

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, August 10, 2021, at 7:00 p.m. 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/83169463931>

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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, Council Member Sonia Hernandez, Council Member Brenda Trevino, Council Member Tiffany Talamantes, Council Member Lionel Gandara, Council Member Davina Rodriguez

Council Members Absent:

Staff Present: City Manager Federico Reyes, City Clerk Krystal Garcia, Public Information Officer, Finance Director Santos Alarcon, Chief of Police Humberto Torralba, City Attorney Bobby Maldonado

3. Invocation and Pledge of Allegiance

Pledge of Allegiance Led by all.

4. Citizens to Be Heard

None

5. Mayor's Message

Mayor Ben T. Briscoe gave a brief overview of items on the agenda.

6. Presentation

A. Discuss City of Pearsall Water System Improvements.

CDM Smith Staff Members Stacy Barna, Christopher Varna, and Kimberly Chanslor went over a presentation regarding their recent visit with staff to discuss the City's groundwater plants and water distribution system and identify potential areas of improvement. The presentation provided a water system infrastructure capacity description of the city's four water plants; it listed improvements to the gas chlorine disinfection system, distribution system booster pump station, wellheads, and SCADA alarming system. The presentation provided a prioritization of the proposed improvements and design considerations. Pictures of the current Gas Chlorine Disinfection System of all four plants; the Distribution Pump Station Improvements located at the Cherry and Colorado Plants and the Wellhead Improvements located at the Colorado Plant were displayed.

B. Discussion regarding property tax reports and legislative changes to property tax code.

Ronald Rocha reviewed the details of the property tax reports and legislative changes made to the property tax code. He explained the process taken to resolve delinquent taxes and provided collection rates.

C. Discuss building codes and other related codes adopted by the City of Pearsall and the permitting process that addresses these codes.

7. New Business

A. Discuss and consider awarding/rejecting bid for brush/yard waste from the city's transfer station and authorize the city manager to readvertise invitation for bid, if necessary. -

Action Item

****Councilman James Leal** motioned to have Item 7A be discussed in Executive Session as Item 8B, second by Councilwoman Davina Rodriguez. The vote in favor of the motion was unanimous**

Councilwoman Davina Rodriguez motioned to deny the bids and directed the city manager to re-advertise for 14 days, second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

B. Discuss and consider amending the City of Pearsall Code of Ordinances by adding articles to Chapter 32, Substandard Buildings, to enact regulations for substandard, unsecured or dangerous buildings or structures. - Action Item

Councilwoman Davina Rodriguez asked what Chapter 32 covered. City Attorney Bobby Maldonado stated it covered all ordinances regarding nuisances. He added that everything proposed was in accordance with the State of Texas. City Manager Fred Reyes stated the ordinance, if passed, would provide the city with a process to address substandard structures throughout the city. Mr. Reyes and City Manager Bobby Maldonado reviewed the process with the Council. Councilman James Leal motioned to approve, second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

C. Discuss revisions to Chapter 32 of the code of ordinances as it pertains to junk and abandoned vehicles and other nuisances.

City Manager Fred Reyes reviewed Chapter 32, Article 4 with the council. Councilwoman Davina Rodriguez stated she received calls regarding the seizure of vehicles because property owners were not maintaining properties. Mayor Pro Tem Julian Hernandez stated people calling were not provided with long enough notice regarding enforcement.

D. Discuss and consider the reissuance of a Request for Proposals for Real Estate Broker for the City of Pearsall. - Action Item

City Manager Fred Reyes informed the Council that he would like to re-advertise the RFP for a real estate broker as proposals were not received the last time it was advertised. He stated he spoke to an individual who expressed interest. Councilwoman Davina Rodriguez motioned to approve, second by Councilman Lionel Gandara. The vote in favor of the motion was unanimous.

E. Discuss 2021-2022 proposed tax rate and related budget matters.

City Manager Fred Reyes stated the budget would be increased by \$40,000 due to the addition of the full-time municipal court judge position. He added that approximately \$110,000 would have to be cut if the tax rate was not increased, as recommended by staff. Finance Director Santos Alarcon stated that if the tax rate were to be dropped to \$0.91, I&S would not change, and cuts would have to be made. He added \$0.43 out of the \$0.91 would go to debt service. Councilwoman Davina Rodriguez stated the 1.3 million in ARP fund was to help alleviate financial pressure placed on citizens due to the ongoing pandemic and the city has positions that are not currently filled. She added the funds were granted to help the city stay afloat so the city should not burden people by imposing a higher tax rate. Mayor Pro Tem Julian Hernandez asked what the revenue would be if the tax rate went from \$0.86 to \$0.89. City Manager Fred Reyes stated it would not generate anything due to the decrease in assessed property value. Councilman James Leal stated the Council needs to review each line item and compare what was approved and spent during previous budget years. Councilman Lionel Gandara stated infrastructure was listed at the top of the council's priority list and believes the increase to the tax rate should wait. Councilwoman Tiffany Talamantes recommended a committee to provide input for the spending of the ARP funds.

8. Executive Session

Councilwoman Davina Rodriguez motioned to enter into Executive Session at 8:29 p.m., second by Councilwoman Tiffany Talamantes. The vote in favor of the motion was unanimous.

A. Interviews for municipal court judge.

9. Open Session

Mayor Pro Tem Julian Hernandez motioned to return from Executive Session at 9:58 p.m., second by Councilwoman Brenda Trevino. The vote in favor of the motion was unanimous.

A. Discuss and consider appointment of municipal court judge. - Action Item

Councilwoman Davina Rodriguez motioned to appoint Nicolas DeLeon to serve as municipal court judge and to get with the city manager and city attorney to negotiate salary, second by Councilwoman Brenda Trevino. The vote in favor of the motion was unanimous.

10. Staff Report

A. July Staff Reports

No comments from council.

11. Review of Bills Paid

A. July Bills

No comments from council.

12. General Announcements

Non

13. Adjournment

Councilman James Leal motioned to adjourn the meeting at 10:43 p.m., second by Councilwoman Sonia Hernandez. The vote in favor of the motion was unanimous.

Approved this November 9, 2021.



Ben T. Briscoe Mayor

ATTEST:



Krystal Garcia, City Clerk