

City Council Minutes – 9/18/07

CITY OF CONVERSE
CITY COUNCIL MEETING
MINUTES OF SEPTEMBER 18, 2007
7:00 PM

The City Council of the City Of Converse met in a regular meeting at the Converse Municipal Complex on Tuesday, September 18, 2007 at 7:00 PM to discuss various items on the agenda. The following were present:

Mayor Al Suarez
Councilwoman Nancy Bazany, Place 1
Councilman Billy Schindler, Place 3
Councilwoman Gloria Weers, Place 6
Ms. Laura Arens, Assistant City Manager
Mr. Richard Wendt, Fire/EMS Chief
Mr. Mark Luft, COC EDC Exe. Director
Mr. Ray Ortiz, City Attorney

Mayor Pro Tem Scott Jauregui, Place 4
Councilwoman Robin Benbrook, Place 2
Councilman Jim Uballe, Place 5
Mr. Sam Hughes, City Manager
Mr. Rick Jamison, Police Chief
Mr. Jerry Wilson, Finance Director
Ms. Julie Rowin, Water Billing Clerk
Ms. Penny Hieronymus, City Secretary

{Tape 1, Side A}

1. Call City Council Meeting to Order

At approximately 7:00 PM, Mayor Suarez called the meeting to order.

2. Invocation by Father Dennis Arechiga, St. Monica's Catholic Church

Father Arechiga gave the invocation.

3. Pledge of Allegiance

Mayor Suarez led all those present in the Pledge of Allegiance.

4. Roll Call and Recognition of Visitors

Mayor Suarez asked the record to reflect that all Council members are present.

5. Consent Agenda. All of the following Items May Be Acted Upon By One Motion. No Separate Discussion or Action on Any of the Items Is Necessary Unless Desired By A Council Member

- A. Approval of City Council Minutes – City Council Meeting August 28, 2007
- B. Approval of City Council Minutes – City Council Meeting September 4, 2007
- C. Receive Park & Recreation Commission Minutes for Meeting Conducted on July 9, 2007
- D. Receive Economic Development Corporation Minutes for Meeting Conducted on August 14, 2007
- E. Receive Park & Recreation Commission Minutes for Meeting Conducted on August 20, 2007
- F. Receive Zoning Commission Minutes for Meeting Conducted on August 20, 2007

Councilwoman Bazany asked for agenda item #5 C, be voted on separately.

Councilman Uballe asked for agenda item #5 A, be voted on separately.

Councilman Schindler made a motion to approve agenda items # 5 B, D, E & F. Councilwoman Bazany seconded the motion.

It passed unanimously to approve agenda items #5 B, D E & F.

Councilwoman Bazany made a motion to table agenda item #5 C due to some corrections that needed to be made that have not been added to the P&R minutes. Councilwoman Weers seconded the motion.

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It passed unanimously to table agenda item #5 C.

Councilman Schindler made a motion to approve agenda item #5 A. Councilwoman Benbrook seconded the motion.

It passed with 6 members (Suarez, Jauregui, Bazany, Benbrook, Schindler & Weers) voting to approve agenda item #5 A and 1 member (Uballe) abstaining.

6. Citizens To Be Heard. This time is provided for citizens to address City Council on any issues and concerns. No City Council discussion or action can be taken if the item is not on the Agenda. Please limit your remarks to three (3) minutes and state your name and address for the record.

-Ms. Jami Lott of TJ Elite Properties, Converse Business Circle will speak on agenda item #8 B.

-Mr. Troy Lott of TJ Elite Properties, Converse Business Circle will speak on agenda item #8 B.

-Ms. Becky Johnson of Salitrillo Creek-707 S. Seguin wished to thank everyone on behalf of the EXPO's needs & support they received last week. They received a lot of positive feedback about meeting City staff, Council & the general friendliness of coming to this community.

-Ms. Amber Johnson of A Timeless design-707 S. Seguin stated she agreed with her mother, Ms. Becky Johnson. It was a very great experience & she was grateful to be a part of it.

7. Special Consideration Items

- A. Recognition of Ms. Julie A. Rowin for More Than 10 Years Service to the City of Converse (Mayor Suarez

Mayor Suarez asked Council & staff to join him in the presentation with a Certificate of Appreciation, lapel pin & City coin.

Ms. Rowin thanked those present for their support.

8. Public Hearings

- A. Public Hearing on a Request for a Special Use Permit to Allow Pro Motors to Operate in a B-3 Zone (Commercial District) at 9260 FM 78

At approximately 7:09 PM, Mayor Suarez opened the public hearing.

At this time, there were no visitors to speak.

At approximately 7:10 PM, Mayor Suarez closed the public hearing.

- B. Public Hearing on a Request for a Special Use Permit (SUP) for River City Gymnastics to Operate in I-1 (Light Industrial District) at Block 2, Lot 30, Converse Business Circle

At approximately 7:10 ½ PM, Mayor Suarez opened the public hearing.

Mr. & Mrs. Lott addressed CC. Mrs. Lott stated they opened a business in 2004 in the COC. Since then, they have acquired 5 commercial buildings & 23 tenants (businesses). They are currently working on a new building, which will have an anchor tenant, which is River City Gymnastics. They are asking for a SUP to move into an I-1 zone.

Ms. Arens read a letter from Ms. Sally Drew, President of Home Grown Design at 8711 Business Circle expressing some concerns regarding the proposed sports facility on Business Center (traffic, parking & children) & they do not support any change or variance to the current zoning for the Industrial Park to include a gymnasium.

At approximately 7:16 PM, Mayor Suarez closed the public hearing.

9. Old Business

- A. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #201-2007; an Ordinance of the City of Converse Levying the Ad Valorem Taxes for the 2007-2008 Fiscal Year at a Rate of \$0.477775 Per \$100 Assessed Valuation on All Taxable Property within the Corporate Limits of the City of Converse as of January 1, 2007, to Provide Revenue for the Maintenance and Operations Needs for the 2007-2008 Fiscal Year (Second Reading) (City Manager)

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Mr. Hughes stated the total tax rate for this coming year is to be set at .54 cents per \$100 evaluation, which is a 2-½ cent decrease from the present year. Recommend approval.

Councilwoman Weers made a motion to approve agenda item #9 A. Councilman Uballe seconded the motion.

It passed unanimously to approve agenda item #9 A.

- B. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #201-2007A; an Ordinance of the City of Converse Levying the Ad Valorem Taxes for the 2006-2007 Fiscal Year at a Rate of \$0.062225 Per \$100 Assessed Valuation on All Taxable Property within the Corporate Limits of the City of Converse as of January 1, 2007, to Provide Revenue for the Debt Service Needs for the 2007-2008 Fiscal Year (Second Reading) (City Manager)

Mr. Hughes stated in 2004 we borrowed \$5 million to build a Justice Center, Fire Station & to buy a ladder truck. This is to set aside money to make the annual payment of \$400,420 for the coming year. Recommend approval.

Councilman Uballe made a motion to approve agenda item #9 B. MPT Jauregui seconded the motion.

It passed unanimously to approve agenda item #9 B.

- C. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #305; An Ordinance Governing the City Water Works System of Converse; Providing for Connections to Water Mains; Regulating the Use of Water from the City Water Works; Establishing the Policy of the City of Converse for Providing Water Service; Establishing the Policy for Providing Water Service Outside the City Limits and Extraterritorial Jurisdiction of the City; Prohibiting Damaging, Tampering with or Removal of Public Utility Property or Services or Property of the City of Converse; Establishing Water Rates for Residential Customers; Establishing Water Rates for Commercial Customers; Establishing Fees Charged for Water Service Reconnections and Expedited Services; Providing Penalties for Violations; and Superceding Previous Ordinances Regulating the Above Issues (Second Reading) (Finance Director)

Mr. Wilson stated the revisions to this Ord. were to set the due date of bills, since we have gone to cycle billing & it increases our ability to file a lien against a property if a homeowner skips out without paying his bill. Recommend approval.

Councilman Schindler made a motion to approve agenda item #9 C. Councilman Uballe seconded the motion.

It passed unanimously to approve agenda item #9 C.

- D. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #618; An Ordinance Governing Definitions of Hobby Shop and Home Occupation Within Residential Areas of the City of Converse; Establishing a Penalty with Fines Up to \$200 for Any Person Violating this Ordinance or Any Portion Thereof (Second Reading) (City Manager)

Mr. Hughes stated this is an update of an Ord. that was passed in Sept. 1981 that regulates home occupation & hobbies. In summary, it requires the person who is running the home occupation of a business to get more considerate of neighbors & particularly make sure the address is clearly posted, parking is available & they have to register the occupation & what business activity is ongoing with the City. Recommend approval.

Councilman Uballe made a motion to approve agenda item #9 D. Councilwoman Weers seconded the motion.

It passed with 6 members (Suarez, Bazany, Benbrook, Schindler, Uballe and Weers) voting to approve agenda item #9 D & 1 member (Jauregui) opposed.

10. New Business

- A. Discussion and Appropriate Action on a Request to Approve Tax Phase In Guidelines for the City of Converse (Executive Director, Economic Development Corporation)

Mr. Luft stated he is requesting Tax Phase In Guidelines as a partnership with Bexar County Commissioner's Court. He read part of the Policy Statement; the growth and diversity of a regional economy is critical to the long-term well being of a community & its citizens. Today, communities must strategically plan & implement policies to achieve these goals. Bexar County will use these guidelines on a case-by-case basis. Mr. Luft has asked Mr. Ortiz, our legal counselor, to provide

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additional information through Chapter 312 of Texas Tax Code. We have in place COC Ord. 209, which has been integrated in this document has a desire to promote economic development, increasing growth, job opportunities & the quality of life & good services. Re-investment zones and Tax Phase In agreements are a valuable tool. Mr. Luft asked the EDC Board to consider this item at their last EDC meeting; 6 of the 7 members were present & all 6 gave him direction that they would like to see this go forward.

At this time, there were questions & answers.

Councilman Schindler stated he believes Tax Phase In's can be an effective tool to encourage certain kinds of businesses to locate here. He believes Converse should grow our commercial property & sales tax base before we start asking our citizens to cover the cost of any Tax Phase In plans. He does not support this item.

Mr. Hughes stated these are guidelines & this is not an automatic. Every case will have to make their case of how big of an investment & what they are bringing to the COC to merit the consideration. He believes there is no 100% tax abatement.

Mr. Ortiz stated if we pass this we are not in anyway obligating ourselves to say "yes" to any applicant, but just making it available. If we feel down the road that the circumstances are appropriate we can then approve it & if we don't feel they are appropriate then CC can vote no and without passing it the option is not even therein the future. There is some criteria that has to be made.

Councilwoman Weers made a motion to approve agenda item #10 A. Councilman Uballe seconded the motion.

It passed with 6 members (Suarez, Jauregui, Bazany, Benbrook, Uballe & Weers) voting to approve agenda item #10 A and 1 member (Schindler) opposed.

- B. Discussion and Appropriate Action on a Request to Approve Acceptance of the Economic Development Corporation's Portion of the Building at 601 South Seguin (Executive Director, Economic Development Corporation)

Mr. Luft stated this item is asking to transfer the existing EDC space over to the City to use as municipal facilities. The EDC Board (6 that were present) voted unanimously to transfer this building over to the City if accepted by CC.

{Tape 1, Side B}

MPT Jauregui stated for the record, one of the reasons why this was brought up to the EDC was because as a facility space currently occupied by the Library seems to be bursting at the seams & there is an opportunity to utilize this building primary for the Library use & then use the remaining space when necessary for other approved events through the City Managers decision making leadership. He would like the primary focus of the space to be used for the Library as much as possible.

Councilwoman Benbrook made a motion to approve agenda item #10 B. MPT Jauregui seconded the motion.

It passed unanimously to approve agenda item #10 B.

- C. Discussion and Appropriate Action on a Request to Approve Purchase and Installation of a Digital Messaging Marquee at City Hall with Half of the Cost to be Paid by the Economic Development Corporation and Half of the Cost to be Paid from General Fund Reserves (Executive Director, Economic Development Corporation)

Mr. Luft stated this item is to promote & assist the City in communicating better with the constituents, general public & the business community. The EDC Board discussed this in depth & to place with CC for consideration. The EDC Board would like to (within reasons & stipulations) pay for ½ the cost of a digital marquee to transmit information to the public.

MPT Jauregui stated he brought this up to direct staff to look into the design, overall cost, other sources of subsidies from nearby businesses & look into more options.

Councilwoman Benbrook made a motion to approve agenda item #10 C. Councilwoman Bazany seconded the motion.

It passed unanimously to approve agenda item #10 C.

- D. Discussion and Appropriate Action on a Request to Approve a Community Development Block Grant Program Intergovernmental Cooperative Agreement Between Bexar County and the City of Converse to Provide CDBG Programs Funds for Infrastructure Improvements within the City of Converse to Include but not Limited to Design and Construction Services within the Placid Park Subdivision Area (City Manager)

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Mr. Hughes stated Placid Park was developed partially in the early 1970's, then building stopped & it sat with the remainder undeveloped for almost 30 years. Recently, we have had development & are down to just a handful of lots left. Placid Park arbitrarily has some of the worse streets in Converse. We did a survey to of the income levels in that area & found them to qualify for low to mod benefits through HUD. We did a cost estimate & it came to around \$440,000. We requested \$250,000 from CDBG & have been approved for \$90,000 & we have a verbal commitment that they will support us in the following years to keep phasing this & upgrade the streets of this subdivision. Recommend approval. Work could begin around mid-February to March, 2008.

Councilman Uballe made a motion to approve agenda item #10 D. Councilman Schindler seconded the motion.

It passed unanimously to approve agenda item #10 D.

- E. Discussion and Appropriate Action on a Request to Approve Amended City of Converse Ordinance #873; an Ordinance Annexing into the City Limits of Converse an Irregular Shaped Piece of Land of 59.303 Acres, More or Less Located Along the East Side of FM 1526 (ACTUALLY 1516) and Adjacent to the South City Limits of City of Converse (City Manager)

Mr. Hughes stated in the process of annexing the remainder of the ETJ along 1516 we wrote a request for the Engineer to develop survey calls & describe the parcels that remain. The guideline that he used to develop the survey calls for this particular piece was a BAD map & it showed the east boundary between our ETJ & the City of SA City limits as being a straight line. In fact, it is a straight line for part of that way & then it turns into an angle. In that triangle between the straight line & this angle is about a ½ an acre of property that we annexed that actually belongs to the City of SA. The City of SA brought it to our attention & raised objections. We took it back to the Engineer & verified that they were right & they are. The Engineer then developed new survey calls & a new property description. We have gone from 59.89-/+ to 59.603; the whole thing is about a ½ acre. We have coordinated with the attorney. The attorney says we just need to correct it & bring it back for CC's formal review & approval. This would be adequate to set the record straight.

Councilman Schindler made a motion to approve agenda item #10 E. Councilman Uballe seconded the motion.

It passed unanimously to approve agenda item #10 E.

- F. Discussion and Appropriate Action on a Variance to Ordinance #407 Prohibiting Parking Certain Vehicles (Oversized Vehicles) in Certain Residential Zones for 8819 Dream (Assistant City Manager)

Ms. Arens stated this came before the Zoning Commission last night. The Zoning Commission recommended approval with the stipulation they only have 3 months to find some other place to park their vehicle. She does have a letter, which was brought to their attention last night (from an individual who wrote Councilman Schindler). She provided a copy to CC members; they are against the variance for several reasons (not enough space, making it difficult to back out, tearing up the street, oil stains on the road & being a typical eyesore). The Zoning Commission voted 6 members for and 1 member against to grant this person a 3 month. Ms. Arens stated it has come to her attention that this person does park the wrecker at Quick's.

Councilman Schindler stated there was a lot of good consideration put in on this. The gentleman is trying to do his business, which requires him to be on call in the middle of the night with his wrecker. To try to be fair to both sides, the Zoning Commission was weighing the facts that if we allow him 3 months to find another place to store it & allow him the variance for 3 months & then it goes away, that would be the fairest way for all parties concerned.

Councilman Uballe stated he had a communication with one of the neighbors on Dream Street who expressed displeasure at the consideration of a variance on this item. They stated this tow truck has been parked out there for a better part of a year & it prevents a safety hazard whenever they are trying to pull out of their driveway, particularly with children in the car. The resident feels there are other alternatives to be considered.

MPT Jauregui visited the property & at that time the tow truck was not there. But, along that property there was another 2 business trailers with propane tanks right at 7431 Coers & wondered if anyone has ever addressed that concern.

Chief Jamison stated the gentleman called him & asked if he would give him permission to park up there. Chief Jamison told him no, that he would have to seek a variance on the Ord. The gentleman told him he was trying to find another place to park up there.

MPT Jauregui made a motion to approve agenda item #10 F as amended by the Zoning recommendation of 3 months from today to find parking & at that time the variance would expire. Councilman Uballe seconded the motion.

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It passed with 6 members (Suarez, Jauregui, Bazany, Benbrook, Schindler & Uballe) voted to approve agenda item #10 F and 1 member (Weers) opposed.

G. Discussion and Appropriate Action on a Request for a Special Use Permit to Allow Pro Motors to Operate in a B-3 Zone (Commercial District) at 9260 FM 78 (Assistant City Manager)

Ms. Arens stated this item came before the Zoning Commission last night & it was voted on to approve the variance. She spoke with the Building Dept. today & they have some concerns (need adequate ventilation in the building, need plumbing in the building & need to make sure that the electrical is safe & satisfactory for the type of business they are doing). Should they fill out the paperwork it might require a back flow preventor on water service. The gentleman who is renting the facility has had the business there for 9 yrs. When the Certificate of Occupancy (C of O) was given, it was just to rent U-Hauls & not supposed to be a garage.

Councilman Schindler stated the Zoning Commission discussed this item & in the CC packets there is a letter from every person surrounding him, which are favorable letters & appears to be a good tenant. The gentleman stated that he did have an office space in the adjacent building that has a restroom. Until this incident arose, Councilman Schindler stated there were no complaints on record for bad business & is known as a good businessman. Zoning voted to approve this unanimously.

MPT Jauregui was impressed with the letters & give them time to bring it up to proper to mediate whatever concerns & allow him some time to correct the concerns before they make a final decision.

Councilman Uballe made a motion to approve agenda item #10 G. Councilman Schindler seconded the motion.

It passed unanimously to approve agenda item #10 G.

H. Discussion and Appropriate Action on a Request for a Special Use Permit for River City Gymnastics to Operate in I-1 (Light Industrial District) at Block 2, Lot 30, Converse Business Circle (Assistant City Manager)

Ms. Arens stated the Zoning Commission discussed this item last night. She did go back & look at the plat plan & for that building they do have 29 spaces & not 13 as she quoted last night. The Zoning Commission had some concerns about parking for a building that size; for a gymnasium 13,000 sq. ft. it requires 1 parking space for every 100 sq. ft. & would require roughly 130 parking spaces. The Lott's also own the building next door; which also has 29 parking spaces. Ms. Arens stated Mr. & Mrs. Lott have spoken with us about using the adjacent lot for parking. She did check with the Ord. (shared with CC this evening) where it would have to be made out of concrete, asphalt, seal coat or paved & striped. The Zoning Commission voted unanimously to disapprove. She did not feel that 58 spaces would be adequate if they have meets and/or competition, she does not feel 58 parking spaces would be ample parking; but for normal gymnasium, 58 spaces would be ample.

{Tape 2, Side A}

Mr. and Mrs. Lott addressed CC. They shared photos of other gyms (City of New Braunfels, Schertz & San Antonio). They stated most parents would drop off children & pick them up.

Councilman Schindler stated looking at a gymnasium going in with 13 parking spaces with 130 required & he was very much in favor of the disapproval with only 13 parking spaces. But, with 58 spaces now, he would like staff's recommendation.

Everyone within 200' was notified. Received just 1 business owner comment that had concerns & was not in favor of this.

Mr. Hughes stated if we are going to share parking as a minimum we need to put some kind of traffic & parking easement on that 2nd lot, so that regardless of what happens to it, that particular piece of land space is always available to support the parking requirements of this particular building & lot. We should have this in writing & record it.

Mr. Luft stated Ms. Sally Drew, President of Home Grown Design, her property is fenced off & they are scheduled to set up a 2nd phase. They bought that property & developed it with in mind to expand their operation. Then, there may be heavy tractor-trailer rigs going thru there at various times of the day & night. There are other properties that this business could work but we would have to get specific zoning, so there are options out there. This is in the ownership of the Lott's & it is their clients they want to do something real easy instead of renegotiate; but not at the same cost. Mr. Luft stated we are running out of industrial sites & need to open up a secondary park now. As an economic tool with this type of tool it does bring retail traffic.

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Mr. Ortiz stated should we consider that 50 parking spaces would suffice & since this is a SUP we would need to put a restriction on the adjacent lot that is filed with the property records & put a restriction on the SUP. The SUP is conditional based on various factors CC wants to consider; one of those factors is parking.

The Lott's showed the site plans to Council for their review. Mr. Lott would prefer to not tie up on any other property with easements or deed restrictions.

There was a lengthy discussion on this item with many questions & answers.

Councilman Uballe encouraged the Lott's or anyone else to have someone there to represent them & their interest, the item or the issue for questions & answers. His concerns are children in an industrial area & parking & would insist on tying their other property to this building if this is approved. He does not think this is the best & highest use for this particular property. He would like to see them develop something more industrial in that area that is going to be long lasting & more benefit to the City. He knows the Lott's have brought a lot of businesses in & we owe them a great debt & every now & then we have to say "no" & he would have to say "no" on this.

Councilwoman Benbrook stated the Lott's have brought in numerous businesses in the community & have an involvement with the community. In the past, she has seen variances granted & zoning changes granted. She is concerned about the parking. Most of the competitions are in the evenings or on weekends, not presenting much of a problem in the industrial area & where the traffic is not as much as a problem as it is if it were during the daytime. She is for this.

Councilwoman Benbrook made a motion to approve agenda item #10 H. Councilman Schindler seconded the motion.

It failed with 5 members (Suarez, Jauregui, Bazany, Uballe & Weers) voting to disapprove agenda item #10 H and 2 members (Benbrook & Schindler) for the vote.

- I. Discussion and Appropriate Action on a Request for an Eight (8') Foot Variance to the Twenty (20') Foot Setback to Build a Carport at 9802 Meadow Lark (Assistant City Manager)

Ms. Arens stated the Zoning Commission voted unanimously to approve the carport. The gentleman is doing a 14' carport, which leaves 12 feet from the property line to the edge of his carport & still has the 10' apron & from the street it is actually 22' & the 10' apron does not count. He is asking for the 8' variance. The carport will meet the carport Ord. & Mr. Bernal is Present tonight.

Councilman Uballe stated he does not like carports, but as he drove past the Bernal's home, he was impressed with the way he cares for his home. He stated he will make an exception in this case & supports this carport.

{Tape 2, Side B}

Councilman Uballe made a motion to approve agenda item #10 I. Councilman Schindler seconded the motion.

It passed unanimously to approve agenda item #10 I.

- J. Discussion and Appropriate Action on a Request to Provide Funds for Town Square Center Street (City Manager)

Mr. Hughes recommended that we table this item for future consideration. He thinks we have a shortfall, but does not have enough data to be able to say how much it is or how it occurred. As a part of the Town Square project we intended the department complex build a center street, we measured it & believed it to be about 800', judging from the cost of street work going on at the time & we had several subdivisions in progress that we believed the cost of the street to be about \$100 a linear ft., & this is how we came to the \$80,000 estimate for that street. At the other end of the story is they came in with an InTEC report that says the best way to build the street is to cut the sod off the subgrade, compact it to 95% & pour 8" of concrete & to do this would cost \$280,000. Mr. Hughes has not seen a break down of the cost. We immediately took issue with this & had a subsequent meeting with the Geo Tech Engineer, Apt. Complex Engineer from Vickrey & our City Engineer to look at the design to see if this is the most cost effective way of approaching this. We believe the most cost effective way of building the street, given its location & high PI soils is 8-9" of black base & let this stand as the service road until the apts. are nearly complete & then we put a 2" asphalt cap on it & this would be our street. This requires more research & asks to table this item.

MPT Jauregui made a motion to table agenda item #10 J. Councilwoman Bazany seconded the motion.

It passed unanimously to table agenda item #10 J.

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11. Reports

A. City Council Reports

(1) Report and Discussion of the Park and Recreation Commission Meeting

Councilwoman Bazany reported:

- Topic of discussion has been NIOC
- \$12,800 in Sponsorship
- Live auction with different items
- Thurs., Oct. 4 – Xtreme night (demonstration by Roller Girls & The Good Time Skate Board Team)
- Wed., Fox News will be doing a spot on their morning with Mayor & Converse weenie
- Fri., Oct. 5 – Attendees of the Judson home games can get into the event with their game ticket & enter for \$1 & there was some discussion on allowing that for Wagner home games also if it happens on that weekend
- Sat., Oct. 6 - Accepting applications for the Parade, have about 30 applications at this time
- Sun., Oct. 7 - Accepting entries for the Talent Show for the afternoon; the Schindler's have distributed information to 22 different schools in the area

(2) Report and Discussion of the Environmental and Beautification Commission Meeting

Councilwoman Benbrook reported:

- Sept. 10 – Had their 1st meeting, everyone was in attendance
- Chairperson - Laura Beehler
- Selected Vice Chair – George Tully
- Selected Treasurer – Deborah James
- Discussion on recruiting alternate members & there are still spaces available
- Approved their Mission Statement
- Divided into committees to look at a review of Ord. #619 & 704 that have to do with trash, grass, etc. which are influenced by the Environmental and/or Beautification Committee (E&B)
- Look at possible fundraisers
- Started planting the trees that were donated to the City (52 trees)
- Main goal – City take the lead in the beautification; working on this area (Justice Ctr., City Hall, entrances into the City, etc.) & set the example that we want the citizens to see
- 2nd Goal – Working on tree preservation Ord.

(3) Report and Discussion of the Economic Development Corporation Meeting

Mr. Luft reported:

- All of the items that CC took place on tonight were discussed
- EDC meetings will be held at Converse conference room across the street beginning Oct. 9

Mayor Suarez thanked Mr. Luft for the work on the EXPO

(4) Report and Discussion of the Zoning Commission Meeting

Councilman Schindler reported:

- Discussed all of the items presented to the Zoning

(5) Report and Discussion of Items of Interest to City Council Members

October 25 - Mayor Suarez reminded everyone that we are having the Texas Municipal League Region 7 meeting at City Hall conference room; his personal thanks to Ms. Tonya Drake who is coordinating this with City staff

Mayor Suarez stated he had a lot of comments from Councilwoman Sheila McNeal from District 2 of SA & a lot of thanks to the Fire Dept. & good comments from Northampton

Mayor Suarez thanked Chief Jamison for good comments on police work.

B. Staff Reports

(1) Report and Discussion of Significant Fire and EMS Events

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Chief Wendt reported:

- Sept. 8 – Fire Fighter Appreciation Day hosted by the Fire/EMS Commission, had a lot of fun & food
- Staying busy
- Doing hydrant maintenance & inspections
- Going to classes

Mayor Suarez thanked Councilwoman Weers & Chairwoman Dorian Jauregui for their wonderful job on the Fire Fighter Appreciation Day.

(2) Report and Discussion of Significant Police Events

Chief Jamison reported:

- Staying busy
- Investigators have a caseload
- Thanked Mr. Jack Collins in the residence of Esplanade Gardens; they invited the Police & Fire Dept. to visit their facilities on 9/11 to honor them (about 11 officers & about the same amt. from the Fire Dept.); he has heard nothing but great things from our officers that attended. He received an e-mail from Mr. Collins with a couple of pictures & they said they really enjoyed it; Chief appreciates their support

(3) Report and Discussion of Significant Economic Development Activity

Mr. Luft reported:

- EXPO exceeded our expectations
- Had 25 reserved participants there to set up booths
- Had approximately 49 registered guest (various investors)
- \$4,600 was donated to Boysville
- Will continue doing this
- Thanked everyone who helped

(4) Report and Discussion of Future Agenda Items

Mr. Hughes reported:

- We need a workshop at the next meeting. We opened a letter from the TX. Commission on Environmental Quality (TCEQ) to the Mayor inviting us to go to a free seminar on MS-4 Phase 2 Permitting. Mr. Hughes & Mr. Hoppes attended that this afternoon from 1-4:30 PM, this is a subject that has been in the breeze since 1998. The situation is on Aug. 13 the TCEQ passed this policy & is now law. We have to apply for a permit not later than Feb. 11, 2008 to elect our storm water go into TX. streams. As a part of getting this permit, we have several documents to prepare. Basically, we are going to put together a program that will provide reasonable assurance that the storm water that goes into TX. streams will not have several things. As part of this preparation, we have to prepare a public information program & public involvement program. The E&B Commission will probably assist. We have some Ord., which are applicable & just need to be updated & some will have to be written from scratch. We have to figure out how we put this together & how we fund it. Non-compliance is not an option. This is a non-funded mandate & falls on all of the suburban cities. We have to do our best to educate the public & pass some Ord. that will provide penalties for dumping contaminants that could be washed by the storm water into the TX. streams. He will work on a package & get this to CC to beat the deadline.

At approximately 8:56 PM, Mayor Suarez called for a recess.

At approximately 9:06 PM, Mayor Suarez called the Executive Session to order.

10. K. Executive Session in Accordance with Section 551.074, Texas Open Meetings Act to Conduct an Annual Performance Evaluation of the City Manager for Fiscal Year 2006-2007 (Mayor Suarez)

At approximately 9:37 PM, Mayor Suarez closed the Executive Session.

At approximately 9:38 PM, Mayor Suarez reconvened the Council meeting.

10. L. Action to Set Compensation for the City Manager for Fiscal Year 2007-2008 (Mayor Suarez)

Mayor Suarez set a 5% increase for the City Manager's compensation. MPT Jauregui seconded the motion.

It passed unanimously to approve a 5% increase for the City Manager's compensation.

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12. Adjournment

Mayor Suarez thanked the audience for attending the meeting.

At approximately 9:38 PM, Mayor Suarez adjourned the meeting.

PASSED AND APPROVED THIS 2nd DAY OF OCTOBER, 2007.

Al Suarez, Mayor

ATTEST:

Adriana I. Hieronymus, City Secretary