

CITY OF CONVERSE
CITY COUNCIL MEETING
MINUTES OF JULY 1, 2008
7:00 PM

The City Council of the City Of Converse met in a regular meeting at the Converse Municipal Complex on Tuesday, July 1, 2008 at 7:00 PM to discuss various items on the agenda. The following were present:

Mayor Al Suarez	Mayor Pro Tem Billy Schindler, Place 3
Councilman Rene Rodriguez, Jr., Place 2	Councilman Carlton Degenhardt, Place 4
Councilman Chris Drake, Place 5	Mr. Sam Hughes, City Manager
Ms. Laura Arens, Assistant City Manager	Mr. Rick Jamison, Police Chief
Mr. Richard Wendt, Fire/EMS Chief	Mr. Jerry Wilson, Finance Director
Mr. Mark Luft, COC EDC Executive Director	Mr. Mike Andrade, Sr. City Mechanic
Mr. Ray Ortiz, City Attorney	Ms. Carol Mire, Human Resource
Mr. Kie Sagan, IT	Ms. Tracy Campos, Utility Office Manager
Ms. Penny Hieronymus, City Secretary	

1. Call to Order

At approximately 7:03 PM, Mayor Suarez called the meeting to order.

2. Invocation: By Father Ricardo Hernandez, St. Monica's Catholic Church

Pastor John Woolery of New Life Baptist Church gave the invocation.

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

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

MPT Schindler 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 with the exception of Councilwoman Riley who has a medical excuse.

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 June 17, 2008
- B. Receive Fire and EMS Commission Minutes for Meeting Conducted on May 27, 2008
- C. Receive Zoning Commission Minutes for Meeting Conducted on May 19, 2008
- D. Receive Building and Standard Commission Minutes for Meeting Conducted on May 27, 2008

MPT Schindler made a motion to approve agenda items #5 A-D. Councilman Rodriguez seconded the motion.

It passed unanimously to approve agenda items #5 A-D.

6. Special Consideration Items

- A. Recognition of Mr. Mike Andrade, Sr. for More Than 5 Years Service to the City of Converse (Mayor Suarez)

Mayor Suarez invited CC & staff to join him in recognizing Mr. Mike Andrade, Sr. with a Certificate of Appreciation & lapel pin.

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. No personal attacks shall be allowed.

-Mr. Alan Caudell of 6264 FM 1516 North stated he would speak on agenda item #8 A.

8. Public Hearings

- A. Public Hearing on a Proposal to Make an Assessment Against Benefited Properties for Reimbursement of the Cost of Sewer System Improvements Needed to Provide Service to the Southeastern Sector of the City

At approximately 7:08 P.M., Mayor Suarez opened the public hearing.

Mr. Alan Caudell of 6264 FM 1516 North stated he was here tonight to get a confirmation in person that he is not going to personally be charged for these services because when he started to build his house he was told that he was on his own to get his own services. He did, he purchased a water treatment system for his house, so he does not need these services anymore. He wants to confirm that he is not going to be charged or required to get these services unless he chooses to build additional residents on his property. Mr. Caudell stated his friend & landowner next door; Mr. Hardin retires from the U.S. Army today after 32 years. He is on his way here to Converse within the next 3 weeks & intends on starting to build his house next to his. His (Mr. Hardin's) question to CC is when is this pipeline or sewer service, if approved, going to be available to him & will he have it by the time he completes his house?

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

9. Old Business

- A. None

Mayor Suarez stated there was no "Old Business".

10. New Business

- A. Briefing and Discussion of the Converse Pony League Operations and Finances (Ms. Sandy Laskowski)

Ms. Laskowski was not fully prepared but stated she could go over the financial status.

Mr. Hughes stated due to Councilwoman Riley's absence they could table this item.

Councilman Drake made a motion to table agenda item #10 A. Councilman Rodriguez seconded the motion.

It passed unanimously to table agenda item #10 A.

- B. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #218; an Ordinance Levying an Assessment Against Benefited Property and its Owner for Reimbursement of the Cost of Improvements to the City Sewer System (First Reading) (City Manager)

Mr. Hughes stated this is an Ord. that formalizes attentive agreement that was discussed when CC approved awarding a contract for building the Bridgehaven lift station. It starts with the cost & contract being a City project. The primary partner is Sage Western. Sage Western starts with an agreement to pay \$307,288 or 31% of the project within 90 days after we start work. In phase 2, they will take a note with putting a lien on property for \$227,987. Between Sage Western & the COC, the entire project will be paid for & installed. So, the price per equivalent unit is \$1,150. We have 120 acres that we have annexed & at some time in the future we expect development, which is unknown at this time. This has provisions that as it is developed & as there are requirements for sewer service that these new units would pay \$800, which would then be shared between the City & Sage Western to reimburse the cost. The process is offered as an opportunity for the Local Government & Local Government Code. It requires we publish notice in the newspaper that we conduct a public hearing, which was just conducted & then an Ord. passed to formalize this. We believe this to be fair on all parties. If approved tonight we will execute the contract & probably start construction within the next 10 days & expect the system to be operational on or about Nov. 1, 2008. Now, will it be available to a particular account? The system will be operational, now for someone to connect to it presumes there are easements between the particular building or property & one of the main lines on the system to be able to connect. Mr. Hughes does not know Mr. Hardin's property well enough to be able to say there are easements for

which he could extend a sewer line from his property down to the main that goes to this lift station. The system should be operational about Nov. 1. Staff recommends approval.

At this time, there were questions, answers & comments by CC, including: Since Mr. Caudell has already put in the electrical water treatment for his residential home, would he be exempt from the \$800 & from the actual EDU's that was stated per our last meeting as a homeowner? He has 1 single family dwelling on about 8 acres, so there would be no motivation to push him to connect to the system. Should he sub-divide the property or should a home developer buy his property then as future development goes in, we would expect that to be however many lots or how ever much to be in for sewer that the developer would put up \$800 per unit & would connect to this. At this time, we do not know if this will affect Mr. Hardin. The rules for septic are established by the State & our understanding is that the property as it sits, if the Co. & CC agree, Mr. Hardin could install a septic tank (there is enough land space). A septic tank is about +/- \$6,000-\$6,500. Mr. Hardin would need to compare that cost with what it would cost to connect to our system. If there are easements available, the impact fee to the SARA is \$1,350 & then it is a matter of whatever it cost for the pipe to run down & tie in. We guess that connecting to this new system is a little cheaper than putting in septic tank, but this would take more research & calculations. On page 1, #4 a: "Sage Western will pay \$307,288 (31 percent of the cost) in cash 90 days after commencement of construction"; would it be possible to clarify that when construction of the lift station/Bridgehaven Subdivision or construction of the lift station.

MPT Schindler 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 Appoint Ms. Joan Lindgren, 8904 Liberty View, as the Chairperson for the Parks & Recreation Commission (Councilwoman Riley)

Mayor Suarez stated Councilwoman Riley notified him about this appt. & he agrees with her. She appears to be very qualified.

Councilman Drake asked if the person has to be a member?

Mayor Suarez stated yes & was going to appt. her Monday through the power of the Ord. only for the expiration of the term.

Mr. Ortiz stated the appt. needs to be confirmed by the CC & they can amend the motion to cover her as a member & Chair person.

Mayor Suarez stated we would do this for this individual so the time will meet both appts. at the same time.

MPT Schindler made a motion to appoint Ms. Joan Lindgren, 8904 Liberty View, for full appointment as a member & Chair for the P&R Commission. Councilman Degenhardt seconded the motion.

It passed unanimously to approve agenda item #10 C, appointing Ms. Joan Lindgren, 8904 Liberty View, for full appointment as a member & Chair for the P&R Commission.

- D. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #727; an Ordinance Identifying the Need for Additional Water Conservation Measures when Stage 1 Critical Period Management Plan has been Declared by the Edwards Aquifer Authority; and Establishing Water Surcharge Rates to Promote a 20 Percent Reduction in Water Consumption (First Reading) (City Manager)

Mr. Hughes stated the last legislature changed the way that the Edwards Aquifer Authority (EAA) quotas are managed. Basically, all cities were given back a substantial amt. of water to pump during times of non-drought. The Aquifer was limited to 450,000-acre ft. in total & that ceiling was lifted to over 100,000-acre ft. to some 557. During normal times, everyone received all of their quotas full pumping rights back. The downside is when we get into periods of drought. We are in we guess, the most significant drought for a 9 month period on record. As soon as the EAA falls below 660 the EAA demands that all pumpers reduce their amount of withdrawal by 20%. We are now faced with how do we gain the cooperation of the users to achieve this kind of conservation. Our Ord. 702, lists the guidelines as to what should be done & what is prohibited activity. The Ord. sets up a rate table that we believe will encourage conservation & promote achieving this 20% reduction that have been mandated to achieve. Stage 1 declaration from Edwards applies to all permit holders of EAA. Recommend approval.

At this time, there were questions, answers & comments by CC, including: Some residents are confused with the different restrictions, notification procedures – radio, TV, newspaper, water bills, on internet. It is clear that as the Aquifer begins to

go down 665-664. SAWS has come up with a new tactic & Bexar Met has come up with a similar situation. We are each accountable to Edwards & how a City gets that accomplished is up to the City. Work with the Police Dept. who are enforcing Stage 1 water restrictions to perhaps start with warnings, to get the word out. For at least 5 yrs., we have had an Ord. that says 1 of the prohibited activities for water is sprinklers between 10 AM & 8 PM (can't water). We have had conversations with builders & Judson & tell them they need to stop that & they blow it off. Residents have been warned & warned. We have faith in our Police Officers. We will make a commitment & be nice & make sure the person gets an opportunity, but we will have to write some citations to achieve compliance.

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

It passed unanimously to approve agenda item #10 D.

- E. Discussion and Appropriate Action on a Request to Approve the Bexar Metro 9-1-1 Network District Proposed Budget for Fiscal Year 2009 (City Manager)

Mr. Hughes stated this is another case where the law requires that 911 provide copies of their budget to the local governments they support. CC has the opportunity to review it if they have serious disagreement about 1 or more of the lines, then we can, by Resolution send back our disapproval. By looking at their proposed budget it looks as if it is consistent with their past operations & past level of service. Recommend approval.

Councilman Degenhardt made a motion to approve agenda item #10 E. Councilman Rodriguez seconded the motion.

It passed unanimously to approve agenda item #10 E

- F. Discussion and Appropriate Action on a Request to Appoint Josh Cone as a Member of the Board of Directors for the Economic Development Corporation for the Remainder of a One Year Term Ending May 31, 2009 (Councilman Degenhardt)

Councilman Degenhardt stated he reviewed several of the applicants for the position vacated by Mr. Harris. Recommends Mr. Cone for this position.

Mayor Suarez supports this nomination. Mr. Cone was a previous member, has an exceptional resume, has been involved with the community, etc.

Councilman Degenhardt made a motion to approve agenda item #10 F. MPT Schindler seconded the motion.

It passed unanimously to approve agenda item #10 F

11. Reports

- A. Councilmember's Report/Items of Interest

-Councilman Rodriguez reported:

- 1. Firefighter for the Quarter (April – June 2008) – Mr. Joshua Everetts & there will be a presentation on July 28 at their next Fire/EMS meeting

- B. Mayor's Report/Items of Interest

Mayor Suarez reported:

-Thanked everybody that participated in the B&E's Trash Pick Up a couple of weeks ago on FM 1976

-Getting positive comments on our Fire Dept. for the Emergency District 1 & positive comments from citizens on our great Police force

- C. Boards/Commission Reports:

- (1) Report and Discussion of the Building and Standards Commission Meeting

Councilman Degenhardt reported:

-They are going through the Ord. to make sure it is in compliance with the St. law

-Will be bringing 3 resumes for consideration; for 3 alternates

- (2) Report and Discussion of the Fire and EMS Commission Meeting

Councilman Rodriguez reported:

- Again, Firefighter for the Quarter (April – June 2008) – Mr. Joshua Everetts
- Thank Fire/EMS Commission who awards them a Fireman Knife Set
- Oct. 2-5, 2008 (NIOC) – Fire/EMS will have a stand selling hamburgers
- Dec. 6, 2008 – From 8 AM – 11 AM, they will have Breakfast at Station 1; cost is approximately \$3 - \$5 per person
- 1st Sat. in April, 2009 – Fireman’s Picnic from 11 AM – 4 PM
- July 28 - Next meeting at 7 PM

(3) Report and Discussion of the Planning Commission Meeting

MPT Schindler reported:

- There were no items for the Commission & there was no meeting

D. City Manager’s Report:

- (1) Report and Discussion of Future Agenda Items
- (2) Report and Discussion of Items of Interest

Mr. Hughes reported:

- 2nd Readings of Ord. 218 & 727 under “Consent Agenda”
- Need to appoint a CC member to fill the vacancy
- Would like to conduct a budget workshop following the normal business on July 15

E. City Staff Reports:

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

Chief Wendt reported:

- Staying fairly busy
- Took a shift & conducted a drill training & phone training at the ARC Center with Camelot & Windcrest Fire Depts.
- This past week, had training on a house at Hilltop/Pasty
- This past week, had some rains
- Doing good

- (2) Report and Discussion of Significant Police Events

Police Chief Rick Jamison:

- In the past several months, we have had some issues in MacArthur Park with the amt. of street lights in there, been working with CPS & they are recommending to realign some of the lights & put in more lights
- Same thing with Placid Park Subdivision: We have had some concerned citizens bring it to their attention-have gone out there & there are a couple of streets that could use additional lighting (3 more)
- Getting geared up for July 4; Friday will have 8 officers working writing people tickets for fireworks
- Staying busy

- (3) Report and Discussion of Significant Public Works Events

Mr. Hughes reported:

*STREETS:

- About 95% finished with the seal coat in the old Meadows & beginning seal coat process in the new Meadows area on the opposite side

*WATER:

- We have just finished a technical inspection of the Bob Grubb well site & several wells broken - altogether the scope of work is around \$63,000 & more than we can award without competitive bidding; so we are putting together a bid package for the work that needs to bring that well back in good standing order
- We are looking at upgrading our pumping system to meet the new population & future growth. Presently, we have 4 wells that pump (Gibbs Sprawl which has a small motor about 30 horsepower; a 150 at Bob Grubb & at North Cimarron we have a 60 horse & a 400 horse. At one point, we could lose the 400 & the 150 would keep up enough pumping to keep the town in good shape. At this point, if we lose the 400 for any length of time, we are in trouble; we can’t go 24 hrs. with the 400 off-line. There is not much we can do to Gibbs Sprawl; it is an old well with a small shaft. We can upgrade the 150 at Bob Grubb to a 250 & we are looking at upgrading the 2nd well at North Cimarron to a 250 & we want to down grade the 400 to a

250. This allows 3 wells to be similar size & have a much better system in terms of keeping the increased population with water & high pressure at all times. We've done a back of the envelope engineering cost assessment on that project & that would altogether run around \$175,000, but it would be in phases. Bob Grubb well site would be around \$80,000, then move to the North Cimarron & upgrade that. This is probably an 18-month program in 3 phases. When we are done, then we have a system that is much better prepared to serve to population we have now.

MPT Schindler noticed the seal coating in the Meadows & it looks like we continue to do a better job.

Mr. Hughes stated we have better equipment, the trucks that distribute the oil do a better job than the trailers & they are easier for the operators to control the amt. that is put on. The trap rock is a definite improvement. We expect this program to get better & better.

(4). Report and Discussion of Economic Development Activity

Mr. Luft had no report.

Mayor Suarez introduced/recognized new P&R Chair person, Ms. Joan Lindgren.

12. Adjournment

At approximately 7:53 PM, Mayor Suarez adjourned the meeting.

PASSED AND APPROVED THIS 17th DAY OF JULY, 2008.

ATTEST:

Al Suarez, Mayor

Adriana I. Hieronymus, City Secretary