

# **CITY COUNCIL MINUTES**

A Special Meeting of the City Council of the City of Pearsall, Texas was held on Tuesday, October 29, 2024, at 6:00 PM at the Pearsall City Hall, 214 South Ash Street, Pearsall, Texas.

"In accordance with TEX. GOV'T CODE § 551.127, please be advised that members of the governing body may participate in a meeting via video conference call. A quorum of the city governing body will be present at the posted physical location of the meeting."

Please use the link below to join the webinar:

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**\*\*An addendum to the agenda was issued to insert Zoom information\*\***

## **COUNCIL MEMBERS**

**BEN T BRISCOE  
RACHEAL GARZA  
TIFFANY TALAMANTES  
BRENDA TREVINO**

**JAMES LEAL  
SONIA HERNANDEZ  
RAMIRO TREVINO  
AURORA GARZA**

### **1. Call To Order**

Mayor Ben T. Briscoe called the meeting to order at 6:00 PM.

### **2. Roll Call and Announcement of Quorum**

Council Members Present: Mayor Ben T. Briscoe, Council Member Ramiro Trevino, Council Member Aurora Garza, Council Member Brenda Trevino, Council Member Sonia Hernandez, Council Member Tiffany Talamantes

Council Members Absent: Mayor Pro Tem James Leal, Council Member Racheal Garza

Staff Present: City Manager Federico Reyes, Assistant City Manager/Community Development Director Yolanda Moran, City Clerk Krystal Garcia, City Attorney Bobby Maldonado via Zoom, Public Works Director Hector Gandara, Finance Director Christine Green via Zoom, Public Information Officer Bianca Ramirez

### **3. Invocation And Pledge of Allegiance**

Mayor Ben T. Briscoe led the invocation. Pledge of Allegiance led by all present.

### **4. Citizens To Be Heard**

None

## **5. Mayor's Message**

None

## **6. Presentations**

### **6.A Presentation of Chapter 38 Revised Subdivision Ordinance - Yolanda Moran, Assistant City Manager/Community Development Director**

Yolanda Moran, Assistant City Manager/Community Development Director reviewed a PowerPoint presentation with the council covering the articles within the revised subdivision ordinance. Mrs. Moran and Fred Reyes, City Manager, emphasized the importance of regulating the city's ETJ, which is also required by state law. Mr. Leonard Young and Mr. Jaime Noriega from Young Professional Resources (YPR) supported the revised ordinance by stating a lot of the revisions were triggered by state law and added that majority of communities have similar standards. Mr. Reyes followed up by saying staff has not been perfect with the process but also are not trying to make the process more difficult or create hardships. He pointed out that the existing code shows dates of 1976 and 2014 indicating it's time for an update. Council Member Ramiro Trevino asked if the laws indicated by YPR staff are blanketed over the State of Texas to which Mr. Young stated they are. He said the code offers some flexibility to make it easy to develop but in a "planning" way.

## **7. Public Hearing**

### **7.A Open Public Hearing**

Mayor Ben T. Briscoe opened the public hearing at 6:55 PM.

### **7.B On Chapter 38 Revised Subdivision Ordinance**

Mr. Randy Reyes stated he agrees with the city needing to update its subdivision regulations after seeing the dates of the current regulations. He then asked if applications submitted and on file are being processed or are they on hold until the passage of the revised ordinance. Fred Reyes, City Manager informed the council some property owners have cut up property, unknowingly created subdivisions. He added that provisions in the revised ordinance could make certain processes easier for qualifying property owners. Mr. Randy Reyes followed up by asking the council to keep in mind of what the local community is capable of doing. He stated Pearsall is not comparable to metro areas. Mr. Hector Lozano spoke regarding past inconsistencies he felt the city has shown regarding the current code and its enforcement. Mayor Ben T. Briscoe asked if his public statement had anything to do with the revised ordinance and future development or past development. Mr. Lozano stated he wanted to speak regarding issues with the process in place. Mayor Briscoe stated because Mr. Lozano was not staying on task with the agenda, the comments would not be taken.

### **7.C Close Public Hearing**

Mayor Ben T. Briscoe closed the public hearing at 7:18 PM.

## **8. New Business (Items below are action items)**

Mayor Ben T. Briscoe asked the council to move items 8A and 8B before Sections 6 and 7.

Council Member Aurora Garza motioned to move items 8A and 8B before Sections 6 and 7, seconded by Council Member Sonia Hernandez. The vote in favor of the motion was unanimous.

**8.A CONSIDERATION AND APPROVAL OF AN ORDINANCE AUTHORIZING THE ISSUANCE OF "CITY OF PEARSALL, TEXAS COMBINATION TAX AND SURPLUS REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024A;" PROVIDING FOR THE PAYMENT OF THE CERTIFICATES BY THE LEVY OF AN AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY AND FURTHER SECURING THE CERTIFICATES BY A LIEN ON AND PLEDGE OF THE SURPLUS REVENUES OF THE CITY'S WATER AND WASTEWATER SYSTEM; AND PROVIDING FOR OTHER MATTERS RELATED THERETO**

Council Member Sonia Hernandez motioned to approve, seconded by Council Member Aurora Garza. Mr. Juan Aguilera from Escamilla & Poneck, LLP briefly covered the timeline of the issuance. He then introduced Mr. Thomas Lastrapes to further discuss the finance details. Mr. Lastrapes spoke on behalf of Tijerina Financial Consulting LLC regarding the final pricing portion of the bond and timeline of the process. The project funds is \$6,119,949; Cost of issuance plus TWDB 2% origination fee The vote in favor of the motion was unanimous. Is \$280,051 bring the total par amount to \$6.4 million. He reviewed the city's combined water and sewer revenue debt service schedule with the council. The vote in favor of the motion was unanimous.

**8.B CONSIDERATION AND APPROVAL OF A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF PEARSALL, TEXAS APPROVING A PRINCIPAL FORGIVENESS AGREEMENT WITH THE TEXAS WATER DEVELOPMENT BOARD; DESIGNATING CERTAIN CITY OFFICIALS WITH THE AUTHORITY TO EXECUTE SUCH AGREEMENT; AND OTHER MATTERS INCIDENT AND RELATED THERETO**

Council Member Brenda Trevino motioned to approve, seconded by Council Member Aurora Garza. Mr. Juan Aguilera from Escamilla & Poneck, LLP addressed the contents of the resolution. He explained the TWDB has made a commitment to provide financial assistance in the amount of \$7,400,000 with \$1,000,000 being forgiven to finance the water system project upon execution of the agreement. The vote in favor of the motion was unanimous.

**9. General Announcements**

None

**10. Adjournment**

There being no further business before the council, Council Member Aurora Garza motioned to adjourn the meeting at 7:19 PM, seconded by Council Member Brenda Trevino. The vote in favor of the motion was unanimous.

Approved this November 12, 2024

  
Ben T. Briscoe, Mayor

ATTEST:

  
Krystal Garcia, City Clerk