liabilities	13,325,993	13,624,820	4,064,258	4,851,748
Deferred Inflows	66,735	194,738	21,075	63,079
Net Position:				
Net Invested in Capital Assets,	1,607,868	(895,496)	12,388,744	11,433,618
Restricted	1,205,715	2,382,955	-	-
Unresticted	(4,492,357)	(2,696,580)	235,065	128,748
Total Net Position	$ (1,678,774)	$ (1,209,121)	$ 12,623,809	$ 11,562,366

Current and other assets of governmental activities decreased by $1,160,534. This decrease can mainly be attributed to operational spending within the Governmental and Utility Funds coupled with minimal increases to revenues which reduced cash reserves as of 30, 2019.

The following table (Change in Net position) presents information on governmental activities and business type expenses by function and the program revenues generated by each function, as well as revenues by source

Changes in Net Assets
For the Fiscal Years Ended September 30, 2019 and 2018

	Governmental Activities		Business-Type Activities	
	2019	2018	2019	2018
Revenues				
Program revenues:				
Charges for Services	$ 225,714	$ 171,078	$ 4,968,200	$ 4,717,853
Operatng Grants & Contributions	343,588	190,867	-	-
Capital Grants & Contributions	-	-	-	-
General revenues:				
Property Taxes	3,106,455	2,705,480	-	-
Sales Taxes	2,309,258	2,172,694	-	-
Other Taxes	384,768	227,474	-	-
Franchise Fees	361,394	340,561	-	-
Interest	17,054	6,322	-	-
Extraordinary Item	-	1,153,794		
Miscellaneous	67,303	88,129	2,132	4,175
Total revenues	6,815,534	7,056,399	4,970,332	4,722,028
Expenses				
General Government	$ 1,655,333	$ 1,318,816	$ -	$ -
Public safety	1,777,871	1,476,645	-	-
Public works	1,424,405	671,324	-	-
Health and welfare	75,361	84,096	-	-
Culture and Recreation	1,185,419	1,146,344	-	-
Capital Outlay	21,926	64,366		
Debt Service - Interest	354,618	383,054	-	-
Utility Expenses			4,699,578	
Water/Sewer				1,984,877
Gas				828,351
Garbage				1,506,704
Total expenses	$ 6,494,933	$ 5,144,645	$ 4,699,578	$ 4,319,932
Increase (decrease) in net position	320,601	1,911,754	270,754	402,096
Transfers In (Out)	(782,348)	(1,274,847)	782,348	1,274,847
Change in Net Position	(461,747)	636,907	1,053,102	1,676,943
Net Position at beginning of year	(1,209,121)	(1,604,296)	11,562,366	9,753,068
Prior period Adjustment	(7,906)	(241,732)	8,341	132,355
Net Position at end of year	$ (1,678,774)	$ (1,209,121)	$ 12,623,809	$ 11,562,366

Government-Wide Financial Analysis(cont.)

The Net position of the City, which relates to governmental and business-type activities, increased by $591,355.

Total Revenue of governmental activities increased by $251,634, which is attributable to adopting prior year tax rate which did not produce additional property tax revenues. The Total Revenue of Business Type activities increased by $250,347 which was mainly attributable to anticipated operational consumption fluctuations.

The total expenses of governmental activities increased by $1,350,288, mainly due to increases in operational expenses within the functional public safety and public work services. Total expenses of business type activities increased by $379,646, mainly due to an increase in service provider expenses.

Financial Analysis of the City's Funds

As previously noted, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds - The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of September 30, 2019, the City's governmental funds reported a combined ending fund balance of $2,235,502, which is a decrease of $1,426,768 from last year's total of $3,662,270. Approximately 46% of the total fund balance constitutes unassigned fund balance, which is available for spending at the government's discretion. Approximately 54% of fund balance is restricted to indicate that it is not available for new spending because it has already been determined that these monies will be used for general government, public safety, culture and recreation, capital projects and debt service.

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance for the General Fund was $1,106,3701. As a measure of the General Fund's liquidity, it may be useful to compare unassigned fund balance to total expenditures. Unassigned fund balance represents approximately 100% of total General Fund expenditures.

During the current fiscal year, the fund balance of the City's General Fund decreased by $215,614.

Financial Analysis of the City 's Funds (cont.)

The Capital Projects Fund reported a decrease in fund balance of $1,250,680, due mainly to the completion of water and street improvement projects.

Proprietary Funds - The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Unrestricted net position in the Utility Funda at the end of the year was $868,443, (826,443), and $86,798, respectively.

The increase in net position for all proprietary funds was $1,053,102 to an ending net position balance of $12,623,809.

Analysis of Budgetary Variations

The budget is prepared in accordance with financial policies approved by the City Finance Director and the City Council following a public hearing. Throughout the year, the budget is also amended to reflect changes in expectations for revenues and expenditures based on actual results during the year. The original budget and the final budget figures reflect the differences between the two budgets.

The Deficiency of budgeted revenues over expenditures was $1,401,334 under the final budgeted amounts in the General Fund. The City had anticipated a shortfall in sales tax revenues and consequently had reduced City Expenditures in the current year for the shortfall. The City's revenues were $343,653 over budgeted amounts.

Capital Assets and Debt Administration

Capital assets

City Of Pearsall's' investment in capital assets for its governmental & business type activities as of September 30, 2019, amounts to $24,260,359 (net of accumulated depreciation). This investment in capital assets includes land, buildings and system, improvements, machinery and equipment, park facilities, roads, highways, and bridges. There was a total increase in the City Of Pearsall's' investment in capital assets for the current fiscal year of 3 percent, which was attributable to ongoing infrastructure and street improvement projects.

Capital Assets and Debt Administration (cont.)

SCHEDULE OF CAPITAL ASSETS
SEPTEMBER 30, 2018 AND SEPTEMBER 30, 2019

	Governmental-Type Activities		Business-Type Activities	
	2019	2018	2019	2018
Land	597,618	597,618	144,562	144,562
Buildings and Improvements	4,221,644	3,091,071	14,074,642	14,074,642
Machinery and Equipment	3,872,238	3,872,238	5,067,641	5,067,641
Infrastructure	10,643,218	7,761,182	440,456	440,456
Construction In Progress	-	3,329,847	5,338,729	4,100,640
Less: Accumulated Depreciation	(10,728,180)	(10,165,663)	(9,412,209)	(8,861,759)
TOTAL CAPITAL ASSETS	$ 8,606,538	$ 8,486,293	$ 15,653,821	$ 14,966,182

Additional information on the City's capital assets can found in Note 4 in the notes to financial statements.

Long Term Debt

At the end of the current fiscal year, the City had total bonded debt outstanding of $13,900,353. Which is comprised of certificates of obligation backed by the full faith and credit of the City and Revenue Bonds further secured by a lien on and pledge of the net revenues of the City utility system.

SCHEDULE OF LONG TERM DEBT
SEPTEMBER 30, 2019 AND SEPTEMBER 30, 2018

	Governmental Activities		Business-Type Activities	
	2019	2018	2019	2018
Bonds Payable	$ 12,205,000	$ 13,245,000	$ 1,695,353	$ 1,747,478
Capital Leases Payable	147,450	237,339	1,705,759	1,705,759
Net Pension Liability	690,819	(109,891)	218,153	(26,269)
Net OPEB Liability	95,312	102,689	29,040	31,370
OTAL OUTSTANDING DEBT	$ 13,138,581	$ 13,475,137	$ 3,648,305	$ 3,458,338

The City's total bonded debt decreased by $1,092,125, the debt service payments made during the current fiscal year

Additional information on the City's long-term debt can be found in Note 8 in the notes to financial statements.

Economic Factors and Next Year's Budget and Rates

The annual budget is developed to provide efficient, effective, and economic uses of the City's resources, as well as a means to accomplish the highest priority objectives. Through the budget, the City Council sets the direction of the City, allocates its resources, and establishes its priorities.

The City Council adopted the City's 2018-2019 budget on September 19, 2018. The budget was adopted based on estimated balances that would be available at the end of the fiscal year 2019 and estimated revenues to be received in the fiscal year 2019. The total available resources for all funds for the fiscal year 2019 are $20,518,568. For the City's General Fund, the budget utilizes $5,264,735 of available funds.

For 2018-2019, the property tax rate is .8910 of $100 assessed taxable valuation. This rate remained the same from prior year tax rate of .8910 of $100 assessed taxable valuation.

Contacting the City's Financial Management

This financial report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the City Finance Director at (830) 334-3676.

City of Pearsall, Texas
Statement of Net Position
September 30, 2019

	Primary Government		
	Governmental Activities	Business Type Activities	Totals
Assets			
Cash and Cash Equivalents	$ 2,359,433	$ -	$ 2,359,433
Receivables:			
Ad valorem taxes - net of allowance	406,367	-	406,367
Others - net of allowance	2,378	611,060	613,438
Due from other Governments	22,383	15,555	37,938
Restricted Asset:			
Restricted Customer Deposits	-	329,057	329,057
Capital assets:			
Land	597,618	144,562	742,180
Building and improvements	4,221,644	14,074,642	18,296,286
Machinery and Equipment	3,872,238	5,067,641	8,939,879
Infrastructure	10,643,218	440,456	11,083,674
Construction In Progress	-	5,338,729	5,338,729
Accumulated depreciation	(10,728,180)	(9,412,209)	(20,140,389)
Total assets	11,397,099	16,609,493	28,006,592
Deferred Outflow related to Pension	308,816	97,522	406,338
Deferred Outflow related to OPEB	8,039	2,539	10,578
Total Deferred Outflow of Resources	316,855	100,061	416,916
Liabilities			
Accounts payable	42,774	146,716	189,490
Accrued Payroll and Related Expenses	36,298	5,497	41,795
Due to other Governments	69,620	46,477	116,097
Compensated absences payable	53,771	9,272	63,043
Customer Deposit Payables	-	344,026	344,026
Bank Overdraft	-	412	412
Non-Current Liabilities			
Due within one year	1,157,431	200,710	1,358,141
Due in more than one year	11,179,968	3,064,367	14,244,335
Net Pension Liablity/(Asset)	690,819	218,153	908,972
Net OPEB Liablity	95,312	29,040	124,352
Total liabilities	13,325,993	4,064,670	17,390,663
Deferred Inflow related to Pension	54,459	17,198	71,657
Deferred Inflow related to OPEB	12,276	3,877	16,153
Total Deferred Outflow of Resources	66,735	21,075	87,810
Net Position			
Net Investment in Capital Assets	1,607,868	12,388,744	13,996,612
Restricted	1,205,715	-	1,205,715
Unrestricted	(4,492,357)	235,065	(4,257,292)
Total Net Position	$ (1,678,774)	$ 12,623,809	$ 10,945,035

The accompanying notes are an integral part of this statement.

City of Pearsall, Texas
Statement of Activities
Year Ended September 30, 2019

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Net (Expenses) Revenue and Changes in Net Position: Governmental Activities	Net (Expenses) Revenue and Changes in Net Position: Business-Type Activities	Totals
Primary Government:						
Government activities						
General Government	$ 1,655,333	$ 61,067	$ 92,958	$ (1,501,308)	$ -	$ (1,501,308)
Public safety	1,777,871	65,588	99,839	(1,612,444)	-	(1,612,444)
Public works	1,424,405	52,548	79,990	(1,291,867)	-	(1,291,867)
Health and welfare	75,361	2,780	4,232	(68,349)	-	(68,349)
Culture and Recreation	1,185,419	43,731	66,569	(1,075,119)	-	(1,075,119)
Capital Outlay	21,926	-	-	(21,926)	-	(21,926)
Debt Service - Interest	354,618	-	-	(354,618)	-	(354,618)
Total Governmental activities	6,494,933	225,714	343,588	(5,925,631)	-	(5,925,631)
Business-Type activities						
Utility Fund	4,699,578	4,968,200	-	-	268,622	268,622
Total Business-Type activities	4,699,578	4,968,200	-	-	268,622	268,622
Total Primary Government	$ 11,194,511	$ 5,193,914	$ 343,588	(5,925,631)	268,622	(5,657,009)
General revenues:						
Property Taxes				3,106,455	-	3,106,455
Sales Taxes				2,309,258	-	2,309,258
Other Taxes				384,768	-	384,768
Franchise Fees				361,394	-	361,394
Interest				17,054	-	17,054
Transfers In (Out)				(782,348)	782,348	-
Miscellaneous				67,303	2,132	69,435
Total General revenues and Transfers				5,463,884	784,480	6,248,364
Increase (Decrease) in net position				(461,747)	1,053,102	591,355
Net Position at beginning of year				(1,209,121)	11,562,366	10,353,245
Prior period Adjustment				(7,906)	8,341	435
Net Position at end of year				$ (1,678,774)	$ 12,623,809	10,945,035

The accompanying notes are an integral part of this statement.

City Of Pearsall, Texas

Balance Sheet - Governmental Funds

Year Ended September 30, 2019

	General Fund	Capital Projects Fund	Non-Major Other Governmental Funds	Total Governmental Funds
Assets				
Cash and Cash Equivalents	$ 1,187,511	$ 675,740	$ 496,182	$ 2,359,433
Receivables:				
Ad valorem taxes - net of allowance	340,702	-	65,665	406,367
Others - net of allowances	2,378	-	-	2,378
Due from other governments	16,656	-	5,727	22,383
Due from other funds	-	-	-	-
Total assets	1,547,247	675,740	567,574	2,790,561
Liabilities				
Accounts payable	38,494	4,013	267	42,774
Accured Payroll and Related Expenses	36,298	-	-	36,298
Due to other governments	68,052	-	1,568	69,620
Due to other funds	-	-	-	-
Total liabilities	142,844	4,013	1,835	148,692
Deferred Inflows of Resources				
Unavailable Revenue _ Property Taxes	340,702	-	65,665	406,367
	340,702	-	65,665	406,367
Fund Balances				
Committed	-	-	-	-
Restricted	-	671,727	533,988	1,205,715
Unassigned	1,063,701	-	(33,914)	1,029,787
Total fund balances	1,063,701	671,727	500,074	2,235,502
Total liabilities, Deferred Inflows And Fund Balances	$ 1,547,247	$ 675,740	$ 567,574	$ 2,790,561

The accompanying notes are an integral part of this statement.

City of Pearsall, Texas
Reconciliation of the Governmental Funds Balance Sheet
To the Statement of Net Position

September 30, 2019

Total Fund Balances- Governmental Funds	**$ 2,235,502**
Capital assets used in governemental activities are not financial resources and therefore are not reported in governmental funds	18,651,956
Accumulated depreciation for capital assets recorded in governmental activities are not reported in the funds	(10,165,663)
Long Term Debt are recorded for governmental activities but not for the funds	(13,679,223)
Property taxes receivable not available to pay current period's expenditures are deferred in the funds	406,367
Compensated Absences are not reported as expenses in the statement of activities	8,381
Capital additions $ 682,762 and long term debt payments $1,144,940 are not reported as expenses in the statement of activities	1,827,702
Depreciation of capital assets used for governmental activities is not reported in the funds	(562,517)
Included in the items related to debt is the recogntion of the City's proportionate share of the Net Pension & OPEB Liabilities required by GASB 68 & 75. The City's recording of it's proportionate share of the TMRS plans resulted in a Decrease in Net Position.	(401,279)
Net postion of governemental activities - statement of net position	**$ (1,678,774)**

The accompanying notes are an integral part of this statement.

City Of Pearsall, Texas

Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds

Year Ended September 30, 2019

	General Fund	Capital Projects Fund	Non-Major Other Governmental Funds	Total Governmental Funds
Revenues				
Property Taxes	$ 2,625,995	$ -	$ 395,633	$ 3,021,628
Sales Taxes	2,309,258	-	-	2,309,258
Other Taxes	6,961	-	377,807	384,768
Franchise Fees	361,394	-	-	361,394
Licenses and permits	37,948	-	-	37,948
Fines and forfeitures	172,782	-	-	172,782
Charges for services	14,984	-	-	14,984
Intergovernmental & Grants	-	-	343,588	343,588
Interest	17,052	2	-	17,054
Miscellaneous	62,014	-	5,289	67,303
Total revenues	5,608,388	2	1,122,317	6,730,707
Expenditures				
Current:				
General Government	1,463,820	-	-	1,463,820
Public safety	1,322,668	-	178,834	1,501,502
Public works	897,961	-	156,364	1,054,325
Health and welfare	75,361	-	-	75,361
Culture and Recreation	810,331	-	265,541	1,075,872
Capital Outlay	603,202	13,012	88,474	704,688
Debt Service	821,859	-	677,699	1,499,558
Total expenditures	5,995,202	13,012	1,366,912	7,375,126
Excess (deficiency) of revenues over (under) expenditures	(386,814)	(13,010)	(244,595)	(644,419)
Other Financing Sources (Uses)				
Operating transfers in	180,000	-	361,484	541,484
Operating transfers out	(8,800)	(1,238,089)	(76,943)	(1,323,832)
Total other financing sources (uses)	171,200	(1,238,089)	284,541	(782,348)
Net changes in fund balances	(215,614)	(1,251,099)	39,946	(1,426,767)
Fund balances at beginning of year	1,279,315	1,922,826	460,128	3,662,269
Prior Period Adjustment	-	-	-	-
Fund balances at end of year	$ 1,063,701	$ 671,727	$ 500,074	$ 2,235,502

The accompanying notes are an integral part of this statement.

City of Pearsall,TX

Reconciliation of Statement of Revenues, Expenditures, And Changes in Fund Balances to The Statement of Activities

September 30, 2019

Net changes in fund balances - total Governmental Funds	$	(1,426,767)
Amounts reported for governmental activities in the statement of activities are different because:		
Compensated Absences are not reported as expenses in the statement of activities		8,381
Capital additions$682,762 and long tem debt payments$1,144,940 are not reported as expenses in the statement of activities		1,827,702
Depreciation of capital assets used for governmental activities is not reported in the funds		(562,517)
Changes in property taxes receivable not available to pay for current period's expenditures are deferred in the funds		84,827
Currrent year changes due to GASB 68 & 75 had an increase on the net effect on the change in ending net position.		(393,373)
Net changes in net position - Statement of Activities	$	(461,747)

The accompanying notes are an integral part of this statement.

City Of Pearsall, Texas

Statement of Net Position - Proprietary Funds

Year Ended September 30, 2019

	Utility Fund	Total Enterprise Funds
Assets		
Current Asses:		
Cash & Cash Equivalents	$ -	$ -
Restricted Assets- Current:		
Restricted Customer Deposits	329,057	329,057
Accounts Receivable- Net of Allowance	611,060	611,060
Due from other governments	15,555	15,555
Total Current Assets	955,672	955,672
Non Current Asses:		
Capital Assets:		
Land	144,562	144,562
Building & Improvements	14,074,642	14,074,642
Infrastructure	440,456	440,456
Machinery & Equipment	5,067,641	5,067,641
Construction In Progress	5,338,729	5,338,729
Accumulated Depreciation	(9,412,209)	(9,412,209)
Total Non Current Assets	15,653,821	15,653,821
Total Assets	16,609,493	16,609,493
Deferred Outflows of Resources-		
Related to Pension Plan	97,522	97,522
Related to OPEB	2,539	2,539
TotaL Deferred Outflows of Resources	100,061	100,061
Liabilities		
Current Liabilites:		
Accounts payable	146,716	146,716
Accrued Payroll and Related Expenses	5,497	5,497
Compensated Absences Payable	9,272	9,272
Bank Overdraft	412	412
Customer Deposits Payable	344,026	344,026
Due to others	46,477	46,477
Total Current liabilities	552,400	552,400
Non Current Liabilities:		
Bonds payable - current	52,125	52,125
Bonds payable - non current	1,643,228	1,643,228
Capital Leases payable - current	148,585	148,585
Capital Leases payable - non current	1,421,139	1,421,139
Net Pension Liability	218,153	218,153
Net OPEB Liability	29,040	29,040
Total Non Current liabilities	3,512,270	3,512,270
Total Liabilities	4,064,670	4,064,670
Deferred Inflows of Resources-		
Related to Pension Plan	17,198	17,198
Related to OPEB	3,877	3,877
TotaL Deferred Inflows of Resources	21,075	21,075
Net Position		
Net Investment in Capital Assets	-	-
Unrestricted Net Position	12,623,809	12,623,809
Total Net Position	$ 12,623,809	$ 12,623,809

The accompanying notes are an integral part of this statement.

City Of Pearsall, Texas

Statement of Revenues, Expenditures, and Changes in Net Position - Proprietary Funds

Year Ended September 30, 2019

	Utility Fund	Total Enterprise Funds
Operating Revenues		
Charges for services	$ 4,968,200	$ 4,968,200
Charges for Sanitation Services	-	-
Other Revenues	2,132	2,132
Total Operating revenues	4,970,332	4,970,332
Operating Expenses		
Wages & Related Fringe Benefits	1,098,651	1,098,651
Professional & Property Services	1,997,628	1,997,628
Other Operating Expenses	539,180	539,180
Supplies	416,199	416,199
Depreciation	550,451	550,451
Total Operating Expenses	4,602,109	4,602,109
Operating Income (Loss)	368,223	368,223
Non Operating Revenues/(Expenses)		
Interest Expense	(97,469)	(97,469)
Operating transfers in	1,315,031	1,315,031
Operating transfers out	(532,683)	(532,683)
Total Non Operating Revenues/(Expenses)	684,879	684,879
Change In Net Position	1,053,102	1,053,102
Net Position at beginning of year	11,562,366	11,562,366
Prior Period Adjustment	8,341	8,341
Net Position at end of year	$ 12,623,809	$ 12,623,809

The accompanying notes are an integral part of this statement.

City Of Pearsall, Texas

Statement of Cash Flows - Proprietary Funds

Year Ended September 30, 2019

	Utility Fund	Total Enterprise Funds
Cash Flows from Operating Actvities		
Cash Received From User Charges	$ 4,846,571	$ 4,846,571
Cash Payments to Employees for Services	(979,239)	(979,239)
Cash Payments for Suppliers	(2,931,260)	(2,931,260)
Net Cash Provided (Used) for Operating Activities	936,072	936,072
Cash Flows from Non-Capital Financing Activities		
Transfers from other Funds	76,942	76,942
Transfers to other Funds	(532,683)	(532,683)
Net Cash Provided by Non-capital Financing Activities	(455,741)	(455,741)
Cash Flows from Capital & Related Financing Activities		
Transfers for Capital Acquisition Financing	1,238,089	1,238,089
Acquisition of Capital Assets	(1,238,089)	(1,238,089)
Principal Paid on Debt	(51,604)	(51,604)
Interest Paid on Debt	(97,469)	(97,469)
Principal Paid on Capital Leases	(136,558)	(136,558)
Net Cash Provided by (Used for) Capital & Related Financing Activities	(285,631)	(1,523,720)
Net Increase (Decrease) in Cash and Cash Equivalents	194,700	194,700
Cash and Cash Equivalents at Beginning of the Year	(195,112)	(195,112)
Cash and Cash Equivalents at End of the Year	(412)	(412)
Reconciliation of Operating Income (Loss) to Net Cash Provided By (Used For) Operating Activities		
Operating Income (Loss)	368,223	368,223
Adjustments to Reconcile Operating Income to Net Cash Provided by(Used For) Operating Activities		
Depreciation	550,451	550,451
Prior Period Adjustments	8,341	8,341
Pension Expense	119,308	119,308
Effect of Increases & Decreases in Current Assets & Liabilities		
Decrease (increase) in Receivables	(135,463)	(135,463)
Decrease (increase) in Customer Deposits	(10,267)	(10,267)
Increase (decrease) in Accounts Payable	21,747	21,747
Increase (decrease) in Wages & Salaries Payable	104	104
Increase (decrease) in Utility Customer Deposits	9,105	9,105
Increase (decrease) in Others	4,523	4,523
Increase (decrease) in Other Funds	-	-
Net Cash Provided by (Used For) Operating Activities	$ 936,072	$ 936,072

The accompanying notes are an integral part of this statement.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. REPORTING ENTITY

The City of Pearsall, Texas, was incorporated as a city under the general laws of the state of Texas on June 1, 1909. The City is a home rule city operating under the council-manager form of government. The accompanying financial statements include all of the funds relevant to the operations of the City of Pearsall and do not include agencies which have been formed under applicable state laws or separate and distinct units of government apart from the City of Pearsall.

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all nonfiduciary activities of the government. For the most part, the effect of inter-fund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segments are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charge of customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Neither fiduciary funds nor component units that are fiduciary in nature are included. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the funds financial statements.

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Property and sales taxes, utility franchises, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

General Fund
The *General Fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. The General Fund is a budgeted fund.

Hotel/Motel Tax Fund
Accounts for the accumulation of resources from the Hotel/Motel Tax assessment levied by the City. These monies are to be spent to promote the progress, development or growth of the City within the guidelines set forth on disposition or revenues collected under the authority of Texas Hotel Occupancy Tax Act.

Capital Project Fund
The *Capital Project Fund* accounts for the financial resources to be used for activities approved under the 2016 Series Certificate of Obligations.

The City reports the following major proprietary funds:

The Water and Sewer Fund accounts for the water and sewer services provided to the citizens through user charges.

The Gas Fund account for the gas services provided to the citizens through user charges.

The Garbage Fund account for the garbage services provided to the citizens through user charges.

Amounts reported as program revenues include 1) charges to customers or application for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. General revenues include all taxes. Proprietary funds distinguish operation revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water and sewer enterprise fund and the gas enterprise fund are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

D. CASH AND CASH EQUIVALENTS

The City's cash and cash equivalents consist of cash on hand and demand deposits. These cash and cash equivalents are generally available for the City's disbursement needs and consist of that have a maturity of three months or less from the date of acquisition.

D. CASH AND CASH EQUIVALENTS

The City is authorized to invest in (1) obligations of the United States or its agencies; (2) direct obligation of the State of Texas or its agencies; (3) other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas of the United States; and (4) certificates of deposit issued by state and national banks domiciled in Texas that are guaranteed or insured by Federal Deposit Insurance Corporation (FDIC) or its successor, or secured by obligations mentioned above.

E. INVENTORIES

All inventories are valued at cost by using the first-in/first-out (FIFO) method. Inventories are recorded as expenditures when consumed rather than purchased.

F. INTERFUND RECEIVABLES AND PAYABLES

Activities between the funds that are representative of interfund loans outstanding at the end of the fiscal year are referred to as due to/from other funds. See Note 6 for elimination of prior year interfund payables deemed non-repayable.

G. PROPERTY TAXES

Property taxes for the City are levied each October 1 on the taxable value as of the preceding January 1, the date a lien attaches, for all taxable real and personal property located in the City. Taxes are due by January 31 following the October 1 assessment date and become delinquent on February 1, at which time they begin accruing penalty and interest. The enforceable legal claim date for property taxes is the assessment date; therefore, the City did not record a receivable for accrual of future taxes at the year end. Taxes have been reported in the financial statements net of the allowance for uncollectible taxes. Tax revenues are recognized as they become available. Accordingly, an amount equal to taxes not yet available has been reported as deferred inflow of resources at the government fund level.

Property taxes are levied for operations and based on rates adopted for the year of the levy for the current year, the City levied property taxes on .8910 per $100 of assessed valuation. The resulting adjusted tax levy was $2,471,874 on the adjusted taxable valuation of $295,135,040.

H. RECEIVABLESS

Accounts receivables are reported net of allowances for uncollectible accounts. The allowance account represents management's estimate of uncollectible accounts based upon experience and historical trends.

I. CAPITAL ASSETS

Capital assets, which include land, buildings, improvements other than buildings, utility improvements, and equipment, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year. When capital assets are purchased, they are capitalized and depreciated in the government-wide financial statements and the proprietary fund statements. Capital assets are recorded as expenditures of the current period in the governmental fund financial statements.

Capital assets are valued and recorded at cost where historical records are available and at an estimated cost where no records exist. Donated capital assets are valued at their estimated fair market value at the date of donation. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Improvements to capital assets that materially extend the life of the asset or add to the value are capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during construction will not be capitalized in the governmental activities on the government-wide financial statements; however, capitalization of interest is required for business-type activities. There was no capitalized interest during the current fiscal year.

Capital assets are depreciated over their estimated useful lives on a straight-line basis as follows:

Assets	Years
Buildings	7-27
Improvements Other than Buildings	7-15
Utility Improvements	4-40
Equipment	3-25
Water Rights	50

J. COMPENSATED ABSENCES

It is the City's policy to permit employees to accumulate earned but unused vacation benefits. All vacation benefits for the governmental and the proprietary funds are reported as current liabilities since all leave is required to be taken by the end of the calendar year. All vacation pay is accrued when incurred in the government-wide financial statements and proprietary fund financial statements. The liabilities are paid from the fund responsible for the employee compensation.

K. ESTIMATES

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Management's estimates were considered for depreciation, estimated useful lives and allowance for doubtful accounts.

L. LONG-TERM OBLIGATIONS

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities or business-type activities columns of the government-wide statement of net position, and as appropriate in the proprietary fund statement of net position. Bond discounts and bond premiums are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as debt service expenditures as required by GASB 65.

M. FUND BALANCE

The Governmental Accounting Standards Board has issued Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* ("GASB 54"). GASB 54 defines the different types of fund balances that a government entity must use for financial reporting purposes. GASB 54 requires the fund balance amount s to be properly reported within one of the following five fund balance categories:

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

M. FUND BALANCE

A detailed description of the classification of fund balance, the spending order, the use of restricted and unrestricted resources as applied by the City and the fund balances for all major and non- major governmental funds as of September 30, 2019 is as follows:

Nonspendable

Amounts not available for appropriation or legally earmarked for a specific use. Examples include inventories, prepaid items, and deferred expenditures The City had no nonspendable funds.

Restricted

Amounts that have been legally separated for a specific purpose; such as grants, capital acquisition from bond proceeds and liquidation of long-term debt. The City reports $671,727 of restricted fund balance for capital acquisition, and $500,075 for non-major fund special revenue funds.

Committed

Amounts that require Council action to be used for a specific purpose; such as, construction improvements not funded by bond proceeds. Formal action to commit funds must occur prior to fiscal year end. If the amount of the commitment is not known at the time of the commitment the City Manager r his designee shall identify such amount prior to issuing the financial statements. The City had no committed funds.

Assigned

Amounts that do not require Council approval but are intended to be used for specific purpose, as determined by the Council which has retained the authority for Assigning fund balance. The City has assigned funds.

Unassigned

Residual amount reported in the general fund which is available to finance operating expenditures. In other funds, this classification is used only to report a deficit balance related to previously restricted or assigned amounts. The General fund $1,029,787 in unassigned fund balances.

N. SPENDING ORDER

Fund balance amounts that are restricted or unrestricted, committed, assigned or unassigned are considered to have been spent when an expenditure is incurred for the respective purpose. If an expenditure is incurred that meets the criteria in more than one fund balance category, then the City considers fund balance to be relieved in the following order: restricted, committed, assigned and then unassigned, which were identified in Note M above.

O. DEFERRED INFLOWS OF RESOURCES

Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Deferred inflows of resources consist of unavailable revenues (property tax revenues) and differences between expected and actual economic experiences related to pensions.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

P. DEFERRED OUTLOWS OF RESOURCES

Deferred outflows of resources represent a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. Deferred outflows of resources consist of differences between projected and actual investment earnings related to pensions, and pension contributions made subsequent to the actuarial measurement date. The City reports deferred inflows of resources on the balance sheet of the general and debt service funds related to uncollectible property taxes less the allowance for uncollectible taxes.

Q. PENSIONS & OTHER POST EMPLOYMENT BENEFITS (OPEB)

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System ("TMRS") and additions to/ deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employed, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

R. RESTRICTED ASSETS

At fiscal year end, the City had Restricted Cash in the amount of $329,057 which consists of Customer Meter Deposits.

NOTE 2: RECONCILIATION OF GOVERNMENT WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of certain differences between the governmental fund balance sheet and the government- wide statement of net position.

The governmental fund balance sheet includes a reconciliation between the total fund balance of governmental funds and the net position of governmental activities, as reported in the government wide statement of net position. One element of that reconciliation explains that "Long Term Debts are recorded for governmental activities but not for funds."

The details of this $13,177,301 difference are as follows:

Capital Leases	$147,399
Bonds payable	12,190,000
Net pension & OPEB liability	786,131
Compensated absences payable	53,771
Net adjustment to reduce the total of fund balances of governmental funds to arrive at net position of governmental activities	$13,177,301

NOTE 3: CASH AND INVESTMENTS

Custodial Credit Risk – Cash: Custodial credit risk is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City does not have a deposit policy for custodial credit risk. As of September 30, 2019, the carrying amount of the cash balances at September 30, 2019 was $2,688,490 and the city's deposits were fully collateralized as of September 30, 2019. The City had no investments during the current year. There for the City's cash in bank was not subject to interest risk.

NOTE 4: CAPITAL ASSETS

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental Activities				
Capital Assets, not being Depreciated:				
Land	597,618	-	-	597,618
Contstruction in Progress	3,329,847	-	(3,329,847)	-
Total Capital Assets, not being Depreciated	3,927,465	-	(3,329,847)	597,618
Capital Assets, being Depreciated:				
Buildings	3,091,071	1,130,573	-	4,221,644
Equipment	3,872,238	-	-	3,872,238
Infrastructure	7,761,182	2,882,036	-	10,643,218
Total Capital Assets being Depreciated	14,724,491	4,012,609	-	18,737,100
Less: Accumulated Depreciation for				
Buildings	(863,521)	(83,728)	-	(947,249)
Equipment	(3,017,298)	(241,314)	-	(3,258,612)
Infrastructure	(6,284,844)	(237,475)	-	(6,522,319)
Total accumulated depreciation	(10,165,663)	(562,517)	-	(10,728,180)
Total Capital Assets being depreciated - Net	4,558,828	3,450,092	-	8,008,920
Governmental Activities Capital Assets - Net	8,486,293	3,450,092	(3,329,847)	8,606,538
Business-Type Activities				
Capital Assets, not being Depreciated:				
Land	144,562	-	-	144,562
Construction in Progress	4,100,640	1,238,089	-	5,338,729
Total Capital Assets, not being Depreciated	4,245,112	1,238,089	-	5,483,291
Capital Assets, being Depreciated:				
Buildings and Utility Improvements	14,074,642	-		14,074,642
Infrastructure	440,456	-		440,456
Equipment	5,067,641	-		5,067,641
Total Capital Assets being Depreciated	19,582,738	-	-	19,582,739
Less: Accumulated Depreciation				
Buildings and Utility Improvements	(6,326,359)	(233,182)		(6,559,541)
Infrastructure	(438,495)	(302)		(438,797)
Equipment	(2,096,905)	(316,967)		(2,413,872)
Total accumulated depreciation	(8,861,759)	(550,451)	-	(9,412,209)
Total Capital Assets being Depreciated - Net	10,720,979	(550,451)	-	10,170,530
Business-Type Activities Capital Assets - Net	14,966,091	687,638	-	15,653,821

NOTE 4: CAPITAL ASSETS – CONTINUED

Depreciation expense was charged to functions/programs of the City as follows:

Function	Governmental Activities	Program	Business-Type Activities
General Government	$ 106,727	Utilities	$ 550,451
Public Safety	100,385		
Public Works	339,026		
Culture & Recreation	16,379		
Total Governmental Activities	$ 562,517	Total Business-Type Activities	$ 550,451

NOTE 5: RECEIVABLES

Receivables as of the year end for the City's individual major funds, including the applicable allowances for uncollectible accounts are as follows:

	Governmental Funds		Enterprise Funds	
	General	Other Funds	Utilities	Total
Property Taxes	$ 365,397	$ 69,600	$ -	$ 434,997
Customer Receivables	$ 2,378		$ 1,498,872	$ 1,501,250
Intergovernmnetal	16,656	5,727	15,555	37,938
Accounts Gross Receivables	384,431	75,327	1,514,427	1,974,185
Less: Allowance	(24,695)	(3,935)	(887,811)	(916,441)
Net Total Receivables	$ 359,736	$ 71,392	$ 626,615	$ 1,057,743

NOTE 6: DEFERRED INFLOWS/OUTFLOWS OF RESOURCES

At September 30, 2019, unavailable revenues reported as deferred inflows of resources in the governmental funds were as follows:

NOTE 6: DEFERRED INFLOWS/OUTFLOWS OF RESOURCES – CONTINUED

	General Fund	Debt Service Fund	Total
Property Taxes Receivable	$ 365,397	$ 69,600	$ 434,997
Allowance for Uncollectible Taxes	(24,695)	(3,935)	(28,630)
Unavailable Revenue - Property Taxes	$ 340,702	$ 65,665	$ 406,367
Total Unavailable Revenue	$ 340,702	$ 65,665	$ 406,367

The unavailable revenue of $406,367 relates to uncollected property taxes, less the allowance for uncollectible amounts. These are shown as deferred inflows of resources in the governmental funds balance sheet in accordance with GASB Statement No. 65.

The deferred outflows of resources accounted for on the proprietary fund statement of net position relates to the GASB 68 recognition of the City's portion of the Texas Municipal Retirement System (TMRS) net pension liability. The governmental activities column on the Government Wide Statement of Net Position reports deferred outflows/inflows of resources of the governmental funds related to the City's portion of the TMRS net pension liability. See Note 10 for pension related deferred inflows and outflows.

NOTE 7: TRANSFERS–

Transfers at September 30, 2019 are noted below.

	TRANSFERS IN					
Transfers Out:	General Fund	Capital Projects Fund	Debt Service Fund	Utility Fund	NonMajor Funds	Totals
General	$ -	$ -	$ -	$ 180,000.00	$ -	$ 180,000
Capital Projects Fund	-	-		-	-	$ -
Utility Fund	-	1,238,089	416,261	-	-	$ 1,654,350
NonMajor Funds	8,800	-				$ 8,800
Totals	$ 8,800	$ 1,238,089	$ 416,261	$ 180,000	$ -	$ 1,843,150

The transfers from the capital project funds to the enterprise funds reflect contributions for the financing of gas and water system improvements.

NOTE 8: LONG-TERM DEBT

Certificate of Obligation have been issued for both governmental and proprietary activities. The amounts outstanding as of September 30, 2019 are as follows:

Description	Maturity Date	Rates	Amount Outstanding 9/30/19
Governmental Activities			
Series 2012 - Certificate of Obligation Bonds	3/1/2027	3.15%	$ 5,085,000
Series 2016 - Certificate of Obligation Bonds	3/1/2031	2.36%	7,105,000
Total Governmental Activities			$ 12,190,000
Business-Type Activities - Water & Sewer			
Series 1998 - Revenue Bonds	9/30/2038	4.50%	$ 239,228
Series 2012A - Combining Tax and Limited Revenue Certificates of Obligation	9/1/2052	2.13%	1,456,125
Total Business-Type Activities			$ 1,695,353

Annual debt service requirements for the City's bonds as of September 30, 2019 are as follows:

	Governmental Activities			Business-Type Activities		
For the Year Ended September 30	Principal	Interest	Total	Principal	Interest	Total
2020	1,085,000	315,293	1,400,293	52,125	41,647	93,772
2021	1,115,000	284,091	1,399,091	52,125	40,243	92,368
2022	1,150,000	252,401	1,402,401	53,125	38,900	92,025
2023	1,180,000	219,776	1,399,776	53,125	37,557	90,682
2024	1,215,000	186,455	1,401,455	54,125	36,268	90,393
2025-2029	5,120,000	439,930	5,559,930	276,625	158,824	435,449
2030-2034	1,325,000	31,447	1,356,447	290,625	122,180	412,805
2035-2039	-	-	-	289,625	82,958	372,583
2040-2044			-	220,625	51,629	272,254
2045-2049			-	220,625	28,143	248,768
2050-2052			-	132,603	5,629	138,232
Total	$ 12,190,000	$ 1,729,392	$ 13,919,392	1,695,353	643,978	$ 2,339,331

NOTE 8: LONG-TERM DEBT - CONTINUED

The City leases vehicles, software, heavy equipment and utility equipment under various capital leases the vehicles, software and heavy equipment are recorded in the Governmental activities and the Utility equipment is recorded in the Business Type activities.The individual leases are identified in the schedule below labeled "changes in long-term liabilities".

The assets and liabilities under capital lease are recorded at present value of the minimum lease payments. Minimum future lease payments under capital leases as of September 30, 2019 are as follows:

For the Year Ended September 30,	Governmental Activities
2020	78,352
2021	78,380
Total Minimum Lease Payments	156,732
Less: Amount Representing Interest	(9,334)
Present Value of Minimum Lease Payments	147,398
Amounts Due Within One Year	72,431
Long-Term Portion	$ 74,967

For the Year Ended September 30,	Business-Type Activities
2020	196,874
2021	204,182
2022	207,339
2023	210,550
2024-2028	873,889
2028	112,840
Total Minimum Lease Payments	1,805,674
Less: Amount Representing Interest	(236,994)
Present Value of Minimum Lease Payments	1,568,680
Amounts Due Within One Year	148,585
Long-Term Portion	$ 1,420,095

The gross assets acquired through capital leases and accumulated amortization at September 30, 2019 is as follows:

	Governmental Activities	Business-Type Activities
Asset:		
Machinery & Equipment	$ 422,993	$ 2,086,314
Less: Accumulated Amortization	(215,136)	(614,386)
Total	$ 207,857	$ 1,471,928

NOTE 9: CHANGES IN LONG-TERM LIABILITIES

The City had the following changes in long-term liabilities outstanding for the year ended September 30, 2019:

City of Pearsall,

Pearsall, Texas

Notes To The Financial Statements

Year Ended September 30, 2019

NOTE 9: CHANGES IN LONG-TERM LIABILITIES (cont.)

	Original Amount	Interest Rates	Balance Outstanding 10/1/2018	Additions	Reductions	Balance Outstanding 9/30/2019	Amounts Due Within One Year
Governmental Activities							
Certificates of Obligation							
Certificate of Obligation Bonds Series 2012	$ 8,000,000	3.15%	$ 5,635,000	$ -	$ (550,000)	$ 5,085,000	$ 565,000
Certificate of Obligation Bonds Series 2016	$ 8,545,000	2.36%	7,610,000	-	(505,000)	7,105,000	520,000
Total Certificates of Obligation			13,245,000	-	(1,055,000)	12,190,000	1,085,000
Notes Payable							
Government Capital Corporation -							
Citizens 1st Bank -							
Copsync	$ 109,163	3.49%	67,714	-	(21,802)	45,912	22,563
Police Cars	$ 198,830	3.51%	149,664	-	(48,177)	101,487	49,868
Welch State Bank							
Asphalt Zipper	$ 115,000	3.32%	19,961	-	(19,961)	-	-
Total Capital Leases			237,339	-	(89,940)	147,399	72,431
Pension Liability			(109,891)	-	-	(109,891)	-
OPEB Liability			102,689			102,689	-
Total Long-Term Liabilities - Governmental Activities			$ 13,475,137	$ -	$ (1,144,940)	$ 12,330,197	$ 1,157,431
Business-Type Activities							
Revenue Bonds							
Waterworks and Sewer System							
Revenue Bonds - Series 1998 (Restated)	$ 347,000	4.50%	$ 247,228	$ -	$ (8,000)	$ 239,228	$ 8,000
Combining Tax and Limited Revenue							
Cert. of Obligation 2012A	$ 1,765,000	2.13%	1,500,250	-	(44,125)	1,456,125	44,125
Total Bonds			1,747,478	-	(52,125)	1,695,353	52,125
Capital Leases							
PNC Equipment Finance, LLC							
Water & Gas Meters	$ 2,086,314	3.10%	1,705,759	-	(137,079)	1,568,680	148,585
Total Capital Leases			1,705,759	-	-	1,568,680	148,585
Pension Liability			(26,269)	-	-	(26,269)	-
OPEB Liability			31,370			31,370	-
Total Long-Term Liabilities - Business-type Activities			$ 3,458,338	$ -	$ (52,125)	$ 3,237,764	$ 200,710
Total Long-Term - Primary Government			$ 16,933,475	$ -	$ (1,197,065)	$ 15,567,961	$ 1,358,141

NOTE 10: DEFINED BENEFIT PENSION PLAN

Plan Description

The City of Pearsall, Texas, participates as one of 887 plans in the nontraditional, join contributory, hybrid defined benefit plan administered by the Texas Municipal Retirement System ("TMRS"). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code ("the TMRS Act") as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report ("CAFR") that can be obtained at *www. tmrs.com*.

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculates as if the sum of the employee's contributions, with interest, and the City-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payment options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

Plan provisions adopted by the City are as follows:

Employee deposit rate	5%
Municipal current matching ratio	1-1
Updated service credit:	
Rate (%)	100T**
Year effective	2012R*
Increased benefits to retirees:	
Rate (%)	70
Year effective	2012R*
Military service credit effective date	6-90
Buyback effective date	
Vesting	5 yrs
Service retirement eligibilities	5 yrs/age 60, 20 yrs/any age
Restricted prior service credit effective date	1-98
Supplemental death benefits	Employees, Retirees
Statutory maximum (%)	9.5%

* Annually repeating. Ordinance automatically renews effective January 1 of each successive year.

** Includes transfer credits.

NOTE 10: DEFINED BENEFIT PENSION PLAN(cont.)

Employees covered by benefit terms.

At the December 31, 2018 valuation and measurement date, the following employees were covered by the benefit terms:

	2018
Inactive employees or beneficiaries currently receiving benefits	24
Inactive employees entitled to but not yet receiving benefits	76
Active employees	66
Total	166

Contributions

The contribution rates for employees in TMRS are either 5%, 6% or 7% of employees gross earnings, and the city matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the city. Under state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal ("EAN") actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost off benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City of Pearsall, Texas, were required to contribute 3.04% of their annual gross earnings during the fiscal year. The contribution rates for the City of Pearsall, Texas, were 3.51% and 3.36% in calendar years 2017 and 2018, respectively. The City's contributions to TMRS for the year ended September 30, 2019, were $107,752, and were equal to the required contributions.

Net Pension Liability

The City's Net Pension Liability ("NPL") was measured as of December 31, 2018, and the Total Pension Liability ("TPL") used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The Total Pension Liability in the December 31, 2018, actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall Payroll Growth	3.0% per year
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-district RP2000 Combined Healthy Mortality Table with Blue Collar Adjustment, with male rates multiplied by 109% and female rates multiplied by 103%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Combined Healthy Mortality Table with Blue Collar Adjustment are used with male rates multiplied by 109% and female rates multiplied by 103% with a 3 year set-forward for both males and females. In addition, a 3% minimum mortality rate is applied to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements subject to the 3% floor.

NOTE 10: DEFINED BENEFIT PENSION PLAN(cont.)

Actuarial assumptions used in the December 31, 2018 valuation was based on the results of actuarial experience studies. The experience study in TMRS was for the period December 31, 2010 through December 31, 2014. Healthy post-retirement mortality rates and annuity purchase rates were updated based on a Mortality Experience Investigation Study covering 2009 through 2011, and dated December 31, 2013. These assumptions were first used in the December 31, 2013 valuation, along with a change to the Entry Age Normal ("EAN") actuarial cost method. Assumptions are reviewed annually. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments is 6.75%. The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the TMRS Board of Trustees. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of real rates of return for each major asset class in fiscal year 2019 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Domestic Equity	17.5%	4.55%
International Equity	17.5%	6.35%
Core Fixed Income	30.0%	1.50%
Non-Core Fixed Income	10.0%	4.15%
Real Return	5.0%	4.15%
Real Estate	10.0%	4.75%
Absolute Return	5.0%	4.00%
Private Equity	5.0%	7.75%
Total	100.0%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

NOTE 10: DEFINED BENEFIT PENSION PLAN(cont.)

Changes in the Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Balance at December 31, 2017	$ 5,968,753	$ 6,104,914	$ (136,161)
Changes for the year:			
Service Cost	227,626	-	227,626
Interest	431,071	-	431,071
Change of benefit terms	435,451	-	435,451
Difference between expected and actual experience	(31,949)	-	(31,949)
Changes of assumptions	-	-	-
Contributions - employer	-	78,207	78,207
Contributions - employee	-	124,932	124,932
Net investment income	-	(182,355)	(182,355)
Benefit payments, including refunds of employee contributions	(263,550)	(263,550)	-
			-
Administrative expense	-	(3,534)	(3,534)
Other changes	-	(185)	(185)
Net Changes	798,649	(246,485)	1,045,134
Balance at December 31, 2018	$ 6,767,402	$ 5,858,429	$ 908,973

The total net pension liability above of $908,973 represents the primary government. The following represents the disaggregation between them:

	Net Pension Liability At September 30, 2019
Governmental Activities	$ 690,819
Business-Type Activities	218,153
	$ 908,973

Sensitivity of the net pension liability to changes in the discount rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's net pension liability	$ 1,851,770	$ 908,974	$ 138,604

NOTE 10: DEFINED BENEFIT PENSION PLAN(cont.)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained on the Internet at www.tmrs.com.

A. Pension Expense and Deferred Outflows of Resources Related to Pensions

For the year ended September 30, 2019, the City recognized pension expense of $388,728.

At September 30, 2019, the City reported deferred outflows of resources related to pensions form the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ -	$ 71,657
Changes in actuarial assumptions	-	-
Difference between projected and actual investment earnings	318,081	-
Contributions subsequent to measurement date	88,257	-
Total	$ 406,338	$ 71,657

The above deferred outflow of resources represents the combined primary government. The following represents the disaggregation between them.

	Deferred Outflow of Resources	Deferred Inflows of Resources
Governmental Activities	$ 308,816	$ 54,459
Business-Type Activities	97,522	17,198
	$ 406,338	$ 71,657

Contributions subsequent to the measurement date of $88,257 reported as deferred outflows of resources related to pensions will be recognized as a reduction of the net pension liability for the year ending September 30, 2019. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended Sept 30:	Amount s
2019	$ 69,070
2020	19,408
2021	39,058
2022	118,888
Total	$ 246,424

NOTE 11: OTHER POST EMPLOYMENT BENEFITS – SUPPLEMENTAL DEATH BENEFITS PLAN

Plan Description

The City of Pearsall, utilizes the Texas Municipal Retirement System ("TMRS") to administer a defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund ("SDBF"). This is a voluntary program in which participating member cities (such as the City of Pearsall, Texas) may elect, by ordinance, to provide group-term life insurance coverage for their active members, including or not including retirees. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death). The death benefit for retirees is considered an other postemployment benefit ("OPEB") and is a fixed amount of $7,500. As the SDBF covers both active and retiree participants, with no segregation of assets, the SDBF is considered to be an unfunded OPEB plan. Under the provisions of paragraph 4 of GASB Statement No. 75, unfunded OPEBs are plans in which no assets are accumulated. For purposes of reporting under GASB 75, (GASB Statement No. 75 - Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions) the retiree portion of the SDBF is not considered a cost sharing plan and is instead considered a single employer, defined benefit OPEB plan. GASB No. 75 establishes standards for OPEB accounting and financial reporting for local governments, which applies to local governments acting as employers participating in the TMRS SDBF, with retiree coverage, and is effective for fiscal years beginning after June 15, 2017.

The member city contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. The intent is not to pre-fund retiree term life insurance during employees' entire careers.

Under GASB No. 75, the employer must report the total OPEB liability, OPEB expense, and related deferred inflows and outflows of resources associated with providing 0PEB benefits to their employees (and former employees) in their basic financial statements, as well as note disclosures and related Required Supplementary Information. GASB 75 requires employers to recognize the total 0PEB liability and the 0PEB expense on their financial statements. The OPEB expense recognized each fiscal year is equal to the change in the total OPEB liability from the beginning of the year to the end of the year, adjusted for deferred recognition of certain changes in the liability.

In the year of implementation, the employer should make a prior period adjustment for the total OPEB liability as of the 12/31/2016 measurement date (provided) and record a deferred outflow of resources for contributions recorded by the city (retiree portion of SDB rate only) from December 31, 2016 to its prior fiscal year end. TMRS has elected to not calculate other deferrals as of the December 31, 2016 measurement date.

Employees covered by benefit terms At September 30, 2018, the following retirees were covered by the TMRS SDBF:

Inactive employees or beneficiaries currently receiving benefits	14
Inactive employees entitled to but not yet receiving benefits	10
Active employees	66
	90

NOTE 11: OTHER POST EMPLOYMENT BENEFITS – SUPPLEMENTAL DEATH BENEFITS PLAN

Total OPEB Liability

The City's total liability for its TMRS SDBF was $124,352 was measured at September 30, 2019 and was determined by an actuarial valuation as of December 31, 2018.

Actuarial Assumptions and Other Inputs

The total OPEB liability in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement,

Inflation:	2.5%
Salary Increases	3.50% to 10.5% including inflation
Discount Rate	3.71% - The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2018
Retiree's share of benefit-related costs	$-0-
Administrative Expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements of GASB Statement No. 68
Mortality rates – service retirees	RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis with scale BB
Mortality rates – Disabled retirees	RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% with a 3 year set-forward for both males and females. The rates are projected on a fully generational basis with scale BB to account for future mortality improvement subject to the 3% floor.

The actuarial assumptions used in the December 31, 2018 valuation were based on the results of an actuarial experience study for the period December 31, 2010 to December 31, 2014

NOTE 11: OTHER POST EMPLOYMENT BENEFITS – SUPPLEMENTAL DEATH BENEFITS PLAN

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate:

	1% Decrease (2.71%)	Current Discount Rate (3.71%)	1% Increase (4.71%)
Total OPEB Liability	**$148,636**	**$124,352**	**$105,357**

OPEB Expense and Deferred Inflows/Outflows of Resources Related to Pensions

For the year ended September 30, 2019, the City recognized OPEB expense of $9,679.

1. In the year of implementation, the beginning of year liability is rolled back from the measurement date, so there will be no experience loss/(gain)

2. Generally, this will only be the annual change in the municipal bond index rate.

Deferred (Inflows/Outflows of resources

	Deferred (Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	$8,575	$-0-
Changes in assumptions and other inputs	7,578	7,386-
Contributions made subsequent to measurement date	-0-	$3,192
Total (Excluding contributions made subsequent to measurement date	$16,153	$10,578

Contributions subsequent to the measurement date of $3,192 reported as deferred outflows of resources related to OPEB will be recognized as a reduction of the net pension liability for the year ending September 30, 2019. Other amounts of reported deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

NOTE 11: OTHER POST EMPLOYMENT BENEFITS – SUPPLEMENTAL DEATH BENEFITS PLAN

Year ended Sept 30:		Amount
2019	$	(1,337)
2020		(1,337)
2021		(1,337)
2022		(1,337)
2023		(2,621)
Thereafter		(798)
Total	$	(8,767)

NOTE 12: RISK MANAGEMENT

The City is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the City carries commercial insurance. The City has not had any deductions in insurance coverage from coverage in prior years.

NOTE 13: COMMITMENTS AND CONTINGENCIES

Construction Commitments

Construction commitments at year end totaled $1,777,382. Obligations for these commitments will be liquidated in subsequent reporting years.

Bond Issuance/Insurance Proceeds	Project	Contract	Payments	Remaining Contract Amount
Certificate of Obligation Series 2016	Street & Utility Improvements	$ 3,641,939	$ 2,966,557	$ 675,382
Total		3,641,939	2,966,557	675,382
Insurance Proceeds	City Hall Annex Building	$ 1,102,000	$ -	$ 1,102,000
Total		1,102,000	-	1,102,000
Grand Total		$ 4,743,939	$ 2,966,557	$ 1,777,382

NOTE 14: PRIOR PERIOD ADJUSTMENTS

Prior Period Adjustments on the Government Wide Statements in the amounts of $(7,906) and $8,341 in the Governmental & the Business-Type Activities, respectively were made to correct unadopted adjustments to the Net Pension & OPEB liability accounts for FY 2019.

City Of Pearsall, Texas

Schedule of Revenues, Expenditures and Changes in Fund Balance -

Budget to Actual - General Fund - Unaudited

Year Ended September 30, 2019

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	
Revenues				
Property Taxes	$ 2,180,885	$ 2,180,885	$ 2,625,995	$ 445,110
Sales Taxes	2,500,000	2,500,000	2,309,258	(190,742)
Other Taxes	5,000	5,000	6,961	1,961
Franchise Fees	330,000	330,000	361,394	31,394
Licenses and permits	29,500	29,500	37,948	8,448
Fines and forfeitures	152,000	152,000	172,782	20,782
Charges for services	4,000	4,000	14,984	10,984
Interest	1,000	1,000	17,052	16,052
Miscellaneous	62,350	62,350	62,014	(336)
Total revenues	5,264,735	5,264,735	5,608,388	343,653
Expenditures				
Current:				
General Government	1,900,811	2,011,886	1,463,820	548,066
Public safety	1,410,596	1,410,596	1,322,668	87,928
Public works	1,312,596	1,312,596	897,961	414,635
Health & Welfare	-	-	75,361	(75,361)
Culture and Recreation	442,301	556,932	810,331	(253,399)
Capital Outlay	656,559	656,559	603,202	53,357
Debt Service	717,500	717,500	821,859	(104,359)
Total expenditures	6,440,363	6,666,069	5,995,202	670,867
Excess (deficiency) of revenues over (under) expenditures	(1,175,628)	(1,401,334)	(386,814)	1,014,520
Other Financing Sources (Uses)				
Operating transfers in	1,459,305	1,459,305	180,000	(1,279,305)
Operating transfers out	(10,000)	(10,000)	(8,800)	1,200
Sale of Fixed Assets	-	-	-	-
Insurance Proceeds	-			-
Total other financing sources (uses)	1,449,305	1,449,305	171,200	(1,278,105)
Net changes in fund balances	273,677	47,971	(215,614)	(263,585)
Fund balances at beginning of year	1,279,315	35,244	1,279,315	1,244,071
Prior Period Adjustment	-	-	-	-
Fund balances at end of year	1,552,992	$ 83,215	$ 1,063,701	$ 980,486

City of Pearsall,Texas
Schedule of Changes in Net Pension Liabiltiy and Related Ratios
Texas Municipal Retirement System
Last Ten Years*

	2018	2017	2016	2015	2014
A. Total pension liability					
Service Cost	$ 227,626	$ 201,164	$ 202,393	$ 184,468	$ 149,680
Interest (on the Total Pension Liability)	431,071	384,730	366,244	360,063	337,871
Changes of benefit terms	435,451	-	-	-	-
Difference between expected and actual experience	(31,949)	(110,290)	(69,404)	(80,519)	52,711
Changes of assumptions	-	-	-	63,710	-
Benefit payments, including refunds of employee contributions	(263,550)	(211,931)	(237,577)	(271,648)	(209,612)
Net change in total pension liability	798,649	263,673	261,656	256,074	330,650
Total pension liability - beginning	5,968,753	5,705,080	5,443,424	5,187,350	4,856,700
Total pension liablity - ending	$ 6,767,402	$ 5,968,753	$ 5,705,080	$ 5,443,424	$ 5,187,350
B. Plan fiduciary net position					
Contributions - employer	$ 78,207	$ 87,127	$ 88,229	$ 84,251	$ 92,554
Contributions - employee	124,932	133,221	134,035	122,815	121,782
Net investment income	(182,355)	740,897	339,902	7,522	275,925
Benefit payments, including refunds of employee contributions	(263,550)	(211,931)	(237,577)	(271,648)	(209,612)
Administrative Expense	(3,534)	(3,850)	(3,846)	(4,585)	(2,881)
Other	(185)	(195)	(207)	(226)	(237)
Net change in plan fiduciary net position	(246,485)	745,269	320,536	(61,871)	277,531
Plan fiduciary net position - beginning	6,104,914	5,359,645	5,039,109	5,100,980	4,823,449
Plan fiduciary net position - ending	$ 5,858,429	$ 6,104,914	$ 5,359,645	$ 5,039,109	$ 5,100,980
C. Net pension liability/(asset)	$ 908,973	$ (136,161)	$ 345,435	$ 404,315	$ 86,370
D. Plan fiduciasry net position as a percentage of the total pension liability	86.57%	102.28%	93.95%	92.57%	98.33%
E. Covered-employee payroll	$ 2,498,636	$ 2,664,421	$ 2,680,703	$ 2,456,299	$ 2,435,647
F. Net pension liablity as a percentage of covered employee payroll	36.38%	(5.11%)	12.89%	16.46%	3.55%

* GASB 68 requires ten years of data to be provided in this schedule, however only last five years currently avaiable.

City of Pearsall, Texas
Schedule of Contributions
Texas Municipal Retirement System
Last Ten Years*

	2017	2017	2016	2015	2014
Actuarially Determined Contribution	$ 107,753	$ 80,056	$ 95,461	$ 97,788	$ 87,297
Contributions in relation to the actuarially determined contribution	107,753	80,056	95,461	97,788	87297
Contibution Deficiency (Excess)	-	-	-	-	-
Covered Employee Payroll	2,498,636	2,664,421	2,680,703	2,896,447	2,468,053
Contributions as a Percentage of Covered Employee Payroll	4.31%	3.36%	3.56%	3.38%	3.54%

* GASB 68 requires ten years of data to be provided in this schedule, however only last five years currently avaiable.

City of Pearsall, Texas
Schedule of Changes Total OPEB Liability and Related Ratios
Texas Municipal Retirement System
Last Ten Years*

	2018	2017
A. Total OPEB Liability		
Service Cost	$ 6,496	$ 5,862
Interest (on the Total OPEB Liability)	4,520	4,410
Differences between expected and actual experience	(10,205)	-
Effect of assumption changes	(9,019)	10,854
Benefit payments	(1,499)	(1,599)
Net change in total OPEB liability	(9,707)	19,527
Total OPEB liability - beginning	134,059	114,532
Total OPEB liablity - ending	$ 124,352	$ 134,059
Covered-employee payroll	$ 2,498,636	$ 2,664,421
Net pension liablity as a percentage of covered employee payroll	4.98%	5.03%

* GASB 75 requires ten years of data to be provided in this schedule, however only two years currently avaiable.

LEAL & CARTER, P.C.
CERTIFIED PUBLIC ACCOUNTANTS

Frank J. Leal, CPA
Roberto Carter, CPA

16011 University Oak
San Antonio, Texas 78249
Telephone:(210) 696-6206
Fax:(210) 492-6209

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Honorable Mayor and
The City Council of
Pearsall, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Pearsall, Texas, as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise City of Pearsall 's basic financial statements and have issued our report thereon dated December 11, 2020.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered City of Pearsall's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of Pearsall's internal control. Accordingly, we do not express an opinion on the effectiveness of City of Pearsall's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings that we consider to be significant deficiencies (Finding 2019-01).

Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of Pearsall's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

City of Pearsall's Response to Findings

City of Pearsall's response to the findings identified in our audit is described in the accompanying schedule of findings. City of Pearsall's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Leal & Carter, P.C.

December 11, 2020

City of Pearsall, Texas

Schedule of Findings (Financial Audit)

Year Ended September 30, 2019

We consider the following deficiency's in City of Pearsall's internal controls to be a significant deficiencies:

Finding 2019-01: Reconciliations of Significant Accounts

Criteria: Activity and transactions should be reviewed and reconciled to the related general ledger accounts on a periodic basis to ensure account balances are accurate and properly reported in the financial statements in accordance with generally accepted accounting principles.

Condition: During our audit, we noted adjusting entries necessary in order to properly report account balances for Pooled Cash, Accounts Receivable, Interfund Transfers, Fixed Assets, Depreciation Expense Accounts Payable and Long Term Debt Payables.

Cause and effect: City of Pearsall did not appear to have certain control procedures in place during the fiscal year in order to ensure Pooled Cash, Accounts Receivable, Interfund Transfers, Fixed Assets, Depreciation Expense and Long Term Debt Payables had been properly reported.

Recommendation: We recommend City of Pearsall improve its controls by implementing procedures to ensure that all transactions are being reviewed, approved, and properly recorded on a timely basis.

Views of responsible officials: City of Pearsall agrees with the finding.

RURAL DEVELOPMENT – Additional Information Sheet
September 30, 2019

In accordance with RUS Instructions, borrowers with both water and sewer facilities should maintain accounting records in such a manner that will allow the operations of each to be reported separately. Please provide the following information separately for the water and sewer system:

Water System

# of connections 2,939

Current Assets	$ 716,445
Long-Term Assets	$ 11,740,365
Current Liabilities	$ 413,991
Long-Term Liabilities	$ 2,448,807
Operating Income	$ 1,933,164
Non-Operating Income	$ 513,660
Depreciation	$ 412,838
All Other O&M Expenses	$ 1,891,780
USDA Debt Service	$ 39,094
Other Debt Service	$ 86,831

Sanitary Sewer System

# of connections 2,276

Current Assets	$ 238,815
Long-Term Assets	$ 3,913,455
Current Liabilities	$ 137,997
Long-Term Liabilities	$ 816,269
Operating Income	$ 690,157
Non-Operating Income	$ 171,220
Depreciation	$ 137,613
All Other O&M Expenses	$ 630,593
USDA Debt Service	$ 19,031
Other Debt Service	$ 28,994

Information provided by: Santos Alarcon Jr/Director of Finance — December 28, 2020

Name/Title — Date

BID TABULATION

Client Name City of Pearsall
Project Name Wastewater System Improvement Project

LNV, INC
801 NAVIGATION, SUITE 300
CORPUS CHRISTI, TX 78408
PHONE: 361.883.1984
FAX: 361.883.1986

LEGEND

(blue)	PROPOSED BASE BID
(pink)	PROPOSED ADDITIVE ALTERNATIVES

ITEM	QTY	UNIT	DESCRIPTION	T-Construction, LLC. 12601 Mcnail St. Houston, TX 77015 UNIT PRICE	TOTAL PRICE	Texas Pride Utilities, LLC. 725 Carby Rd. Houston, TX 77037 UNIT PRICE	TOTAL PRICE	King Solution Services, LLC. 13221 Chrisman Rd. Houston, TX 77039 UNIT PRICE	TOTAL PRICE	PM Construction & Rehab, LLC 131 North Richey Street Pasadena, TX 77506 UNIT PRICE	TOTAL PRICE	Horseshoe Contruction, Inc 2309 S Battleground Road La Porte, TX 77571 UNIT PRICE	TOTAL PRICE
BASE BID A- MULBERRY STREET													
A-1	819	LF	6" PIPE BURST	$30.00	$24,570.00	$36.00	$29,484.00	$32.00	$26,208.00	$45.00	$36,855.00	$55.00	$45,045.00
A-2	1,279	LF	10" PIPE BURST	$38.00	$48,602.00	$43.00	$54,997.00	$56.00	$71,624.00	$46.00	$58,834.00	$65.00	$83,135.00
A-3	33	EA	WASTEWATER SERVICE	$648.00	$21,384.00	$600.00	$19,800.00	$670.00	$22,110.00	$600.00	$19,800.00	$750.00	$24,750.00
A-4	5	EA	WASTEWATER MANHOLE	$5,200.00	$26,000.00	$4,200.00	$21,000.00	$5,000.00	$25,000.00	$4,500.00	$22,500.00	$5,500.00	$27,500.00
A-5	33	EA	WASTEWATER CLEANOUT	$390.00	$12,870.00	$420.00	$13,860.00	$500.00	$16,500.00	$750.00	$24,750.00	$500.00	$16,500.00
A-6	304	SY	PAVEMENT REPAIR	$96.00	$29,184.00	$82.00	$24,928.00	$83.00	$25,232.00	$100.00	$30,400.00	$100.00	$30,400.00
A-7	132	LF	CURB & GUTTER REPAIR	$1.00	$132.00	$30.00	$3,960.00	$20.00	$2,640.00	$100.00	$13,200.00	$20.00	$2,640.00
SUBTOTAL BASE BID (A)					**$162,742.00**		**$168,029.00**		**$189,314.00**		**$206,339.00**		**$229,970.00**
BASE BID B- PEACH STREET													
B-1	792	LF	6" PIPE BURST	$30.00	$23,760.00	$36.00	$28,512.00	$32.00	$25,344.00	$45.00	$35,640.00	$55.00	$43,560.00
B-2	10	EA	WASTEWATER SERVICE	$648.00	$6,480.00	$600.00	$6,000.00	$670.00	$6,700.00	$600.00	$6,000.00	$750.00	$7,500.00
B-3	3	EA	WASTEWATER MANHOLE	$5,200.00	$15,600.00	$4,200.00	$12,600.00	$5,000.00	$15,000.00	$4,500.00	$13,500.00	$5,500.00	$16,500.00
B-4	10	EA	WASTEWATER CLEANOUT	$390.00	$3,900.00	$420.00	$4,200.00	$500.00	$5,000.00	$750.00	$7,500.00	$500.00	$5,000.00
B-5	113	SY	PAVEMENT REPAIR	$96.00	$10,848.00	$82.00	$9,266.00	$83.00	$9,379.00	$100.00	$11,300.00	$100.00	$11,300.00
B-6	40	LF	CURB & GUTTER REPAIR	$1.00	$40.00	$30.00	$1,200.00	$20.00	$800.00	$100.00	$4,000.00	$20.00	$800.00
SUBTOTAL BASE BID (B)					**$60,628.00**		**$61,778.00**		**$62,223.00**		**$77,940.00**		**$84,660.00**
BASE BID C- W. ALABAMA STREET													
C-1	750	LF	8" PIPE BURST	$34.00	$25,500.00	$38.00	$28,500.00	$36.00	$27,000.00	$45.00	$33,750.00	$55.00	$41,250.00
C-2	15	EA	WASTEWATER SERVICE	$648.00	$9,720.00	$600.00	$9,000.00	$670.00	$10,050.00	$600.00	$9,000.00	$750.00	$11,250.00
C-3	2	EA	WASTEWATER MANHOLE	$5,200.00	$10,400.00	$4,200.00	$8,400.00	$5,000.00	$10,000.00	$4,500.00	$9,000.00	$5,500.00	$11,000.00
C-4	15	EA	WASTEWATER CLEANOUT	$390.00	$5,850.00	$420.00	$6,300.00	$500.00	$7,500.00	$750.00	$11,250.00	$500.00	$7,500.00
C-2	97	SY	PAVEMENT REPAIR	$96.00	$9,312.00	$82.00	$7,954.00	$83.00	$8,051.00	$100.00	$9,700.00	$100.00	$9,700.00
C-3	60	LF	CURB & GUTTER REPAIR	$1.00	$60.00	$30.00	$1,800.00	$20.00	$1,200.00	$100.00	$6,000.00	$20.00	$1,200.00
SUBTOTAL BASE BID (C)					**$60,842.00**		**$61,954.00**		**$63,801.00**		**$78,700.00**		**$81,900.00**
BASE BID D- W. NUECES STREET													
D-1	338	LF	10" PIPE BURST	$42.00	$14,196.00	$43.00	$14,534.00	$56.00	$18,928.00	$50.00	$16,900.00	$65.00	$21,970.00
D-2	6	EA	WASTEWATER SERVICE	$648.00	$3,888.00	$600.00	$3,600.00	$670.00	$4,020.00	$600.00	$3,600.00	$750.00	$4,500.00
D-3	2	EA	WASTEWATER MANHOLE	$5,200.00	$10,400.00	$4,200.00	$8,400.00	$5,000.00	$10,000.00	$4,500.00	$9,000.00	$5,500.00	$11,000.00
D-4	6	EA	WASTEWATER CLEANOUT	$390.00	$2,340.00	$420.00	$2,520.00	$500.00	$3,000.00	$750.00	$4,500.00	$500.00	$3,000.00
D-5	94	SY	PAVEMENT REPAIR	$96.00	$9,024.00	$82.00	$7,708.00	$83.00	$7,802.00	$100.00	$9,400.00	$100.00	$9,400.00
D-6	24	LF	CURB & GUTTER REPAIR	$1.00	$24.00	$30.00	$720.00	$20.00	$480.00	$100.00	$2,400.00	$20.00	$480.00
SUBTOTAL BASE BID (D)					**$39,872.00**		**$37,482.00**		**$44,230.00**		**$45,800.00**		**$50,350.00**
TOTAL BASE BID (A+C)					**$223,584.00**		**$229,983.00**		**$253,115.00**		**$285,039.00**		**$311,870.00**
TOTAL ADDITIVES ALTERNATIVES (B+D)					**$100,500.00**		**$99,260.00**		**$106,453.00**		**$123,740.00**		**$135,010.00**

Prepared by
LNV, INC

Legend:
Proposed Base Bid
Proposed Additive

LNV engineers | architects | surveyors

CITY OF PEARSALL, TX
2019-2020 CDBG Pr
WASTEWATER LINE IMPROVEMENTS

SHEET 1 OF 1

BY ROBERT M. VIERA P.E.

December 4, 2020

The Honorable Mary Moore, Mayor
City of Pearsall
215 South Ash Street
Pearsall, Texas 78061

Re: City of Pearsall, Texas
Wastewater System Improvements
TxCDBG Contract No. 7219321
Recommendation of Award

Dear Mayor Moore:

Bids were opened and read aloud on December 3, 2020 for the above referenced project. Please find attached the bid tabulation sheet. The responsive, responsible Bidder submitting the lowest/best bid on the project is T-Construction, LLC, 12601 McNair Street, Houston, Texas 77015 with a Total Base Bid Amount of $324,084.00.

I have reviewed the Contractor's qualifications and bid documents, and it is my recommendation that the City award the project to T-Construction, LLC in the total amount of $324,084.00.

Respectfully,
LNV
Engineers | Architects | Contractors
TBPE Firm No. F-366

Robert M. Viera, P.E.
Project Engineer

STATE OF TEXAS
ROBERT M. VIERA
85616
LICENSED
PROFESSIONAL ENGINEER

Attachment
U:\PEARSALL\180329 2019-2020 CDBG PR\000\03-BIDDING\RECOMM LETTER.DOC

ADVERTISEMENT AND INVITATION FOR BIDS

City of Pearsall, Texas will receive sealed bids for the **"Wastewater System Improvement Project TxCDBG Contract No. 7219321"** until **2:00 p.m. on Thursday, December 3, 2020.** Sealed proposals will be addressed to the Mayor of the City of Pearsall, 215 S Ash Street, Pearsall, Texas 78061. The bids will be publicly opened and read aloud at **2:00 p.m. on Thursday, December 3, 2020** at Pearsall City Hall, 215 S Ash Street, Pearsall, Texas 78061. A Pre-Bid Conference will be held on **Monday, November 23, 2020 at 10:00 a.m.** at 215 S Ash Street, Pearsall, Texas 78061with an on-site visit being a portion of the proceedings.

Major items of work include the following:
The project consists of the rehabilitation of approximately 3,560 linear feet of 6", 8", and 10" sewer line, 10 each manhole rehabs, and sewer service reconnections in accordance with the Contract Documents, specifications, and plans.

Bid/Contract Documents, including Drawings and Technical Specifications are on file for review at 215 S Ash Street, Pearsall, Texas 78061. Copies can be obtained from the office of LNV, 801 Navigation, Suite 300, Corpus Christi, Texas 78408, (361) 883-1984, and will be forwarded to prospective bidders or suppliers upon payment of a non-refundable fee of $50.00 with the Engineer, LNV, for each set of documents obtained. If mailed, an additional separate non-refundable fee of $20.00 will be required from all prospective bidders or suppliers to cover shipping and handling charges. ***Both fees represent reproduction costs and are non-refundable. We reserve the right to process checks electronically by transmitting the amount of the check, routing number, account number, and check serial number to your financial institution.***

A bid bond by an acceptable surety, in the amount of 5% of the bid amount shall be submitted with each bid. A certified check or bank draft payable to the Owner or negotiable U.S. Government Bonds (as par value) may be submitted in lieu of the Bid Bond.

The project to be constructed will be financed with assistance from the Texas Department of Agriculture (TDA) under the U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) program and is subject to all applicable Federal and State laws and regulations.

Attention is called to the fact that not less than, the federally determined prevailing (Davis-Bacon and Related Acts) wage rate, as issued by the Texas Department of Agriculture Office of Rural Affairs and contained in the contract documents, must be paid on this project. In addition, the successful bidder must ensure that employees and applicants for employment are not discriminated against because of race, color, religion, sex, sexual orientation, gender identity, or national origin. Adherence to the grant recipient's Section 3 Policy is required for contracts and subcontracts in excess of $100,000.00.

City of Pearsall is an Affirmative Action/Equal Opportunity Employer that reserves the right to reject any and all bids and/ or waive any formalities in the bidding.

City of Pearsall is an Equal Opportunity Employer. The City strives to attain goals for compliance with Federal Section 3 regulations by increasing opportunities for employment and contracting with Section 3 residents and businesses where feasible."

City of Pearsall reserves the right to reject any or all bids or to waive any informalities in the bidding. All contractors/subcontractors that are debarred, suspended or otherwise excluded from or in eligible for participation on federal assistance programs may not undertake any activity ion part or in full under this project.

All contractors and subcontractors must be cleared (not suspended or debarred) prior to any formal action authorizing the award of a contract to the contractor. Minority Business Enterprises, Small Business Enterprises, Women Business Enterprises, and labor surplus area firms are encouraged to submit bids.

Bids may be held by the City for a period not to exceed 60 days from the date of the bid opening for the purpose of reviewing the bids and investigating the bidder's qualifications prior to the contract award.

City of Pearsall, Texas
/s/ Mary Moore, Mayor

T Construction, L.L.C.
12601 McNair St.
Houston, TX 77015

12/3/2020
1:28pm.

City of Pearsall
215 S. Ash Street,
Pearsall, Texas 78061
"Wastewater System Improvements Project"
TxCDBG Contract No. 7219321
Bid Date:12/03/2020 @ 02:00PM.
BID DOCUMENTS

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, T Construction, LLC **as PRINCIPAL, and** Liberty Mutual Insurance Company**, as SURETY are held and firmly bound unto** City of Pearsall **hereinafter called the "Owner", in the penal sum of** Five Percent of the Greatest Amount Bid **Dollars, ($** 5% G.A.B. **), lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.**

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal has submitted the Accompanying Bid, dated December 3, 2020**, for** Wastewater System Improvement Project, TxCDBG Contract No. 7219321

NOW, THEREFOR, if the Principal shall not withdraw said Bid within the period specified therein after the opening of the same, or, if no period be specified, within thirty (30) days after the said opening, and shall within the period specified therefore, or if no period be specified, within ten (10) days after the prescribed forms are presented to him for signature, enter into a written contract with the Owner in accordance with the Bid as accepted, and give bond with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such contract; or in the event of the withdrawal of said Bid within the period specified, or the failure to enter into such Contract and give such bond within the time specified, if the Principal shall pay the Owner the difference between the amount specified in said Bid and the amount for which the local Public Agency may procure the required work or supplies or both, if the latter be in excess of the former, then the above obligation shall be void and of no effect, otherwise to remain in full force and virtue.

IN WITNESS THEREOF, the above-bounded parties have executed this instrument under their several seals this 3rd **day of** December 2020**, the name and corporate seal of each corporate party being hereto affixed and these present signed by its undersigned representative, pursuant to authority of its governing body.**

(SEAL)

T Construction, LLC

Attest: Yanira Villarreal

By: [signature] **(SEAL)**

JUAN RAMON TORRES
President

Affix Corporate Seal

Liberty Mutual Insurance Company

Attest: Heather Noles
Heather Noles, Witness

By: [signature]
Lauren O. Moudy, Attorney in Fact

Affix Corporate Seal

Attest:

By:

Countersigned

By N/A

*** Attorney-in-Fact, State of** Texas

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, Leydy Ojeda, certify that I am the Contract Coordinator, Secretary of the Corporation named as Principal in the within bond; that Juan Ramon Torres who signed the said bond on behalf of the Principal was then President of said corporation; that I know his signature, and his signature thereto is genuine; and that said bond was duly signed, sealed, and attested to, for and in behalf of said corporation by authority of this governing body.

Corporate Seal

Title: Contract Cordinator.

* Power-of-attorney for person signing for surety company must be attached to bond.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual. SURETY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8202692 - 971801**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Ashley Britt, Alyson Carmichael, Robert C. Davis, Tabitha Dorman, Nikole Jeannette, Lacey Mayfield, Barry K. McCord, David T. Miclette, Lauren O. Moudy, Heather Noles, Robert M. Overbey, Jr.

all of the city of Houston state of TX each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 5th day of December, 2019.

LIBERTY MUTUAL INSURANCE COMPANY INCORPORATED 1912 MASSACHUSETTS — THE OHIO CASUALTY INSURANCE COMPANY INCORPORATED 1919 NEW HAMPSHIRE — WEST AMERICAN INSURANCE COMPANY INCORPORATED 1991 INDIANA

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 5th day of December, 2019 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.

TERESA PASTELLA COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 3rd day of December 2020

LIBERTY MUTUAL INSURANCE COMPANY INCORPORATED 1912 MASSACHUSETTS — THE OHIO CASUALTY INSURANCE COMPANY INCORPORATED 1919 NEW HAMPSHIRE — WEST AMERICAN INSURANCE COMPANY INCORPORATED 1991 INDIANA

By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

LMS-12873 LMIC OCIC WAIC Multi Co_062018

Liberty Mutual.
SURETY

TEXAS
IMPORTANT NOTICE

To obtain information or make a complaint:

You may call toll-free for information or to make a complaint at
1-877-751-2640

You may also write to:

2200 Renaissance Blvd., Ste. 400
King of Prussia, PA 19406-2755

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at
1-800-252-3439

You may write the Texas Department of Insurance
Consumer Protection (111-1A)
P. O. Box 149091
Austin, TX 78714-9091
FAX: (512) 490-1007
Web: http://www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should first contact the agent or call 1-800-843-6446. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

TEXAS
AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis para informacion o para someter una queja al
1-877-751-2640

Usted tambien puede escribir a:

2200 Renaissance Blvd., Ste. 400
King of Prussia, PA 19406-2755

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al
1-800-252-3439

Puede escribir al Departamento de Seguros de Texas Consumer Protection (111-1A)
P. O. Box 149091
Austin, TX 78714-9091
FAX # (512) 490-1007
Web: http://www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiena una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI)

UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

NP 70 68 09 01
LMS-15292 10/15

BID PROPOSAL

Proposal of **T Construction, LLC**

a * ______________________ (hereinafter called "BIDDER"), organized and existing under the laws of the State of Texas to **City of Pearsall, Texas** (hereinafter called "OWNER.)"

BIDDER hereby proposes to perform all WORK for the construction of the **"Wastewater System Improvement Project"** in accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.

By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to its own organization, that this BID has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this BID with any other BIDDER or with any competitor.

BIDDER hereby agrees to commence WORK under this contract on or before a date to be specified in the NOTICE TO PROCEED and to fully complete the PROJECT within **180** consecutive calendar days thereafter. BIDDER further agrees to pay as liquidated damages, the sum **of $ 200.00** for each consecutive calendar day thereafter as provided in the General Conditions.

BIDDER acknowledges receipt of the following ADDENDUM:

NA

*Insert "a corporation", "a partnership", or "an Individual" as applicable.
BIDDER agrees to perform all the work described in the CONTRACT DOCUMENTS for the following amount:

BID SCHEDULE

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
BASE BID A– MULBERRY STREET					
A-1	819	LF	**6" PIPE BURST** per plans and specifications, complete in place per linear foot.	30.00	24,570.00
A-2	1,279	LF	**10" PIPE BURST** per plans and specifications, complete in place per linear foot.	38.00	48,602.00
A-3	33	EA	**WASTEWATER SERVICE** per plans and specifications, complete in place per each.	648.00	21,384.00
A-4	5	EA	**WASTEWATER MANHOLE** per plans and specifications, complete in place per each	5,200.00	26,000.00
A-5	33	EA	**WASTEWATER CLEANOUT** per plans and specifications, complete in place per each.	390.00	12,870.00
A-6	304	SY	**PAVEMENT REPAIR** per plans and specifications, complete in place per square yard.	96.00	29,184.00
A-7	132	LF	**CURB & GUTTER REPAIR** per plans and specifications, complete in place per linear foot.	1.00	132.00

BASE BID B– PEACH STREET

B-1	792	LF	**6" PIPE BURST** per plans and specifications, complete in place per linear foot.	30.00	23,760.00
B-2	10	EA	**WASTEWATER SERVICE** per plans and specifications, complete in place per each.	648.00	6,480.00
B-3	3	EA	**WASTEWATER MANHOLE** per plans and specifications, complete in place per each	5,200.00	15,600.00
B-4	10	EA	**WASTEWATER CLEANOUT** per plans and specifications, complete in place per each.	390.00	3,900.00
B-5	113	SY	**PAVEMENT REPAIR** per plans and specifications, complete in place per square yard.	96.00	10,848.00
B-6	40	LF	**CURB & GUTTER REPAIR** per plans and specifications, complete in place per linear foot.	1.00	40.00

BASE BID C– W. ALABAMA STREET

C-1	750	LF	**8" PIPE BURST** per plans and specifications, complete in place per linear foot.	34.00	25,500.00
C-2	15	EA	**WASTEWATER SERVICE** per plans and specifications, complete in place per each.	648.00	9,720.00

C-3	2	EA	**WASTEWATER MANHOLE** per plans and specifications, complete in place per each	5,200.00	10,400.00
C-4	15	EA	**WASTEWATER CLEANOUT** per plans and specifications, complete in place per each.	390.00	5,850.00
C-5	97	SY	**PAVEMENT REPAIR** per plans and specifications, complete in place per square yard.	96.00	9,312.00
C-6	60	LF	**CURB & GUTTER REPAIR** per plans and specifications, complete in place per linear foot.	1.00	60.00

BASE BID D– W. NUECES STREET

D-1	338	LF	**10" PIPE BURST** per plans and specifications, complete in place per linear foot.	42.00	14,196.00
D-2	6	EA	**WASTEWATER SERVICE** per plans and specifications, complete in place per each.	648.00	3,888.00
D-3	2	EA	**WASTEWATER MANHOLE** per plans and specifications, complete in place per each	5,200.00	10,400.00
D-4	6	EA	**WASTEWATER CLEANOUT** per plans and specifications, complete in place per each.	390.00	2,340.00

D-5	94	SY	**PAVEMENT REPAIR** per plans and specifications, complete in place per square yard.	96.00	9,024.00
D-6	24	LF	**CURB & GUTTER REPAIR** per plans and specifications, complete in place per linear foot.	1.00	24.00

TOTAL BASE BID (A+B+C+D) = $ 324,084.00

Respectfully submitted:

Signature

P resident

Title

NA

License number (if applicable)

12601 Mcnair St Houston, Texas 77015

Address

12/3/2020

Date

Date

Seal - (if BID is by a corporation)

STATEMENT OF BIDDER'S QUALIFICATIONS

All questions must be answered and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. The Bidder may submit any additional information he desires.

Name of Bidder: T Construction, LLC

Date Organized: 4/2008

Address: 12601 Mcnair St Houston, Texas 77015

Date Incorporated: 4/2008

Number of Years in contracting business under present name 13Yrs :

Are you a Section 3 business? (see below) X **Yes** ☐ **No**

Section 3 Business Concerns:

a) Businesses that are 51 percent or more owned by Section 3 residents;

b) Businesses whose permanent, full-time employees include persons, at least 30 percent of whom are currently Section 3 residents, or within three years of the date of first employment with the firm were Section 3 residents;

c) Businesses that provide evidence of a commitment to subcontract in excess of 25 percent of the dollar amount of all subcontracts to be awarded to businesses that meet the qualifications described above; or

d) Businesses located within the Grant Recipient's jurisdiction that identify themselves as Section 3 Business Concerns because they provide economic opportunities for low- and very low income persons.

CONTRACTS ON HAND:

Contract	Amount $	Completion Date
See attached Contracts on Hand		

Type of work performed by your company: Underground Utilities Rehabilitation

Have you ever failed to complete any work awarded to you? NO

Have you ever defaulted on a contract? No

List the projects most recently completed by your firm (include projects of a similar nature):

Project	Amount $	Mo/Yr Completed
See attached Record of Performance		

Major equipment available for this contract: See attached Equipment List

Attach resume(s) for the principal member(s) of your organization, including the officers as well as the proposed superintendent for the project. See attached Resumes

Credit available: $ 50 Million Bank reference:

____

The undersigned hereby authorizes and requests any person, Firm, or corporation to furnish any information requested by City of Pearsall, Texas in verification of the recitals comprising this Statement of Bidder's Qualifications.

Executed this 3rd day of December, 20 20.

By: (signature) ____________

Title: President

(print name) Juan Ramon Torres

Notary Statement:
Juan Ramon Torres, being duly sworn, says that he/she is the ________Position/Title President of T Construction, LLC (Firm Name), and hereby swears that the answers to the foregoing questions and all statements therein contained are true and correct. He/she hereby authorizes and requests any person, firm, or corporation to furnish any information requested City/County of Pearsall in verification of the recitals comprising this Statement of Bidder's Qualifications.

Subscribed and sworn before me this 3rd day of December, 20 20.

Notary Public

Ojeda

Signature

LEYDY J. OJEDA
Notary Public, State of Texas
Comm. Expires 01-26-2021
Notary ID 130981044

Leydy Ojeda

Printed Name

My Commission Expires: 1/26/2021,

The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

State of Texas)

County of Harris)

Juan Ramon Torres, being first duly sworn, deposes and says that:

(1) He is President of T Construction, LLC, the Bidder that has submitted the attached Bid;

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid;

(4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the Pearsall (Local Public Agency) or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

(Signed) ______________________

President
Title

Subscribed and sworn to me this 3rd day of December.

By: ______________________
Notary Public

My commission expires 1/26/2021

LEYDY J. OJEDA
Notary Public, State of Texas
Comm. Expires 01-26-2021
Notary ID 130981044

NAPB 1 of 1

CONTRACTOR CERTIFICATIONS

U.S. Department of Housing and Urban Development

Chapter 3: CERTIFICATION OF BIDDER REGARDING CIVIL RIGHTS LAWS AND REGULATIONS

INSTRUCTIONS

CERTIFICATION OF BIDDER REGARDING Executive Order 11246 and Federal Laws Requiring Federal Contractor to adopt and abide by equal employment opportunity and affirmative action in their hiring, firing, and promotion practices. This includes practices related to race, color, gender, religion, national origin, disability, and veterans' rights.

NAME AND ADDRESS OF BIDDER (include ZIP Code)

T Construction, LLC
12601 Mcnair St Houston, Texas 77015

CERTIFICATION BY BIDDER

Bidder has participated in a previous contract or subcontract subject to Civil Rights Laws and Regulations.

☒ Yes ☐ No

The undersigned hereby certifies that:

☒ The Provision of Local Training, Employment, and Business Opportunities clause (Section 3 provision) is included in the Contract. A written Section 3 plan (Local Opportunity Plan) was prepared and submitted as part of the bid proceedings (if bid equals or exceeds $100,000).

☐ The Non Segregated Facilities clause (Section 109 provision) is included in the Contract. No segregated facilities will be maintained as required by Title VI of the Civil Rights Act of 1964.

☒ The Equal Employment Opportunity clause is included in the Contract (if bid equals or exceeds $10,000).

☐ The Affirmative Action for Handicapped Workers clause is included in the contract.

Have you ever been or are you being considered for sanction due to violation of Executive Order 11246, as amended?

☐ Yes ☒ No

Juan Ramon Torres- President

NAME AND TITLE OF SIGNER (Please type)

SIGNATURE 12/3/2020

DATE

Equal Opportunity Guidelines for Construction Contractors

Note: To be included in bid packet and distributed at the preconstruction conference (optional)

1. **What are the responsibilities of the offeror or bidder to insure equal employment opportunity?**
   The offeror or bidder must comply with the "Equal Opportunity Clause" and the "Standard Federal Equal Opportunity Construction Contract Specifications."

2. **Are construction contractors required to insure a comfortable working environment for all employees?**
   Yes, it is the construction contractor's responsibility to provide an environment free of harassment, intimidation, and coercion to all employees and to notify all foremen and supervisors to carry out this obligation, with specific attention to minority or female individuals.

3. **To alleviate developing separate facilities for men and women on all sites, can a construction contractor place all women employees on one site?**
   No, two or more women should be assigned to each site when possible.

4. **Are construction contractors required to make special outreach efforts to minority and female recruitment sources?**
   Yes, construction contractors must establish a current list of minority and female recruitment sources. Notification of employment opportunities, including the availability of on-the-job training and apprenticeship programs, should be given to these sources. The efforts of the construction contractors should be kept in file.

5. **Should records be maintained on the number of minority and females applying for positions with construction contractors?**
   Yes, records must be maintained to include a current list of names, addresses and telephone numbers of all minority and female applicants. The documentation should also include the results of the applications submitted.

6. **What happens if a woman or minority is sent to the union by the Contractor and is not referred back to the Contractor for employment?**
   If the unions impede the construction contractor's responsibility to provide equal employment opportunity, a written notice should be submitted to TXCDBG.

7. **What efforts are made by construction contractors to create entry-level positions for women and minorities?**
   Construction contractors are required to develop on-the-job training programs, or participate in training programs, especially those funded by the Department of Labor, to create positions for women and minorities and to meet employment needs.

8. **Are any efforts made by the Contractor to publicize their Equal Employment Opportunity (EEO) policy?**
   Yes, the construction contractor is responsible for notifying unions and sources of training programs of their equal employment opportunity policy. Unions should be requested to cooperate in the effort of equal opportunity. The policy should be included in any appropriate manuals, or collective bargaining agreements. The construction contractor is encouraged to publicize the equal employment opportunity policy in the company newspaper and annual report. The Contractor is also responsible to include the EEO policy in all media advertisement.

9. **Are any in-service training programs provided for staff to update the EEO policy?**
   At least annually a review of the EEO policy and the affirmative action obligations are required of all personnel employees of a decision-making status. A record of the meeting including date, time, location, persons present, subject matter discussed, and disposition of the subject matter should be maintained.

10. **What recruitment efforts are made for minorities and women?**
The construction contractor must notify, both orally and in writing, minority and female recruitment sources one month prior to the date of acceptance for apprenticeship or other training programs.

11. **Are any measures taken to encourage promotions for minorities and women?**
Yes, an annual evaluation should be conducted for all minority and female personnel to encourage these employees to seek higher positions.

12. **What efforts are taken to insure that personnel policies are in accordance with the EEO policy?**
Personnel policies in regard to job practices, work assignments, etc. should be continually monitored to insure that the EEO policy is carried out.

13. **Can women be excluded from utilizing any facilities available to men?**
No, all facilities and company activities are non-segregated except for bathrooms or changing facilities to insure privacy.

14. **What efforts are made to utilize minority and female contractors and suppliers?**
None, however records are kept of all offers to minority and female construction contractors.

15. **If a construction contractor participates in a business related association that does not comply with affirmative action standards, does that show his/her failure to comply?**
No, the construction contractor is responsible for its own compliance.

16. **Will a construction contractor be in violation of EEO policy and affirmative action if he sets up one set of goals to include minorities and women?**
Yes. There is a separate goal for minorities and a separate single goal for women. The construction contractor is required to provide equal employment opportunity and to take affirmative action for all minority groups, both male and female, and all women both minority and non-minority.

17. **Can a construction contractor hire a subcontractor who has been debarred from government contracts pursuant to EEO?**
No. The construction contractor must suspend, terminate or cancel its contract with any Subcontractor who is in violation of the EEO policy.

18. **What effort has been taken by the construction contractor to monitor all employment to insure the company EEO policy is being carried out?**
The construction contractor must designate a responsible individual to keep accurate records of all employees that includes specific information required by the government.

PROPOSED CONTRACTS BREAKDOWN

Type of Contracts	No. of Contracts	Estimated Total Dollar Amount	Estimated % to Local Business	Estimated $ Amount to Local Business
Asphalt	1	41eK	—	—
CCTV	1	21eK	—	—
Totals:				

ESTIMATED PROJECT WORKFORCE BREAKDOWN

Work Classifications	Total Estimated Positions	No. Positions Currently Filled	No. Positions Not Filled	No. Positions to Fill with L/M Residents
Superintendent	1	1	0	—
Foreman	1	1	0	—
Operator	2	2	0	—
labor	2	2	0	—
Project Manager	3	3	0	—
Totals:	10	10		

SECTION 504 CERTIFICATION

POLICY OF NONDISCRIMINATION ON THE BASIS OF DISABILITY

The T Construction, LLC does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its federally assisted programs or activities.

(Name) Juan Ramon Torres

(Address) 12601 Mcnair St

Houston, Texas 77015

City State Zip

Telephone Number (832) 582-8420 Voice

(832) 582-8421 TDD

has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's (HUD) regulations implementing Section 504 (24 CFR Part 8. dated June 2, 1988).

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
CONTRACTOR'S CERTIFICATION

Chapter 4: CONCERNING LABOR STANDARDS AND PREVAILING WAGE REQUIREMENTS

TO (appropriate recipient) City of Pearsall	DATE 12/3/2020
	PROJECT NUMBER (if any) No.7219321
C/O	PROJECT NAME WW System Improvts Project

1. The undersigned, having executed a contract with City of Pearsall for the construction of the above-identified project, acknowledges that:

(a) The Labor Standards provisions are included in the aforesaid contract,

(b) Correction of any infractions of the aforesaid conditions, including infractions by any of his subcontractors and any lower tier subcontractors, is his responsibility.

2. He certifies that:

(a) Neither he nor any firm, partnership or association in which he has substantial interest is designated as an ineligible contractor by the Comptroller General of the United States pursuant to Section 5.6(b) of the Regulations of the Secretary of Labor, Part 5 (29 CFR, Part 5) or pursuant to Section 3(a) of the Davis-Bacon Act, as amended.

(b) No part of the aforementioned contract has been or will be subcontracted to any subcontractor if such subcontractor or any firm, corporation, partnership or association in which such subcontractor has a substantial interest is designated as an ineligible contractor pursuant to any of the aforementioned regulatory or statutory provisions.

3. He agrees to obtain and forward to the aforementioned recipient within ten days after the execution of any subcontract, including those executed by his subcontractors and any lower tier subcontractors, a Subcontractor's Certification Concerning Labor Standards and Prevailing Wage Requirements executed by the subcontractors.

4. He certifies that:

(a) The legal name and the business address of the undersigned are:

T Construction, LLC
12601 Mcnair St Houston, Texas 77015

(b) The undersigned is:

(1) A SINGLE PROPRIETORSHIP	(3) A CORPORATION ORGANIZED IN THE STATE OF Texas
(2) A PARTNERSHIP	(4) OTHER ORGANIZATION (Describe)

(c) The name, title and address of the owner, partners or officers of the undersigned are:

NAME	TITLE	ADDRESS
Ofelia Torres	Owner	12601 Mcnair St Houston, Texas 77015
Juan Ramon Torres	Owner	12601 Mcnair St Houston, Texas 77015

(d) The names and addresses of all other persons having a substantial interest in the undersigned, and the nature of the interest are:

NAME	ADDRESS	NATURE OF INTEREST

(e) The names, addresses and trade classifications of all other building construction contractors in which the undersigned has a substantial interest are:

NAME	ADDRESS	TRADE CLASSIFICATION

T Construction, LLC
(Contractor)

Date 12/3/2020

By

Certification Regarding Lobbying for
Contracts, Grants, Loans, and Cooperative Agreements

The undersigned Juan Ramon Torres of T Construction, LLC certifies, to the best of its knowledge and belief, that:

1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of an Federal contract, grant, loan or cooperative agreement.

2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form – LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Signed: ____________________ Date: 12/3/2020

Title: President

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.

2. Identify the status of the covered Federal action.

3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.

4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.

5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.

6. Enter the name of the federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.

7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.

8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitations for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Included prefixes, e.g., "RFP-DE-90-001."

9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.

10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

    (b) Enter the full names of the individual(s) performing services, and include full address if different from 10(a). Enter Last Name, First Name, and Middle Initial (MI).

11. The certifying official shall sign and date the form, print his/her name, ~~title, and~~ telephone number.

Juan Ramon Torres - President - 832-582-8420

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503

Approved by OMB

0348-0046

Disclosure of Lobbying Activities

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure)

1. Type of Federal Action: a. contract _A_ b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	**2. Status of Federal Action:** a. bid/offer/application _A_ b. initial award c. post-award	**3. Report Type:** a. initial filing _A_ b. material change

4. Name and Address of Reporting Entity: _X_ Prime _____ Subawardee Tier______, if Known: T Construction, LLC 12601 Mcnair St Houston, Texas 77015 **Congressional District, if known:**	**5. If Reporting Entity in No. 4 is Subawardee, Enter** Name and Address of Prime: **Congressional District, if known:**
6. Federal Department/Agency:	**7. Federal Program Name/Description:** CFDA Number, *if applicable*: _________________
7. **Federal Action Number,** *if known:*	**9. Award Amount,** *if known:* **$**
10. a. Name and Address of Lobbying Registrant *(if individual, last name, first name, MI):*	**b. Individuals Performing Services** *(including address if different from No. 10a) (last name, first name, MI):*
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.	**Signature:** __________ **Print Name:** Juan Ramon Torres **Title:** President **Telephone No.:** 832-582-8420 **Date:** 12/3/2020
Federal Use Only	**Authorized for Local Reproduction** **Standard Form - LLL (Rev. 7-97)**

CONTRACTORS LOCAL OPPORTUNITY PLAN

T Construction, LLC
______________ agrees to implement the following specific affirmative action steps directed at increasing the utilization of lower income residents and businesses within the City of Pearsall, Texas.

A. To ascertain from the Locality's TDRA program official the exact boundaries of the project area and where advantageous, seek the assistance of local officials in preparing and implementing the affirmative action plan.

B. To attempt to recruit from within the City the necessary number of lower income residents through: local advertising media, signs placed at the proposed site for the project, and community organizations and public or private institutions operating within and servicing the project area such as Service Employment and Redevelopment (SER), Opportunities Industrialization Center (OIC), Urban League, Concentrated Employment Program, Hometown Plan, or the U.S. Employment Service.

C. To maintain a list of all lower income residents who have applied either on their own or on referral from any source, and to employ such persons, if otherwise eligible and if a vacancy exists.

D. To insert this plan in all bid documents and to require all bidders on subcontracts to submit an affirmative action plan including utilization goals and the specific steps planned to accomplish these goals.

E. To insure that subcontracts (greater than $10,000), which are typically let on a negotiated rather than a bid basis in areas other than the covered project area, are also let on a negotiated basis, whenever feasible, in a covered project area.

F. To formally contact unions, subcontractors, and trade associations to secure their cooperation in this effort.

G. To insure that all appropriate project area business concerns are notified of pending subcontractual opportunities.

H. To maintain records, including copies of correspondence, memoranda, etc., which document that all of the above affirmative action steps have been taken.

I. To appoint or recruit an executive official of the company or agency as Equal Opportunity Officer to coordinate the implementation of this plan.

J. To maintain records concerning the amount and number of contracts, subcontracts, and purchases which contribute to objectives.

K. To maintain records of all projected work force needs for all phases of the project by occupation, trade, skill level, and number of positions and to update these projections based on the extent to which hiring meets these Local Opportunity objectives.

As officer and representative of T Construction, LLC, I the undersigned have read and fully agree to this Plan, and become a party to the full implementation of the program and its provisions.

Signature

President

Title

12/3/2020

Date

SCF 2 of 4

CONFLICT OF INTEREST QUESTIONNAIRE **FORM CIQ**

For vendor or other person doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session. This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person meets requirements under Section 176.006(a). By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. *See* Section 176.006, Local Government Code. A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.	**OFFICE USE ONLY** Date Received
1. Name of person doing business with local governmental entity. T Construction, LLC	**RFB / RFP / Contract #**

2. ☐ **Check this box if you are filing an update to a previously filed questionnaire.**

(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)

3. Name of local government officer with whom filer has employment or business relationship.

Name of Officer

This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire?

☐ Yes ☒ No

B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

☐ Yes ☒ No

C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?

☐ Yes ☒ No

D. Describe each employment or business relationship with the local government officer named in this section.

4.

Signature of person doing business with governmental entity	12/3/2020 Date Signed

08/03/2011

T CONSTRUCTION, L.L.C.

QUALIFICATION STATEMENT

Current Contracts On Hand

T CON. JOB NO.	(Prime or Sub)CONTRACTOR	OWNER	CONTACT INFO	ENGINEER	JOB DESCRIPTION	CONTRACT BEGIN DATE	CONTRACT END DATE	CONTRACT SUM	% COMPLETED
2018-010	T Construction,LLC	City of Houston	Mary Bac 832-395-4979	City of Houston	COH 4235-97 Wastewater Collection System Rehab & Renewal	12/13/2018	3/11/2021	$ 2,881,965.28	ON GOING
2020-011	T Construction,LLC	City of Houston	Helmil Patel, 832-395-2694	City of Houston	Forcemain R/R Eldridge Parkway Beechnut & west Orem	11/2/2020	2/1/2022	$ 10,489,007.00	ON GOING
2018-038	T Construction,LLC	City of Houston	Darren Wilson-346-293-5197	City of Houston	CityWide Work Orders for Council District Service Fund Projects #1	2/25/2019	2/1/2021	$3,806,262.00	On Going
2018-040	T Construction,LLC	City of Houston	Kassime Toure-832-395-2381	City of Houston	FY2019 Drainage Rehab Work Orders #5 (M-430006-003-4)	3/22/2019	3/17/2021	$3,000,000.00	On Going
2020-001	T Construction,LLC	H.CO. WCID No.21	Rony Daniels 281-734-9470	H.CO. WCID No.21	On Call Service Repair Water & Sanitary Sewer	1/2020	12/2020		ON GOING
2019-016	T Construction,LLC	City of Galveston	Trina 409-797-3966	City of Galveston	Glaveston #19-14, Sanitary Sewer & Force Main Rehab / Tap Installation Annual Service Agreement	5/28/2019	5/28/220	$ 1,400,000.00	ON GOING
2019-035	T Construction,LLC	City of Houston	Kassime Toure-832-395-2381	City of Houston	FY2020 Drainage Rehab (SWAT) WO#2	3/9/2020	3/9/2022	$ 4,000,000.00	ON GOING
2019-043	T Construction,LLC	City of Houston	AJ Kessinger 832-395-2957	City of Houston	FY2020 Local Drainage Program (LDP) Contract #4 M-420126-0115	3/30/2020	3/30/2022	$ 2,500,000.00	ON GOING
2020-002	T Construction,LLC	SAWS	Diana Woltersdorf- 210-233-3372	SAWS	SAWS 2020 Annual Sanitary Sewer Main Point Repair Manhole Adjustment & Laterals Package 2	2/17/2020	8/18/2021	$ 1,484,297.00	ON GOING
2020-003	T Construction,LLC	City of Piney Point Villag	Presley Lundquist 713-576-3642	HDR Engineer	Beinhorn Drainage and Sidewalk Improvements Project	3/9/2020	9/9/2020	$ 998,644.00	ON GOING
2020-016	T Construction,LLC	SAWS	Diana Woltersdorf- 210-233-3372	SAWS	Ellerman at S. San Marcos Sewer Replacement	8/10/2020	2/6/2021	$ 1,184,719.55	ON GOING
2020-017	T Construction,LLC	Ft Bend CO.FWSD#1	David Dybala 713-855-1917	Jacobs Engineer	Fresno Gardens North Subdivision Wastewater Plumbing Project	9/21/2020	1/22/2021	$ 293,981.00	ON GOING

T CONSTRUCTION, L.L.C.

2019 QUALIFICATION STATEMENT

T CON. JOB NO.	(Prime or Sub)CONTRACTOR	OWNER	CONTACT INFO	ENGINEER	JOB DESCRIPTION	CONTRACT BEGIN DATE	CONTRACT END DATE	CONTRACT SUM	% COMPLETED
2019-001	T Construction,LLC	H.C.WCID No.21	Rony Daniels 281-734-9470	H. C.WCID No.21	On Call Service repair for water & sanitary sewer	1/1/2019	12/1/2019	$ 317,461.54	100%
2019-002	T Construction,LLC	Timber Lane UD	Lauren Blake 713-782-0042	VanDeWiele & Vogler Incorporated	Sanitary Sewer Rrhabilitation to Serve Timber Lane Sections Two, Three and Five	6/2019	9/2019	$ 235,338.00	ON GOING
2019-003	T Construction,LLC	City of Houston	David Tajado - 832-465-6216	City of Houston	Wastewater Collection System Rehab & Renewal 4235-107			$ 2,755,791.52	PENDING
2019-004	T Construction,LLC	City of Bunker Hill Village	Steve Smith - 713-365-3773	City of Bunker Hill Village	Yearly Maintance	1/2019	12/2019	$ 162,159.00	100%
2019--005	T Construction,LLC	Mason Creek UD	Jaime Parrott-281-578-7272	Mason Creek UD	Yearly Maintance	1/1/2019	12/1/2019	$ 98,155.00	100%
2016-006	T Construction,LLC	City of Galvston	Trina Jankowski-409-440-6009	AWC Engineers	30 St. Water Stattion Utility Plan, 8inch Pipe Bursting	2/2019	2/2019	$ 38,909.00	100%
2019-007	T Construction,LLC	Champion Lake	Ryan Odegaard 650-281-6055	Kenall Inc.	County Road 417 Pipe- Culvert Replacement	2/1/2019	3/31/2019	$ 208,188.00	100%
2019-008	T Construction,LLC	MVWA	Mike M.-713-465-8318	MVWA	Yearly Maintance	1/2019	12/2019	$ 20,600.00	100%
2019-009	T Construction,LLC	Premont Tx	Hector Castaneda 361-883-1984	LNV Enginners	Phase 2 Sanitary Sewer System Improvements	4/22/2019	6/4/2019	$ 87,300.00	100%
2019-010	T Construction,LLC	City of Galveston	Trina Jankowski-409-440-6009	City of Galveston	Steward & Frazier St. 8inch Static Burst Installation	2/11/2019	2/22/2019	$ 115,140.00	100%
2019-011	National Works	Blue Ridge West MUD	John Lande 830-875-2770	National Works	WWTP Lift Station Point Repair	2/2019	3/2019	$ 39,971.20	100%
2019-012	T Construction,LLC	H.C.FWSD No. 6	Randy Goodney 281-452-2232	H.C.FWSD No. 6	Elsbeth Sewer Point Repair	2/2019	2/1/2019	$ 17,110.00	100%
2019-013	T Construction,LLC	H.CO. WCID#21	Rony Daniels 281-734-9470	ARKK Engineers	Infiltration & inflow reduction (Sanitary Sewer Repairs) 18-018	4/8/2019	4/8/2020	$ 1,208,674.00	ON GOING
2019-014	T Construction,LLC	Shedldon Road MUD	Javier Vasquez-713-576-3691	City of Houston	2018 Rolling Hills Sanitary Sewer Improvements	4/29/2019	7/19/2019	$ 257,575.00	ON GOING
2019-015	T Construction,LLC	City of Houston	David Tajado - 832-465-6216	City of Houston	Market St. CIPP			$ 77,018.76	100%
2019-016	T Construction,LLC	City of Galveston	Trina Jankowski-409-440-6009	City of Galveston	Galveston #19-14, Sanitary Sewer & Force Main Rehab/ Tap Installation Annual Service Agreement	5/2019	5/2020	$ 1,400,000.00	ON GOING
2019-017	T Construction,LLC	City of Houston	David Tajado - 832-465-6216	City of Houston	R-0801-0028-4 Utility Infractuture Improvments	1/27/2020		$715,730.59	ON GOING
2019-018	T Construction,LLC	FBCWCID #2	Ken Grafton, PE 713-353-7322	Jones Carter	Water & Sanitary Sewer Rehab Dove Country-2019	7/25/2019	7/2020	$ 2,364,785.50	ON GOING
2019-019	T Construction,LLC	SAWS	Jessica GoForth-210-233-3849	SAWS	Package V, 2019 Annual Water Distribution Leak Repairs#19-0122	7/17/2019	7/17/2020	$ 1,300,795.00	ON GOING
2019-020	T Construction,LLC	SAWS	Jessica GoForth-210-233-3849	SAWS	Package VII, 2019 Annual Water Distribution Leak Repairs #19-0124	7/17/2019	7/17/2020	$ 1,319,920.00	ON GOING
2019-021	T Construction,LLC	City of Beaumont	Cassandra-409-880-3720	City of Beamont	Helbig Rd. sewer Line Replacement WU0319-16	8/2019	9/2019	$ 1,589,808.00	ON GOING
2019-022	T Construction,LLC	City of Sinton	Hector Castaneda 361-883-1984	LNV Enginners	Wastewater System Improvements project	8/26/2019		$221,156.00	ON GOING
2019-023	T Construction,LLC	Aqua Texas, Inc	Phi Nguyen 713-489-9568	WGA Engineers	Lake Conroe Forest Sewer Rehabilitation	8/5/2019	1/2/2020	$407,227.00	100%

2019-024	T Construction,LLC	City of Conroe	Rafael Carrasquillo-936-522-3145	City of Conroe	Conroe 2019-05, Sanitary Sewer Rehab Forest Estates & Wroxton	8/26/2019	4/3/2020	$1,454,092.50	ON GOING
2019-025	T Construction,LLC	Aqua Texas, Inc	Phi Nguyen 713-489-9568	WGA Engineers	Countryside Estates Sewer Collection System Rehabilitation	8/12/2019	1/9/2020	$256,155.00	100%
2019-026	T Construction,LLC	City of Conroe	Rafael Carrasquillo-936-522-3145	City of Conroe	Conroe 2018-15, Sanitary Sewer Rehab Sec. 7 PH.2	8/26/2019	10/2/2020	$2,275,912.50	ON GONG
2019-027	T Construction,LLC	City of Oak Rdige North	Michael Carpenter 713-569-4197	Jones Carter	Robinson Road & Hillside Drive Pipe Bursting - TWDB Phase IX.	8/9/2019	11/9/2019	$194,130.00	100%
2019-028	T Construction,LLC	Sagemeadow Utility District	Andrew Williams 713-462-3178	IDS Engineers	Emergency Sanitary Sewer Rehabilitation of Sagedowne Ln & Sagerock Dr	7/22/2019	8/21/2019	$242,276.00	100%
2019-029	T Construction,LLC	City of Beaumont	Cassandra-409-880-3720	City of Beamont	Blossom Dr. Area Pipe Bursting 0619-18	9/23/2019		$480,986.00	ON GOING
2019-030	T Construction,LLC	SAWS	Jessica GoForth-210-233-3849	SAWS	Installation of 4inch Sanitary Sewer Service Tap	6/1/2019	6/1/2019	$2,500.00	100%
2019-031	T Construction,LLC	Village Trace	Phi Nguyen 713-489-9568	WGA Engineers	Sewer Collection System Rehabilitation	9/30/2019	1/2020	$285,545.00	WAITING
2019-032	T Construction,LLC	SAWS	Jessica GoForth-210-233-3849	SAWS	BPC Central Small Diameter Package 2	10/1/2019	TBD	$1,236,665.00	ON GOING
2019-034	T Construction,LLC	Galveston County	Nancy Bahe, PE 409-770-5556	Civil Tech Engineer	B191055, Boliver Culvert Outfalls	12/2/2019	7/2020	$339,988.00	ON GOING
2019-035	T Construction,LLC	City of Houston	AJ Kessinger 832-395-2957	City of Houston	FY2020 Drainage Rehab (SWAT) WO#2, M-430006-0007	3/9/2020	3/9/2022	$ 4,000,000.00	ON GOING
2019-036	T Construction,LLC	City of Orange Grove	Eric Villareal, PE 361-960-0001	LNV Enginners	Sanitary Sewer Improvements 18-339-000-B021 REBID	11/6/2019	2/1/2020	$ 495,227.00	ON GOING
2019-037	T Construction,LLC	City of Tyler	Chase Chandler, ETI 214-765-8751	LAN Engineers	Sanitary Sewer Pipeline Rehabilitation, Point Repair Package 19-037	1/6/2020	10/1/2020	$ 2,795,552.00	ON GOING
2019-038	RAC Industries, LLC	City of Piney Point Village	Joe Moore, PE 713-622-9264	HDR Engineers, INC	Surrey Oaks Lane Paving and Drainage Improvements	12/2/2019	12/14/2019	$ 65,975.00	100%
2019-039	T CONSTRUCTION, LLC	City of Galveston	Trina Jankowski-409-440-6009	City of Galveston	Pirate's Beach Area Water Improvements	2/3/2020	6/2/2020	$ 615,290.00	ON GOING
2019-040	T CONSTRUCTION, LLC	H.CMUD No. 368	Karina Pina 832-590-7111	IDS Engineers	Sandy Stream Dr Sanitary Sewer Upsize	2/3/2020		$ 130,475.00	100%
2019-041	E.P Bradly	City of Galveston	Chris New 832-596-7920	E.P Bradly	24inch Water Lie Project	2/24/2020	3/25/2021	$ 1,581,597.00	ON GOING
2019-042	T CONSTRUCTION, LLC	Olmos Park	Abraham Galindo 210-342-3991	GEI Engineer, INC	Sewer Repair at 410 E Mandalay Street	12/10/2019	12/20/2019	$ 34,615.00	100%
2019-043	T CONSTRUCTION, LLC	City of Houston	AJ Kessinger 832-395-2957		FY2020 Local Drainage Program (LDP) Contract #4 M-420126-0115	3/30/2020	3/30/2022	$ 2,500,000.00	ON GOING
2019-044	T CONSTRUCTION, LLC	City of Deer Park	Adam Ballesteros, PE 832-835-7365	City of Deer Park	FEMA Harvey Storm Outfall Replacement, 3793-19a	3/9/2020	3/31/2020	$ 90,161.00	100%
2019-045	T CONSTRUCTION, LLC	City of Houston	David Tajado - 832-465-6216	City of Houston	Wastewater Collection System Rehab & Renewal 4259-02			$ 4,995,519.47	PENDING

T CONSTRUCTION, L.L.C.

RECORD OF PERFORMANCE of 2019

	OWNER	ENGINEER	PROJECT / DESCRIPTION	CONTRACT AMOUNT	CONTRACT COMPLETION
1	**H.C. WCID No. 21** 15808 AVENUE C CHANNELVIEW, TEXAS 77530 RONNY DANIELS	**H.C. WCID No. 21** 15808 AVENUE C CHANNELVIEW, TEXAS 77530 RONNY DANIELS 281-734-9470	ON CALL SERVICE REPAIR FOR WATER & SANITARY SEWER	$ 317,461.54	100% ON 1/2019
2	**TIMBER LANE UD** 2727 ALLEN PARKWAY, SUITE 1100 HOUSTON, TEXAS 77019	**Van De Wiele & Vogler Inc.** 2925 Briarpark Dr #275 Houston, Texas 77042 Lauren Blake, EIT 713-782-0042	SANITARY SEWER REAHB. SECTION 2, 3 & 5 0520-820-9. 8"-12" Sanitary Sewer Point Repairs, Manhole Repair etc.	$ 235,338.00	100% ON 9/2019
3	**CITY OF BUNKER HILL VILLAGE** 11977 MEMORIAL DRIVE HOUSTON, TX 77024 STEVE SMITH	**CITY OF BUNKER HILL VILLAGE** 11977 MEMORIAL DRIVE HOUSTON, TX 77024 STEVE SMITH 713-365-3773	**YEARLY MAINTANCE**	$ 162,159.00	100% ON 12/2019
4	**MASON CREEK UD** JAIME PARROTT 847 DOMINION KATY, TX 77450	**MASON CREEK UD** 847 DOMINION KATY, TX 77450 JAIME PARROTT 281-578-7272	**YEARLY MAINTANCE**	$ 98,155.00	100% ON 12/2019
5	**CITY OF GALVESTON** 823 Rosenberg, Room 205 Galveston, TX. 77553 Mr. David VanRiper, PM PHONE: 409-797-3962	**CITY OF GALVESTON** 823 Rosenberg, Room 205 Galveston, TX. 77553 Mr. David VanRiper, PM PHONE: 409-797-3962	30 ST WATER STATION UTILITY PLAN, 8IN PIPE BURSTING	$ 38,909.00	100% ON 2/2019
6	**MEMORIAL VILLAGES WATER AUTHORITY** 8955 GAYLORD DR. HOUSTON, TX 77024	**MEMORIAL VILLAGES WATER AUTHORITY** 8955 GAYLORD DR. HOUSTON, TX 77024 MIKE MONTGOMERY 713-465-8318	**YEARLY MAINTANCE**	$ 20,600.00	100% ON 12/2019
7	**CITY OF PREMONT** 200 SW 1ST STREET PREMONT, TX 78375	**LNV ENGINEERS** 801 NAVIGATION, SUITE 300 CORPUS CHRISTI, TX 7408 Hector Castaneda PHONE: 361-883-1984	PHASE 2, SANITARY SEWER SYSTEM IMPROVEMENTS PROJECT. 10" Pipe Bursting, Reconnecting Services.	$ 87,300.00	100% ON 6/2019

T CONSTRUCTION, L.L.C.

RECORD OF PERFORMANCE 2 YEARS

	OWNER	ENGINEER	PROJECT / DESCRIPTION	CONTRACT AMOUNT	CONTRACT COMPLETION
8	**CITY OF GALVESTON** 823 Rosenberg, Room 205 Galveston, TX. 77553 Mr. David VanRiper, PM PHONE: 409-797-3962	**CITY OF GALVESTON** 823 Rosenberg, Room 205 Galveston, TX. 77553 Mr. David VanRiper, PM PHONE: 409-797-3962	STEWARD & FRAZIER ST., 8INCH STATIC BURST INSTALLATION	$ 115,140.00	100% ON 2/2019
9	**HARRIS COUNTY FRESH WATER SUPPLY DISTRICT NO. 6** 15902 MARKET STREET CHANNELVIEW, TEXAS 77530	**HARRIS COUNTY FRESH WATER SUPPLY DISTRICT NO. 6** 15902 MARKET STREET CHANNELVIEW, TEXAS 77530 RANDY GOODNEY 281-452-2232	Elsbeth Sewer Point Repair. 6" HDPE Sanitary Sewer by Bore Method, Manhole Rehab etc.	$17,110.00	100% ON 2/2019
10	**Sheldon Road MUD** 9419 Lamkin Rd, Houston, Texas 77049	**HDR INGINEERING, INC.** 4828 LOOP CENTRAL DRIVE, SUITE 800 HOUSTON, TX 77081 Javier Vasquez 713-576-3691	2018 Rolling Hills Sanitary Sewer Improvements. Sanitary Sewer by Pipe Bursting approx. 3,000LF and 24" Sanitary Sewer by CIPP, Manhole Rehab, Reconnecting Services, etc.	$257,575.00	100% ON 9/2019
11	**City of Oak Ridge North** 1575 SAWDUST ROAD, SUITE 400 THE WOODLANDS, TEXAS 77360	**JONES AND CARTER** 1575 SAWDUST ROAD, SUITE 400 THE WOODLANDS, TEXAS 77360 Michael Carpenter- 281-363-4039	Robinson Road & Hillside Drive Pipe Bursting - TWDB Phase IX. 21"-28" Sanitary Sewer By Pipe Bursting, Installation of new manholes.	$194,130.00	100% on 11/2019
12	**Sagemeadow Utility District** 10755 Hall Rd Houston, Texas 77089	**IDS ENGINEERING GROUP** 13430 NORTHWEST FREEWAY SUITE 700 HOUSTON, TEXAS 77040 CHAD ABRAM, PE PHONE: 713-462-3178	Emergency Sanitary Sewer Rehabilitation of Sagedowne Ln & Sagerock Dr. 8" Sanitary Sewer By Pipe Burstingapprox. 1,225LF. Reconnceting Services, Installation of Manholes, etc.	$242,276.00	100% ON 8/2019
13	**CITY OF OLMOS PARK** 120 WEST EL PRADO DR. SAN ANTONIO, TEXAS 78212	**CITY OF OLMOS PARK** 120 WEST EL PRADO DR. SAN ANTONIO, TEXAS 78212	Sewer Repair at 410 E Mandalay Street	$34,615.00	100% ON 12/2019

T CONSTRUCTION, L.L.C.

RECORD OF PERFORMANCE 2 YEARS

	OWNER	ENGINEER	PROJECT / DESCRIPTION	CONTRACT AMOUNT	CONTRACT COMPLETION
1	**NORTH PINES** 7245 FAIRBANKS N. HOUSTON, TEXAS 77084 MR. IRA ANDERSON PHONE: 713-466-4151	**FIRST HOUSON PROPERTIES INC.** 1001 WEST LOOP #650 HOUSTON, TEXAS 77027 MR. IRA ANDERSON PHONE: 713-960-0067	**STORM CULVERT REPLACEMENT AND ASPHALT DRIVEWAYS AND REPAIRS.** INSTALL 15" ~~AND~~ 18" HDPE CULVERT.	$ 144,464.35	100% ON 3/2017
2	**MEMORIAL VILLAGES WATER AUTHORITY** MR. MIKE MONTGOMERY 8955 GAYLORD DRIVE HOUSTON, TEXAS 77024 PHONE: 713-569-3216	**MEMORIAL VILLAGES WATER AUTHORITY.**	**EMERGENCY SANITARY SEWER REPAIR**. PIPE BURST APPROX 395.LF OF 8"	$ 18,405.00	100% ON 2/2017
3	**CITY OF LA MARQUE** 1101 BAYOU RD LA MARQUE, TEXAS 77568	**LJA ENGINEERING** 11821 EAST FREEWAY SUITE 360 HOUSTON, TEXAS 77029 PHONE: 713-450-1300	**4" SANITARY SEWER.**	$ 20,675.00	100% ON 3/2017
4	**BRIDGESTONE MUD** 2929 ALLEN PARKWAY, SUITE 3450 HOUSTON,TEXAS 77019 MR. JONATHAN POLLEY PHONE: 713-237-1221	**JONES & CARTER INC.** 8701 NEW TRAILS DR. STE 200 WOODLANDS, TEXAS 77381 MR. JOSHUA LEE, PE PHONE: 281-363-4039	**FM 2920 8" WATER & 8" SANITARY SEWER EXTENSION**	$ 103,191.75	100% ON 5/2017
5	**HARRIS COUNTY W.C.& I.D NO.1** 125 SAN JACINTO ST HIGHLANDS, TEXAS 77562	**LJA ENGINEERING** 11821 EAST FREEWAY SUITE 360 HOUSTON, TEXAS 77029 MR. WALLACE TROCHESSET PHONE:713-202-0401	**SANITARY SEWER REHABILITATION 2016**	$ 312,247.00	100% ON 6/2017
6	**CITY OF BUNKER HILL VILLAGE** 11977 MEMORIAL DRIVE HOUSTON, TEXAS 77024	**LANGFORD ENGINEERING INC. CONSULTING ENGINEERS** 1080 WEST SAM HOUSTON PARKWAY, NORTH, SUITE 200 HOUSTON , TEXAS 77043	**WASTEWATER REHABILITATION PROJET 2017** SANITARY SEWER REHABILITAION	$ 739,750.00	100% ON 2/2018

T CONSTRUCTION, L.L.C.

RECORD OF PERFORMANCE 2 YEARS

	OWNER	ENGINEER	PROJECT / DESCRIPTION	CONTRACT AMOUNT	CONTRACT COMPLETION
7	**HARRIS - MONTGOMERY C. MUD NO.386** 13430 NORTHWEST FREEWAY, SUITE 700, HOUSTON, TEXAS 77040 MR. CHAD ABRAM	**IDS ENGINEERING GROUP** 13430 NORTHWEST FREEWAY SUITE 700 HOUSTON, TEXAS 77040 CHAD ABRAM, PE PHONE: 713-462-3178	**DRAINAGE IMPROVEMENTS TO SERVE HMCMUD NO. 386**	$ 151,710.00	100% ON 6/2017
8	**MONTGOMERY COUNTY WC & ID NO.1** 25611 SPREADING OAKS LN. SPRING, TEXAS 77380	**AEI ENGINEERING INC.** 11450 COMPAQ CENTER DR. STE. 660 HOUSTON, TEXAS 77070 PATRICK NEWTON, PE PHONE: 281-350-7027	**SIERRA PINES SANITARY SEWER EXTENSION AND FORCE MAIN ABANDONMENT.**	$ 94,533.00	100% ON 5/2017
9	**HARRIS. CO. MUD #286.** 3700 BUFFALO SPEEWAY STE. 830 HOUSTON, TEXAS 77098	**EBY ENGINEERS, INC** 1814 DE MILO STREET HOUSTON, TEXAS 77018 DENNIS PHONE: 713-957-0788	**OFFSITE WATER 7 SANITARY SEWER**- LONE STAR COLLEGE SCIENCE BUILDING.	$ 202,044.76	100% ON 7/2017
10	**MONTGOMERY C. MUD. #15** 11450 COMPAQ CENTER DR. STE. 660 HOUSTON, TEXAS 77070 PATRICK NEWTON, PE PHONE: 281-350-7027	**AEI ENGINEERING INC.** 11450 COMPAQ CENTER DR. STE. 660 HOUSTON, TEXAS 77070 PATRICK NEWTON, PE PHONE: 281-350-7027	**MCMUD #15, Storm Sewer Rehab 2016.** Inluding inlet, pavement. Sidewalk, and curb repairs.	$ 189,987.40	100 % ON 10/2017
11	**H.Co MUD # 26** 8701 New Trails Dr. Ste 200, Woodlands, Texas 77381 Mr. Mason Mueller PHONE: 281-363-4039	**Jones & Carter, Inc.** 8701 New Trails Dr. Ste 200, Woodlands, Texas 77381 Mr. Mason Mueller PHONE: 281-363-4039	**48" Storm Sewer Extension.**	$ 174,474.00	100 % ON 10/2017

T CONSTRUCTION, L.L.C.

RECORD OF PERFORMANCE 2 YEARS

	OWNER	ENGINEER	PROJECT / DESCRIPTION	CONTRACT AMOUNT	CONTRACT COMPLETION
12	**MASON CREEK UTILITY DISTRICT.** 847 DOMINION KATY, TEXAS 77450 LEN FORSYTH PHONE: 281-578-7272	**VENTURI ENGINEERS LLC.** 26310 OAK RIDGE DR. STE 22, SPRING, TEXAS 77380 JOSE DE LEON PHONE: 832-447-1237	**DOMINION DRIVE SANITARY SEWER REHABILITATION.** PIPE BURST/ CRUSHING	$ 67,604.00	100% ON 8/2017
13	**WCID #36** 903 HOLLYWOOD ST, HOUSTON, TEXAS 77015 PHONE: 713-453-5493	**NATIONAL WORKS** 1078 SAN MARCOS HWY LULING, TEXAS, 78648	**SANITARY SEWER WCID NO.36 DISTRICT MUSCATINE ST. & FRANKIE ST.** 8" PIPE BURST/ 8" OPEN CUT	$ 17,840.00	100% ON 04/2017
14	**SUNBEL FWSD, WATERLINE TOWN CENTER** 10377 STELLA LINK HOUSON, TEXAS 77025 MS. DARLA DEWAR PHONE: 713-942-2700	**A & S ENGINEERS,** 10377 STELLA LINK HOUSTON, TEXAS 77025 MS. DARLA DEWAR PHONE: 713-942-2700	**SUNBELT FWSD, WL TOWN CENTER.** 2,000 LF 12" WATERLINE, 7 FIRE HYDRANTS.	$ 131,393.03	100% ON 8/2017
15	**CHAMBERS COUNTY MUD** 13430 RHWEST FRWY, STE 1100, HOUSTON, TEXAS 77040 WILMA GUISTWITE PHONE: 713-462-3242	**COBB, FENDLEY & ASSOC.** 13430 RHWEST FRWY, STE 1100, HOUSTON, TEXAS 77040 WILMA GUISTWITE PHONE: 713-462-3242	**CHAMBERS CO. MUD, OUTFALL DITCH IMPROV.** 2,265 LF CLEARING & REPAI TO EXIST. DITCH FLOW LINE, 1,265 SY 18" THICK RIP-RAP; 3 ACRES HYDROMULCH, REPAIR MANHOLES & JUNCTION BOXES, REPAIR 14 EXIST. CMP AT OUTFALLS.	$ 127,735.00	100% ON 9/2017
16	**CITY OF OLMOS PARK** 120 WEST EL PRADO DR. SAN ANTONIO, TEXAS 78212	**GIVLER ENGINEERING, INC.** 515 BUSBY DR. SAN ANTONIO, TEXAS 78209 MS. CELIA DE LEON PHONE: 210-342-3991	**2016-2017 SANITARY SEWER POINT REPAIRS (PROJECT NO. OLMPK-014A)** THREE SERVICE LATERALS USING HAND EXCAVATION, REPLACING ON 9 TO 12LF SEGMENT OF 8" LINED SEWER MAIN.	$ 70,836.00	100% ON 9/2017

T CONSTRUCTION, L.L.C.

RECORD OF PERFORMANCE 2 YEARS					
	OWNER	***ENGINEER***	***PROJECT / DESCRIPTION***	***CONTRACT AMOUNT***	***CONTRACT COMPLETION***
17	**CITY OF PORT NECHES** 1005 MERIMAN ST, PORT NECHES, TEXAS 77651	**LJA ENGINEERING** 118 EAST FREEWAT SUITE 360 HOUSTON, TEXAS 77029 MR. WALLACE TROCHESSET	**SANITARY SEWER REHABILITATION 2016** SERVICE RECONNECTIONS, REHABILITATION OF EXISTING SEWER LINES, EXCAVATION & PIPE REPLACEMENT, MANHOLE REHABILITATION	$ 799,946.00	100% ON 12/2017
18	**GREENWOOD UD** 10377 STELLA LINK HOUSTON, TEXAS 77025 MS. DARLA DEWAT PHONE: 713-942-2700	**A & S ENGINEERS,** 10377 STELLA LINK HOUSTON, TEXAS 77025 MS. DARLA DEWAR PHONE: 713-942-2700	**PROPOSED WATER LINE ALONG JOHN RALSTON ROAD OR GREENWOOD UTILITY DISTRICT**. INSTALLATION OF APPRO. 1,650 LF OF 8" WATERLINE INCLUDING GATE VALVES AND ALL RELATED APPEARANCES	$ 128,219.80	100 ON 12/2017
19	**CLEARE LAKE CITY WATER AUTHORITY** 900 BAY AREA BLVD HOUSTON, TEXAS 77058 PHONE: 281-488-1164	**LOCKWOOD ANDREWS & NEWMAN, INC.** 2925 BRIARPARK DRIVE, HOUSTON, TEXAS 77042 PHONE: 713-266-6900	**CLEAR LAKE WATER AUTHORITY SSR PHASE 70**	$ 615,762.10	100% ON 12/2017
20	**DKD CLAY ROAD II LP** 925 SOUTH MASON ROAD KATY, TEXAS 77450 281-579-8889	**ATKINSON ENGINEERS** 19575 WEID ROAD SPRING, TEXAS 77388 281-872-7600	**MUNICIPAL OPERATIONS & CONSULTING EMERGENCY SANITARY SEWER PIPE BURST**	$ 66,550.00	100% ON 12/2017
21	**MEMORIAL VILLAGES** MR. MIKE MONTGOMERY 8955 GAYLORD DRIVE HOUSTON, TEXAS 77024 PHONE: 713-569-3216	**MEMORIAL VILLAGES** MR. MIKE MONTGOMERY 8955 GAYLORD DRIVE HOUSTON, TEXAS 77024 PHONE: 713-569-3216	**MEMORIAL VILLAGES WATER AUTHORITY EMERGENCY ARROW** BOARD RENTAL FOR LANE CLOUSURE DUE TO "HURRICANE HARVEY"	$ 680.00	100% ON 8/2017

T CONSTRUCTION, L.L.C.

RECORD OF PERFORMANCE 2 YEARS

	OWNER	ENGINEER	PROJECT / DESCRIPTION	CONTRACT AMOUNT	CONTRACT COMPLETION
22	**JOSLIN CONTRUCTION TEXAS** 2218 NORTHPARK DRIVE, SUITE 200 KINGWOOD, TX 77339 MAX GARCIA: 713-854-6601	**JOSLIN CONTRUCTION TEXAS** 2218 NORTHPARK DRIVE, SUITE 200 KINGWOOD, TX 77339 MAX GARCIA: 713-854-6601	**MEMORIAL HERMANN MOB** 2017-040-"-8" PIPE BURSTING SANITARY SEWER REHAB	$ 15,802.00	100% ON 4/2017
23	**WHCMUD #6** 9977 WEST SAM HOUSTON PARKWAY NORTH, #150 HOUSTON, TEXAS 7764	**AEI ENGINEERING** 11450 COMPAQ CENTER DR, HOUSTON, TEXAS 77070 281-350-7027	**WHCMUD #6** RICHMOND AVE. SIDEWALK	$ 45,501.00	100% ON 4/2017
24	**MEMORIAL VILLAGES** MR. MIKE MONTGOMERY 8955 GAYLORD DRIVE HOUSTON, TEXAS 77024 PHONE: 713-569-3216	**MEMORIAL VILLAGES** MR. MIKE MONTGOMERY 8955 GAYLORD DRIVE HOUSTON, TEXAS 77024 PHONE: 713-569-3216	**MEMORIAL VILLAGES WATER AUTHORITY** FIRE HYDRANT REPLACEMENT	$ 2,700.00	100% ON 12/2017
28	**GILLEND SMITH CONSTRUCTION** 19840 FM 1093 SUITE 10 RICHMOND,TEXAS 77047 281-576-8239	**EHRA ENGINEER** 10555 WESTOFFICE DRIVE, HOUSTON, TEXAS 77042	**HARRIS COUNTY MUD 188** 6"-8" SLIPLINE APPROX. 120 LF	$ 13,900.00	100% ON 1/2018
29	**CITY OF SAN ANTONIO** 2800 US HWY 281 NORTH S-171 SAN ANTONIO, TEXAS 78212 PHONE: 210-233-3341	**SAN ANTONIO WATER SYSTEM** 2800 US HWY 281 NORTH S-171 SAN ANTONIO, TEXAS 78212 PHONE: 210-233-3341	**SAWS-JONES MATSBERGER @THE QUARRY, CO-00145-JG #16-4513** APPROXIMATLEY 119 LF OF 8" PVC SEWER PIPE AND 26 LF OF 12" PVC SEWER PIPE BY OPEN-CUT AND 143 LF OF 12" CARRIER PIPE AND 130 LF OF 24" STEEL CASING BY BORE	$ 429,303.00	100% ON 6/2018

T CONSTRUCTION, L.L.C.

RECORD OF PERFORMANCE 2 YEARS

	OWNER	ENGINEER	PROJECT / DESCRIPTION	CONTRACT AMOUNT	CONTRACT COMPLETION
30	**CITY OF BUDA** 121 MAIN ST., BUDA, TEXAS 78610 PHONE: 512-312-0084	**CITY OF BUDA** 121 MAIN ST., BUDA, TEXAS 78610 PHONE: 512-312-0084	**FM 967 WASTEWATER RELOCATIONS CITY OF BUDA** LOWERING AN 8" CL 350 DI FORCE MAIN & A 20" CL 250 DI EFFLUENT LINE, W/O ENCASEMEN	$ 199,786.40	100% ON 6/2018
31	**CITY OF BUNKER HILL VILLAGE** 11977 MEMORIAL DRIVE HOUSTON, TEXAS 77024	**LANGFORD ENGINEERING INC.** CONSULTING ENGINEERS 1080 WEST SAM HOUSTON PARKWAY NORTH, SUITE 200 HOUSTON, TEXAS 77043	**WASTEWATER REHABILITATION PROJECT 2017** SANITARY SEWER REHABILITATION	$ 739,750.00	100% ON 2/2018
32	**CITY OF ANAHUAC** 500 MILLER STREET. ANAHUAC, TEXAS 77514	**LJA ENGINEERING** 118 3120 FANNIN STRRET BEAUMONT, TEXAS 7701 PHONE: 409-833-3363	**2016 SANITARY SEWER REHABILITATION PROJECT** APPROXIMATLEY 4,260 FT OF 8" SANITARY SEWER LINE BY PIPE BURSTING, 14 MANHOLE REPLACEMENTS, 2 SANITARY SEWER MAINLINE CLEANOUTS AND APPR. 65 SERVICES CONNECTED TO NEW LINES	$ 293,710.00	100% 1/2018
33	**HARRIS COUNTY MUD 188** 19840 FM 1093 STE 10 RICHMOND, TEXAS 77407	**GILLELAND SMITH CONTRUCTION, INC.** 19840 FM 1093 STE 10 RICHMOND, TEXAS 77407	**HARRIS COUNTY MUD 188 6" SLIPLINE LIFT STATION NO. 2 REHABILITATION** 120LF OF 8" SLIPLINE AND CCTV, CLEAN 120 LF OF EXISTING 8" SANITARY SEWER	$ 13,900.00	100% ON 1/2018
34	**WEST HARRIS COUNTY MUD NO. 17**	**IDS ENGINEERING GROUP** 13430 NORTHWEST FWY, STE 700 HOUSTON, TX 77040 PHONE: 713-462-3178	**WHCMD #17 SANITARY SEWER REHAB 2017** REHAB OF GREVITY SAN. SWR. COLLECTION SYSTEM	$ 334,867.20	100% ON 7/2018
35	**MASON CREEK UD** JAIME PARROTT 847 DOMINION KATY, TX 77450	**MASON CREEK UD** JAIME PARROTT 847 DOMINION KATY, TX 77450	**INSTALLATION OF 10" PIPE BURST** INSTALLATION OF 10" PIPE BURST INCLUDING POST TV APPROX. 300 LF	$ 37,930.00	100% ON 5/2018

36	**ECB DEVELOPMENT LP** 1908 SAWDUST RD THE WOODLANDS, TX 77380	**ECB DEVELOPMENT LP** 1908 SAWDUST RD THE WOODLANDS, TX 77380	**RESERVE AT EAST FOREST SEC1** 6INCH TO 8 INCH PIPE BURSTING APPROX. 40 LF	$ 14,200.00	100% ON 8/2018

T CONSTRUCTION, L.L.C.

RECORD OF PERFORMANCE 2 YEARS

	OWNER	***ENGINEER***	***PROJECT / DESCRIPTION***	***CONTRACT AMOUNT***	***CONTRACT COMPLETION***
37	**CITY OF PINEY POINT VILLAGES** 7576 WOODWAY SUITE 300 HOUSTON, TX 77063 PHONE: 713-782-0281	**HDR ENGINEERING INC.** 4828 LOOP CENTRAL DR. #800 HOUSTON, TX 77081 PHONE: 7136229264	**SIDEWALK CURB REPAIRS** REMOVE AND REPLACE 4" THICK REINFORCES CONCRETE SIDEWALK 25-90 SQ. FT. AND 100-400 SQ. FT SIZES	$ 23,600.00	100% ON 10/2018
38	**CITY OF PREMONT** 200 SW 1ST STREET PREMONT, TX 78375	**LNV ENGINEERS** 801 NAVIGATION, SUITE 300 CORPUS CHRISTI, TX 7408 PHONE: 361-883-1984	**SANITARY SEWER REHAB** SEWER LINE PIPE BURSTING AND MANHOLE REHABILITATION	$ 91,182.80	100% ON 11/2018
39	**CITY OF BRYAN** 1309 E. M.L. KING STREET, BRYAN TX 77803 FAX: 979-209-5500	**CITY OF BRYAN ENGINEERING DEPARTMENT** 1309 E. M.L. KING STREET BRYAN TX 77803 FAX: 979-209-5500	**STATE HWY 21 WEST SEWER REHAB** 700 LF OF 8INCH SANITARY SWR LINE AND MANHOLES ALONG SH 21 W.	$ 91,182.80	100% ON 11/2018
40	**MILLS DEVELOPMENT & CONSTRUCTION, LLC** 931 PHESANT VALLEY DR. MISSOURI CITY, TX 77489	**MILLS DEVELOPMENT & CONSTRUCTION, LLC** 931 PHESANT VALLEY DR. MISSOURI CITY, TX 77489	EMANCIPATION PARK,6" WATER LINE TR~~CHL~~ESS METHOD 6' WATERLINE	$ 11,950.00	100% ON 7/2018

T CONSTRUCTION, LLC	MACHINERY	ATTACHMENT NO.2 CONTINUE	
MAKE	**MODEL**	**SERIAL NO.**	**YEAR**
KOMATSU	Track Hoe PC200	C51057	2009
KUBOTA	80KX	12231	2008
KOMATSU	Mini Excavator PC35	15504	2009
KUBOTA	121KX	33127	2007
KUBOTA	71KX	11871	2008
CASE	580 BACKHOE	N5C388919	2004
WAKER	Mini 2-Ton Roller	5206150	2001
FUSION	12"DIPS HP	A1248101	2009
KOMATSU	PC35MR-1 Mini Exc.	4188	1999
TAKEUCHI	TB016 Mini Excavator	11606040	2003
SULLAIR	375(compr)	004-141299	2003
DEERE	Backhoe 2WD	T0310GX933212	2008
ATLASCOPCO	Air Pavement Breaker	KAL001194	2007
KUBOTA	91KX	20458	2006
KUBOTA	91KX	20320	2007
TAKEUICHI	TB016 Mini Excavator	11801507	1999
TAKEUCHI	TB016 Mini Excavator	11608676	2005
VERMEER	WINCH HG-12 Yellow	9WC14207C196137	2009
TAKEUCHI	TB016 Mini Excavator	11608635	2000
TAKEUCHI	Mini Excavator	TB 125	2003
TT TECH	Blue 10-TON WINCH	1051201977	1999
CASE	580L Backhoe	JJG0245447	2000
TAKEUCHI	135		2004
GEL	Mini Loader 650	10240143	2003
	GROUNDCRACK/RAM	PCG180016V275	2009
INGERSOLLRAND	AIR COMPRESSOR	331183UGM064	2008
INGERSOLLRAND	AIR COMPRESSOR	297158UAJ221	2011
TAKEUCHI	MINI EXCAVATOR	606094	2009
SDT	SNAKE CAMERA	N/A	2011
	GROUNDCRACK/RAM	PCG180030V284	2010
	ENG. DRILL	E01705005891	2012

T Construction,LLC Equipment List	Attachment No.2
Briggs/Stratton Generator	Water Pump
Stihl Concrete Saw Orange	Double Jacket Hose w/m&f brass fittings 21/2"X50'
Stihl Concrete Saw Orange2	Miscellaneous Tools
Moil Point KF4	Hydraulic Excavator Bucket 42"/Felling FT-3
AMIDA Arrow Board	Shoring Jacks
3 14" DI GP DRY Saw Blades	2 Expanders for Pipebursting Hammers(8"&10")
1 14" Saw Blade Abrasive HS	3 Generators ($700.00/EA)
Gas Saw 1 STILL 420	WALKER Waterpump 4"
Gas Saw 2(Luis Guerra)	Two Honda Waterpumps (2" and 3")
Gas Saw 3	500 Gallon Fuel Tank
10 Shoring Jacks	UST Generator Blue Well Used
Tripod Rescue Kit	Meterman Measuring Wheel Org Black
Blower 8" (Gas)	Honda Generator Red 2200 Watts
4" Pipebursting Hammer	Husquarna Concrete Saw Orange
6" Reversible Pipebursting Hammer	Makita Concrete Saw Blue
FOUR - 7" Reversible Pipebursting Hammers ($675.00/EA)	Stihl Tile Cutter Org/Red/Blk/Ga
7" Reversible Pipebursting Hammer	TIF Leak Detector
8-10" Pipebursting Hammer	Reliants Industrial Safety Harness
20LB Air Compressor	Hitachi Cordless Drill Green/Blk
Ice Machine	Makita Combo w/Drill, Impact Light
Pipe Stand 12/18	10.5 lb STIHL BT45 4314-011-2101 - Serial No. 275136442
Kubota K7870 Coupler2	CENTRIFUGAL Trash Pump
Kubota K7870 Coupler	KENT Mini Excavator Breaker K-F4QT
14" DI BULLDOG Blade	GENERAL 8" Blower (Gas)
12" DI CURE Concrete Wet Blade	KENT Mini Excavator Breaker K-F4GT
Three 12" DI CURE Concrete Wet Blade	ESCO 24" BUCKET FOR PC200
10 Shoring Jacks	Air compressor SN.297158UAJ221
8X14 SANVIK Trench Box Alum	2003 Takehuchi TB016 Mini excavator SN.606094
4X14' 8" SPEEDSHORE Trench Box Alum	7" Straight hammer (Serial PCG180016V275)
1 Moil Point Bit 1-1/8" X 6" X 18	Ingersoll rand Air compressor SN.331183UGM064
8 Hoses PVC, Blue 3"X50	Air reverse tool 8" SN.125963
4 Air Hoses c/w 3/4 C.FOOT E/E	7" Straight hammer (Serial PCG180030V284)
Traffic Signs	John Deere 410E 4x4 SN.T0410EX830123
2 Hoses, LAYFLAT 2" Blue 50'	International Tractor SN.1HSSCABLXTH390339
Hose, PVC X 20' 2" Green	GMC 3500 Vandura Sewer Inspection Truck Vin#500020
	JT920 Directional Drill SN.2T2627

Resume

Juan Ramon Torres

405 Quinn St.
Houston, Texas 77009
(281) 830-9121
SSN: 461-81-4775

Personal Data:	Born 8/7/1969, in Mexico
Work History:	
April 2008 to Present	Owner and Field Manager T Construction L.L.C. 12506 McNair St. Houston, Texas 77015 (832) 582-8420
January 2009 to February 2009	Project Manager Huff & Mitchell, Inc. 16410 Huffmeister Rd. Cypress, Texas 77429 (281) 304-9100
April 1999 to December 2008	Project Manager Troy Construction Company 8521 McHard Rd. Houston, Texas 77058 (281) 437-8214
January 1990 to April 1999	Foreman/Operator Kinsel Industries, Inc. 5610 Almeda-Genoa Rd. Houston, Texas 77048 (713) 472-3049

Yonin Villares

3623 Broad Street · Houston, TX · 77087 · 832-892-5494 · yvillares@tconstructionllc.com

Objective

Dedicated, experienced Project Manager with extensive utility rehabilitation, road & paving construction background, seeking a challenging position with advancement opportunities. Loyal, dependent, responsible, trustworthy hardworking individual with excellent leadership skills. Bilingual, English & Spanish. Proficient with Microsoft Word, Excel and PowerPoint.

Professional Experience

T Construction, LLC, Houston TX. May 2017- Present
Estimator

- Explore documentation in order to gain a deep understanding of the project requirements.
- Select, measure and track important metrics.
- Visit sites, warehouses and other venues necessary to do the estimate.
- Perform complex analysis of collected data and metrics.
- Prepare relevant and reliable forecasts.
- Conduct Complex risk analysis activities.
- Create and present reports to upper management.
- Analyze and evaluate offers and proposals of vendors and sub-contractors.
- Build and maintain long-term relationships with key vendors.

T Construction, LLC, Houston, TX. April 2008- Present
Managing Director

- Oversee the coordination and execution of construction projects including quality control, research, and analysis to ensure all projects are completed within specified budgetary and time constraints.
- Implement and enforce safety regulations set forth by the company and the Occupational Safety and Health Administration (OSHA) on a daily basis
- Conduct regular updates and analysis of ongoing projects to provide present and future costs, unforeseen cost changes, and facilitate city and state work change directive cost negotiations.
- Facilitated communication between the company and government officials to discuss cost negotiations and permit acquisition.

Troy Construction, Missouri City, TX 2000 – 2008
Assistant Project Manager

- Prepared and coordinated various facets of construction projects such as scheduling, establishment of priorities, safety implementation, and overseeing all phases of construction to ensure adherence to established budgets and timelines.
- Completed job cost updates to keep management abreast of current and projected building costs, and subsequently prepared revenue reports and invoices for clients in a timely manner.

Texas Sterling Construction, Houston, TX 1999 – 2000
Equipment Operator

- Responsible for operating heavy machinery in a safe and productive manner. Full time operator who can operated hydraulic equipment, such as: excavators, backhoes, loaders, rollers and any other piece of heavy equipment.

Kinsel Industries, Houston, TX 1996 – 1999

Supervisor

- Perform tasks involving physical labor at building and heavy construction projects, tunnel and shaft excavations, and demolition sites. Operate hand and power tools of all types: air hammers, earth tampers, cement mixers, small mechanical hoists
- Responsible for assembling, connecting, and constructing pipe systems for storm or sanitation sewers, drains, and water mains. Ensures ground is prepped and trenches dug out for pipes. Aligns pipes and seals joints together with cement or glue.

Resume

Gerardo Negrete

Work History:

March 2011 to Present	Superintendent T Construction L.L.C. Houston, Texas 77015 (832) 582-8420
August 2008 to March 2011	Superintendent Huff & Mitchell, Inc. 16410 Huffmeister Cypress, Tx 77429
February 2000 to August 2008	Foreman Troy Construction 8521 McHard St. Houston, Tx 77058
January 1993 to February 2000	Machine Operator Kinsel Industries, Inc. 5610 Almeda-Genoa Rd. Houston, Texas 77048 (713) 472-3049

Responsibilities:

Superintendent, with over 30 years of experience coordinating all aspects of project safety, construction, and close out. Supervise labor, equipment, material, and subcontractor resources. Conduct safety and incident investigations. Interface with owners and company safety officers and have the authority to correct any hazard or unsafe practice, as necessary including work stoppage.

Safety Training and Certificates:

Confined Space
Safety Awareness
CPR Training Course
Standard First Aid

City Council Agenda

Approved for Agenda:
FR
City Manager's Office

MEETING DATE: 12/28/20

TO: City Council

FROM: Federico Reyes, City Manager

SUBJECT: Discuss and consider extension of COVID-19 Lifeline Program through February 2021 and approval of budget for program continuance

---

Purpose:

As we enter a new phase of the COVID-19 pandemic, city staff is requesting authorization to continue the COVID-19 Lifeline Program through February 2021. This program has been exceptionally helpful to the Pearsall community the past several months. If approved, this program will focus on food security for families that have been affected by COVID-19. They will also be involved in assisting and coordinating COVID-19 testing for our community, housing assistance and messaging on behalf of the city.

If approved, this group will continue to utilize our tourism building as their hub. Food, supplies and staff will be located at this facility.

Recommended City Council Action

☒ Approve ☐ Deny ☐ Directional / Informational

Fiscal Impact:

Funding for the continuance of this program will come the administration general fund – contingencies

Discussion:

None at this time

To Krystal Garcia

Re: Agenda Items For 12/28/20

December 23, 2020

Review and Consider: City of Pearsall Housing Assistance Program (Care Act) -ACTION ITEM

Review and consider: Building Permits Submitted by Victoria Rodriguez and Lindsey Bell on 518 N. Roosevelt St. Pearsall, Texas 78061. ACTION ITEM

Davina Trevino-Rodriguez

Roland Segovia

Sonia Hernandez

Call legal counsel for advice.

RESOLUTION
No. 2020-12-01

A RESOLUTION OF THE CITY OF PEARSALL, TEXAS, AUTHORIZING THE AWARD OF PROFESSIONAL SERVICE PROVIDER CONTRACT FOR THE 2021-2022 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT COMMUNITY DEVELOPMENT FUND.

WHEREAS, the 2021-2022 TxCDBG Community Development Fund contract requires implementation by professionals experienced in the administration of federally-funded community development projects;

WHEREAS, in order to identify qualified and responsive providers for these services a Request for Proposals (RFP) process for administration 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 professional services;

NOW, THEREFORE, BE IT RESOLVED:

Section 1. That _______________________ be awarded a contract to provide Texas CDBG application and project-related **administration services** for the 2021-2022 Texas Community Development Block Grant Community Development Fund project.

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

PASSED AND APPROVED ON DECEMBER 28, 2020.

APPROVED:

____
Mary Moore, Mayor

ATTEST:

____
Krystal Garcia, City Clerk

Vendor: GrantWorks

Experience of Firm	Reyes	Trevino	Gandara	Alarcon	Ballesteros
Related Experience/Bkgd with Fed. Prgs	10	9	10	10	10
Related Experience/Bkgd with Specific project type	5	4	5	5	5
Certified Administrator of TxCDBG	5	4	5	5	5
References from current/past clients	10	9	10	10	10
Subtotal	30	26	30	30	30

Work Performance	Reyes	Trevino	Gandara	Alarcon	Ballesteros
Submits requests to client/TDA in a timely manner	5	4	5	5	5
Responds to client/TDA requests in a timely manner	5	4	5	5	5
Past client/TDA projects completed on schedule	5	4	5	5	5
Work product is consistenly of high quality with low level of errors	5	4	4	5	5
Past client/TDA projects have low level of monitoring findings/concerns	5	4	5	5	5
Manages projects within budgetary constraints	5	4	5	5	5
Subtotal	30	24	29	30	30

Capacity to perform	Reyes	Trevino	Gandara	Alarcon	Ballesteros
Qualificaitons of Prefessional Admins/ Experience of Staff	5	4	5	5	5
Present & Projected Workloads	5	4	5	5	5
Quality of Proposal/Work Plan	5	4	5	5	5
Demonstrated understanding of scope of TxCDBG Project	5	4	5	5	5
Subtotal	20	16	20	20	20

Proposed Cost	Reyes	Trevino	Gandara	Alarcon	Ballesteros
Proposed Cost	17	15	17	15	17
Subtotal	17	15	17	15	17

Grand Totals	97	81	96	95	97

Scoring: Grand Total divided by 5 93.2

Vendor: D. Austin Colina

Experience of Firm	Reyes	Trevino	Gandara	Alarcon
Related Experience/Bkgd with Fed. Prgs	10	8	10	10
Related Experience/Bkgd with Specific project type	5	4	5	5
Certified Administrator of TxCDBG	5	4	5	5
References from current/past clients	10	9	10	10
Subtotal	30	25	30	30

Work Performance	Reyes	Trevino	Gandara	Reyes
Submits requests to client/TDA in a timely manner	5	4	5	4
Responds to client/TDA requests in a timely	3	4	4	4
Past client/TDA projects completed on schedule	3	4	3	4
Work product is consistenly of high quality with low level of errors	3	4	3	4
Past client/TDA projects have low level of monitoring findings/concerns	5	4	5	4
Manages projects within budgetary constraints	5	4	5	4
Subtotal	24	24	25	24

Capacity to perform	Reyes	Trevino	Gandara	Reyes
Qualificaitons of Prefessional Admins/ Experience of Staff	5	4	5	5
Present & Projected Workloads	5	4	5	4
Quality of Proposal/Work Plan	5	4	5	4
Demonstrated understanding of scope of TxCDBG Project	5	4	5	4
Subtotal	20	16	20	17

Proposed Cost	Reyes	Trevino	Gandara	Reyes
Proposed Cost	20	20	20	20
Subtotal	20	20	20	20

Grand Totals	94	85	95	91

Scoring: Grand Total divided by 5 92

Ballesteros
10
5
5
10
30

Ballesteros
4
4
4
4
4
5
25

Ballesteros
5
5
5
5
20

Ballesteros
20
20

95

City Council Agenda

Approved for Agenda:

City Manager's Office

MEETING DATE: **December 28, 2020**

TO: City Council

FROM: Estrellita Ballesteros, Planner

SUBJECT: Public Hearing for final approval on Conditional Use Permit for Ben Garcia

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Purpose:

Per the City's Zoning Ordinances Sec 26:23 and 48:61 (Conditional Use Permit) a final hearing for submitted Conditional Use Permits shall be approved or denied with appropriate conditions by City Council.

Recommended City Council Action

☒ Approve ☐ Deny ☐ Directional / Informational

Fiscal Impact:

$0.00

Discussion:
On December 28, 2020, the Planning & Zoning Commission reviewed the conditional use permit submitted by Mr. Garcia and have provided a recommendation for City Council's consideration.

ORDINANCE
NO. 2020-12-01

AN ORDINANCE GRANTING A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE PLACEMENT OF A 2021 DOUBLE-WIDE 28’ x 68’ MANUFACTURED HOME ON THE PROPERTY LEGALLY DESCRIBED AS BEING 496 1413 MORALES PF, LOCATED AT 1950 S. OAK, IN THE CITY OF PEARSALL, FRIO COUNTY, TEXAS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ben Garcia Owner of the Property a filed a request for a Conditional Use Permit to for the placement of a 2021 Double Wide 28’ x 68’ Manufactured Home on his property legally described as being 496 1413 Morales PF, located at 1950 S. Oak in the City of Pearsall, Frio County, Texas; and

WHEREAS, pursuant to Section 23, F.1. (ii.) of the Manufactured Home Ordinance dated May 13, 1998, proper notice was provided to residents living within 200’ of the request for Conditional Use Permit and where the Planning and Zoning Commission following no public opposition voted to recommend this conditional permit request to the City Council; and

WHEREAS, the City Council finds it is in the public interest to approve the requested Conditional Use Permit to for the placement of a 2021 Double Wide 28’ x 68’ Manufactured Home on the property legally described as being 496 1413 Morales PF, located at 1950 S. Oak in the City of Pearsall, Frio County, Texas

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEARSALL, TEXAS:

Section 1: That the Conditional Use Permit requested by Ben Garcia Owner of the for the placement of a 2021 Double Wide 28’ x 68’ Manufactured Home on his property legally described as being 496 1413 Morales PF, located at 1950 S. Oak in the City of Pearsall, Frio County, Texas, is hereby approved subject to the general conditions of Section 23 of the Manufactured Home Ordinance.

Section 2: This Ordinance, upon passage shall be published twice in the newspaper of general circulation in the City, effective from and after the date of its publication, as provided by law.

PASSED, APPROVED, and ADOPTED this the 28th day of December, 2020.

____
Mary Moore
Mayor

ATTEST:

____
Krystal Garcia
City Clerk

Conditional Use Permit

Ben Garcia

Ben Garcia is requesting a Conditional Use Permit to be able to place a 2021 Double Wide 28' x 68' Manufactured Home. Property's legal description being: 496 1413 Morales P F. Located at 1950 S. Oak. Property is currently zoned as a(n) A-O; Agricultural & Open Space District.

The Largest City Between San Antonio and Laredo

RECEIVED
9/29/2020
10:07 Am

COMMUNITY DEVELOPMENT

CITY OF PEARSALL

A Business-Friendly, Family-Oriented Community

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 9/28/2020 Fees: $100.00
Name of Applicant: Benjamin Garcia
Address: 1950 S. Oak St. Pearsall TX. 78061
Telephone: 830 267-1787
Title Owner: Benjamin Garcia
Current Occupants: My family of 3

LEGAL DESCRIPTION OF PROPERTY TO BE DETERMINED

Lot: ____ Block: ____ Addition: ____
Acres: ____ Subdivision: ____ Survey: ____ Abst. ____

Address of Subject Property: ____
Recording Information: Volume: ____ Page: ____
Deed Record, Frio, TX

Purpose for Conditional Use Permit for Subject Property? Mobile Home

NOTE: INCLUDE SITE PLANS

DECISION BY PLANNING AND ZONING COMMISSION

Date: ____ Approved: ____ Denied: ____
Zoning District: ____
Type of Use: ____
If Approved, Subject to Following Conditions: ____

Reason for Denial: ____
Recommendation to City Council: ____
By Authorized Official: ____

DECISION BY CITY COUNCIL

Date: ____ Approved: ____ Denied: ____
If Approved, Subject to Following Conditions: ____

Reason for Denial: ____
By Authorized Official: ____
Effective Date of Conditional Use Permit: ____

City of Pearsall
Community Development Department

Set- Conditions: For Conditional Use Permit

1. Any Person(s) applying for a Conditional Use Permit to place (A) Single Wide Mobile Home (B) Manufactured Home (C) Modular Home or any other dwelling designed exclusively for residential purpose, that is a relocation and not a built on site structure must be the title owner of the property being permitted for such use.

2. If permission is granted for a Conditional Use Permit, the permit is subject to any or all conditions as approved by the Planning and Zoning Commission and/or the City Council.

3. If the Conditional Use Permit has not been used with in six (6) months after date issued, the permit is automatically canceled.

4. If the person(s) applying for a Conditional Use Permit to place a mobile subject is not the title owner of the property being permitted, these person(s) "If granted" the permit "Can not place mobile subject on the permitted property" until proper documentation is provided to the city stating that the applicant granted the conditional use permit is or has become the title owner of the permitting property.

5. Permittee (s) granted a Conditional Use Permit to place a mobile subject on a rental property such as a mobile home park or trailer park spaces must renew their Conditional Use Permit.

6. Permittee (s) granted a Conditional Use Permit to place a mobile subject on a rental property such as a Mobile Home Park or Trailer Park spaces must renew their title property. After paying the one-time fee mobile subject will be considered a Homestead and will only have to renew their Certificate of Occupancy as a residential homestead only once every ten (10) years.

7. Permittee (s) are not permitted to use same Conditional Use Permit to replace the mobile subject with no other new or bigger mobile subject. They must apply for a new Conditional Use Permit if they want to replace the mobile subject already permitted, and go through another Conditional Use Permit Process.

8. Permittee (s) cannot use mobile subject and property as a rental to anyone else other than the person (s) the Conditional Use Permit was issued to.

9. If Permittee (s) see property permitted, Permittee must advise buyer of the Conditional Use Permit and of Set-Conditions as agreed when Conditional Use Permit was issued. Conditions will apply for as long as a mobile subject exists on permitted property.

10. Permittee (s) must obtain all required City Permits. (a) Building Permits (b) Plumbing Permit (c) Certificate of Occupancy.

11. Permittee (s) must comply, and meet all setback requirements.

12. Permittee (s) must obtain a Variance if it is needed/required before Permittee (s) are permitted to place mobile subject on permitted property.

13. Permittee (s) are required to have skirting set up all around the mobile subject within one (1) month after mobile subject is set up.

14. Permittee (s) are required to have mobile subject properly tied down, and anchored properly, and securely.

15. Permittee (s) are required, and must provide off-street-parking.

16. Failure to comply with any of the agreed set conditions shall cause the City to suspend or revoke subject Conditional Use Permit, and the City will order utility disconnections of services, and possible removal of mobile subject off permitted property (s) for violation of said conditions as agreed on for the issuance of such Conditional Use Permit.

17. Permittee (s) must pay all applicable fees, charges, and expenses owed to the City in full before any permits are issued.

I have read the set-conditions for a Conditional Use Permit. I am aware, and having knowledge of such conditions, I am accepting any and/or all conditions.

Date: 9/28/2020

Accepted By: ______________________

Applicant (s): [signature]

The Largest City Between San Antonio and Laredo

COMMUNITY DEVELOPMENT

CITY OF PEARSALL

A Business-Friendly, Family-Oriented Community

Conditional Use Permit Application Required Information

1. Year of Home to be placed on property 2021
2. Make of Home to be placed on property Oak Creek
3. Model of Home to be placed on property Nexus
4. Serial Number of Home to be placed on property OCØ121334 47BA
5. Photos of Home Inside & Out to be placed on property Floor Plan
6. Applicant must provide Deed of Property – Pending
7. Elevation Certificate (REQUIRED if property is in 100 Year Flood Plain)
8. Stamped Envelopes (Number of envelopes will vary due to Surrounding Property Owners within 200 ft. applicants property)

If items are missing. The application is INCOMPLETE, and will not be processed.

Once all items have been submitted, notices will be sent out to the surrounding property owners, notifying them that an application has been submitted for a conditional use permit to place a manufactured, or mobile home on said property.

Surrounding property owners have ten (10) days to respond to notice. If no opposition to notice, then item is placed on the Planning and Zoning Commission's Agenda.

AGENDA IS POSTED SEVENTY-TWO (72) HOURS PRIOR TO MEETING. IF THE TEN (10) DAY RESPONSE TIME EXCEEDS THE SEVENTY-TWO HOURS OF POSTING THE AGENDA, THEN THE ITEM WILL NOT BE PLACED ON THE CURRENT MONTHS AGENDA FOR THE REGULAR SCHEDULED PLANNING AND ZONING COMMISSION'S MEETING.

The City of Pearsall's Planning and Zoning Commission hosts their Regular Scheduled Meetings on the Second Monday of every Month at 5:30 P.M.

Frio County Appraisal District

Official Website
Hosted By Pritchard & Abbott, Inc.

General Real Estate Property Information

New Property Search | Go To Previous Page

Property ID:	175

Property Legal Description:
496 1413 MORALES P F
1.500 IN AB 496/.508 IN AB 909
SEE NOTES FOR MH INFO

Property Location:
1950 S OAK ST
PEARSALL TX 78061

Owner Information:
GARCIA BENJAMIN C
1950 S OAK ST
PEARSALL TX 78061

Previous Owner:
ARELLANO LEONARD & OLGA

View Previous Owner Information

Account / Geo Number:
00195-00003-00496-001820

Survey / Sub Division Abstract:

Block:

Section / Lot:

View Building Detail Information

View Land Detail Information

Deed Information:

Volume:	843
Page:	228
File Number:	
Deed Date:	1/30/1995

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	F1
Total Acres:	2.008
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	25,100
Improvement Value:	21,910

View GIS Map

The map link above is not affiliated with this website. It is a 3rd party GIS link to provide additional information only.

Map It With Google

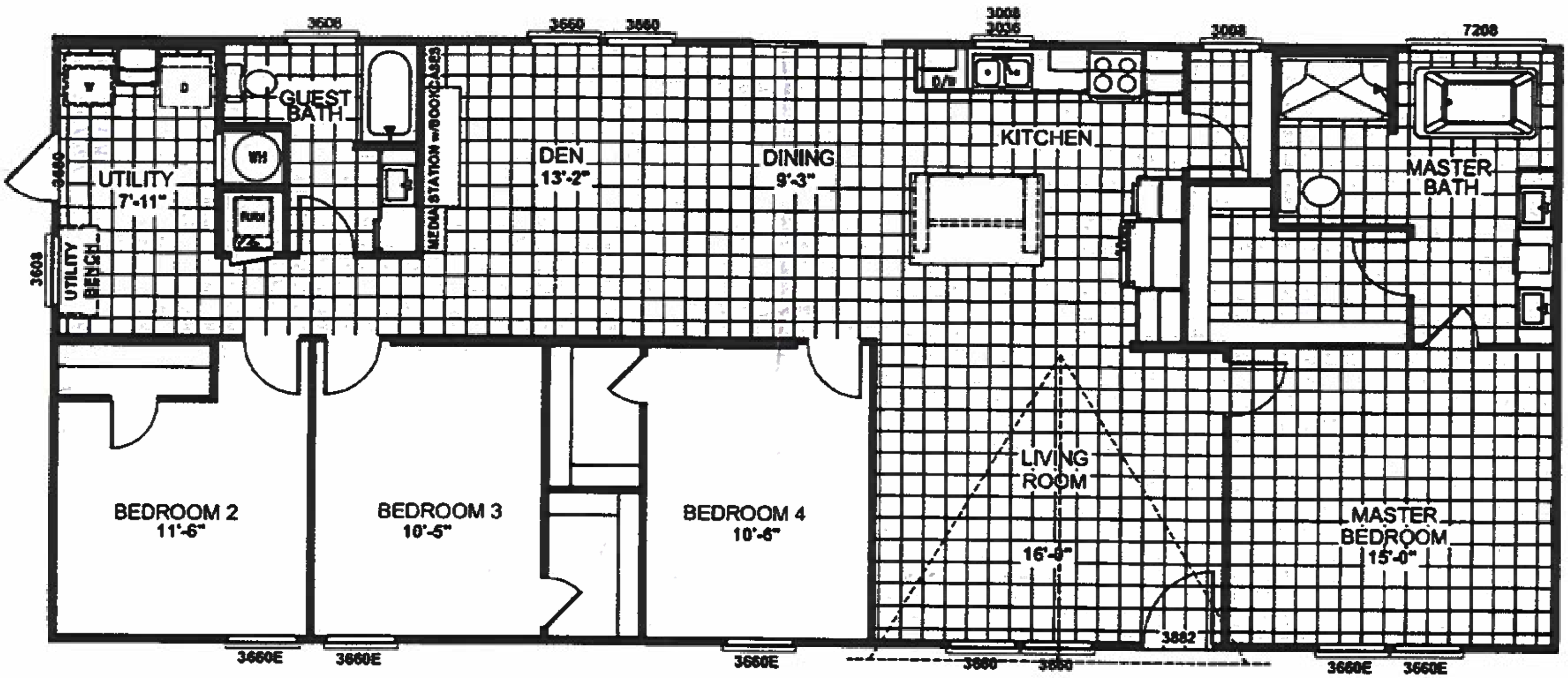
The Google map link above is in no way affiliated with this website. It is a 3rd party link to provide a visual location only.

Printer Friendly Version

Click the button above for a printable version of this record with all available details.

* View Property Tax Information

$112,000.



Macey

28 x 68 (72) Overall
27'4" x 68 Box 1,858 Lvg.Sq.Ft.
4 Bedroom 2 Bath
Rev. 10-23-19

Delivery
Set Up
Install A/C 4 Ton
3 Set Steps

City Council Agenda

Approved for Agenda:

City Manager's Office

MEETING DATE: **December 28, 2020**

TO: City Council

FROM: Estrellita Ballesteros, Planner

SUBJECT: Public Hearing for final approval on Conditional Use Permit for Eloy Zapata

---

Purpose:

Per the City's Zoning Ordinances Sec 26:23 and 48:61 (Conditional Use Permit) a final hearing for submitted Conditional Use Permits shall be approved or denied with appropriate conditions by City Council.

.

Recommended City Council Action

☒ Approve ☐ Deny ☐ Directional / Informational

Fiscal Impact:

$0.00

Discussion:

On December 28, 2020, the Planning & Zoning Commission reviewed the conditional use permit submitted by Mr. Zapata and have provided a recommendation for City Council's consideration.

ORDINANCE
NO. 2020-12-02

AN ORDINANCE GRANTING A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE PLACEMENT OF A 1988 SINGLE-WIDE 14' x 52' MANUFACTURED HOME ON THE PROPERTY LEGALLY DESCRIBED AS BEING 531 1412 ORTIZ PABLO, LOCATED AT 1110 S. WILLOW, IN THE CITY OF PEARSALL, FRIO COUNTY, TEXAS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Eloy Zapata Owner of the Property a filed a request for a Conditional Use Permit to for the placement of a 1988 Single Wide 14' x 52' Manufactured Home on his property legally described as being 531 1412 Ortiz Pablo, located at 1110 S. Willow in the City of Pearsall, Frio County, Texas; and

WHEREAS, pursuant to Section 23, F.1. (ii.) of the Manufactured Home Ordinance dated May 13, 1998, proper notice was provided to residents living within 200' of the request for Conditional Use Permit and where the Planning and Zoning Commission following no public opposition voted to recommend this conditional permit request to the City Council; and

WHEREAS, the City Council finds it is in the public interest to approve the requested Conditional Use Permit to for the placement of a 1988 Single Wide 14' x 52' Manufactured Home on the property legally described as being 531 1412 Ortiz Pablo, located at 1110 S. Willow in the City of Pearsall, Frio County, Texas

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEARSALL, TEXAS:

Section 1: That the Conditional Use Permit requested by Eloy Zapata Owner of the for the placement of a 1988 Single Wide 14' x 52' Manufactured Home on his property legally described as being 531 1412 Ortiz Pablo, located at 1110 S. Willow in the City of Pearsall, Frio County, Texas, is hereby approved subject to the general conditions of Section 23 of the Manufactured Home Ordinance.

Section 2: This Ordinance, upon passage shall be published twice in the newspaper of general circulation in the City, effective from and after the date of its publication, as provided by law.

PASSED, APPROVED, and ADOPTED this the 28th day of December, 2020.

____
Mary Moore
Mayor

ATTEST:

____
Krystal Garcia
City Clerk

Conditional Use Permit

Eloy Zapata

Eloy Zapata is requesting a Conditional Use Permit to be able to place a 1988 Single Wide 14' x 52' Manufactured Home. Property's legal description being: 531 1412 Ortiz Pablo. Located at 1110 S. Willow. Property is currently zoned as a(n) A-O; Agricultural & Open Space District.

Rcvd 10-22-2020
EB
Paid 10-22-2020

The Largest City Between San Antonio and Laredo

COMMUNITY DEVELOPMENT

CITY OF PEARSALL

A Business-Friendly, Family-Oriented Community

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: ______________ Fees: $100.00 ✱

Name of Applicant: Eloy Zapata, Jr.

Address: P.O.B. 819, 1110 S. Willow

Telephone: 830-334-7404 or 7109

Title Owner: ______________

Current Occupants: ______________

LEGAL DESCRIPTION OF PROPERTY TO BE DETERMINED

Lot: ________ Block: ________ Addition: ________

Acres: 3 Subdivision: ________ Survey: ________ Abst. ________

Address of Subject Property: 1110 S. Willow

Recording Information: Volume: ________ Page: ________

Deed Record, Frio, TX

Purpose for Conditional Use Permit for Subject Property? Place a mobile home on the property.

NOTE: INCLUDE SITE PLANS

DECISION BY PLANNING AND ZONING COMMISSION

Date: ________ Approved: ________ Denied: ________

Zoning District: ______________

Type of Use: ______________

If Approved, Subject to Following Conditions: ______________

Reason for Denial: ______________

Recommendation to City Council: ______________

By Authorized Official: ______________

DECISION BY CITY COUNCIL

Date: ________ Approved: ________ Denied: ________

If Approved, Subject to Following Conditions: ______________

Reason for Denial: ______________

By Authorized Official: ______________

Effective Date of Conditional Use Permit: ______________

215 S ASH ST.
OFFICE (830) 334-5753
PEARSALL, TEXAS 78061
FAX: (830) 334-4750

City of Pearsall
Community Development Department

Set- Conditions: For Conditional Use Permit

1. Any Person(s) applying for a Conditional Use Permit to place (A) Single Wide Mobile Home (B) Manufactured Home (C) Modular Home or any other dwelling designed exclusively for residential purpose, that is a relocation and not a built on site structure must be the title owner of the property being permitted for such use.

2. If permission is granted for a Conditional Use Permit, the permit is subject to any or all conditions as approved by the Planning and Zoning Commission and/or the City Council.

3. If the Conditional Use Permit has not been used with in six (6) months after date issued, the permit is automatically canceled.

4. If the person(s) applying for a Conditional Use Permit to place a mobile subject is not the title owner of the property being permitted, these person(s) "If granted" the permit "Can not place mobile subject on the permitted property" until proper documentation is provided to the city stating that the applicant granted the conditional use permit is or has become the title owner of the permitting property.

5. Permittee (s) granted a Conditional Use Permit to place a mobile subject on a rental property such as a mobile home park or trailer park spaces must renew their Conditional Use Permit.

6. Permittee (s) granted a Conditional Use Permit to place a mobile subject on a rental property such as a Mobile Home Park or Trailer Park spaces must renew their title property. After paying the one-time fee mobile subject will be considered a Homestead and will only have to renew their Certificate of Occupancy as a residential homestead only once every ten (10) years.

7. Permittee (s) are not permitted to use same Conditional Use Permit to replace the mobile subject with no other new or bigger mobile subject. They must apply for a new Conditional Use Permit if they want to replace the mobile subject already permitted, and go through another Conditional Use Permit Process.

8. Permittee (s) cannot use mobile subject and property as a rental to anyone else other than the person (s) the Conditional Use Permit was issued to.

9. If Permittee (s) see property permitted, Permittee must advise buyer of the Conditional Use Permit and of Set-Conditions as agreed when Conditional Use Permit was issued. Conditions will apply for as long as a mobile subject exists on permitted property.

10. Permittee (s) must obtain all required City Permits. (a) Building Permits (b) Plumbing Permit (c) Certificate of Occupancy.

11. Permittee (s) must comply, and meet all setback requirements.

12. Permittee (s) must obtain a Variance if it is needed/required before Permittee (s) are permitted to place mobile subject on permitted property.

13. Permittee (s) are required to have skirting set up all around the mobile subject within one (1) month after mobile subject is set up.

14. Permittee (s) are required to have mobile subject properly tied down, and anchored properly, and securely.

15. Permittee (s) are required, and must provide off-street-parking.

16. Failure to comply with any of the agreed set conditions shall cause the City to suspend or revoke subject Conditional Use Permit, and the City will order utility disconnections of services, and possible removal of mobile subject off permitted property (s) for violation of said conditions as agreed on for the issuance of such Conditional Use Permit.

17. Permittee (s) must pay all applicable fees, charges, and expenses owed to the City in full before any permits are issued.

I have read the set-conditions for a Conditional Use Permit. I am aware, and having knowledge of such conditions, I am accepting any and/or all conditions.

Date: October 22, 2020

Accepted By: ______________________

Applicant (s): [signature]

COMMUNITY DEVELOPMENT

The Largest City Between San Antonio and Laredo

CITY OF PEARSALL

A Business-Friendly, Family-Oriented Community

Conditional Use Permit Application Required Information

1. Year of Home to be placed on property 1988
2. Make of Home to be placed on property SKYLINE WACO
3. Model of Home to be placed on property SKYLINE
4. Serial Number of Home to be placed on property 01550829P
5. Photos of Home Inside & Out to be placed on property
6. Applicant must provide Deed of Property
7. Elevation Certificate (REQUIRED if property is in 100 Year Flood Plain)
8. Stamped Envelopes (Number of envelopes will vary due to Surrounding Property Owners within 200 ft. applicants property)

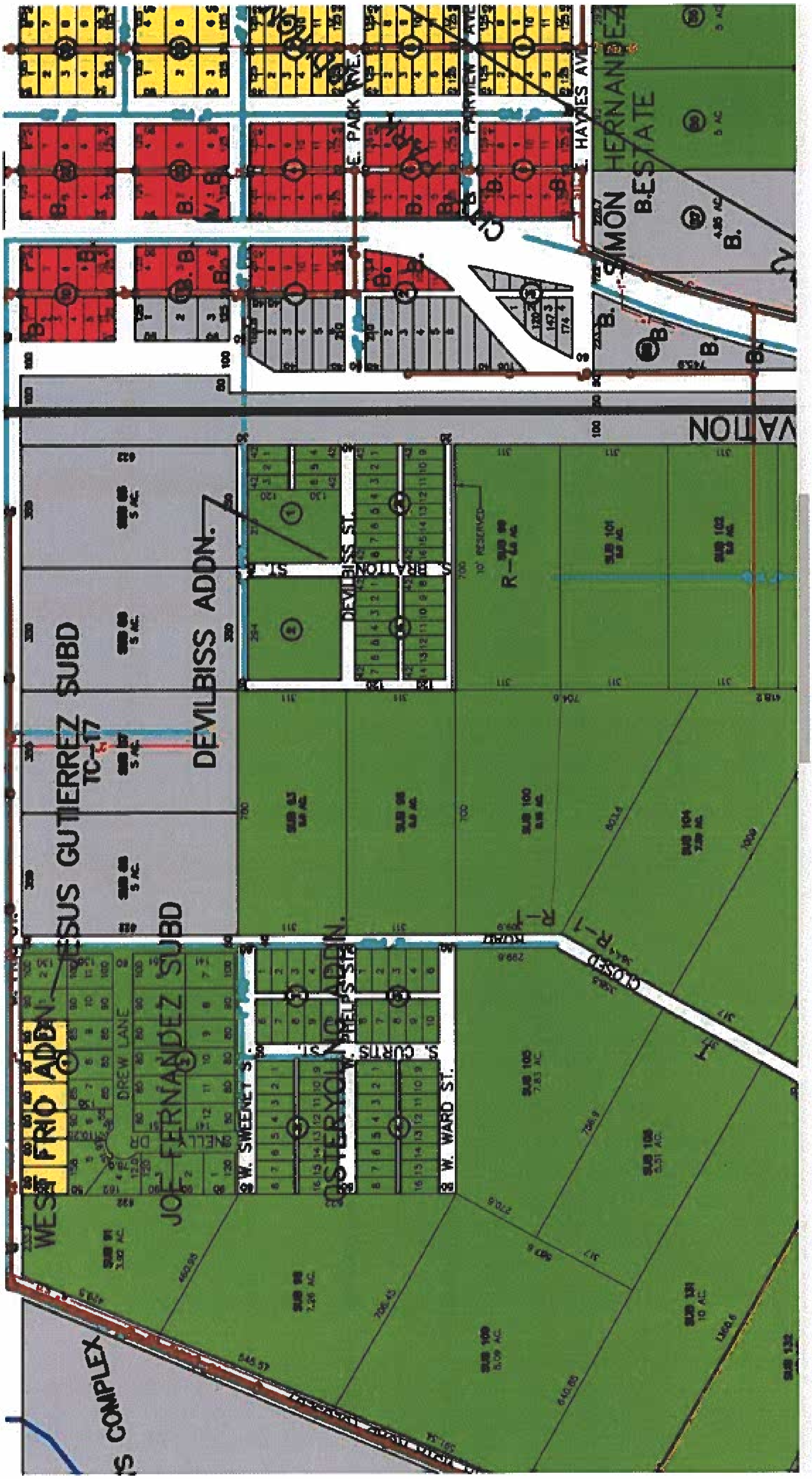
If items are missing. The application is INCOMPLETE, and will not be processed.

Once all items have been submitted, notices will be sent out to the surrounding property owners, notifying them that an application has been submitted for a conditional use permit to place a manufactured, or mobile home on said property.

Surrounding property owners have ten (10) days to respond to notice. If no opposition to notice, then item is placed on the Planning and Zoning Commission's Agenda.

AGENDA IS POSTED SEVENTY-TWO (72) HOURS PRIOR TO MEETING. IF THE TEN (10) DAY RESPONSE TIME EXCEEDS THE SEVENTY-TWO HOURS OF POSTING THE AGENDA, THEN THE ITEM WILL NOT BE PLACED ON THE CURRENT MONTHS AGENDA FOR THE REGULAR SCHEDULED PLANNING AND ZONING COMMISSION'S MEETING.

The City of Pearsall's Planning and Zoning Commission hosts their Regular Scheduled Meetings on the Second Monday of every Month at 5:30 P.M.


DEVILBISS ADDN.
JESUS GUTIERREZ SUBD
TC-17
JOE FERNANDEZ SUBD
WEST FRIO ADDN.
SIMON HERNANDEZ ESTATE
DEVILBISS ST.
S. BRATTON ST.
W. SWEENEY ST.
S. CURTIS ST.
W. WARD ST.
DREW LANE
E. PARK AVE.
E. HAYNES AVE
R-1
ROAD CLOSED

Frio County Appraisal District

Official Website
Hosted By Pritchard & Abbott, Inc.

General Real Estate Property Information

New Property Search

Go To Previous Page

Property ID:	6907

Property Legal Description:
531 1412 ORTIZ PABLO

Property Location:
1110 S WILLOW
PEARSALL TX 78061

Owner Information:
ZAPATA ELOY JR
P O BOX 819
PEARSALL TX 78061 0819

Previous Owner:

View Previous Owner Information

Account / Geo Number:
00195-00004-00531-000540

Survey / Sub Division Abstract:

Block:

Section / Lot:

View Building Detail Information

View Land Detail Information

Deed Information:

Volume:	0
Page:	0
File Number:	
Deed Date:	1/1/1900

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	A1
Total Acres:	3.000
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	H
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	19,800
Improvement Value:	69,950

View GIS Map

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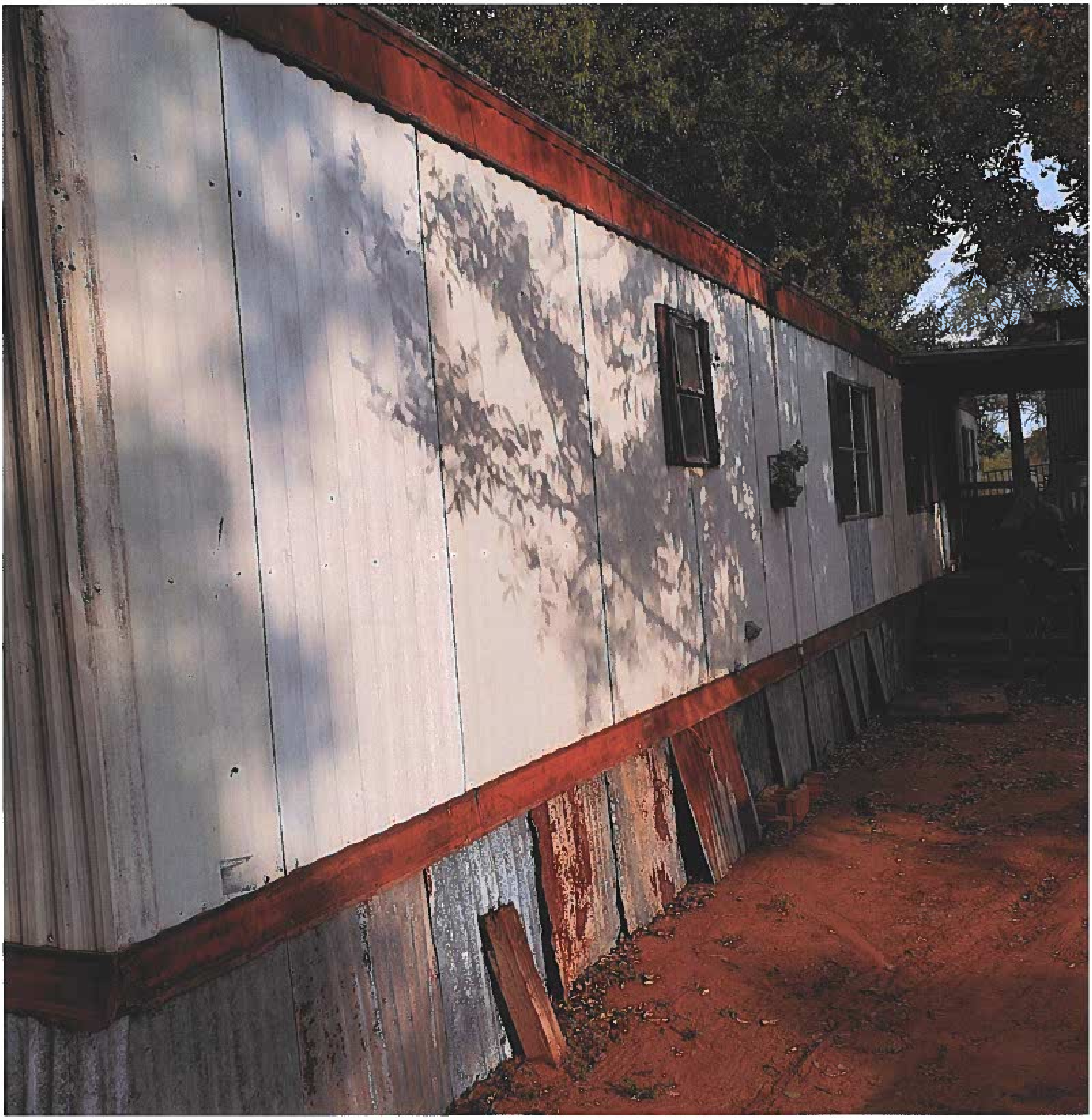
Map It With Google

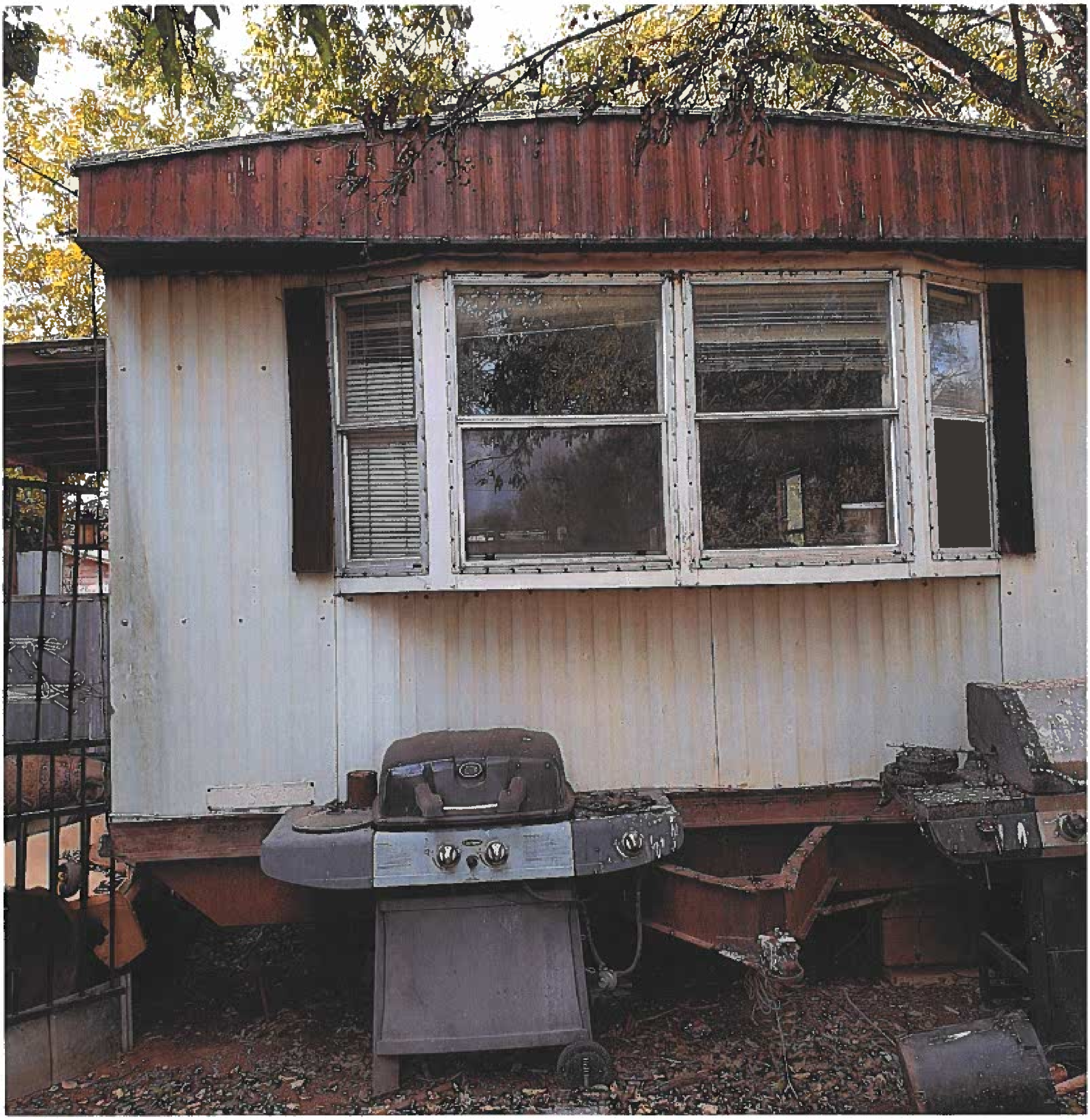
The Google map link above is in no way affiliated with this website. It is a 3rd party link to provide a visual location only.

Printer Friendly Version

Click the button above for a printable version of this record with all available details.

* View Property Tax Information





ORDINANCE
NO. 2020-12-03

AN ORDINANCE GRANTING A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE PLACEMENT OF A 1995 SINGLE-WIDE 16' x 65' MANUFACTURED HOME ON THE PROPERTY LEGALLY DESCRIBED AS BEING LOT 7 & 8 BLK 2 OSTERYOUNG, LOCATED AT 206 S. CURTIS, IN THE CITY OF PEARSALL, FRIO COUNTY, TEXAS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Felipe Ariza Owner of the Property a filed a request for a Conditional Use Permit to for the placement of a 1995 Single Wide 16' x 65' Manufactured Home on his property legally described as being Lot 7 & 8 Blk 2 Osteryoung, located at 206 S. Curtis. in the City of Pearsall, Frio County, Texas; and

WHEREAS, pursuant to Section 23, F.1. (ii.) of the Manufactured Home Ordinance dated May 13, 1998, proper notice was provided to residents living within 200' of the request for Conditional Use Permit and where the Planning and Zoning Commission following no public opposition voted to recommend this conditional permit request to the City Council; and

WHEREAS, the City Council finds it is in the public interest to approve the requested Conditional Use Permit to for the placement of a 1995 Single Wide 16' x 65' Manufactured Home on the property legally described as being Lot 7 & 8 Blk 2 Osteryoung, located at 206 S. Curtis in the City of Pearsall, Frio County, Texas

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEARSALL, TEXAS:

Section 1: That the Conditional Use Permit requested by Felipe Ariza Owner of the for the placement of a 1995 Single Wide 16' x 65' Manufactured Home on his property legally described as being Lot 7 & 8 Blk 2 Osteryoung, located at 206 S. Curtis in the City of Pearsall, Frio County, Texas, is hereby approved subject to the general conditions of Section 23 of the Manufactured Home Ordinance.

Section 2: This Ordinance, upon passage shall be published twice in the newspaper of general circulation in the City, effective from and after the date of its publication, as provided by law.

PASSED, APPROVED, and ADOPTED this the 28th day of December, 2020.

____
Mary Moore
Mayor

ATTEST:

____
Krystal Garcia
City Clerk

City Council Agenda

Approved for Agenda:

City Manager's Office

MEETING DATE: **December 28, 2020**

TO: City Council

FROM: Estrellita Ballesteros, Planner

SUBJECT: Public Hearing for final approval on Conditional Use Permit for Felipe Ariza

---

Purpose:

Per the City's Zoning Ordinances Sec 26:23 and 48:61 (Conditional Use Permit) a final hearing for submitted Conditional Use Permits shall be approved or denied with appropriate conditions by City Council.

Recommended City Council Action

☒ Approve ☐ Deny ☐ Directional / Informational

Fiscal Impact:

$0.00

Discussion:
On December 28, 2020, the Planning & Zoning Commission reviewed the conditional use permit submitted by Mr. Ariza and have provided a recommendation for City Council's consideration.

Conditional Use Permit

Felipe Ariza

Felipe Ariza is requesting a Conditional Use Permit to be able to place a 1995 Single Wide 16' x 65' Manufactured Home. Property's legal description being: Lot 7 & 8 Blk 2 Osteryoung. Located at 206 S. Curtis. Property is currently zoned as a(n) A-O; Agricultural & Open Space District.

Rcvd 10-13-2020 [initials]
via email

COMMUNITY DEVELOPMENT

The Largest City Between San Antonio and Laredo

CITY OF PEARSALL

A Business-Friendly, Family-Oriented Community

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: ____________ Fees: $100.00

Name of Applicant: Felipe. P. Ariza

Address: 206. S. Curtis St. Pearsall TX 78057

Telephone: 830-267-0695 or 830-317-1129

Title Owner: ____________

Current Occupants: agriculture worker - self employed

LEGAL DESCRIPTION OF PROPERTY TO BE DETERMINED

Lot: 7 Block: 2 Addition: Dsterming

Acres: ________ Subdivision: ________ Survey: ________ Abst: ________

Address of Subject Property: 206 S. Curtis - Per Cindy

Recording Information: Volume: 41 Page: 246

Deed Record, Frio, TX

Purpose for Conditional Use Permit for Subject Property? applying for a conditional use permit to place a single mobil home.

NOTE: INCLUDE SITE PLANS

DECISION BY PLANNING AND ZONING COMMISSION

Date: ________ Approved: ________ Denied: ________

Zoning District: ____________

Type of Use: ____________

If Approved, Subject to Following Conditions: ____________

Reason for Denial: ____________

Recommendation to City Council: ____________

By Authorized Official: ____________

DECISION BY CITY COUNCIL

Date: ________ Approved: ________ Denied: ________

If Approved, Subject to Following Conditions: ____________

Reason for Denial: ____________

By Authorized Official: ____________

Effective Date of Conditional Use Permit: ____________

215 S ASH ST.
OFFICE (830) 334-3753

PEARSALL, TEXAS 78061
FAX: (830) 334-4750

City of Pearsall
Community Development Department

Set- Conditions: For Conditional Use Permit

1. Any Person(s) applying for a Conditional Use Permit to place (A) Single Wide Mobile Home (B) Manufactured Home (C) Modular Home or any other dwelling designed exclusively for residential purpose, that is a relocation and not a built on site structure must be the title owner of the property being permitted for such use.

2. If permission is granted for a Conditional Use Permit, the permit is subject to any or all conditions as approved by the Planning and Zoning Commission and/or the City Council.

3. If the Conditional Use Permit has not been used with in six (6) months after date issued, the permit is automatically canceled.

4. If the person(s) applying for a Conditional Use Permit to place a mobile subject is not the title owner of the property being permitted, these person(s) "If granted" the permit "Can not place mobile subject on the permitted property" until proper documentation is provided to the city stating that the applicant granted the conditional use permit is or has become the title owner of the permitting property.

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17. Permittee (s) must pay all applicable fees, charges, and expenses owed to the City in full before any permits are issued.

I have read the set-conditions for a Conditional Use Permit. I am aware, and having knowledge of such conditions, I am accepting any and/or all conditions.

Date: X October 13, 2020

Accepted By: ______________________

Applicant (s): X Felipe Garza

JESUS GUTIERREZ SUBD
TC-17
DEVILBISS ADDN.
WEST FRIO ADDN.
JOE FERNANDEZ SUBD
PEARSALL SPORTS COMPLEX
100 yr. flood plain
DREW LANE
S. POPLAR ST.
DEVILBISS ST.
S. BRATTON ST.
S. CURTIS ST.
W. WARD ST.
W. SWEENEY ST.
R-1
CLOSED
GAS METER

Frio County Appraisal District

Official Website
Hosted By Pritchard & Abbott, Inc.

General Real Estate Property Information

New Property Search

Go To Previous Page

Property ID:	17276

Property Legal Description:
LOT 7 BLK 2 OSTERYOUNG

Account / Geo Number:
00148-00002-00700-000000

Survey / Sub Division Abstract:

Block:

Property Location:
CURTIS ST
PEARSALL TX 78061

Section / Lot:

Owner Information:
ARIZA FELIPE P, FELIPE ARIZA ,JR. &
MERCEDES SANTOS ARIZA
206 S CURTIS ST
PEARSALL TX 78061

View Building Detail Information

View Land Detail Information

Previous Owner:
QUEZADA IRENE

View Previous Owner Information

Deed Information:

Volume:	139
Page:	153
File Number:	137461
Deed Date:	7/17/2013

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	C1
Total Acres:	0.136
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	5,700
Improvement Value:	0

View GIS Map

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* View Property Tax Information

* View 5 Year Value History

Frio County Appraisal District

Official Website
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General Real Estate Property Information

New Property Search

Go To Previous Page

Property ID:	16721

Property Legal Description:
LOT 8 BLK 2 OSTERYOUNG
TEX065167
SERIAL NO. 16251

Property Location:
206 S CURTIS
PEARSALL TX 78061

Owner Information:
ARIZA FELIPE P, FELIPE ARIZA ,JR. &
MERCEDES SANTOS ARIZA
206 S CURTIS ST
PEARSALL TX 78061

Previous Owner:
QUEZADA IRENE & FELIPE P ARIZA

View Previous Owner Information

Account / Geo Number:
00148-00002-00800-000000

Survey / Sub Division Abstract:

Block:

Section / Lot:

View Building Detail Information

View Land Detail Information

Deed Information:

Volume:	139
Page:	153
File Number:	137461
Deed Date:	7/17/2013

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	A2
Total Acres:	0.136
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	H
Homestead Cap Value:	11,240
Land Ag/Timber Value:	0
Land Market Value:	5,700
Improvement Value:	6,410

View GIS Map

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Map It With Google

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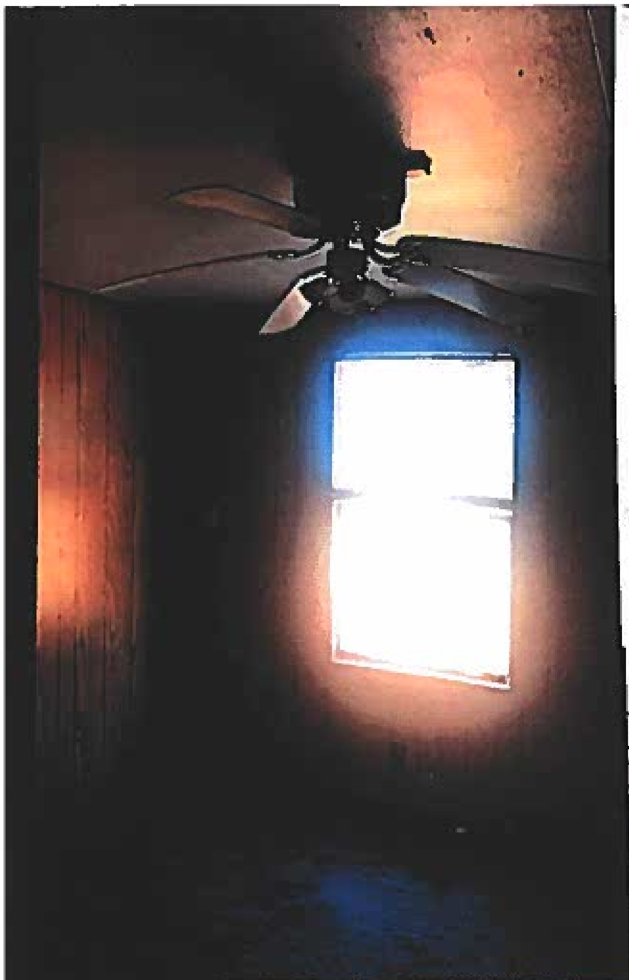
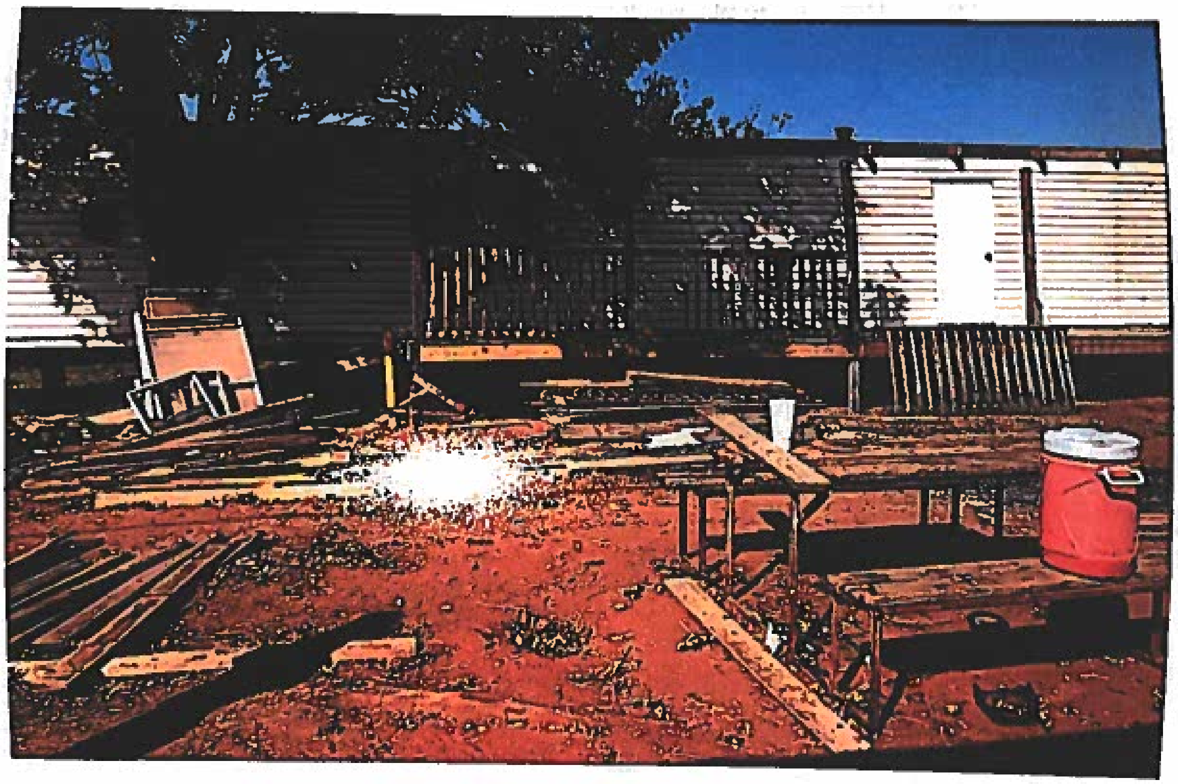
* View Property Tax Information



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BEEN INSPECTED IN ACC
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ELOPMENT AND IS

To Krystal Garcia

Re: Agenda Items For 12/28/20

December 23, 2020

Review and Consider: City of Pearsall Housing Assistance Program (Care Act) -ACTION ITEM

Review and consider: Building Permits Submitted by Victoria Rodriguez and Lindsey Bell on 518 N. Roosevelt St. Pearsall, Texas 78061. ACTION ITEM

Davina Trevino-Rodriguez

Roland Segovia

Sonia Hernandez

Call legal counsel for advice.