

CITY OF CONVERSE  
CITY COUNCIL MEETING  
MINUTES OF FEBRUARY 5, 2008  
7:00 PM

The City Council of the City Of Converse met in a regular meeting at the Converse Municipal Complex on Tuesday, February 5, 2008 at 7:00 PM to discuss various items on the agenda. The following were present:

Mayor Al Suarez	Mayor Pro Tem Scott Jauregui, Place 4
Councilwoman Nancy Bazany, Place 1	Councilman Rene Rodriguez, Jr., Place 2
Councilman Billy Schindler, Place 3	Councilman Chris Drake, Place 5
Councilwoman Gloria Weers, Place 6	Mr. Sam Hughes, City Manager
Ms. Laura Arens, Assistant City Manager	Mr. Rick Jamison, Assistant Police Chief
Mr. Richard Wendt, Fire/EMS Chief	Mr. Jerry Wilson, Finance Director
Mr. Mark Luft, COC EDC Executive Director	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 Reverend Ricardo Hernandez of St. Monica's Catholic Church

Reverend Hernandez gave the invocation.

3. Pledge of Allegiance: To the U. S. Flag led by Mayor Suarez  
To the Texas Flag led by Mayor Pro Tem Jauregui

Mayor Suarez led all those present in the Pledge of Allegiance to the U.S. Flag.

MPT led all those present in the in the Pledge of Allegiance to the Texas Flag.

4. Roll Call and Recognition of Visitors

Mayor Suarez asked the record to reflect that all Council members are present. He recognized Ms. Joan Ohnheiser-JISD Board Vice President, Converse Municipal Judge Robert Ramirez & he welcomed the audience, Commission members & Commission Chair persons.

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 December 18, 2007
  - B. Approval of City Council Minutes – City Council Meeting January 15, 2008
  - C. Receive Zoning Commission Minutes for Meeting Conducted on December 17, 2007
  - D. Receive Fire and EMS Commission Minutes for Meetings Conducted on November 26, 2007 and December 1, 2007
  - E. Receive Park and Recreation Commission Minutes for Meeting Conducted on December 10, 2007
  - F. Action to Approve the Election Order Setting May 10, 2008 as the Date for the General Election (City Secretary)
  - G. Action to Approve Investment Report as of January 31, 2008
  - H. Action to Approve Financial Statements for December 2007
  - I. Action to Appoint Ms. Diane Pannell, 816 Meadow Peak, as an Alternate Member of the Park and Recreation Commission

Councilman Rodriguez asked that agenda item 5 A be pulled for discussion & a separate vote.

Councilman Schindler made a motion to approve agenda items #5 B- #5 I. Councilman Rodriguez seconded the motion.

It passed unanimously to approve agenda items #5 B - #5 I.

Councilman Rodriguez asked why agenda item #5A was pulled for the last meeting.

Ms. Hieronymus stated some of the wording was not actually stated in the meeting/records (definitions of the honor, integrity, etc.).

Mr. Ortiz stated the State statute requires the City to maintain a record of the meeting, it can be a tape recording or it can be written minutes. We do both, however, the tapes are not our official mechanism, the written minutes are & that is why you have to vote & approve them. The State statute does not give us any guidance other than the action that was considered & the vote. Technically, you can have some very bone minimum minutes kept as long as you have the action item & the vote. So, with regard to reading from a document & asking that the remainder of the document be a part of the record, he does not see a problem with attaching that document to the minutes.

Councilman Rodriguez stated at this time, he would like to have his document attached to the minutes.

Councilman Schindler made a motion to approve agenda items #5 A with Councilman Rodriguez's document attached to the original minutes. Councilman Rodriguez seconded the motion.

It passed unanimously to approve agenda items #5 A with Councilman Rodriguez's document attached to the original minutes.

#### 6. Special Consideration Items

Mayor Suarez stated this evening we have 2 individuals that have been nominated for appointment of Place 5. The Charter states that we have 30 days to do this. This is for a 95-day appointment until May 10.

- A. Discussion and Appropriate Action on a Request to Appoint Mr. Carlton Degenhardt, 8203 Cattle Bend, to the Position of City Council Place #5 (Councilman Rodriguez, Councilman Schindler)

Councilman Rodriguez stated in the CC packets there are several news articles on Mr. Degenhardt. He read into the record some of the article from "Degenhardt resigns from council to serve his country" by Connie Hejl, staff writer (attached with minutes). He stated Mr. Degenhardt has sat as the MPT before his resignation, sat as a Councilman & was the 1<sup>st</sup> EDC Chair. His qualifications speak very highly of what he has done for the COC & continues to do.

Councilman Schindler agreed with Councilman Rodriguez. He recognized Mr. Bill Manning who has a letter from St. Rep. Frank Corte. Mr. Degenhardt did not have to resign his seat when he left, by law his seat could have remained open until the end of his term. But, he elected to resign because he felt it was in the best interest of the Converse citizens. Councilman Schindler would like to recommend Mr. Degenhardt to fill the vacant seat of Mr. Jim Uballe.

Mr. Bill Manning of 8232 Lone Shadow read a letter dated Feb. 5, 2008 from Tx. House of Rep. Frank J. Corte, Jr. to Mayor Al Suarez & Converse CC members into the record (attached with minutes).

Mayor Suarez & MPT Jauregui explained their reasons for the way they are voting.

Councilman Schindler made a motion to approve agenda items #6 A. Councilman Rodriguez seconded the motion.

It failed with 3 members (Suarez, Bazany & Weers) voting against agenda item #6 A and 3 members (Jauregui, Rodriguez & Schindler) voting yes. This item is a tie & it fails.

- B. Discussion and Appropriate Action on a Request to Appoint Mr. Chris Drake, 8342 Copperglen, to the Position of City Council Place #5 (Councilwoman Weers, Councilwoman Bazany)

Comments included: Both candidates would represent the COC very well & are very qualified.

Councilwoman Weers (attached with minutes), Councilwoman Bazany (attached with minutes), MPT Jauregui & the Mayor explained their reasons for their vote, for Mr. Drake.

Councilman Rodriguez & Councilman Schindler explained their reasons for their vote for Mr. Degenhardt.

Councilwoman Weers made a motion to approve agenda item #6 B. Councilwoman Bazany seconded the motion.

It passed with 4 members (Suarez, Jauregui, Bazany & Weers) voting to approve agenda item #6 B & 2 members (Rodriguez & Schindler) opposed.

C. Action to Swear in New City Council Member by Judge Robert Ramirez

Ms. Hieronymus, City Secretary gave the “Statement of Elected/Appointed Officer” to Mr. Drake.

Judge Ramirez gave the “Oath of Office” to Mr. Drake.

Councilman Drake thanked God & those that are present & supporting him.

D. Recognition of Departing City Council Member Jim Uballe

Mayor Suarez stated Councilman Uballe was absent.

E. Assignment of City Council Seating by the Mayor

Mayor Suarez stated Councilman Rodriguez & Councilman Drake would rotate positions.

F. Assignment of City Council Liaison Responsibilities by the Mayor

Mayor Suarez stated Councilman Drake would continue on the Planning Commission as liaison.

G. Discussion and Appropriate Action on a Request to Appoint Councilman Rene Rodriguez as a Member of the Board of Directors of the City of Converse Economic Development Corporation for the Remainder of a Term Ending May 31, 2008 (Councilman Rodriguez)

Councilman Rodriguez requested this be removed from the agenda.

H. Discussion and Appropriate Action on a Request to Appoint Ms. Patricia (Trish) Seguin, 9930 Autumn Valley, as a Member of the Board of Directors of the City of Converse Economic Development Corporation for the Remainder of a Term Ending May 31, 2008 (Chairman of the Board EDC)

Dr. Regional Harris, Chair of the EDC Board stated there were 2 candidates who applied for the vacated seat with the EDC (Ms. Trish Seguin & Mr. Kenneth Tillman. The Board of Directors (BOD) owes a great deal of gratitude & appreciation to Mr. Luft, his staff & City Manager Mr. Hughes. The EDC vote was 4 for Ms. Seguin & 2 for Mr. Tillman.

Councilwoman Weers explained the reason for her vote for Mr. Tillman (attached with minutes).

MPT Jauregui explained the reason for his vote for Ms. Seguin.

Councilman Schindler would not have a problem with either candidate.

MPT Jauregui made a motion to approve agenda item # 6 H. Councilman Rodriguez seconded the motion.

It passed with 5 members (Suarez, Jauregui, Drake, Rodriguez & Schindler) voting to approve agenda item #6 H & 2 members (Bazany & Weers) opposed.

I. Discussion and Appropriate Action on a Request to Appoint Mr. Kenneth J. Tillman, 314 Castle Court, as a Member of the Board of Directors of the City of Converse Economic Development Corporation for the Remainder of a Term Ending May 31, 2008 (Chairman of the Board EDC)

Mayor Suarez stated item #6 H was approved & item #6 I was no longer needed due to only 1 position open at this time.

{Tape 1, Side B}

7. 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.

-Mr. Bill Manning of 8232 Lone Shadow stated he already spoke on Council nomination for Mr. Degenhardt.

-Ms. Lorraine Clauss of 9603 Copper Falls signed up to speak on agenda item #10 O-Smart Code.

-Mr. Paul Clauss of 9603 Copper Falls stated he would speak on agenda item #10 N & #10 O.

-Ms. Patricia "Trish" Seguin of 9930 Autumn Valley thanked everyone for agenda item #6 H (EDC appointment). She is ready to assist & be a part of the City.

-Mr. Jim Calle of Pape Dawson, 555 E. Ramsey will speak on agenda item #10 K.

-Mr. George Tully of 10330 Windburn Trail stated thanked CC & City staff (Mr. Hughes & Ms. Arens) for assisting in the clean up of the house on Meadow Branch. Mr. Tully thanked the Fire Chief for the ISO rating, which went affective Jan. 1, 2008, his homeowner ins. dropped 50%, he suggest everyone call their ins. co. & let them know if have it updated.

At approximately 7:50 PM, Mayor Suarez called for a recess.

At approximately 8:06 PM, Mayor Suarez called the meeting back to order.

8. Public Hearings

- A. Public Hearing on Proposal for a Special Use Permit on Two (2) Parcels of Land Located on FM 78 Legally Described as CB 5726 BLK 12 LOT 3 THRU 8 (Approximately 0.6508 Ac) and CB 5726 BLK 12 LOT P-100 Part of Patrick and Morrison St. (Approximately 0.2100 Ac) for the Purpose of Constructing a Building Hotel/Motel (Between Ingram Ready Mix and Fast Lube)

At approximately 8:07 PM, Mayor Suarez opened the Public Hearing.

There were no comments.

At approximately 8:07 ½ PM, Mayor Suarez closed the Public Hearing.

9. Old Business

- A. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #321; an Ordinance to Establish a Storm Water Management Fee to be Collected from Each Utility Account Within the City of Converse (Second Reading) (City Manager)

Mr. Hughes stated we are required to submit an application to Tx. Commission on Environmental Quality (TCEQ) not later than Feb. 11. We have filed for an application for a Storm Wtr. permit. This Ord. provides the source of revenue that is required in order to fulfill the task of the Storm Wtr. Plan. Recommend approval.

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

It passed unanimously to approve agenda item #9 A.

10. New Business

- A. Discussion and Appropriate Action to Approve the Filing Fees for Candidates Filing for Election (City Secretary)

Ms. Hieronymus stated in the CC packets she had the contract. She recognized Ms. Jacqueline Callanan-Elections Administrator for Bexar County, Ms. Michelle Ivy-Election Judge & Ms. Deanna Deanda-Election Clerk. She recommends the \$25 filing fee & the 1<sup>st</sup> day to sign up is Sat. Feb. 8, 2008.

Councilwoman Weers made a motion to approve an election candidate-filing fee of \$25. Councilman Schindler seconded the motion.

It passed unanimously to approve an election candidate-filing fee of \$25.

- B. Discussion and Appropriate Action on a Request to Approve a Contract for Election Services Between the Bexar County Elections Administrator on Behalf of Bexar County and the City of Converse for the Election to be Conducted on May 10, 2008 (City Secretary)

Ms. Callanan was present to answer any questions. She stated this year Bx. Co. is having their tax venue election on May 10. So, every citizen in Bx. Co. will be eligible to vote. The contract is for a joint election to have “One Stop Shopping” for the voters will not have to go to different poll sites. Our ballot would be available all over Bx. Co. if we joined the joint for early voting, right now, there are 40 sites. The cost will vary & we won’t know until the middle of March because we have to wait until the ending filing period & wait for 5 days.

Councilwoman Bazany made a motion to approve agenda item #10 B. Councilman Rodriguez seconded the motion.

It passed unanimously to approve agenda item #10 B.

- C. Discussion and Appropriate Action on a Request to Approve the Annual Report for 2007 on Racial Profiling (Police Chief)

Assistant Police Chief Rex Rheiner briefly went over the Converse Police Department Contact Data S.B. No. 1074 annual report for year 2007.

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

It passed unanimously to approve agenda item #10 C.

- D. Discussion and Appropriate Action on a Request to Approve Acceptance of a Proposal from Aetna Sign Group to Furnish All Labor, Material, and Equipment Necessary to Manufacture, Deliver, and Install One New 20’0” Double-Faced Pylon Sign with 3’0” Main ID Cabinet with Inkjet Printed Graphics and Two New 3’8” X 12’0” Amber LED Units with a 48 X 178 Matrix, Decorative Pole, Cover, and Star Decal for a Price of \$50,738.00 (Executive Director EDC, Mayor Pro Tem Jauregui)

Mr. Luft stated bids went out & we only received 1 back at a cost of \$50,738.00. He gave a brief process update on the sign, placement, data, etc. He does have it on the EDC agenda for Feb. 12, due to sharing the cost with the COC.

Majority of Council agreed that we probably do not need to involve ourselves with non-budgeted items that are this big right now; consider it in 2008-2009 budget along with salary increases & street repairs. No need to rush, prioritize

Councilwoman Weers made a motion to table agenda item #10 D to the 2008-2009-budget workshop. Councilman Drake seconded the motion.

It passed unanimously to table agenda item #10 D.

- E. Discussion and Appropriate Action on a Request to Identify and Approve Funds to Pay for the New Pylon Sign to be Furnished by Aetna Sign Group (City Manager)

Mayor Suarez stated agenda item #10 E is not required since we are tabling the item.

- F. Discussion and Appropriate Action on a Request to Approve Acceptance of a Proposal from Evans and Evans, Inc. to Perform Full Depth Reclamation Mixing, Shaping, and Compacting of Existing Base and Asphalt and the Application of 1.5” of Type D Hot Mix Asphalt for Pensive, Dream, and Trance for a Price of \$99,715 (Director of Facilities)

Mr. Hoppes stated we went out for bids; the low bidder was Evans & Evans for \$99,715. This is a joint funded project with CDBG & the COC. The cost to the City would be \$9,715 & this will be contracted out.

There was a brief discussion with questions & answers.

{Tape 2, Side A}

MPT Jauregui made a motion to approve agenda item #10 F. Councilman Rodriguez seconded the motion.

It passed unanimously to approve agenda item #10 F.

- G. Discussion and Appropriate Action on a Request to Identify and Approve Funds to Pay the \$9,715 Difference Between the CDBG Grant for Reconstructing Pensive, Dream, and Trance and the Proposal Price from Evans and Evans, Inc. of \$99,717 (City Manager)

Mr. Hughes recommended that we finance the \$9,715 from General Fund (GF) Reserves.

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

It passed unanimously to approve agenda item #10 G.

- H. Discussion and Appropriate Action on a Request to Approve City of Converse Resolution #614; a Resolution Calling for an Election on May 10, 2008 and Placing on the Ballot the Proposition: Shall Section 2.04 of the City Charter be Amended (Mayor Suarez)

Mayor Suarez stated the charter was amended at the last election to read that vacancies will be filled until the next available uniform election date - which meant May or November.

CC members expressed their concerns & comments. Comments included: we want voter turnout, keep as is, difficulties not foreseen, this amendment will also go to the voters; send it back to the voters, save the voters money by not having an election in Nov., & the Council member probably does not enjoy running in Nov. & turning around & running in May, wasteful for the COC because we are spending money which could be used on additional things, we do this because we are passionate about serving the community & citizens of Converse because we work for them, is a waste of money & does not think it is necessary, voters still have their say if it is in the beginning of a 2-year term, etc.

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

It passed with 4 members (Suarez, Bazany, Schindler & Weers) voting to approve agenda item #10 H & 3 members (Jauregui, Drake & Rodriguez) opposed.

- I. Discussion and Appropriate Action on a Request to Approve a Variance to City of Converse Ordinance #604; Section III, Paragraphs B. & E. to Allow a Sign to be Constructed Within the City Right-of-Way at the Intersection of FM 78 and Crestway to Advertise the Location of Capital One and the Retail Tenants Operating in the 7,000 Square Feet of Retail Space of Judson Marketplace II (City Manager)

Mr. Hughes referred to the diagram of Judson Marketplace II at the intersection of FM 78 & Crestway. The developer is faced with a situation where the initial plat & development of Marketplace I has a sign on the corner that is on private property & somehow the easements did not get made for that sign to advertise the rest of Judson Marketplace. The developer is requesting that we allow a sign either on option 1 or 2. We think option 1 should be avoided due to being unsafe. We are looking at option 2 to advertise Capital One. This is outside of the TXDOT ROW & would be in City ROW.

Ms. Annette Fritz is representing Mr. Phil Bakke/Judson Marketplace II, is prepared to answer any questions.

There was a brief discussion with questions & answers.

Councilman Rodriguez made a motion to approve option 2 on agenda item #10 I. Councilwoman Bazany seconded the motion.

It passed unanimously to approve option 2 on agenda item #10 I.

- J. Discussion and Appropriate Action on a Request to Approve a Special Use Permit on Two (2) Parcels of Land Located on FM 78 Legally Described as CB 5726 BLK 12 LOT 3 THRU 8 (Approximately 0.6508 Ac) and CB 5726 BLK 12 LOT P-100 Part of Patrick and Morrison St. (Approximately 0.2100 Ac) for the Purpose of Constructing a Hotel/Motel (Between Ingram Ready Mix and Fast Lube) (Assistant City Manager)

Ms. Arens stated this is about  $\frac{3}{4}$  of an acre. The Zoning Commission has a problem with parking & they did not approve the Special Use Permit (SUP).

Councilwoman Weers made a motion to disapprove agenda item #10 J. Councilman Drake seconded the motion.

It failed unanimously to disapprove agenda item #10 J.

- K. Discussion and Appropriate Action on a Request to Approve a Variance to Subdivision Ordinance 612 Article III, Subdivision Section 17 Standards and Regulations B Street, Alleys, Sidewalk and Crosswalk Ways #13 Curb, Gutter and Sidewalk to Permit Maranatha Bible Church to Omit Building the Required Sidewalk Along Thornton Lane Due to a Drainage Ditch and Future Construction by TXDOT (Assistant City Manager)

Ms. Arens stated this item went before the Zoning Commission & they voted unanimously to grant the variance & not put a sidewalk at that location.

Mr. Calle with the engineer firm is present tonight to answer any questions. He explained that there is just not a whole lot of room to put a sidewalk in that area & TXDOT is planning to re-align Lower Seguin Road.

There was a brief discussion with questions & answers.

Councilman Drake made a motion to approve granting the variance to agenda item #10 K. Councilwoman Weers seconded the motion.

It passed with 6 members (Suarez, Jauregui, Bazany, Drake, Rodriguez & Weers) to approve granting the variance to agenda item #10 K & 1 member (Schindler) opposed.

- L. Discussion and Appropriate Action on a Request to Approve a Variance to Zoning Ordinance 617 Section III “R-1” Single Family District, C. Area Regulations #4. Rear Yard Setback for Approximately 8-Feet into the Rear Yard Setback at 8238 Pioneer Oak, Loma Alta Subdivision (Assistant City Manager)

Ms. Arens stated this came before the Zoning Commission. Mr. & Mrs. Stewart want to utilize their back yard & a deck is almost essential & want to use as much of their back yard as possible. They will not be in the utility easement & know they cannot build there. Zoning Commission & staff recommend approval.

Mr. & Mrs. Stewart are present tonight for questions & answers.

There was a brief discussion with questions & answers.

Councilman Rodriguez made a motion to approve agenda item #10 L. Councilman Schindler seconded the motion.

It passed unanimously to approve agenda item #10 L.

- M. Discussion and Appropriate Action on a Request to Approve the Final Plats for Bridgehaven Subdivision Units 1 and 2 (City Manager)

Mr. Hughes stated this came before the Planning Commission in Nov. & was ready for final plat with a couple of very minor problems. The Planning Commission approved the final plat with the stipulation that these items be corrected before it went to CC. We had it on the agenda & did not receive the corrected plat. Therefore, there was no action taken the 1<sup>st</sup> time it was on the agenda & this is the one where we granted exception to bring it back when it was ready. It is now ready, in compliance with our Ord. & recommend approval.

There was a brief discussion with questions & answers.

MPT Jauregui asked that building setbacks be identified on the documents.

MPT Jauregui made a motion to approve agenda item #10 M with the stipulation that the rear setbacks & all setbacks be indicated on the plats prior to approval. Councilwoman Bazany seconded the motion.

It passed unanimously to approve agenda item #10 M with the stipulation that the rear setbacks & all setbacks be indicated on the plats prior to approval.

- N. Discussion and Appropriate Action on a Request to Approve City of Converse Resolution #615; a Resolution by the City Council of the City of Converse, Texas, Pledging Our Support to the Metropolitan Planning Organization and Texas Department of Transportation for the Purpose of Extending the Portion of Loop 1604 Within the City Limits of the City of Converse (Mayor Suarez)

{Tape 2, Side B}

Mayor Suarez stated we have been working on this project that was cut due to funding from TXDOT back in the summer; it was due to start in Sept. 2008. We have had meetings & there is some extra money funding that has come to TXDOT thru the MPO. The Mayor & Rep. Farias will be addressing the MPO next month to advocate for those funds. This Resolution advocates & helps us indicate to the MPO that we do support this as a City & look to completing as soon as possible; it is a

joint plan with the RAFB on their gate. The project will start from FM 78 on 1604 to Lower Seguin Road to expand it to 4 lanes.

There was a lengthy discussion with questions & answers, including discussion on toll roads. We need to say that we have a traffic ability problem & should not remain silent on this. Right now, we need this project funded & right now none of these dollars are federal highway dollars that are administered down to the local level.

Mr. Hughes stated we would have a chance in the future to approve/disapprove an offshoot road. He explained the mechanics (Resolution, go thru process, project gets selected & funded, & if we do have a match requirement we get a contract & it goes to CC for approval with a bill attached). CC is not obligating themselves to anything; we will have future opportunities to whatever is coming.

Councilman Rodriguez made a motion to approve agenda item #10 N. Councilman Drake seconded the motion.

It passed unanimously to approve agenda item #10 N.

- O. Discussion and Appropriate Action on a Request to Approve a Proposed Smart Code for the City of Converse by Mark Luft, EDC Director, to Place Restrictions for the Revitalization of the City of Converse (Assistant City Manager)

Ms. Arens stated the Zoning Commission is having a special meeting Thursday night to discuss some of the changes in the Smart Code.

Mayor Suarez suggested tabling this item.

Councilman Schindler made a motion to table agenda item #10 O. Councilman Drake seconded the motion.

It passed unanimously to table agenda item #10 O.

- P. Report by City Manager and Discussion of New FEMA Insurance Rate Maps and Community Flood Plain Issues (City Manager)

Mr. Hughes presented a map & reported on our findings. There is a list in the CC packet & there are 35 properties that are affected by the new map (11 on Flatland Trail). We disagree that their homes would be affected by the flood plain. We do not think the homeowner could interpret this & want to help them. There is a 90-day to appeal. He recommends coming up with a plan. We will have to spend some professional engineering fees to analysis. We have no obligation to help them, but it is the right thing to do.

Mayor Suarez stated based on the information, we need to put on a future agenda or come up with a solution that would indicate the need to follow the recommendation plan to help the residents of this new maps from FEMA. He believes that most residents won't be able to understand this. We as a City government need to step up & provide the assistance needed to help them make the changes & avoid them having to buy flood ins.

MPT Jauregui recommended that we should notify people that they are in the adjusted flood plain, but we should also, if we are spending the time & effort, that we can save even more families of letting them know that they are no longer in it & won't know to cancel their existing flood coverage & that it is no longer needed unless their premiums come due.

Mr. Hughes commented when we went thru the 1998 flood there was no house that took water house from the flood plain. We have put in some different drainage systems & done a lot of work to keep houses from being flooded (Janice Street was hit hard). Dalewood & Downing-there are 2 or 3 houses that if we got a substantial rain, would flood. We have action ongoing & will try to get this budgeted in as a project & continue to work on that. The models are pretty good, if you give them the right data. The contour lines were not done by on the ground survey; they were done by interpretation of a digital photograph.

Mr. Ortiz stated he didn't know if we wanted to be in the business of advising homeowners on what ins. they need or don't need.

Mr. Hughes stated if you look at all of this, it has preliminary written on it & is subject to change. He would prefer to let the ink get dry on the final map before we actually make any announcement that the new maps are out & your property is no longer in the flood plain.

Councilman Schindler suggested as a courtesy put something on the web site & assist the homeowners on Flatland Trail.

11. Reports

A. Councilmember's Report/Items of Interest

-Councilman Rodriguez acknowledged Ms. Beehler, Chair for the B&E, DuWest, Tenpenny Plumbing, Alan Caudell, Councilman Schindler, Ms. Arens, Mr. Hughes & the City staff; that have worked diligently with Mr. Cantu helping him get the place cleaned up. Councilman Rodriguez would like to get Mr. Tully & Ms. Beehler in touch with our Mayor & City Manager, to sit down & iron out some issues on the Ord. we have been working on & they need some legal interpretations on what needs to go into this document that is within the rights of the citizens & City.

The Mayor thanked Councilman Rodriguez & Ms. Arens for responding so quickly. We all got it done as a team effort.

B. Mayor's Report/Items of Interest

-Looking for a ceremony to renaming the Justice Center, no date at this time.

C. Boards/Commission Reports:

(1) Report and Discussion of Fire & EMS Commission Meeting

Councilwoman Weers reported:

-No report

-Mr. Hughes stated he has been invited to a special meeting on Wed. to talk about a March 8 event that Fire/EMS is going to put on to raise funds. He doesn't know if he has anything to contribute to the meeting (no budget line & no guidance)

-The Mayor will coordinate with Chair Jauregui & get back to Mr. Hughes

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

Councilwoman Bazany reported:

-No meeting since the last CC meeting

-Mr. Hughes reported:

-This Sat. at 2 PM, the P&R will tour the 62 acres that we are referring as East Park

-Mr. Scheel contacted us & proposed that he was interested in donating about 6 acres of land, almost all of it in the flood plain (directly over the hill & down in the valley behind New Hope Church); it is a very attractive area. Mr. Scheel would like to time the donation to offset the capital gains of 1 of his sales. As we get farther on, this will come to CC for consideration.

(3) Report and Discussion of the Zoning Commission Meeting

Councilman Schindler reported:

-Covered all items tonight

-Special meeting Thursday, to finish covering the details of the new zoning (Smart Code)

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

Mr. Luft reported:

-Items have already been discussed

D. City Manager's Report:

(1) Report and Discussion of Future Agenda Items

-Expect a report from the auditors & the opportunity to approve the EDC & City's audit reports

{Tape 3, Side A}

Mr. Hughes continued his report:

-Mr. Luft is trying to get our Tax Phase In Guidelines in sync with the Co., so we can get the expiration date in-line with the Co. to rotate & renew at the same time

(2) Report and Discussion of Items of Interest

Mr. Hughes reported:

-There was an Ord. passed about a year ago that allows the City Mgr. to grant the use of City facilities for non-City functions on a space available basis & needs to report it to the CC. We have rented space in the old EDC bldg./Conference Room 2 for Mr. Mike Hogan to set up pre-registration operation for the Town Sq. Apts. He will use the bldg. from Feb. 1 – April 30 for a fee of \$1,000.

-Update on Mr. John Cyphers & Upward Homes taking a deposit of his for just under \$1,000, built ½ of his house & walked away. We turned it over to our police dept., who found Mr. Charlie Johnson who took his money. We are proceeding with that & are optimistic that we will be able to recover our employee's money.

-Fri., Feb. 15 scheduled to go to training – Chair of EDC, Executive Dir. of EDC, Mayor & City Mgr. on tax incremental financing

E. City Staff Reports:

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

Chief Wendt reported:

-New ISO rating went into effect Jan. 1, 2008

-Be extremely careful with weather conditions

-Seen a little bit of a slow down after the 1<sup>st</sup> of the year, however, fires are in the increase due to the weather

(2) Report and Discussion of Significant Police Events

Chief Jamison reported:

-Provided a couple of handouts & went over them; he referred to page 2 & Officer Carlos Licea has been involved with Special Olympics the last 7 years

-He attended the Chief's Conference in Huntsville about 2 wks. ago, there are 1,027 agencies

-End of yr. stats: City is growing, a lot of traffic coming through here, he briefly went over a few of the stats

-Criminal investigations – Recovered over \$30,000 in property as a direct result from "Leads on Line"

-New system that the State just went into "trace.com"

-Gave a briefing on our DEA officer: Roughly in 2007 – brought in \$155,000. Very successful for us & are able to save the City money

(3) Report and Discussion of Significant Public Works Events

Mr. Hoppes reported:

-Geared up to work on Center Street & Placid Park

-Kitty Hawk is on-going

Mr. Hughes reported:

-TXDOT is now working their part of the Town Sq. drainage & coming up S. Seguin; the COC has responsibility to pick it up at School St. & S. Seguin take it down School St. to the front gate of the park through the parking lot & then down between ball fields 1 & 2 & empty into Salitrillo Creek. Those designs are complete & we are putting together a packet to be bid out & revised shortly. When we get the bids in they will go to CC for review & approve the contract to begin the work

-Bridgehaven lift station provides sewer support: We will move Placid Park down to the Bridgehaven lift station & it will cover the Bridgehaven single family dwellings & the new Converse Elementary School. We had the Bridgehaven developer & his engineer designing it. The design they submitted we said the City would never accept that. We took the project from their engineer & passed it to our engineer for design, it has been advertised. We will take the bids on Feb 26 & that will come to CC on March 4 for acceptance of the bids to construct that lift station. There are 3 parties involved (City-25% of cost, Converse Elementary School-5% of cost & Bridgehaven dev.-pick up the rest). The City has taken on Project Management of the program.

-Rolling Creek drainage – Ms. Myer spoke & asserted that the City Eng. & City Mgr. approved not having proper drainage on her lot. There are construction plans that included a new concrete channel going down thru her yard about 5" wide & 14" deep – it didn't get built; she doesn't want that built & she wants something else & so we are now working on something else. We will make that report when we get the design & cost.

-Mallet Plastic: We have water to the property & are working on bringing sewer

- Elementary School – Working with them to provide water & sewer services from their school & connect to our system; challenging & have another month to sort & decide who is going to build it & how it is going to be built
- Working other things: V.K. Knowlton, Judson Valley, Hanover Cove Unit 3, potholes, etc.

(4) Report and Discussion of Economic Development Activity

Mr. Luft reported:

- Bush's Chicken open, food tastes good; they plan to build another restaurant in the near future
- Copper Crossing Shopping Center on FM 78 & Schaefer: he has 3 tenants when they open in April
- Working on developing sites on the west & east side of Converse
- Continues working on funding for infrastructure, etc.
- CDBG Grant is due on Thurs.
- Working Smart Code

Ms. Hieronymus reported:

- First day to file for office is Mon., Feb. 11
- Last day to file is Mon., Mar. 10
- Office hrs. are M-F, 8 AM-5 PM, closed 12 noon to 1 PM for lunch
- Wed., Mar. 12: Name drawing for placement on the ballot
- April 28 – May 6: Early Voting
- Sat., May 10: Election Day 7 AM- 7 PM
- Thanked the CC, Mr. Hughes for going Joint & hopefully the voters will be happy

MPT Jauregui asked if we could publicize the “One Stop Shop” for the voters (water bill, web page, etc.).

12. Adjournment

At approximately 10:58 PM, Mayor Suarez adjourned the meeting.

PASSED AND APPROVED THIS 4<sup>th</sup> DAY OF MARCH, 2008.

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Al Suarez, Mayor

ATTEST:

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Adriana I. Hieronymus, City Secretary

## Degenhardt resigns from council to serve his country

By **Connie Hejt**  
Staff Writer

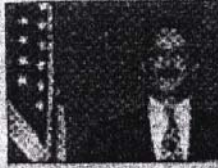
**CONVERSE** — It was a somber mood when council voted unanimously to accept the letter of resignation from Councilman Carlton Degenhardt at its Nov. 20 meeting.

Degenhardt, a councilman since May 1999, was called into active duty as a captain in the U.S. Navy. Currently in Miami, he will soon move with his unit to Kingsbay, Ga.

"He will serve for a year or longer and he felt it was in the best interest of the citizens to resign," Mayor Craig Martin said.

Martin presented Degenhardt's wife, Marilyn, with a plaque of recognition.

"May God hold you in the palm of his hand as you leave to serve our country," Martin tearful-



Carlton Degenhardt

ly read.

Degenhardt told the city council her husband was proud to serve the city and is also proud to serve his country. She asked they honor him by

choosing a suitable replacement.

City Attorney Ruy Ortiz cleared up confusion over whether or not the council could vote a replacement to serve out

the rest of Degenhardt's term, which ends May 2003, or if the replacement term would expire at election time in 2002.

"You have the authority to excuse his absences until the end of his term," Ortiz said. "That gives you the authority to fill the position until the end of his term."

Jim Uballe was unanimously approved by the council to take Place 5 and was sworn in after the vote.

FEB 05 09:10:51 TO 20 01 RE: FRANK CORTE

FEB 210 097 2008

F. 002

Attachment  
P 2-5-08  
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# TEXAS HOUSE OF REPRESENTATIVES

AUSTIN ADDRESS:

P.O. BOX 2910  
AUSTIN, TX 78768-2910  
(512) 463-0646  
(888) 463-0646-TOLL FREE  
FAX: 512-463-0893



DISTRICT ADDRESS:

2040 BABCOCK RD., STE. 402  
SAN ANTONIO, TX 78229  
210-349-0320  
FAX: 210-349-0381

FRANK J. CORTE JR.

February 5, 2008

Mayor Al Suarez  
City of Converse

Converse City Council Members

As a State Representative and a United States Marine Corps Reserve officer, I feel that Carlton Degenhardt would be an asset to the Converse City Council and to the community as a whole. Military service demands sacrifice and dedication to the people of this great country. The fact that Carlton willingly gave up his seat on the Council to serve his country and his community is to be commended. I feel he will once again serve in this capacity if appointed to fill the vacant seat on the Council.

Please accept this as my endorsement of Carlton Degenhardt to the Converse City Council.

Sincerely,



DISTRICT 122

COMMITTEES: CHAIR-DEFENSE AFFAIRS AND STATE-FEDERAL RELATIONS · ENERGY RESOURCES REDISTRICTING  
E-Mail: frank.corte@house.state.tx.us

Attachment  
R 2-5-08  
faul

To fill City Council Place 5, I believe we need someone who is familiar with the commissions and the workings of the City today.

Mr. Drake has lived In Converse 11 years, served on the Street Commission for 3 years, 1 year as chairman, as well as spending 6 years on the Planning Commission. Mr. Drake has worked 15 years in the Public Works industry in San Antonio.

Above and beyond all this, anyone now wishing to be on Council could have run for this position, in May of 07. Mr. Drake wanted to be on Council and he ran. He not only ran, he ran in a three person race coming in second and losing by only 41 of 689 votes I believe that this makes Mr. Drake the obvious person to fill this seat. He wanted it, ran for it and now he should fill it.

Mr. Uballe	296
Mr. Drake	255
Mr. Evans	138

2/5/08

Item 6 B

Attachment  
to 2-5-08

fact

It is apparent after reviewing the resumes of both candidates that regardless of the outcome tonight, <sup>of this appointment</sup> we are going to have a very well qualified councilman in Place 5.

However, my endorsement tonight is for Mr. Chris Drake. I believe the mere fact that he was a close 2nd for Place 5 in last May's election shows that the citizens have confidence in him too. He has served the city of Converse for 9 years total on the Street Commission & Planning Commission, and is still currently serving on the Planning Commission which, as we all know, provides a vital function for the city of Converse. They have a direct impact on the future development and success of our city.

Mr. Drake's I believe also, that since one of the main concerns voiced by our citizens is the repair and maintenance of our streets and drains, ~~his~~ extensive knowledge & experience gained by working for the City of San Antonio in this area is an invaluable asset that Converse needs RIGHT NOW.

Nancy Bazany

Attachment  
R 2-5-08  
vau

Mr. Ken Tillman for EDC Board of Directors

Mr. Tillman appears to me to be an excellent choice to serve on the EDC Board of Directors. He is a long time resident of Converse and has served on the City's Street Commission as well as serving in numerous leadership positions in his church and on the Greater Randolph Area Services Program's Board of Governors. I believe it is very desirable that we have members on the EDC board who have been long time residents of the city. People who know and understand how the city has developed and what new economic developments are needed. I believe that Mr. Tillman is the perfect fit for this position.