

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, August 3, 2021, at 7:00 p.m., at the Pearsall City Hall, 214 S. Ash Street, Pearsall, Texas.

1. Call To Order

Mayor Ben T. Briscoe called the meeting to order at 7:00 pm.

2. Roll Call and Announcement of a Quorum

Council Members Present: Mayor Ben Briscoe, Mayor Pro Tem Julian Hernandez, Council Member James Leal (arrived at 8:03 pm), Council Member Sonia Hernandez, Council Member Brenda Trevino, Council Member Tiffany Talamantes, Council Member Lionel Gandara

Council Members Absent: Council Member Davina Rodriguez

Staff Present: City Manager Federico Reyes, City Clerk Krystal Garcia, Finance Director Santos Alarcon, Chief of Police Humberto Torralba, Public Information Officer Bianca Ortiz, Public Works Director Hector Gandara, City Attorney Bobby Maldonado, Jennifer Muniz Librarian

3. Invocation and Pledge of Allegiance

Pledge of Allegiance led by all present.

4. Citizens to Be Heard

None

5. Mayor's Message

Mayor Ben T. Briscoe informed the Council of the increase of the tax rate from \$0.86 to \$0.94 and the potential revenue anticipated to be \$114,000.

6. New Business

A. Action on the Land Use Variance/Special Exception Application submitted by David and Maria Camacho for 1016 E. Frio, Pearsall, TX 78061. Property's legal description being lot(s) 4-6, Block 106, Original Townsite Addition. - Action Item

City Manager Fred Reyes informed Council of the Planning and Zoning Commission tabling the item during their meeting. Mayor Pro Tem Julian Hernandez motioned to table the item,

second by Councilwoman Tiffany Talamantes. The vote in favor of the motion was unanimous.

B. Discuss comprehensive plan goals, timeline and related matters.

Nathalie Booth from Grantworks reviewed with Council what a comprehensive plan consists of; what purpose it serves and how the community can benefit from the development of a comprehensive plan. She informed the Council of Grantworks intentions of driving each street within the city to map substandard housing as well as gas, waste water and water infrastructure. After announcing Pearsall's comprehensive plan will contain 14 chapters, Mayor Pro Tem Julian Hernandez inquired how the chapters will be determined. Nathalie stated they were determined when the city applied for the grant years ago. The timeframe for the entire project will range from 6 months to 1 year.

C. Consider and Act on Resolution No. 2021-08-01 for the Commitment of Additional Local Funds associated with construction contract coverage for the TDA TxCDBG #7219321 Water and Sewer Improvements Project. - Action Item

(Items 6C and 6D were discussed together) City Manager Fred Reyes stated that due to an oversight from the City's previous engineers, LNV, the project has incurred additional costs. He further explained that 800 feet of Peach Street recently had water and sewer improvements completed and LNV recommended moving the improvements over to Cherry Street. Mayor Pro Tem Julian Hernandez expressed concern with proceeding with the project due to this huge oversight. Mr. Reyes informed that Council that if the city chose to not continue with the approval of the item, it could possibly hinder the city from receiving grants in the future. Christina Wirsching from GrantWorks confirmed Mr. Reyes' statement and went on to explain that the project was originally was to cover Mulberry Street, Alabama Street, Peach Street and Neches Street and the change order request for Cherry Street was originally made in June. If the proposed change was not agreed to by the Council, \$60,000 would have to be returned to TDA and the engineering and admin fees would have to be recalculated. Mayor Ben T. Briscoe stated the Council could request the city attorney to send a letter to Ardurra (formerly known as LNV) regarding the \$22,000 the city will have to pay in additional costs due to Adurra's oversight. Mayor Pro Tem Julian Hernandez motioned to approve Resolution No. 2021-08-01, second by councilwoman Tiffany Talamantes. Councilwoman Sonia Hernandez was not in favor of the motion. Councilman James Leal abstained due to not being present during the discussion. Councilwoman Tiffany Talamantes stated projects need to be managed better. Motion passed.

D. Consider and Act on Resolution No. 2021-08-02 for the Commitment of Additional Local Funds for construction costs associated with proposed change orders for the TDA TxCDBG #7219321 Water and Sewer Improvements Project. - Action Item

(Items 6C and 6D were discussed together) Mayor Pro Tem Julian Hernandez motioned to approve, second by Councilman Lionel. Councilman James Leal abstained due to not being present during the discussion. Motion passes.

E. Discussion and action to conduct council meetings using Zoom. - Action Item

Mayor Ben T. Briscoe stated he would prefer if council members were present. Councilman James Leal stated his belief of allowing members to attend via Zoom if they are ill. City

Attorney Bobby Maldonado stated the allowance of Zoom would be valid for one more month per Governor Abbott's executive order. Councilwoman Sonia Hernandez motioned to approve conducting council meetings using Zoom, second by Mayor Pro Tem Julian Hernandez. The vote in favor of the motion was unanimous. Councilman James Leal stated for those who will utilize Zoom, to have respect for those who have the floor and to mute themselves while not speaking.

F. Discuss and Consider the Proposed Annual Appropriations Budget for the Fiscal Year beginning October 1, 2021, and ending on September 30, 2022, as submitted by the City Manager, Finance Director, and Administrative Staff.

City Manager Fred Reyes reviewed the dates the Council met and discussed the budget. He explained that the increase in tax rate would generate \$144,000 of revenue for the City. He stated there was \$333,000,000 in 2020 taxable property and 2021 had \$317,000,000 in taxable property due to many companies associated with the oilfield clearing out their properties and relocating. Councilman James Leal inquired how the city will generate revenue and retain more employees and added that the PD is requesting 3 officers to be added to the budget but keeps losing officers already. Mayor Ben T. Briscoe said the TIRZ could help create a larger tax base for the city but not there yet. Mayor Ben T. Briscoe asked what council members would like to see get worked on. Councilman Lionel Gandara stated streets, infrastructure, and housing. Councilwomen Tiffany Arrellano, Sonia Hernandez and Brenda Trevino agreed. Finance Consultant Santos Alarcon informed the council that City Manager Fred Reyes had cut funds and was presenting a balanced budget. He added that there had not been a tax rate increase for 2-3 years and recommended the tax rate increase as presented in the proposed budget. Mayor Ben T. Briscoe stated if the tax rate was not increased as proposed, the budget would have to be cut by a little over \$200,000. Mayor Pro Tem Julian Hernandez inquired if the cities included in the salary survey offered incentives to their employees as the City of Pearsall does. City Manager Fred Reyes was tasked with researching this information.

7. Executive Session

Councilwoman Sonia Hernandez motioned to enter into Executive Session at 9:26 pm, second by Councilwoman Brenda Trevino. The vote in favor of the motion was unanimous.

A. Discussion regarding the City Manager's quarterly evaluation.

8. Open Session

Councilwoman Sonia Hernandez motioned to return to Open Session at 10:12 pm, second by Councilman Lionel Gandara. The vote in favor of the motion was unanimous.

A. Discussion and consideration regarding the City Manager's quarterly evaluation. - Action Item

No action taken

9. General Announcements

City Manager Fred Reyes announced the details for the Back to School Bash to be hosted by Pearsall

ISD. Councilwoman Tiffany Arrellano announced details for an assembly at the high school - Former team members from the McFarland cross country team would be present and speaking at the assembly.

Chief of Police Humberto Torralba announced IH-35 traffic would be rerouted through BI-35 on August 9th.

Councilman Lionel Gandara announced Antonio Daniels Foundation would be hosting a community event and would provide the date once it was announced.

10. Adjournment

Councilwoman Sonia Hernandez motioned to adjourn at 10:16 pm, second by Councilwoman Brenda Trevino. The vote in favor of the motion was unanimous.

Approved this November 9, 2021.



Ben T. Briscoe, Mayor

ATTEST:



Krystal Garcia, City Clerk