

CITY COUNCIL MINUTES

A Regular Meeting of the City Council of the City of Pearsall, Texas will be held on Tuesday, February 13, 2024, at 6:00 PM at the Pearsall City Hall, 214 S. 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:

<https://us02web.zoom.us/j/88566859096>

Or One tap mobile :

+13462487799,,88566859096# US (Houston)

+17193594580,,88566859096# US

Webinar ID: 885 6685 9096

COUNCIL MEMBERS

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

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

- 1. Call To Order**
- 2. Roll Call and Announcement of Quorum**
- 3. Invocation And Pledge of Allegiance**
- 4. Citizens To Be Heard**
- 5. Mayor's Message and January 2024 Staff Reports**
 - 5.A Pearsall PD and ACO Report - Chief of Police, Daniel Flores
 - 5.B Public Works Department Report - Public Works Director, Hector Gandara
 - 5.C Finance Report - Interim Finance Director, Alex Izarraras
 - 5.D Community Development Reports - Assistant City Manager/Community Development Director, Yolanda S. Moran
 - 5.E Municipal Court Reports - Municipal Court Judge, Nicolas DeLeon
 - 5.F Administrative Reports - City Manager, Federico Reyes, Jr.

6. Presentations

6.A Presentation and contribution to the San Antonio Food Bank for their efforts to fight hunger and feed hope to Pearsall Texas

6.B Discuss the Public Protection Classification Results produced by the Insurance Services Office. Inc (ISO)

6.C Presentation of Victor Trevino Sports Complex - Master Plan Review City of Pearsall, Texas by Yolanda Moran, Community Development

7. Public Hearing

7.A Open Public Hearing

7.B On a request for a Land Use Variance of 14' side yard setback from the minimum width of 15' concurrently with an application for a Conditional Use Permit for Abigail Morales, to allow for a 12'x56' 2024 Manufactured Home to be located at N. Peach St. Legal Description being Lot 7, BLK R. Additionally, the Applicant is requesting a 14' variance to the side yard minimum of 15'.

7.C Close Public Hearing

7.D Open Public Hearing

7.E On a request for a Land Use Variance to construct a 24'x14' storage building for Monica Vega located at 703 W. San Antonio. The property's legal description Lot 8-9 Blk 1 COL.PROG currently zoned R-1 Residential Single Family.

7.F Close Public Hearing

7.G Open Public Hearing

7.H On a request for a Land Use Variance concurrently with an application for a Conditional Use Permit for Margarita Castilleja Cabrera to allow for a 16'x72' 1997 Manufactured Home The property's legal description being Lot 5 Blk 2 Oster Young Addition currently zoned A-O Agriculture and Open Space.

7.I Close Public Hearing.

7.J Open Public Hearing

7.K On a request for a Land Use Variance concurrently with an application for a Conditional Use Permit for Rebecca Deleon in order allow a 28'x48'' Manufactured Home on property located at 520 Peach St. The property's legal description being Lot 13, Block "J" Pearsall, Frio County, Texas is currently zoned R-1 Single Family.

7.L Close Public Hearing

7.M Open Public Hearing

7.N On a request for a Conditional Use Permit, by Jorge & Petra Ayala, to place a 27'x52' Manufactured Home. The property's legal description being 0.499 of an acre tract out of

Subdivision 30 of the Pablo Ortiz Survey 1411, Abstract 530 being out of and a part of a 5.285-acre tract of land currently zoned A-O, Agriculture Open Space.

7.O Close Public Hearing

7.P Open Public Hearing

7.Q On a request for a Conditional Use Permit for Hilario Ramirez to allow for a 14'x70' Manufactured Home to be located at 507 S. Apple St. Legal description being Lot 7 Block R Zoning R-1 Residential Single-Family Dwelling.

7.R Close Public Hearing.

7.S Open Public Hearing.

7.T On a request for a Land Use Variance for Eleanor Kyle to construct a fence on 1402 E. Leona. The property is zoned A-O Agriculture Open Space. The property's legal description being Lot 1 Blk 1 Margarito Flores Subdivision, City of Pearsall, Frio County, Texas.

7.U Close Public Hearing.

8. Action to Consent Agenda (All items below are action items)

8.A Discuss and consider minutes from the January 9, 2024, meeting

9. New Business (All items below are action items)

9.A Discuss, Consider and Act on authorizing city staff to advertise bids through an Invitation for Bids for the Wastewater Treatment Plant Improvements TxCDBG Contract CDV21-0495.

9.B Discuss, Consider and Act on a Resolution adopting Section 3 of the Housing and Urban Development Act requiring the City of Pearsall to implement steps to provide opportunities for job training, employment and contracting opportunities for Section 3 residents and Section 3 businesses of the areas in which the program/project is being carried out.

9.C Discuss and consider authorizing a Request for Proposals (RFP) and Statement of Qualifications for financial advisor services from interested qualified professionals to provide strategic financial planning, analysis of market conditions, recommended investments of bond proceeds; and provide recommendations to the City for financing through programs established by the Texas Water Development Board (TWDB)

9.D Discuss and consider authorizing a solicitation for the submission of Statements of Qualifications (SOQ) for professional engineering services with respect to possible loan and/or loan forgiveness funding through the Texas Water Development Board (TWDB) to provide for planning, permitting, environmental, design, and construction management and other services as necessary associated with the design and construction of water and/or wastewater system improvements

9.E Discuss and consider authorizing the solicitation of a Request for Proposals (RFP) and Statement of Qualifications (SOQ) for bond counsel services from interested qualified professionals to assist the city in obtaining loan and/or grant funding and to provide legal opinions with respect to validity of any debt obligations issued by the City for capital financing, preparation of resolutions authorizing and securing the debt and/or authorizing any grant or principal loan forgiveness agreements, as necessary

- 9.F Discuss and consider a resolution authorizing participation in the TexPool Investment Pools and designating authorized representatives
- 9.G Discuss and consider Resolution # 2024-02-02 and Resolution # 2024-02-03 for approval of submission of grant(s)
- 9.H Discuss and Consider Resolution No. 2024-02-01 authorizing signatories for all of its designated depository bank accounts.
- 9.I Discuss, Consider and Act on Ordinance No. 2024-02-01 for a Land Use Variance concurrently with an application for a Conditional Use Permit for Abigail Morales, to allow for a 12'x56' 2024 Manufactured Home to be located at N. Peach St. Legal Description being Lot 7, BLK R.
- 9.J Discuss, Consider and Act on Ordinance No. 2024-02-02 authorizing a Land Use Variance to construct a 24'x14' storage building for Monica Vega located at 703 W. San Antonio. The property's legal description Lot 8-9 Blk 1 COL.PROG currently zoned R-1 Residential Single Family.
- 9.K Discuss, Consider and Act on Ordinance No. 2024- 02-03 Land Use Variance concurrently with an application for a Conditional Use Permit for Margarita Castilleja Cabrera in order to allow for a 16'x72' 1997 Manufactured Home that does not meet the criteria of the City of Pearsall Code of Ordinances Chapter 48-Zoning which does not allow for the placement of a manufactured home in the A-O; Agriculture and Open Space District provided a conditional use permit has first been issued. The property's legal description being Lot 5 Blk 2 Oster Young Addition is currently zoned A-O Agriculture and Open Space.
- 9.L Discuss, Consider, and Act on Ordinance No. 2024-02-04 for a Land Use Variance concurrently with an application for a Conditional Use Permit for Rebecca Deleon in order to allow a 28'x48' Manufactured Home on property located at 520 Peach St. The property's legal description being Lot 13, Block "J" Pearsall, Frio County, Texas is currently zoned R-1 Single Family. Applicant is proposing a 5' setback for the side yard which is required at 15'.
- 9.M Discuss, Consider and Act on Ordinance No. 2024-02 -05 for the Conditional Use Permit for Jorge & Petra Ayala to place a 27'x52' Manufactured Home on his property. The property's legal description being 0.499 of an acre tract out of Subdivision 30 of the Pablo Ortiz Survey 1411, Abstract 530 being out of and a part of a 5.285-acre tract of land and is currently zoned A-O, Agriculture Open Space.
- 9.N Discuss, Consider and Act on Ordinance No. 2024-02-06 for the Conditional Use Permit for Hilario Ramirez to allow for a 14'x70' Manufactured Home to be located at 507 S. Apple St. The City of Pearsall Code of Ordinance Chapter 48 Zoning does not allow for the placement of a manufactured home in the R-1 Residential Single Family provided a conditional use permit has first been issued.
- 9.O Discuss, Consider and Act on Ordinance No. 2024-02- 07 authorizing a Land Use Variance for Eleanor Kyle to construct a fence on 1402 E. Leona. The property's legal description being Lot 1 Blk 1 Margarito Flores Subdivision, City of Pearsall, Frio County, Texas is currently zoned A-O Agriculture Open Space.
10. **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 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.

10.A Discuss and deliberate commercial business prospect that seeks to locate, stay, or expand in Pearsall

11. **Open Session (All items below are action items)**

11.A Discuss and consider deliberation of a commercial business prospect that seeks to have locate, stay, or expand in Pearsall

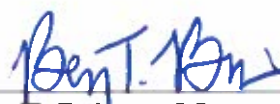
12. **Review of Bills Paid**

12.A January 2024 Bills Paid

13. **General Announcements**

14. **Adjournment**

Approved this March 12, 2024



Ben T. Briscoe, Mayor

ATTEST:



Krystal Garcia, City Clerk