

CITY COUNCIL AGENDA

A Special Meeting of the City Council of the City of Pearsall, Texas will be held on Tuesday, March 23, 2021 at 7:00 PM at the Pearsall City Hall, 215 S. Ash Street, Pearsall, Texas.

Please use the link below to join the webinar:

<https://us02web.zoom.us/j/81344535385>

Or iPhone one-tap :

US: +13462487799,,81344535385# or +16699009128,,81344535385#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 813 4453 5385

International numbers available: <https://us02web.zoom.us/j/81344535385>

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

Vacant, 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. Action to Consent Agenda
 - A. Discuss and Consider approving meeting minutes from December 7, 2020- March 9, 2021. - **Action Item**
5. Public Hearing
 - A. Open Public Hearing

On a request for a Conditional Use Permit by Ms. San Juana Espinoza to place a 2020 Double Wide 60' x 30' manufactured home. Property's legal description being Lot 7-8 Block B Paiz Courts. Located at 112 Paiz Courts. Property is currently zoned as an R-1; Single & Two Family.
 - B. Close Public Hearing
6. New Business

- A. Discuss and Consider Ordinance No. 2020-03-01 allowing for the placement of a 2020 Double Wide manufactured home. Property's legal description being Lot 7-8 Block B Paiz Courts. Located at 112 Paiz Courts. Property is currently zoned as an R-1; Single & Two Family. - **Action Item**
- B. Discuss and consider setting a date, time, and place for a public hearing on a request for Conditional Use Permit for Mary Martin at 711 W Medina. - **Action Item**
- 7. Executive Session - In Accordance with Texas Government Code Chapter 551, Subchapter D:

The City Council of the City of Pearsall may at any time during the meeting close the meeting and hold an executive session pursuant to the Texas Open Meetings Act codified as Chapter 551, Texas Government Code which permits closed meetings pursuant to Section 551.071 for purpose of consulting with its attorneys; Section 551.072, deliberating about real property; Section 551.073, deliberating about gifts, and donations; Section 551.074, deliberating about personnel matters; Section 551.076, deliberating about security devices; Section 551.084, regarding exclusion of witness from witness in connection with an investigation; Section 551.086 deliberating, voting, and taking action as a power utility on a competitive matter; Section 551.087 deliberating about economic development negotiations; and Section 551.088, deliberating about test items to discuss and/or deliberate any of the posted matters to be considered during the open meeting. If it does go into Executive Session, the City Council may deliberate in executive session, then reconvene in open session, vote on the matter in open session, and announce it for the City Council minutes.
- A. Discuss performance evaluation of city manager.
- 8. Open Session
- A. Discuss and consider performance evaluation of city manager. - **Action Item**
- 9. Adjournment

Posted for Public Inspection on this Friday, March 19, 2021, at 4:30 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 March 19, 2021, at 4:30 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.

Minutes of Regular Meeting

The City Council of the City of Pearsall

A Special Meeting of the City Council of the City of Pearsall, Texas will be held on Monday, December 7, 2020, at 5:30 PM at the Frio County District Courtroom, 500 E. San Antonio Street, Pearsall, Texas.

To join the meeting, use the login information below.

<https://us02web.zoom.us/j/85637623273>

Or iPhone one-tap :

US: +13462487799,,85637623273# or +16699009128,,85637623273#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 856 3762 3273

International numbers available: <https://us02web.zoom.us/j/85637623273>

1. Call To Order

Judge Arnold Luna called the meeting to order at 5:30 PM.

2. Roll Call and Announcement of a Quorum

Council Members Present: Mayor Pro Tem Julian Hernandez, Council Member James Leal, Council Member Sonia Hernandez, Council Member Brenda Trevino, Council Member Roland Segovia, Council Member Abel Nieto, Council Member Davina Rodriguez

Council Members Absent: Mayor Mary Moore,

Staff Present: City Manager Federico Reyes, City Clerk Krystal Garcia, Chief of Police Peter Salinas, HR Director Ruben Frausto, Utilities Director Rudy Carrizales, City Attorney Bobby Maldonado, Public Works Director Hector Gandara

3. Invocation and Pledge of Allegiance

Invocation was not done. Pledge of Allegiance led by all.

4. New Business

A. Discuss current and future planning regarding the county response to the novel coronavirus (COVID-19) with representatives of other local government entities located within Frio County.

Judge Luna stated he requested the meeting to receive advice on how to further safeguard Frio County, as a whole, from an increase in active COVID-10 cases. Councilman Roland Segovia asked Dilley elected officials to elaborate on the curfew they have in place. Dilley Mayor stated they have not received much resistance regarding the implementation of the curfew they put into place for minors. Individual from AACOG spoke regarding the programs available for homeless individuals and those struggling to pay rent within the area. Councilman Roland

Segovia stated he would be sending citizens to get in contact with AACOG for assistance. She encouraged him to do so.

5. Adjournment

Judge Luna adjourned the meeting at 8:09 PM.

Approved this March 23, 2021.

Mary Moore, Mayor

ATTEST:

Krystal Garcia, City Clerk

Minutes of Regular Meeting

The City Council of the City of Pearsall

A Regular Meeting of the City Council of the City of Pearsall, Texas will be held on Tuesday, December 8, 2020 at 7:00 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/81341788171>

Or iPhone one-tap :

US: +13462487799,,81341788171# or +16699009128,,81341788171#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 813 4178 8171

International numbers available: <https://us02web.zoom.us/j/81341788171>

1. Call To Order

Mayor Pro Tem Julian Hernandez called the meeting to order at 7:00 PM, in Mayor Mary Moore's absence.

2. Roll Call and Announcement of a Quorum

Council Members Present: Mayor Mary Moore arrived at 7:42 PM Mayor Pro Tem Julian Hernandez, Council Member James Leal, Council Member Sonia Hernandez, Council Member Brenda Trevino, Council Member Roland Segovia, Council Member Abel Nieto, Council Member Davina Rodriguez arrived at 7:05 PM

Council Members Absent:None

Staff Present: City Manager Federico Reyes, City Clerk Krystal Garcia, Finance Director Santos Alarcon, Chief of Police Peter Salinas, City Attorney Bobby Maldonado, Public Works Director Hector Gandara

3. Invocation and Pledge of Allegiance

Invocation led by City Manager Federico Reyes, Jr.. Pledge of Allegiance led by all.

4. Citizens to Be Heard

None

5. New Business

A. Discussion regarding the 2019 Tax Report

Ronald Rocha reviewed the tax report covering October 2019 through October 2020. He explained the process of legal enforcement for delinquent taxes taken by the firm.

B. Discuss and consider award for the construction of Wastewater System Improvements

under CDBG contract No. 7219321 and authorize the city manager to enter into and execute necessary agreements for this project. - Action Item

City Manager Federico Reyes stated 5 (five) bids were received. T-Construction, LLC is the most responsible bid submitted at \$325,000. The project would cover 3,560 linear feet of pipe bursting and rehabbing 10 manholes. Councilman James Leal asked if any change orders would be need to be done. Hector Castaneda from LNV stated there will not be any change orders as the project is straight forward. Councilman Roland Segovia stated he had a problem with the awarding the recommended construction company due to them having done work previously without providing a post report. Councilman Roland Segovia asked what was the next lowest bid. Hector stated the next lowest bid was \$329,000. Mayor Pro Tem Julian Hernandez stated the council needs concrete information to make a decision. Mayor Pro Tem Julian Hernandez motioned to table the item, second by Councilman James Leal. The vote in favor of the motion was unanimous.

C. Discuss and consider authorizing the approval and execution of Task Order #1 with CDM Smith Engineering for Project Evaluation, Project Prioritization, and Preparation of State Revolving Fund Application. - Action Item

Ms. Stacy Barna explained the process for the application as well as the project. City Manager Fred Reyes recommended holding off on project due to not having funding source. Councilman Roland Segovia motioned for no action to be taken on the item, Second by Councilman Abel Nieto. The vote in favor of the motion was unanimous.

D. Discuss and consider authorizing approval and execution of task order/s with Young Professional Resources for drainage studies and analysis. - Action Item

Mr. Leonard Young reviewed the task orders submitted. Councilman Roland Segovia asked if this would be covered by the 2016 bonds. City Manager Fred Reyes stated yes as it was a directive from Council. City Manager reviewed the area the project is anticipated to take place. Councilman Roland Segovia motioned to approve task order #4, Second by Councilman James Leal. The vote in favor of the motion was unanimous.

E. Presentation of revised General Orders Manual and Standard Operating Procedures for the Pearsall Police Department.

Chief of Police Peter Salinas stated the manual is for councils review and when the manager chooses, council can take action on them if they see fit. He added, the policies included in the manual were taken directly from the Police Chief Association.

F. Discuss and Consider Addendum #3 to Emergency Pandemic Leave Policy. - Action Item

City Manager Fred Reyes reviewed the proposed revisions to the number of days granted for employees for COVID-19 leave. If approved the number of days would change from 12 to 14 days of leave. Councilman James Leal motioned to approve, Second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

G. Discuss and Consider Amendment Agreement to Ground Lease Agreement # 1 with Community Development Institute Head Start. - Action Item

City Manager Fred Reyes informed Council the agreement is the same previously approved by Council. Councilwoman Sonia Hernandez motioned to approve, Second by Councilman Roland Segovia. The vote in favor of the motion was unanimous.

- H. **Discuss and consider setting a date, time, and place for a public hearing on a request for Conditional Use Permit for San Juana Espinoza at 112 Paiz Court. - Action Item**
City Clerk Krystal Garcia informed Council of the notices and timeline needed to be provided to the public. Councilwoman Sonia Hernandez motioned to set the public hearing on January 19, 2021 at 6 PM, second by Councilman Roland Segovia. The vote in favor of the motion was unanimous.

6. **Executive Session**

Councilman James Leal motioned to enter into Executive Session at 8:46 pm, Second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

- A. **Discuss accepting the resignation of the Municipal Court Judge.**

- B. **Discuss Lance Elliot v. City of Pearsall Case No. 9454**

7. **Open Session**

Councilwoman Sonia Hernandez motioned to return Executive Session at 9:07 pm, Second by Councilman Abel Nieto. The vote in favor of the motion was unanimous. Mayor Mary Moore announced no action was taken during Executive Session.

- A. **Discuss and Consider Lance Elliot v. City of Pearsall Case No. 9454 - Action Item**
No action taken.

- B. **Discuss and consider accepting the resignation of the Municipal Court Judge. - Action Item**
Councilman James Leal motioned to accept the resignation, second by Councilman Abel Nieto. The vote in favor of the motion was unanimous.

8. **Staff Report**

City Manager Fred Reyes announced a meeting for December 28 and reminded the council of the toy giveaway scheduled for December 12th at the Civic Center.

9. **Review of Bills Paid**

- A. **November 2020 Bills - Action Item**
Council did not have questions.

10. **City Council Inquiries For Staff And/Or Items For Future Agendas – NO DISCUSSION OR ACTION ON ANY OF THESE ITEMS AT THIS TIME**
None.

11. **General Announcements**

Mayor Pro Tem Julian Hernandez worked on the flyer to alert the community regarding the spread of COVID-19.

12. **Adjournment**

There being no further business before the council and upon a motion by Councilman James Leal the meeting adjourned at 9:16 pm.

Approved this DATE.

Mary Moore, Mayor

ATTEST:

Krystal Garcia, City Clerk

Minutes of Regular Meeting

The City Council of the City of Pearsall

A Special Meeting of the City Council of the City of Pearsall, Texas will be held on Tuesday, December 15, 2020, at 7:00 PM at the Pearsall City Hall, 214 S. Ash Street, Pearsall, Texas.

Please use the link below to join the webinar:

<https://us02web.zoom.us/j/85144327858>

Or iPhone one-tap :

US: +13462487799,,85144327858# or +12532158782,,85144327858#

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 +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 851 4432 7858

International numbers available: <https://us02web.zoom.us/u/kbiGYEN5il>

1. Call To Order

Mayor Mary Moore called the meeting to order at 7:00 PM.

2. Roll Call and Announcement of a Quorum

Council Members Present: Mayor Mary Moore, Mayor Pro Tem Julian Hernandez, Council Member Brenda Trevino, Council Member Roland Segovia, Council Member Abel Nieto

Council Members Absent: Council Member Sonia Hernandez, Council Member Davina Rodriguez, Council Member James Leal

Staff Present: City Manager Federico Reyes, City Clerk Krystal Garcia, Finance Director Santos Alarcon, City Attorney Bobby Maldonado

3. Invocation and Pledge of Allegiance

Mary Moore led the invocation. Pledge of Allegiance led by all.

4. New Business

A. 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**

Karen Blaney from Grantworks and Hector Castaneda from LNV were available to answer questions from the Council. Councilman Roland Segovia stated he wished Grantworks was available to answer questions and have information readily available. He understands the program is providing \$250,000 for the project but bidders should have known the cost could not go over \$250,000. He recommended hiring an individual as a project manager to oversee the project. Councilwoman Brenda Trevino asked if Councilman Segovia had anyone in mind. He named Reynaldo Trevino or Mr. Patterson from Dilley. Mayor Mary Moore asked for City Manager Federico Reyes' thoughts. He offered the options of providing the funds from General

Fund, or possible scale back the scope of work to fit the budget. He asked Hector Castaneda what effect scaling back the project would have. Hector Castaneda stated it would have to go out to rebid. Councilman Roland Segovia motioned to award the \$250,000 grant and scale back to \$250,000. Second by Councilman Abel Nieto. All in favor.

5. Adjournment

There being no further business before the Council and upon a motion made by Councilman Roland Segovia, the meeting adjourned at 7:30 PM.

Approved this March 23, 2021.

Mary Moore, Mayor

ATTEST:

Krystal Garcia, City Clerk

Minutes of Regular Meeting

The City Council of the City of Pearsall

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/j/85296823890>

1. Call To Order

Mayor Mary Moore called the meeting to order at 6:02 PM

2. Roll Call and Announcement of a Quorum

Council Members Present: Mayor Mary Moore, Mayor Pro Tem Julian Hernandez, Council Member Sonia Hernandez, Council Member Brenda Trevino, Council Member Roland Segovia, Council Member Davina Rodriguez, Council Member James Leal, Council Member Abel Nieto

Council Members Absent:

Staff Present: City Manager Federico Reyes, City Clerk Krystal Garcia, Finance Director Santos Alarcon, Chief of Police Peter Salinas, City Attorney Bobby Maldonado

3. Invocation and Pledge of Allegiance

Invocation led by Mayor Mary Moore. Pledge of Allegiance led by all.

4. Public Hearing

A. Open Public Hearing

Councilman Roland Segovia motioned to open the public hearing at 6:03 pm, second by Councilwoman Davina Rodriguez. The vote in favor of the motion was unanimous.

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.

City Clerk Krystal Garcia provided the timeline of publication in the newspaper, letters sent out and approval from the Planning and Zoning Commission for Mr. Garcia's conditional use permit.

B. Close Public Hearing

Councilwoman Davina Rodriguez motioned to close the public hearing at 6:06 pm, second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

C. Open Public Hearing

Mayor Pro Tem Julian Hernandez motioned to open the public hearing at 6:06 pm, second by Councilman Abel Nieto. The vote in favor of the motion was unanimous.

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.

City Clerk Krystal Garcia provided the timeline of publication in the newspaper, letters sent out and approval from the Planning and Zoning Commission for Mr. Zapata's conditional use permit.

D. Close Public Hearing

Councilman Roland Segovia motioned to close the public hearing at 6:08 pm, second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

E. Open Public Hearing

Mayor Pro Tem Julian Hernandez motioned to open the public hearing at 6:10 pm, second by Councilman Abel Nieto. The vote in favor of the motion was unanimous.

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.

City Clerk Krystal Garcia provided the timeline of publication in the newspaper, letters sent out and approval from the Planning and Zoning Commission for Mr. Ariza's conditional use permit.

F. Close Public Hearing

Councilwoman Davina Rodriguez motioned to close the public hearing at 6:11 pm, second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

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

Mr. Robert Carter, Jr. informed council that pages 1 (one) and 2 (two) of the audit report offered a clean opinion for the City's 2018-2019 audit. Councilwoman Davina Rodriguez motioned to approve 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,

Second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

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

City Manager Federico Reyes stated the last time council voted on the item the bid was not accepted or rejected and needs clarification as to if the Council wanted to hire T-Construction, LLC . Roland Segovia requested his motion from the last meeting be read. City Clerk Krystal Garcia read Councilman Segovia's motion out loud for the Council. James Leal motioned to reject the bid and rebid the project for a maximum of \$250,000, Second by Councilman Roland Segovia. The vote in favor of the motion was unanimous.

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

Mayor Mary Moore read the proposed addition to the Pandemic Leave Policy. Councilwoman Sonia Hernandez motioned to approve, second by Councilwoman Davina Rodriguez. The vote in favor of the motion was unanimous, except for Councilman Roland Segovia, who abstained from voting. Mayor Mary Moore asked Councilman Roland Segovia if his wife was available to speak with- she thanked Mrs. Segovia for giving her written permission her to speak about her experience with COVID-19. Mrs. Monica Segovia thanked Mayor and Council for their generosity.

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

- Action Item

City Manager Fred Reyes spoke regarding the funding the program for another 2 (two) months. Councilman Roland Segovia requested to extend the program for another 6 (six) months, not 2 (two). Mayor Pro Tem Julian Hernandez asked what the budget would cost for extending the program. Mr. Reyes stated it would be around \$27K. Mayor Pro Tem Julian Hernandez approved extending program through February 2021 with a budget of \$27,000. Second by Councilwoman Davina Rodriguez. The vote in favor of the motion was unanimous.

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

City Manager Fred Reyes informed the Council that there was not a budgeted amount for a coordinator to run the program. Reyes wanted to hold off until the City gets their reimbursement through the CARES Act. He added that AACOG and Community Council of South Central have programs available and currently up and running. Jessica Santa Maria Ramirez advised the CCSC had exhausted their funding as of 2 (two) weeks ago. Councilman Roland Segovia motioned to approve from the General Fund \$13,000 for the program coordinator for the City of Pearsall Housing Assistance Program and to hire Reynaldo Trevino as the Project Coordinator. Councilwoman Sonia Hernandez asked if money is pulled from GF if it was reimbursable by the CARES Act. Finance Director Santos Alarcon informed the council that the funds had been exhausted but if reimbursement is granted then there would actually be a savings. Councilman Roland Segovia motioned to approve the program budget at \$13,000 with \$3,000 to be for administrative services, Second by Councilman Abel Nieto. Council voted 4 (four) in favor, and 3 (three) against. Mayor Pro Tem Julian Hernandez, Councilwoman Brenda Treviño and Councilman James Leal voted against. Councilman Roland Segovia, Councilwoman Sonia Hernandez, Councilwoman Davina Rodriguez and Councilman

Abel Nieto vote in favor. Motion passed.

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

City Manager Fred Reyes shared and reviewed the score sheets with Council. Councilman Roland Segovia motioned to approve Resolution No. 2020-12-01 selecting Austin D. Colina and Associates as administration service provider for the 2021-2022 TxCDBG Community Development Fund application and project implementation, administered by the Texas Department of Agriculture, Second by Councilwoman Sonia Hernandez. Council voted 5 (five) in favor and 3 (two) against. Councilman Roland Segovia, Councilman James Leal, Councilwoman Sonia Hernandez, Councilwoman Davina Rodriguez and Councilman Abel Nieto voted in favor. Mayor Pro Tem Julian Hernandez and Councilwoman Brenda Trevino. Motion passed.

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

Councilwoman Davina Rodriguez motioned to approve, Second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous. Councilman Roland Segovia was not available for the vote.

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.

Councilwoman Davina Rodriguez motioned to approve, Second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous. Councilman Roland Segovia was not available for the vote.

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

Councilwoman Davina Rodriguez motioned to approve, Second by Councilman Abel Nieto. The vote in favor of the motion was unanimous. Councilman Roland Segovia was not available for the vote.

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

Mayor Pro Tem Julian Hernandez stated he believed the Council should not interfere with permits as it was done in the past and was not a good experience. Mayor Pro Tem Julian Hernandez motioned to take no action and defer to management, second by Councilwoman Brenda Trevino. The vote in favor of the motion was unanimous.

6. Adjournment

There being no further business before the Council the meeting adjourned at 8:24 pm.

Approved this March 23, 2021.

Mary Moore, Mayor

ATTEST:

Krystal Garcia, City Clerk

Minutes of Regular Meeting

The City Council of the City of Pearsall

A Regular Meeting of the City Council of the City of Pearsall, Texas will be held on Tuesday, January 12, 2021, at 7:00 PM at the Pearsall City Hall, 214 S. Ash Street, Pearsall, Texas.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81236790095>

Or iPhone one-tap :

US: +13462487799,,81236790095# or +16699009128,,81236790095#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

Webinar ID: 812 3679 0095

International numbers available: <https://us02web.zoom.us/j/81236790095>

1. Call To Order

Mayor Mary Moore called the meeting to order at 7:01 PM

2. Roll Call and Announcement of a Quorum

Council Members Present: Mayor Mary Moore, Mayor Pro Tem Julian Hernandez, Council Member Sonia Hernandez, Council Member Roland Segovia, Council Member Davina Rodriguez, Council Member James Leal, Council Member Brenda Trevino

Council Members Absent: , Council Member Abel Nieto

Staff Present: City Manager Federico Reyes, City Clerk Krystal Garcia, Finance Director Santos Alarcon, City Attorney Bobby Maldonado, Public Works Director Hector Gandara, Acting Chief of Police Jeremy McGhee

3. Invocation and Pledge of Allegiance

Mayor Mary Moore led the invocation. Pledge of Allegiance led by all.

4. Citizens to Be Heard

Margie Gonzalez spoke regarding the housing assistance program. She stated the money was coming out of the general fund and believes the program was rigged due to her family member being denied assistance over a paycheck stub.

5. Presentation

A. Presentation of plaque to Mr. Homer Leal for his heroic act.

City Manager Federico Reyes read the wording on the plaque presented to Mr. Homer Leal and had Fire Chief Placido Aguilar explain the events taken place at the fire where Mr. Homer Leal rescued a citizen from a burning house. Mr. Homer Leal thanked the Council. Council members

and Mayor thanked Mr. Leal for his act heroism.

B. Presentation of plaque for service to family members of the late Mr. Trinidad Martinez.

City Manager Federico Reyes and Public Works Director Hector Gandara presented a plaque to Mr. Trinidad Martinez on behalf of his father. Council members thanked Mr. Martinez for the dedication his father showed to the City.

C. Update on COVID-19 vaccine rollout.

Frio Regional Hospital CEO John Hughson informed the council of the availability and process to be taken regarding the vaccination of the general public.

D. Presentation by the Texas Water Development Board regarding financial assistance programs available for municipalities.

Ms. Enriqueta Caballero provided a brief overview of the agency, the financial opportunities available to the City and the TWDB would play when the City chooses to submit a project. She reviewed the requirements the City would need to satisfy state standards.

E. Update on Elevated/Ground Storage Tank Rehabilitation and Maintenance Project.

Public Works Director Hector Gandara provided before and after pictures of the work completed to the elevated/ground storage tanks. He explained the company abided by federal government standards while completing the work.

6. New Business

A. Discuss and consider approval and execution of a Professional Services Agreement with Reynaldo Trevino for consulting and professional services for the Pearsall Housing Assistance Program. - Action Item

City Manager Fred Reyes reviewed the agreement between Reynaldo Trevino and the City of Pearsall for the Pearsall Housing Assistance Program. City Attorney Bobby Maldonado reviewed the scope of services and budget of the program included in the agreement. Councilwoman Davina Rodriguez recommended guidelines of household had to have been directly affected by COVID-19, checks should be made out to the landlord and they cannot be in the middle of the eviction process. Councilman James Leal recommended landlord verification by notarized letter or lease agreement. Councilman Roland Segovia motioned to approve the agreement with recommendations made by Councilman James Leal and Councilwoman Davina Rodriguez, Second by Councilwoman Davina Rodriguez. The council voted 4 (four) in favor and 2 (2) against. Councilman Roland Segovia, Councilman James Leal, Councilwoman Sonia Hernandez, Councilwoman Davina Rodriguez voted in favor. Councilwoman Brenda Trevino and Mayor Pro Tem Julian Hernandez voted against. Motion passed.

7. Executive Session

Councilman James Leal motioned to enter into Executive Session at 8:35 pm, Second by Councilwoman Brenda Trevino. The vote in favor of the motion was unanimous.

A. Discussion solid waste collection and disposal contract the City had with ACI Recycling

and Disposal, Inc. and/or to direct the City Manager and City Attorney to take appropriate action under the contract.

- B. Discuss existing solid waste contract the city has with Republic Services and future legal matters.**
- C. Discuss performance contract the city has with Johnson Controls Inc and future legal matters.**
- D. Discuss the appointment and compensation of a temporary Municipal Court Judge.**
- E. Discussion regarding Motor Vehicle Accident Claim No. AU128059 filed against the City of Pearsall.**

8. Open Session

Councilman Roland Segovia motioned to return from Executive Session at 9:11, Second by Councilman James Leal. The vote in favor of the motion was unanimous.

- A. Discuss and Consider solid waste collection and disposal contract the City had with ACI Recycling and Disposal, Inc. and/or to direct the City Manager and City Attorney to take appropriate action under the contract. - Action Item**

8A & 8B were combined per Mayor Mary Moore. Councilman Roland Segovia motioned to authorized the City Attorney to file a lawsuit for breach of contract with Republic Services and ACI for contract signed with the City of Pearsall, Second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

- B. Discuss and Consider existing solid waste contract the city has with Republic Services and future legal matters. - Action Item**

8A & 8B were combined, per Mayor Mary Moore. Councilman Roland Segovia motioned to authorized the City Attorney to file a lawsuit for breach of contract with Republic Services and ACI for contract signed with the City of Pearsall, Second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

- C. Discuss and Consider performance contract the city has with Johnson Controls Inc and future legal matters. - Action Item**

Councilman Roland Segovia motioned to authorized the City Attorney to file a lawsuit against the performance contract with Johnson Controls signed with the City of Pearsall, Second by Councilman James Leal The vote in favor of the motion was unanimous.

- D. Discuss and Consider the appointment and compensation of a temporary Municipal Court Judge. - Action Item**

Councilman James Leal motioned to appoint Municipal Court Judge Larry Flores to fill the

position until the next election when a new judge would then be selected by Council, Second by Councilwoman Sonia Hernandez. Councilman James Leal added the compensation rate would be \$20/hr. The vote in favor of the motion was unanimous.

E. Discussion regarding Motor Vehicle Accident Claim No. AU128059 filed against the City of Pearsall.

No action,

9. Staff Report

City Manager Fred Reyes announced food boxes are still being handed out to those affected by COVID, recommends COVID testing to the public, interviews for police chief has started, special meeting scheduled for January 19, 2021 for conditional use permits, notice of grant approval for the planning and capacity grant for \$75,000.

10. Review of Bills Paid

None

A. December 2020 Bills

None.

11. General Announcements

City Clerk Krystal Garcia announced filing period to place name on the 2021 election ballot.

12. Adjournment

There being no further business before the Council and upon a motion from Councilwoman Brenda Trevino the meeting adjourned at 9:18 PM.

Approved this March 23, 2021.

Mary Moore, Mayor

ATTEST:

Krystal Garcia, City Clerk

Minutes of Regular Meeting

The City Council of the City of Pearsall

A Regular Meeting of the City Council of the City of Pearsall, Texas will be held on Tuesday, February 9, 2021 at 7:00 PM at the Pearsall City Hall, 214 S. Ash Street, Pearsall, Texas.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81393788707>

Or iPhone one-tap :

US: +13462487799,,81393788707# or +16699009128,,81393788707#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 813 9378 8707

International numbers available: <https://us02web.zoom.us/j/81393788707>

1. Call To Order

Mayor Pro Tem Julian Hernandez called the meeting to order at 7:01 PM.

2. Roll Call and Announcement of a Quorum

Council Members Present: Mayor Pro Tem Julian Hernandez, Council Member Sonia Hernandez, Council Member Brenda Trevino, Council Member Davina Rodriguez, Council Member Abel Nieto

Council Members Absent: Mayor Mary Moore, Council Member James Leal

Staff Present: City Manager Federico Reyes, City Clerk Krystal Garcia, Finance Director Santos Alarcon, City Attorney Bobby Maldonado, Parks and Recreation Director Ramiro Otero, Public Works Director Hector Gandara, Planner Estrellita Ballesteros

3. Invocation and Pledge of Allegiance

Invocation led by Mayor Pro Tem Julian Hernandez. Pledge of Allegiance led by all.

4. Citizens to Be Heard

Mr. Reynaldo Treviño offered his condolences to the City of Pearsall for the passing of Councilman Roland Segovia. He asked the Council to consider a policy for staff and council members who have passed away while serving the City.

5. Presentation

A. First quarter budget update for the 2020-21 FY.

Finance Director reviewed a "budget to actual" revenue summary as of January 2021.

6. New Business

- A. 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**

City Manager Fred Reyes reviewed the bids received with Council and recommended the Council award the bid to T-Construction, LLC. Councilwoman Davina Rodriguez motioned to award the bid to T-Construction, LLC based off of the recommendation from Mr. Reyes, Second by Councilman Abel Nieto. The vote in favor of the Motion was unanimous.

- B. Discuss and consider awarding/rejecting a proposal from Gaydos Construction, LLC for improvements to the Victor Trevino Sports Complex and authorizing the city manager to negotiate, enter into and execute a contract for this project
- Action Item**

City Manager Federico Reyes reviewed the process taken to publicize the RFP. 1 (one) bid was received for paving, 2 (two) bids were received for lighting. Gaydos, LLC placed a bid for the paving of the parking lot and jogging trail. He stated the amount of the bid is \$156,602 with 5% for contingency funds to be paid from the Hotel/Motel Fund. Finance Director Santos Alarcon stated the total amount currently in the Hotel/Motel fund is \$527,622. If both bids are accepted, the cost of the project is expected to total \$439,344 leaving the balance of the Hotel/Motel Fund at \$88,278. Councilwoman Davina Rodriguez motioned to approve the proposal for paving of parking lot and jogging trail from Gaydos Construction, LLC. Second by Councilwoman Sonia Hernandez. The vote in favor of the Motion was unanimous.

- C. Discuss and consider awarding/rejecting a proposal from Qualite Sports Lighting LLC, for improvements to the Victor Trevino Sports Complex and authorizing the city manager to negotiate, enter into and execute a contract for this project.
- Action Item**

City Manager Fred Reyes reviewed the RFP process with Council. He explained the cost of material for the project submitted by the contract was \$274,912. The total cost of the project is anticipated to be \$379,562. Councilwoman Davina Rodriguez asked if lighting behind the parking lot could be included. Ramiro Otero said extra lighting was expected to be coming in for the back part of the parking lot by the football fields. He added another light is anticipated to be erected on the corner of Frio Street and FM 1581 by AEP by March of 2021. Council reviewed the options provided in the proposal. Option 1 (one) is for park and recreation while option 2 (two) is for 50/30 design for UIL. Option 2 (two) would mean taking down the existing poles and replace them and would be costly. Mr. Michael Kiker explained the system includes automated controls in an app as well as a place on site to control the lighting with a 25 (twenty-five) year warranty at no extra cost to the City for the full system through a 3rd party. Mayor Pro Tem Julian Hernandez asked if option 1 (one) was up to UIL standards. Mr. Kiker stated it was not and it cannot be done with the existing poles. Mayor Pro Tem Julian Hernandez asked how much option 2 (two) would cost. Mr. Kiker stated it would cost another \$100,000-\$120,000 for the extra 20 poles and another \$50,000-\$70,000 for the underground electrical work. Councilwoman Davina Rodriguez asked the Council to complete 1 (one) field at a time at UIL standards. Mr. Reyes recommended the council to complete 1 (one) field at a time or 2 (two) fields this year and 2 (two) next year and asked the council to award the bid to Qualite Sports Lighting, LLC and authorized him to negotiate the upgrade to UIL Standards. Councilwoman Davina Rodriguez motioned to award the proposal from Qualite Sports Lighting LLC, and allow the City Manager to negotiate 1 (one) field at UIL standards, second by

Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

D. Discuss and Consider Ordinance No. 2021-02-01 Amending the Adopted Budget for the Fiscal Year beginning October 1, 2020. - Action Item

City Manager Fred Reyes stated the amount will have to change since it will no longer be consistent with the original dollar amount due to upgrades to UIL standards for lighting. Finance Director Santos Alarcon asked if the item must be tabled due to a change in the amount of the budget amendment. Mr. Reyes asked City Attorney Bobby Maldonado if the dollar amount could be changed and still have the ordinance approved at this time. Mr. Maldonado stated yes as the new dollar amount will have to be included in the motion. Mayor Pro Tem Julian Hernandez motioned to approve Ordinance No. 2021-02-01 amending the adopted budget by \$164,432.10 to complete the paving at the sports complex, second by Councilwoman Davina Rodriguez. The vote in favor of the motion was unanimous.

E. Discuss and approve the City of Pearsall Housing Assistance Program, requests for assistance or related matters. - Action Item

Mr. Reynaldo Treviño stated over 30 applicants applied but only 11 applications were approved and recommended for approval in the amount of \$7,092. Davina asked to speak on behalf of Roland Segovia. She stated the criteria has been met by the applicants and should be honored since it was Mr. Segovia's last project. Reynaldo Trevino allotted \$10K but not all will be expended. Councilwoman Sonia Hernandez motioned to approve, second by Councilman Abel Nieto. The vote in favor of the motion was unanimous. Councilwoman Davina Rodriguez abstained due to her being a property manager of one of the tenants.

F. Discuss and Consider Resolution No. 2021-02-01 to appoint three (3) members to the Charter Review Committee. - Action Item

Mayor Pro Tem Julian Hernandez asked if council could wait until the other members were available to vote. Councilman Abel Nieto motioned to table the item, second by Councilwoman Brenda Trevino. The vote in favor of the motion was unanimous.

G. Discuss and Consider Resolution No. 2021-02-02 to appoint five (5) members to the Planning & Zoning Commission. - Action Item

After discussing the absences of the current commission members Councilwoman Davina Rodriguez proposed to keep Jesus Cuevas, Belinda Gonzalez and Roy Ruiz seated on the commission and replace Ayla Garcia with Lindsey Belle. Brenda Trevino nominated Roy Lesak to replace Lydia Langston Knull. Councilwoman Davina Rodriguez motioned to replace Ayla Garcia with Lindsey Belle, replace Lydia Langston Knull with Roy Lesak and keep the other commissioners currently seated. Second by Councilman Abel Nieto. The vote in favor of the motion was unanimous.

H. Discuss and Consider Ordinance No. 2021-02-02 to order a General Election for May 1, 2021 for the purpose of electing a Mayor and (3) City Council Member Places: Place No. 5; Place No. 6 and Place No. 7 pursuant to the Home Rule Charter; ordering the appointment of an early voting ballot board and setting the rates of pay for election officials. - Action Item

The contents of Ordinance No. 2021-02-02 was summarized by City Clerk Krystal Garcia.

Mayor Pro Tem Julian Hernandez motioned to approve Ordinance No. 2021-02-02, second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

I. Discuss and consider setting a date, time, and place for a public hearing on a request for Conditional Use Permit for San Juana Espinoza at 112 Paiz Court. - Action Item

Estrellita Ballesteros, Planner, recommended the date of March 23, 2021 for the public hearing. Councilwoman Davina Rodriguez motioned to set public hearing date on Tuesday, March 23, 2021 at 7:00 pm at City Hall. Second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

7. Executive Session

Councilwoman Sonia Hernandez motioned to enter into Executive Session at 8:43 pm, Second by Councilman Abel Nieto. The vote in favor of the motion was unanimous.

A. Discuss existing solid waste contract the city has with Republic Services and future legal matters.

B. Discussion solid waste collection and disposal contract the City had with ACI Recycling and Disposal, Inc. and/or to direct the City Manager and City Attorney to take appropriate action under the contract.

8. Open Session

Councilman Abel Nieto motioned to return from 9:13 pm, Second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

A. Discuss and Consider existing solid waste contract the city has with Republic Services and future legal matters. - Action Item

Mayor Pro Tem Julian Hernandez motioned to direct the City Manager, City Attorney, Councilwoman Sonia Hernandez and Councilwoman Brenda Trevino to attend a meeting with Republic Services officials in an attempt to reach a settlement, second by Councilwoman Brenda Trevino. The vote in favor of the motion was unanimous.

B. Discuss and Consider solid waste collection and disposal contract the City had with ACI Recycling and Disposal, Inc. and/or to direct the City Manager and City Attorney to take appropriate action under the contract.

No action was taken.

9. Review of Bills Paid

Council did not have questions regarding the bills paid.

10. General Announcements

City Manager Fred Reyes announced COVID-19 testing was to be conducted at the Wal Mart parking lot on February 16th and 17th. COVID-19 boxes are still being issued as needed. He offered an update regarding the ongoing compensation study -hoping to bring it for council consideration for the March regular meeting agenda. City Clerk Krystal Garcia announced the extended filing date for Mayoral position.

11. Adjournment

There being no further business before the council and upon a motion from Councilwoman Sonia Hernandez the meeting adjourned at 9:22 PM.

Approved this DATE.

Mary Moore, Mayor

ATTEST:

Krystal Garcia, City Clerk

Minutes of Regular Meeting

The City Council of The City of Pearsall

A Special Meeting of the City Council of the City of Pearsall, Texas will be held on Monday, March 1 2021, at 7:00 PM at the Pearsall City Hall, 214 S. Ash Street, Pearsall, Texas.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81781226015>

Or iPhone one-tap :

US: +13462487799,,81781226015# or +16699009128,,81781226015#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

Webinar ID: 817 8122 6015

International numbers available: <https://us02web.zoom.us/j/81781226015>

1. Call To Order

Mayor Pro Tem Julian Hernandez called the meeting to order at 7:00 PM.

2. Roll Call and Announcement of a Quorum

Council Members Present: Mayor Pro Tem Julian Hernandez, Council Member James Leal, Council Member Sonia Hernandez, Council Member Brenda Trevino, Council Member Davina Rodriguez, Council Member Abel Nieto

Council Members Absent: Mayor Mary Moore

Staff Present: City Manager Federico Reyes, City Clerk Krystal Garcia, Finance Director Santos Alarcon, Chief of Police Humberto Torralba

3. Invocation and Pledge of Allegiance

Councilman Abel Nieto led the invocation. Pledge of Allegiance was led by all.

4. Presentation

A. Winter Storm Presentation 2021

A brief slideshow was presented for Council displaying photos of the snow and its effects.

5. Old Business

A. Discuss and Consider Resolution No. 2021-02-01 to appoint three (3) members to the Charter Review Committee. - **Previously Tabled Action Item**

Councilman Abel Nieto motioned to untable the item, second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous. Councilman James Leal appointed

Margie Gonzales and Cheryl Denise Castillo. Councilwoman Davina Rodriguez appointed Linsley Bell. Councilman James Leal Motioned to approve the individuals appointed, Second by Councilman Abel Nieto. The vote in favor of the motion was unanimous.

6. New Business

A. Discuss and Consider extension to Winter Weather Disaster Declaration dated February 23, 2021, by Mayor Mary Moore, in accordance with state law. - Action Item

City Manager Fred Reyes recommended the Council extend the order from March 1 to March 24. Council did not express opposition. Councilman James Leal motioned to approve, second by Councilwoman Davina Rodriguez. The vote in favor of the Motion was unanimous.

B. Discuss and Consider the reopening of City facilities. - Action Item

City Manager Fred Reyes recommended the Council reopen the civic center, community center, library, sports complex and parks under CDC guidelines and social distancing protocols. He asked the community room at the library be reserved to act as a registration station for the COVID-19 vaccine. Commissioner Asuncion asked the Council to move the COVID-19 services to the library as well. Councilman James Leal asked City Attorney Bobby Maldonado if this could be done during this meeting as the agenda language does not include this action. Mr. Maldonado stated he would prefer to save it for the next meeting. Councilman James Leal Motioned to Approve, Second by Councilman Abel Nieto. The vote in favor of the motion was unanimous.

C. Discuss and Consider naming the City Hall Annex after the late Councilman Roland Segovia. - Action Item

Councilwoman Brenda Trevino asked if council could name a conference room or one of the baseball fields after Mr. Segovia, instead of a building. Councilman James Leal stated the city should start looking at recognizing individuals before they pass rather than after. Councilwoman Davina Rodriguez motioned to name the annex building after Mr. Roland Segovia. Second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

D. Discuss and consider agreement with Eugene Rodriguez for utilization of his police service dog for K-9 services.

- Action Item

Mr. Reyes stated officer was hired by Pearsall PD and has requested to use his own K9. Councilman James Leal motioned to approve, second by Councilwoman Davina Rodriguez. The vote in favor of the motion was unanimous.

E. Discuss and Consider Ground Lease Agreement with Chicanos Por La Causa. - Action Item

City Clerk Krystal Garcia summarized the agreement for Council and informed them that City Attorney Bobby Maldonado had reviewed it and did not have any issues with its contents. Councilwoman Davina Rodriguez motioned to approve, second by Councilman Abel Nieto. The vote in favor of the Motion was unanimous.

7. Executive Session

Councilwoman Brenda Trevino motioned to enter into Executive Session at 7:57pm, Second by Councilwoman Sonia Hernandez. The vote in favor of the Motion was unanimous.

- A. **Discuss economic development negotiations concerning Block 3, Lots 14-16, Pearsall Addition, also known as 101 North Oak Pearsall, TX.**
- B. **Discuss economic development negotiations concerning a 1.949-acre tract of land and a 9.27-acre tract of land located in the Pablo Ortiz Survey 1412, Abstract 531, Frio County Pearsall, TX.**
- C. **Discuss existing solid waste contract the city has with Republic Services and future legal matters.**

8. **Open Session**

Councilman James Leal motioned to return from Executive Session at 9:48, Second by Councilwoman Brenda Trevino. The vote in favor of the motion was unanimous. Councilwoman Davina Rodriguez was not present.

- A. **Discuss and consider economic development negotiations concerning Block 3, Lots 14-16, Pearsall Addition, also known as 101 North Oak Pearsall, TX.**

- Action Item

Councilman James Leal motioned to direct the City Manager and City Attorney to move forward as discussed in Executive Session and prepare a tax abatement agreement for council review and possible approval, Second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

- B. **Discuss and consider economic development negotiations concerning a 1.949-acre tract of land and a 9.27-acre tract of land located in the Pablo Ortiz Survey 1412, Abstract 531, Frio County Pearsall, TX.**

- Action Item

Mayor Pro Tem Julian Hernandez motioned to direct the City Manager and City Attorney to move forward as discussed in Executive Session, Second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

- C. **Discuss and Consider existing solid waste contract the city has with Republic Services and future legal matters. - Action Item**

Councilman James Leal motioned to direct the City Manager and City Attorney to move forward as discussed in Executive Session, Second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

9. **General Announcements**

City Manager Fred Reyes announced the opening of city facilities and urged council to attend meetings in council chambers. City clerk Krystal Garcia announced the return of non-invasive COVID-19 testing at the Wal-Mart parking lot for March 3rd and 4th.

10. Adjournment

There being no further business before the Council and upon a motion from Councilman James Leal the meeting adjourned at 9:56 PM.

Approved this March 23, 2021.

Mary Moore, Mayor

ATTEST:

Krystal Garcia, City Clerk

Minutes of Regular Meeting

The City Council of The City of Pearsall

A Regular Meeting of the City Council of the City of Pearsall, Texas will be held on Tuesday, March 9, 2021, at 7:00 PM at the Pearsall City Hall, 214 S. Ash Street, Pearsall, Texas.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89210237936>

Or iPhone one-tap :

US: +13462487799,,89210237936# or +12532158782,,89210237936#

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 +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

Webinar ID: 892 1023 7936

International numbers available: <https://us02web.zoom.us/j/kcV5fWREDV>

1. Call To Order

Mayor Pro Tem Julian Hernandez called the meeting to order at 7:05 pm.

2. Roll Call and Announcement of a Quorum

Council Members Present: Mayor Pro Tem Julian Hernandez, Council Member James Leal, Council Member Sonia Hernandez, Council Member Davina Rodriguez, Council Member Abel Nieto

Council Members Absent: Mayor Mary Moore, Council Member Brenda Trevino

Staff Present: City Manager Federico Reyes, City Clerk Krystal Garcia, Finance Director Santos Alarcon, Planner Estrellita Ballesteros, Public Works Director Hector Gandara, City Attorney Hector Gandara

3. Invocation and Pledge of Allegiance

City Manager Fred Reyes led the invocation. Pledge of Allegiance led by all.

4. Citizens to Be Heard

None

5. Presentation

A. Introduction and swearing in of newly hired Pearsall PD Officer(s).

City Clerk Krystal Garcia swore in Officer Jacob Kent, Officer Anthony Alvarez, Officer Jose Munoz, Officer John Rodriguez and Chief of Police Humberto Torralba.

6. New Business

- A. Discuss and Consider Resolution No. 2021-03-01 of the City Council of the City of Pearsall, Texas naming the City Hall Annex Building in honor of Jose Roland Segovia.**
Councilwoman Sonia Hernandez motioned to approve Resolution No. 2021-03-01, Second by Councilman Abel Nieto. The vote in favor of the motion was unanimous.
- B. Discuss and Consider Resolution No. 2021-03-02, authorizing signatories for all of its designated depository bank accounts.**
Finance Director Santos Alarcon read the changes to the list of signatories for the City. Elizareth Garza will be replacing Anita Vasquez as the Utility Billing Clerk for the City. Councilman James Leal motioned to approve Resolution No. 2021-03-02, Second by Councilman Abel Nieto. The vote in favor of the motion was unanimous.
- C. Discuss and consider authorizing the city manager to issue an invitation for bid for the disposal of brush/yard waste from the city's transfer station located at 755 Gilliam Road, Pearsall, TX. -**
City Manager Fred Reyes explained to Council that he would like to go out for bids for the removal of the brush located at the Transfer Station. He added that bids received will have to align with TCEQ standards for disposal. Council did not express opposition. Councilwoman Davina Rodriguez motioned to approve, second by Councilman James Leal. The vote in favor of the motion was unanimous.
- D. Discuss and Consider Resolution No. 2021-03-03, a resolution declaring certain city property surplus and authorizing the city manager to utilize GovDeals Auctioneer to sell and/or dispose of said property.**
Chief of Police Humberto Torralba stated he would like to use the money from the auction for cameras for patrol vehicles. Councilwoman Sonia Hernandez motioned to approve Resolution No. 2021-03-03, Second by Councilman Abel Nieto. The vote in favor of the motion was unanimous.
- E. Discuss and Consider Resolution No. 2021-03-04 requiring mask-wearing as an important measure to limit the spread of the coronavirus disease 2019 (COVID-19) in all city facilities.**
City Manager Fred Reyes stated the resolution pertains to solely City public facilities. Councilman Abel Nieto asked if extra masks could be left on hand for citizens in case someone forgets their mask. Mr. Reyes stated this could be implemented. Mayor Pro Tem Julian Hernandez asked if officers could complete random checks at the civic center and complex. Councilwoman Sonia Hernandez motioned to approve Resolution No. 2021-03-04, Second by councilman Abel Nieto. The vote in favor of the motion was unanimous.
- F. Discuss and consider authorizing the city manager to award, negotiate and enter into a contract with Albert Martinez, DBA Motormouth Entertainment, in amount not exceed \$75,000 for event coordinator services for the Hispanic Heritage Festival.**
City Manager Fred Reyes recited Section 1.21.4 of the RFP associated with the item, allowing the city the option to continue to utilize Mr. Albert Martinez's services for up to 5 (five) years. Councilwoman Davina Rodriguez expressed her belief of allowing Mr. Martinez to present his contract to the Council for consideration. Mayor Pro Tem Julian Hernandez inquired if surrounding areas were organizing events such as this one. Mr. Martinez stated the Poteet Strawberry Festival will be running this year. Councilwoman Davina Rodriguez motioned to

authorize the city manager to negotiate a contract with Albert Martinez to bring back for council consideration, in amount not to exceed \$75,000 for event coordinator services for the Hispanic Heritage Festival. Second by Councilman Abel Nieto. The vote in favor of the motion was unanimous.

G. Discuss and Consider the authorization to issue requests for qualifications (RFQs) for engineering services related to the 2021-2022 Community Development Block Grant (CDBG) program administered by the Texas Department of Agriculture (TDA).

Planner Estrellita Ballesteros stated the advertisement would be published the following week for the grant for a bar screen to be installed at the Wastewater Treatment Plant. Public Works Director Hector Gandara explained the bar screen would automatically rake the screen rather than continue to use staff to manually rake it. City Manager Fred Reyes stated the grant application would be for a total of \$250,000 and ensured the Council engineering costs would be capped and covered by the grant. Councilman James Leal motioned to approve, Second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

H. Discuss and Consider Addendum #5 to Emergency Pandemic Leave Policy.

City Manager Fred Reyes reviewed the proposed addition to the policy that would deny employees, who refused to take the COVID-19 vaccine, the 14 (fourteen) days of leave previously granted by Council. He explained if an employee were to provide a validated medical excuse, they would be exempt from this new policy. City Attorney Bobby Maldonado stated the policy is legal for the city to enforce. Councilman James Leal stated he did not believe the City should penalize or deny employees access to resources because they do not want to take the vaccine. Mayor Pro Tem Julian Hernandez stated other entities have only granted 5 (five) days of leave to their employees and the council granted 14 (fourteen). He went on asking for help from employees by taking the vaccine. Mayor Pro Tem Julian Hernandez motioned to approve, second by Councilman Abel Nieto. The Council voted 4 (four) in favor and 1 (one) against. Mayor Pro Tem Julian Hernandez, Councilman Abel Nieto, Councilwoman Sonia Hernandez and Councilwoman Davina Rodriguez voted in favor. Councilman James Leal voted against.

I. Discuss and Consider a \$250 incentive for city staff that received or will receive the COVID-19 vaccine.

City Manager Fred Reyes stated only the employees who have completed the COVID-19 vaccine series and provided proof would be eligible to receive the incentive. The incentives would be paid out of the General Fund. Mayor Pro Tem Julian Hernandez motioned to approve, second by Councilman Abel Nieto. The Council voted 4 (four) in favor and 1 (one) against. Mayor Pro Tem Julian Hernandez, Councilman Abel Nieto, Councilwoman Sonia Hernandez and Councilwoman Davina Rodriguez voted in favor. Councilman James Leal voted against.

7. Executive Session

Councilwoman Sonia Hernandez Motioned to enter Executive Session at 8:17 PM, Second by Councilman Abel Nieto. The vote in favor of the motion was unanimous.

A. Discuss existing solid waste contract the city has with Republic Services and future legal matters.

8. Open Session

Councilwoman Sonia Hernandez Motioned to return from Executive Session at 9:41 PM, Second by Councilman Abel Nieto. The vote in favor of the motion was unanimous.

A. Discuss and Consider existing solid waste contract the city has with Republic Services and future legal matters.

Councilwoman Sonia Hernandez motioned to approve the confidential agreement as presented to Council, Second by Councilman Abel Nieto. The vote in favor of the motion was unanimous.

9. Staff Report

City Manager Fred Reyes announced a special meeting would be held on March 23rd. City Clerk Krystal Garcia informed the Council that election agreements were approved during the last commissioners court meeting and was told by Frio County Elections Administrator the agreements would be forwarded to the City for Council consideration.

10. Review of Bills Paid

Bills were not available for review. Finance Director Santos Alarcon provided a brief overview of the City's current standing of the budget.

11. General Announcements

City Manager Fred Reyes announced the North Plant is still being worked on.

12. Adjournment

There being no further business before the Council and upon a motion by Councilwoman Sonia Hernandez the meeting adjourned at 8:51 pm.

Approved this March 23, 2021.

Mary Moore, Mayor

ATTEST:

Krystal Garcia, City Clerk

City Council Agenda

Approved for Agenda:

City Manager's Office

MEETING DATE: March 23, 2020

TO: City Council

FROM: Estrellita Ballesteros, Planner

SUBJECT: Public Hearing for final approval on Conditional Use Permit for San Juana Espinoza

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 March 23, 2021, the Planning & Zoning Commission reviewed the conditional use permit submitted by Ms. San Juana Espinoza and have provided a recommendation for City Council's consideration.

**ORDINANCE
NO. 2021-03-XX**

AN ORDINANCE GRANTING A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE PLACEMENT OF A 2020 DOUBLE-WIDE 60' x 30' MANUFACTURED HOME ON THE PROPERTY LEGALLY DESCRIBED AS BEING LOTS 7-8, BLOCK B, PAIZ COURTS ADDITION, LOCATED AT 112 S. PAIZ COURTS, IN THE CITY OF PEARSALL, FRIO COUNTY, TEXAS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, San Juana Espinoza Owner of the Property filed a request for a Conditional Use Permit to for the placement of a 2020 Double Wide 60' x 30' Manufactured Home on her property legally described as being Lots 7-8, Block B, Paiz Court Addition, located at 112 S. Paiz Court. 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 2020 Double Wide 60' x 30' Manufactured Home on the property legally described as being Lots 7-8, Block B, Paiz Court Addition, located at 112 S. Paiz Court 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 San Juana Espinoza, Owner, for the placement of a 2020 Double Wide 60' x 30' Manufactured Home on her property legally described as being Lots 7-8, Block B, Paiz Court Addition, located at 112 S. Paiz Court 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 23rd day of March, 2021.

**Mary Moore
Mayor**

ATTEST:

**Krystal Garcia
City Clerk**

Conditional Use Permit

San Juana Espinoza

San Juana Espinoza is requesting a Conditional Use Permit to be able to place a 2020 Double Wide 60' x 30' Manufactured Home. Property's legal description being: Lots 7 & 8 Block B Paiz Courts. Located at 112 S. Paiz. Property is currently zoned as a(n) R-1; Single & Two Family Dwelling District.



COMMUNITY
DEVELOPMENT

The Largest City Between San Antonio and Laredo

CITY OF PEARSALL

A Business-Friendly, Family-Oriented Community
APPLICATION FOR CONDITIONAL USE PERMIT

RECEIVED
11/19/2019
10:09 AM

Date of Application: 11/3/20 Fees: \$100.00
Name of Applicant: San Juana Espinoza
Address: 112 S Paiz Ct Pearsall TX 78061
Telephone: 820-1231-1829
Title Owner: SANJUANA ESPINOZA
Current Occupants: San Juana Espinoza

LEGAL DESCRIPTION OF PROPERTY TO BE DETERMINED

Lot: 7 and 8 Block: B Addition: PAIZ Courts
Acres: 0.205 Subdivision: _____ Survey: _____ Abst. _____

Address of Subject Property: 112 S Paiz Ct Lot 8
Recording Information: Volume: _____ Page: _____
Deed Record, Frio, TX

Purpose for Conditional Use Permit for Subject Property? Placing a Double wide/
Manufactured 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: _____

315 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 within 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: 11/3/20

Accepted By: _____

Applicant (s): San Juan Espinoza



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 2020
2. Make of Home to be placed on property Legacy Housing LTD
3. Model of Home to be placed on property C- 3264-328P
4. Serial Number of Home to be placed on property L11 6146A/B
5. ~~Photos of Home Inside & Out to be placed on property~~ Attached
6. Applicant must provide Deed of Property Attached
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

Property ID: 5747

Property Legal Description:

7 AND 8 BLK B PAIZ COURTS

PEARSALL

Property Location:

112 PAIZ COURT

PEARSALL TX 78061

Owner Information:

ESPINOZA SAN JUANA M

P O BOX 1341

PEARSALL TX 78061 1341

Previous Owner:

View Previous Owner Information

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	A1
Total Acres:	0.205
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	H
Homestead Cap Value:	21,920
Land Ag/Timber Value:	0
Land Market Value:	12,000
Improvement Value:	11,580

Go To Previous Page

Account / Geo Number:

00150-00002-00700-000000

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

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

Prepared by the State Bar of Texas for use by lawyers only. Reviewed
1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF FRIO

} KNOW ALL MEN BY THESE PRESENTS:

That we, PAULO R. MORALES and wife, GLORIA M. MORALES

of the County of Frio and State of Texas for and in
consideration of the sum of

Ten and No/100 (\$10.00) DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note executed by the grantees herein and payable to the grantors herein in the original principal amount of One Thousand Five Hundred and No/100 (\$1,500.00) Dollars, bearing interest from the date thereof at the rate therein provided, principal and interest being due and payable in six (6) monthly installments as therein provided, and providing for acceleration of maturity in the event of default or for attorney's fees, the payment of which note is secured by vendor's lien herein retained and is additionally secured by deed of trust of even date herewith to James A. Sindon, Trustee,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto MOISES V. ESPINOSA and wife, SAN JUANA M. ESPINOSA, P. O. Box 223, Sinton, Texas 78387

of the County of San Patricio and State of Texas, all of

the following described real property in Frio County, Texas, to-wit:
All of Lots Seven (7) and Eight (8) in Block "B" of the Piaz
Park Addition to the City of Pearsall, Frio County, Texas,
according to a map or plat thereof recorded in the Map and
Plat Records of Frio County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Provided however that a vendor's lien is herein retained by the grantors until the above mentioned note is fully and finally paid, at which time this deed shall become absolute.

EXECUTED this 17th day of August, A.D. 1984.

PAULO R. MORALES

GLORIA M. MORALES

Mailing address of each grantee:

Name: MOISES V. ESPINOSA, et ux
Address: P. O. BOX 223
SINTON, TEXAS 78387

Name:
Address:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF FRIO }

This instrument was acknowledged before me on the 17th day of August, 1984,
by PAULO R. MORALES and wife, GLORIA M. MORALES.

My commission expires:

10-6-84

James B. Lindsey
Notary Public, State of Texas
Notary's printed name:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19____,
by _____

My commission expires:

Notary Public, State of Texas
Notary's printed name:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19____,
by _____
of _____
a _____ corporation, on behalf of said corporation.

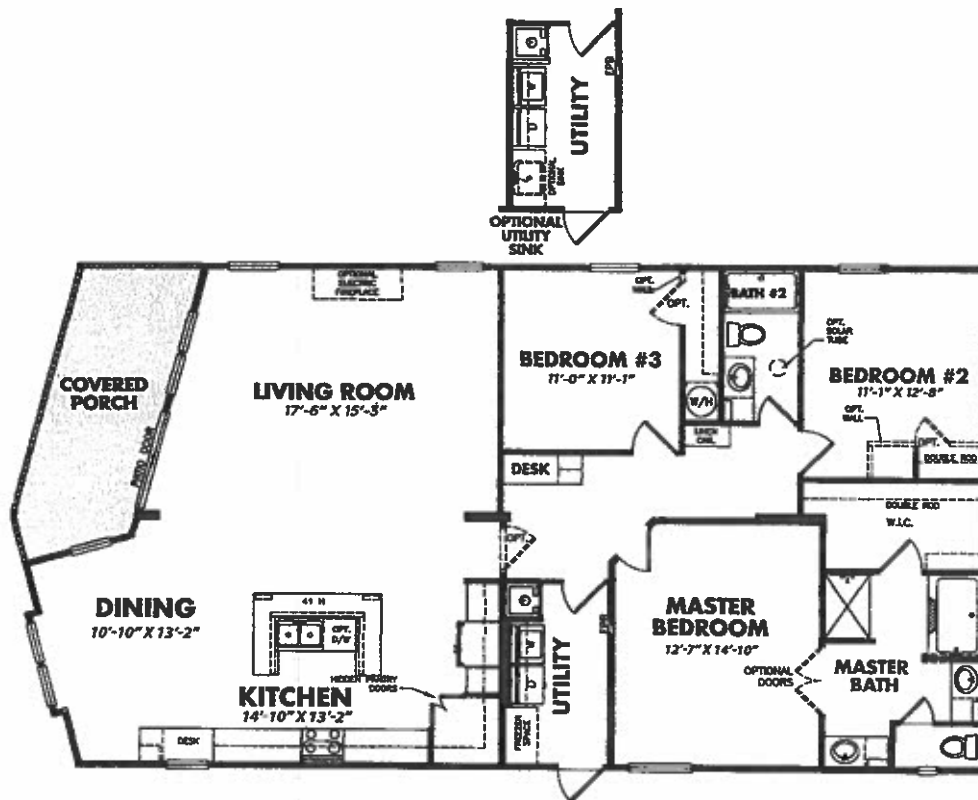
My commission expires:

Notary Public, State of Texas
Notary's printed name:

AFTER RECORDING RETURN TO:

Jose
040430
Mona Boyce
CLERK COUNTY CLERK
FRIO COUNTY, TEX.
James B. Lindsey

HOME GALLERY



1678 SQUARE FEET

2 DEEDDOOAAAC 2

© 2005-2019. LEGACY HOUSING CORPORATION - ALL RIGHTS RESERVED. (877) 652-3322

City Council Agenda

Approved for Agenda:

City Manager's Office

MEETING DATE: March 23, 2021

TO: City Council

FROM: Estrellita Ballesteros, Planner

SUBJECT: Discuss and consider setting a date, time, and place for a public hearing on a request for Conditional Use Permit for Mary Martin at 711 W Medina.

Purpose:

Ms. Mary Martin is the property owner of 711 W Medina, where she is requesting to place a 2001 Double Wide manufactured home. She will be using this manufactured home as her primary residence. On March 17th, twelve letters were mailed out to all citizens whom reside within 200 feet of the address for which the conditional use was submitted for. There has been no negative responses received.

Recommended City Council Action

☒ Approve ☐ Deny ☐ Directional / Informational

Fiscal Impact:

\$0.00

Discussion:

Per the city's Manufactured and Mobile Home Ordinance and the Zoning ordinance for Conditional Use Permits, city council is to set the date of a public hearing before acting upon a conditional use permit. Notice of the hearing shall be published at least one time in a newspaper of general circulation in the City not less than 30 days prior to the date of the hearing. Date of publication would be April 1, 2021, so the hearing would have to be scheduled on or after May 1st (Saturday).

City Manager Yearly Performance Evaluation

City of Pearsall

Evaluation period: 7-22-19 to 03-10-20

Governing Body Member's Name

The governing body should complete this evaluation form, sign it in the space below, and return it to Federico Reyes, City Manager. The deadline for submitting this performance evaluation is 03-10-20. Evaluations will be summarized and included on the agenda for discussion at the work session on 03-10-20.

Mayor's Signature

Date

Governing Body Member's Signature

Date Submitted

INSTRUCTIONS

This evaluation form contains ten categories of evaluation criteria. Each category contains a statement to describe a behavior standard in that category. For each statement, use the following scale to indicate your rating of the city manager's performance.

5 = Excellent (almost always exceeds the performance standard)

4 = Above average (generally exceeds the performance standard)

3 = Average (generally meets the performance standard)

2 = Below average (usually does not meet the performance standard)

1 = Poor (rarely meets the performance standard)

Any item left blank will be interpreted as a score of "3 = Average"

This evaluation form also contains a provision for entering narrative comments, including an opportunity to enter responses to specific questions and an opportunity to list any comments you believe appropriate and pertinent to the rating period. Please write legibly.

Leave all pages of this evaluation form attached. Initial each page. Sign and date the cover page. On the date space of the cover page, enter the date the evaluation form was submitted. All evaluations presented prior to the deadline identified on the cover page will be summarized into a performance evaluation to be presented by the governing body to the city manager as part of the agenda for the meeting indicated on the cover page.

PERFORMANCE CATEGORY SCORING

1. INDIVIDUAL CHARACTERISTICS

_____ Diligent and thorough in the discharge of duties, "self-starter"

_____ Exercises good judgment

_____ Displays enthusiasm, cooperation, and will to adapt

_____ Mental and physical stamina appropriate for the position

_____ Exhibits composure, appearance and attitude appropriate for executive position

Add the values from above and enter the subtotal _____ ÷ 5 = _____ score for this category

2. PROFESSIONAL SKILLS AND STATUS

- _____ Maintains knowledge of current developments affecting the practice of local government management
- _____ Demonstrates a capacity for innovation and creativity
- _____ Anticipates and analyzes problems to develop effective approaches for solving them
- _____ Willing to try new ideas proposed by governing body members and/or staff
- _____ Sets a professional example by handling affairs of the public office in a fair and impartial manner

Add the values from above and enter the subtotal _____ ÷ 5 = _____ score for this category

3. RELATIONS WITH ELECTED MEMBERS OF THE GOVERNING BODY

- _____ Carries out directives of the body as a whole as opposed to those of any one member or minority group
- _____ Sets meeting agendas that reflect the guidance of the governing body and avoids unnecessary involvement in administrative actions
- _____ Disseminates complete and accurate information equally to all members in a timely manner
- _____ Assists by facilitating decision making without usurping authority
- _____ Responds well to requests, advice, and constructive criticism

Add the values from above and enter the subtotal _____ ÷ 5 = _____ score for this category

4. POLICY EXECUTION

- _____ Implements governing body actions in accordance with the intent of council
- _____ Supports the actions of the governing body after a decision has been reached, both inside and outside the organization
- _____ Understands, supports, and enforces local government's laws, policies, and ordinances
- _____ Reviews ordinance and policy procedures periodically to suggest improvements to their effectiveness
- _____ Offers workable alternatives to the governing body for changes in law or policy when an existing policy or ordinance is no longer practical

Add the values from above and enter the subtotal _____ ÷ 5 = _____ score for this category

5. REPORTING

- _____ Provides regular information and reports to the governing body concerning matters of importance to the local government, using the city charter as guide
- _____ Responds in a timely manner to requests from the governing body for special reports
- _____ Takes the initiative to provide information, advice, and recommendations to the governing body on matters that are non-routine and not administrative in nature
- _____ Reports produced by the manager are accurate, comprehensive, concise and written to their intended audience
- _____ Produces and handles reports in a way to convey the message that affairs of the organization are open to public scrutiny

Add the values from above and enter the subtotal _____ ÷ 5 = _____ score for this category

6. CITIZEN RELATIONS

- _____ Responsive to requests from citizens
- _____ Demonstrates a dedication to service to the community and its citizens
- _____ Maintains a nonpartisan approach in dealing with the news media
- _____ Meets with and listens to members of the community to discuss their concerns and strives to understand their interests
- _____ Gives an appropriate effort to maintain citizen satisfaction with city services

Add the values from above and enter the subtotal _____ ÷ 5 = _____ score for this category

7. STAFFING

- _____ Recruits and retains competent personnel for staff positions
- _____ Applies an appropriate level of supervision to improve any areas of substandard performance
- _____ Stays accurately informed and appropriately concerned about employee relations
- _____ Professionally manages the compensation and benefits plan
- _____ Promotes training and development opportunities for employees at all levels of the organization

Add the values from above and enter the subtotal _____ ÷ 5 = _____ score for this category

8. SUPERVISION

- _____ Encourages heads of departments to make decisions within their jurisdictions with minimal city manager involvement, yet maintains general control of operations by providing the right amount of communication to the staff
- _____ Instills confidence and promotes initiative in subordinates through supportive rather than restrictive controls for their programs while still monitoring operations at the department level
- _____ Develops and maintains a friendly and informal relationship with the staff and work force in general, yet maintains the professional dignity of the city manager's office
- _____ Sustains or improves staff performance by evaluating the performance of staff members at least annually, setting goals and objectives for them, periodically assessing their progress, and providing appropriate feedback
- _____ Encourages teamwork, innovation, and effective problem-solving among the staff members

Add the values from above and enter the subtotal _____ $\div 5 =$ _____ score for this category

9. FISCAL MANAGEMENT

- _____ Prepares a balanced budget to provide services at a level directed by council
- _____ Makes the best possible use of available funds, conscious of the need to operate the local government efficiently and effectively
- _____ Prepares a budget and budgetary recommendations in an intelligent and accessible format
- _____ Ensures actions and decisions reflect an appropriate level of responsibility for financial planning and accountability
- _____ Appropriately monitors and manages fiscal activities of the organization

Add the values from above and enter the subtotal _____ $\div 5 =$ _____ score for this category

10. COMMUNITY

- _____ Shares responsibility for addressing the difficult issues facing the city
- _____ Avoids unnecessary controversy
- _____ Cooperates with neighboring communities and the county
- _____ Helps the council address future needs and develop adequate plans to address long term trends
- _____ Cooperates with other regional, state and federal government agencies

Add the values from above and enter the subtotal _____ ÷ 5 = _____ score for this category

NARRATIVE EVALUATION

What would you identify as the manager's strength(s), expressed in terms of the principle results achieved during the rating period? _____

What performance area(s) would you identify as most critical for improvement? _____

What constructive suggestions or assistance can you offer the manager to enhance performance? _____

What other comments do you have for the manager; e.g., priorities, expectations, goals or objectives for the new rating period? _____
