

CITY OF CONVERSE  
CITY COUNCIL MEETING  
MINUTES OF FEBRUARY 3, 2009  
7:00 PM

The City Council of the City Of Converse met in a regular meeting at the Converse Municipal Complex on Tuesday, February 3, 2009 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 Jon Lindgren, Place 1	Councilman Rene Rodriguez, Jr., Place 2
Councilman Carlton Degenhardt, Place 4	Councilman Chris Drake, Place 5
Councilwoman Mary Riley, Place 6	Mr. Sam Hughes, City Manager
Ms. Laura Arens, Assistant City Manager	Mr. Rick Jamison, Police Chief
Mr. Richard Wendt, Fire/EMS Chief	Mr. Mark Luft, EDC Executive Director
Mr. Karl Hoppes, Director of Facilities	Ms. Jackie Gaines, Human Resource
Mr. Ches Estes, Police Clerk	Mr. Ray Ortiz, City Attorney
Ms. Penny Hieronymus, City Secretary	

1. Call to Order

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

2. Invocation: By Pastor Joe Warren, Tabernacle Baptist Church

Pastor Warren 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 stated all Council members are present. He thanked the Scheel family for joining us this evening.

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 16, 2008
  - B. Approval of City Council Minutes – City Council Meeting January 6, 2009
  - C. Approval of City Council Minutes – City Council Meeting January 20, 2009
  - D. Receive Zoning Commission Minutes Conducted December 15, 2008
  - E. Receive Planning Commission Minutes for Meeting Conducted on November 28, 2008
  - F. Action to Approve the Financial Statement for November 2008
  - F. Action to Appoint Mr. Robert Browning, 8904 Privilege Point, as a Member of the Planning Commission (Mayor Pro Tem)
  - G. Action to Appoint Ms. Doris Sargeant, 8803 Dream Avenue as a Member of the Zoning Commission (Councilman Lindgren)
  - H. Action to Appoint Mr. Isadore Vidal, 10311 Outlaw Bend, as a Member of the Park and Recreation Commission (Councilwoman Riley)
  - I. Action to Appoint Ms. Lisa Martin, 9741 Copper Creek, as a Member of the Park and Recreation Commission (Councilwoman Riley)

Councilwoman Riley asked that agenda item #5 C be pulled.

Councilman Rodriguez asked that agenda item #5 A & B be pulled.

MPT Schindler made a motion to approve agenda items #5 D – J. Councilman Lindgren seconded the motion. It passed unanimously to approve agenda items #5 D - J.

Councilwoman Riley referred to agenda item #5 C, Page 5, 5<sup>th</sup> Sentence:

It states: “Councilwoman Riley stated the people that spoke did the personal attacks & now wants CC to approve this Ord. At this point, she does support them.”

Rephrase: She did not support the personal attacks but did support the B&E. “Councilwoman Riley stated that even though there were personal attacks made she would still vote to support B&E.”

MPT Schindler had a correction on agenda item #5 C, Page 8, 4<sup>th</sup> Paragraph & to delete the first “approximately”.

It states: “It passed unanimously to approve agenda item #10 A with the amendment to approximately a brief summary approximately 100 words of the discussing item.”

Should be: “It passed unanimously to approve agenda item #10 A with the amendment to a brief summary approximately 100 words of the discussing item.”

Councilman Rodriguez stated on agenda items #5 A & B, he wants to make sure we are approving the condensed version.

Mayor Suarez would like to pull agenda items #5 A & B until the next meeting so CC could review them.

Councilman Degenhardt made a motion to table agenda items #5 A & B until the next meeting. Councilman Rodriguez seconded the motion. It passed unanimously.

Councilwoman Riley made a motion to approve agenda item #5 C with the changes noted above. MPT Schindler seconded the motion. It passed unanimously to approve agenda item #5 C with the changes noted above.

6. Special Consideration Items

A. Recognition of Mr. Bryant Anderson, Fire Fighter-EMT for More Than 5 Years Service to the City of Converse (Mayor Suarez)

Mayor Suarez stated we would postpone agenda item #6 A.

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. George Tully of 10030 Windburn Trail stated anybody in Converse knows that if you have an emergency in Converse the response time is usually 2-3 minutes. Last Sat., there was an auto accident at Toepperwein & Kitty Hawk & the response time was 13 minutes. With the roadwork construction, did anyone think about the response time & suggested keeping a fire truck & patrol vehicle on this side of town?

-Mr. John Shadron of 811 Meadow Branch stated some facts: Discussion at the Jan. 20 CC mtg. including e-mails sent to CC regarding the B&E Sat. clean up, some CC members responded but not all, B&E raising \$700 for down payment on cookbooks & donations, trees originally donated to P&R & somehow B&E took control of the trees & were responsible for watering them & the trees planted-it was not their responsibility to take care of them.

-Mr. Jeff Beehler of 112 Norris Dr. East stated some facts: Agreeing with Mr. Shadron & the trees being donated to P&R & got passed to B&E, Mr. Beehler volunteered to plant the trees if we would supply a skid loader, the City had extra time & planted the trees, the trees planted by B&E are alive at this Chamber yard & Fire/EMS Station 2, statement was made several mtgs. ago about 1 member of a Commission that didn't sign up for any participation in NIOC-which was him.

-Ms. Kathy Selko of 7327 Trance Lane & on the P&R Commission stated they did not have a quorum at their last mtg. & not everybody was able to see the North Park layout.

-Mr. Randy Pannell of 816 Meadow Peak stated due to the construction on Toepperwein, there were a lot of speeders & the Police Dept. got in under control quickly.

8. Public Hearings

A. Public Hearing On The Proposal to Change the Zoning from R-1 (Residential) to B-2 (Retail) to Comply with the Current Zoning Classification for the Properties Listed Below Belonging to New Life Baptist Church

101 North Street, Converse, Bexar County, Texas Property ID# 311599  
(05063-961-0010) CB 5063P Blk 1 Lot 1 New Life Baptist Church

208 Seguin Street, Converse, Bexar County, Texas Property ID# 310625  
(05063-005-0051) CB 5063 Block 5 Lot 5 and P-102 (0.51AC)

206 Seguin Street, Converse, Bexar County, Texas Property ID# 310455  
(05063-000-0200) CB 5063 P-20 ABS 431

204 Seguin Street, Converse, Bexar County, Texas Property ID#310454  
(05063-000-0190) CB 5063 P-19 and P 20 B ABS 431

At approximately 7:19 PM, Mayor Suarez opened the public hearing.

There were no comments.

At approximately 7:20 PM, Mayor Suarez closed the public hearing.

9. Old Business

A. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #303; An Ordinance to Establish and Regulate the Park and Recreation Commission for the City of Converse; and Superseding City of Converse Ordinance #303 Dated April 15, 2003. (Second Reading) (City Manager)

Mr. Hughes stated this Ord. reflects the amendments that were proposed & the final refinements were done. Recommend approval.

Councilwoman Riley made a motion to approve agenda item #9 A. Councilman Degenhardt seconded the motion. It passed unanimously.

B. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #630; An Ordinance to Establish and Regulate the Planning Commission for the City of Converse; and Superseding City of Converse Ordinance #630 Dated April 15, 2003. (Second Reading) (City Manager)

Mr. Hughes stated this Ord. is unchanged from the words that were approved on the 1<sup>st</sup> reading. Recommend approval.

MPT Schindler made a motion to approve agenda item #9 B. Councilwoman Riley seconded the motion. It passed unanimously.

- C. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #631; An Ordinance to Establish and Regulate the Zoning Commission for the City of Converse; and Superseding City of Converse Ordinance #631 Dated April 15, 2003. (Second Reading) (City Manager)

Mr. Hughes stated this is the same words brought forward from 1<sup>st</sup> reading, no changes. Recommend approval.

Councilwoman Riley made a motion to approve agenda item #9 C. Councilman Drake seconded the motion. It passed unanimously.

- D. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #401C; An Ordinance Amending City of Converse #401 Dated June 3, 2008 Supplementing Section III-Stop Signs by Adding the Listed Location as a Four-Way Stop Intersection as to Improve Traffic Control. (Chief Jamison)

Chief Jamison stated this is the 2<sup>nd</sup> reading & with the increase in traffic on Copperway & Coppergate. Recommend approval.

Councilman Drake made a motion to approve agenda item #9 D. MPT Schindler seconded the motion. It passed unanimously.

## 10 New Business

- A. Discussion and Appropriate Action on a Request to Approve Acceptance of a Donation of the Adolph Scheel Home, the Driveway from Old Cimarron Trail to the Home, and Approximately One Acre of Land to the City of Converse for Use as a Museum. (Mr. Clarence Scheel, City Manager)

Mr. Hughes stated Mr. Hoppes & he visited the site & took some photographs of the house & land. He showed a presentation by power point & gave a briefing to include: electrical meets code, well maintained, structurally very sound, wedding photos of Scheel' would stay with house, furniture does not stay, have to meet ADA requirements & build restrooms outside for the public, need to acquire artifacts & consider how much operation & maintenance we would want to put into it. We have an offer that is really too large of a town of our size. We can acquire the property & do the proper planning to open it. The Scheels would like an agreement from CC that we would like to do this. They are trying to market the portion that has commercial value & would like to donate this after they sell the commercial property along with about 7 acres of property for park & recreation in the future.

Mr. Clarence Scheel, oldest son of Adolph Scheel, stated if possible give the house to the COC for a museum along with some land for a park area. The house is the oldest house in Converse & built in 1900. The Scheel family commented they would give some artifacts to the City on loan/agreement that may be used in the museum, (his grandfather's original bed (antique), steel baby bed from 1912, buggy, horse drawn grader, plow, collection of license plates from 1912-1974, jigsaw, sewing machine & other items. The farm has historical significance being a 100-year farm.

Councilman Rodriguez made a motion to approve acceptance of a donation of the Adolph Scheel home for use as a museum in the COC. Councilman Degenhardt seconded the motion. It passed unanimously.

- B. Discussion and Appropriate Action on a Request to Approve Acceptance of a Donation of Approximately Seven Acres of Land Located Southeast of the Adolph Scheel Home to the City of Converse for Use as a City Park. (Mr. Clarence Scheel, City Manager)

Mr. Hughes showed an aerial photo & gave a brief explanation with the 6-7 acres that would be offered to the COC for park & recreational facilities, primarily in the 100-year flood plain. Later, we would figure out parking & restrooms to support museum & park/recreational area. Recommend approval.

Councilman Degenhardt made a motion to approve agenda item #10 B, with a lot of thanks. MPT Schindler seconded the motion. It passed unanimously.

- C. Discussion and Appropriate Action on a Request to Appoint Dr. Fernando Guerra, Director of San Antonio Metropolitan Health District, as the City of Converse Health Authority. (City Manager)

Mr. Hughes stated we took this action about 2 ½ years ago & being asked to renew the appointment. Recommend approval.

MPT Schindler made a motion to approve agenda item #10 C. Councilman Drake seconded the motion. It passed unanimously.

- D. Discussion and Appropriate Action on a Request to Approve Preliminary Plat for Judson High School Red Campus. (City Manager)

Mr. Hughes stated this plat has been reviewed by the proper depts. & has 3 minor items that require correction before final consideration. Recommend approval.

Councilman Degenhardt made a motion to approve agenda item #10 D subject to the 3 conditions being corrected. Councilwoman Riley seconded the motion. It passed unanimously.

- E. Discussion and Appropriate Action on a Request to Approve a Change in Zoning from R-1 (Residential) to B-2 (Retail) to Comply with the Current Zoning Classification for the Properties Listed Below Belonging to New Life Baptist Church

101 North Street, Converse, Bexar County, Texas Property ID# 311599 (05063-961-0010) CB 5063P Blk 1 Lot 1 New Life Baptist Church

208 Seguin Street, Converse, Bexar County, Texas Property ID# 310625 (05063-005-0051) CB 5063 Block 5 Lot 5 and P-102 (0.51AC)

206 Seguin Street, Converse, Bexar County, Texas Property ID# 310455 (05063-000-0200) CB 5063 P-20 ABS 431

204 Seguin Street, Converse, Bexar County, Texas Property ID#310454 (05063-000-0190) CB 5063 P-19 and P 20 B ABS 431 (Assistant City Manager)

Ms. Arens stated this brings them into compliance. The Zoning Commission unanimously recommended approval.

Councilman Rodriguez made a motion to approve agenda item #10 E. Councilman Lindgren seconded the motion. It passed with 6 members (Suarez, Schindler, Degenhardt, Drake, Lindgren & Rodriguez) approving agenda item #9 E & 1 member (Riley) abstaining due to being a member of the Church.

- F. Discussion and Appropriate Action on a Request to Approve Final Acceptance of the Infrastructure for Judson Valley (Astoria Place) Units 2 and 3. (City Manager)

Mr. Hughes stated this has been more than a year since CC has approved preliminary acceptance to the infrastructure, staff has gone back & inspected this, all deficiencies have been corrected. Recommend approval.

Councilman Drake made a motion to approve agenda item #10 F. Councilwoman Riley seconded the motion. It passed unanimously.

- G. Briefing by Chief Jamison and Discussion of Year End Statistics for the Converse Police Department. (Chief Jamison)

- G. Briefing by Chief Jamison and Discussion of Year End Statistics for the Converse Police Department (Chief Jamison)

Chief Jamison gave a briefing on 2008-year end statistics for the Converse Police Department including: his handouts in the packets compared last year's stats compared to 2007 & 2006, amount of calls for service to the public, traffic stops, compared the tickets to warnings, calls to the 911 system & 4 phone lines-just a few months ago they added 3 more lines, able to recover stolen property as a direct result of a company called Leads on Line, & the investigators case load.

There was a short question & answer period, including: asking for a break down of each of the violations as much as possible. Chief Jamison stated he would try to break it down & bring it back to CC the 1<sup>st</sup> mtg. in March.

H. Briefing by City Manager and Discussion of North Park Master Plan (City Manager)

Mr. Hughes gave a briefing on the North Park Master Plan, including: a map in full development & an overall briefing, including, electrical transformer, trenching, 26 lights-work with CDBG for solar park lights placed about 250' apart to make it safe to walk, restrooms to support concession stand & equipment storage, football field, basketball goals, parking lots, picnic tables, baseball fields, fencing, trees, gazebo, baseball fields, pavilion with kitchen, street, sidewalks, walking trail, pedestrian bridge, SARA has sewer & we have water, etc. In 2009, we do electricity & restrooms & put \$50,000 in it a year, could cost approximately \$3.5 million. He briefed on a tax increase, Certificate of Obligations & taking bonds out; this would have an impact on tax rate if we financed for 15 years & we could expect a 3 1/2 – 4 cents increase per year, would require debt service, etc. P&R saw some of this & were briefed, but we still need their input.

There was a short question & answer period.

I. Briefing by City Manager and Discussion of a City of Converse Community Center (City Manager)

Mr. Hughes gave a briefing & background on a map of 1604 & Airport City on a Community Center, CC knows about the plat with 100 by 25 lots, market is favorable, when going out for bids the competition is good, this is probably the best site with traffic & visibility, downside is the people are not voluntarily willing to sell, this is 20,000 sq. ft.-6 ½ acres of property & parking. Mr. Hughes went over some prices for the bldg., land & utilities. We have talked with the developer & the seller would donate the land, downside is condemnation, what the Tx. law requires & going out for RFQ's, Mr. Hughes is looking for feedback. Should define a civic center & a community center – small or large, which can be used by the citizens. Doesn't recommend doing both projects at this time (North Park or Community/Civic Center) & does not recommend going over \$5 million in any combination, 2009 is the time to do it & the opportunity is here.

CC members shared their comments, including, difference between a civic center & a community center & define them, prime location, partner with a developer, look for more research-options, proceed cautiously, get citizens input at the polls, consensus was to form a committee with each CC coming up with a citizen to be on the committee with staff members. If we put on ballot, need to know quickly to submit to Dept. of Justice for preclearance.

11. Reports: In consideration of Texas Attorney General Opinion GA-0668, information provided on subjects not on the agenda shall be limited to statements of specific factual information; or recitation of existing policy. Any deliberation of or decision about a

subject not on the agenda shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

A. Councilmember's Report/Items of Interest

-Councilman Rodriguez reported he would like an update on the B&E financials. He would like to see if we could get some of our non-profit organizations could meet with us & assist with the Adopt A Highway Program.

B. Mayor's Report/Items of Interest

Mayor Suarez reported:

-Thank the Police Dept. for assisting in the speeding on Janice Drive

C. Boards/Commission Reports:

(1) Report and Discussion of the Zoning Commission Meeting

Councilman Lindgren reported:

-They discussed the areas being re-zoned & approved this evening

-Approved the Zone minutes

-Pleased to have Ms. Sargeant as a permanent member

(2) Report and Discussion of the Planning Commission Meeting

MPT Schindler reported:

-Approved the plat for the Judson HS Red Campus, which was approved tonight

-Discussed updating the City Master Plan - possibly setting up a committee with Commissions or Chairs & a joint workshop with EDC & CC

D. City Manager's Report

(1) Report and Discussion of Future Agenda Items

Mr. Hughes reported:

-Next mtg. expect a briefing on the Racial Profiling

(2) Report and Discussion of Items of Interest

Mr. Hughes reported:

-Included in the packets a comparison of sales tax from this year versus month's last year; we have not had a reduction of retail sales in Converse

-New housing starts & Jan. 1<sup>st</sup> –Dec. 31<sup>st</sup>, 2008 we have put on the ground 231 new residential dwellings = 4 ½ increase in single family dwellings; Jan. 2009 we have issued 21 building permits for new single family dwellings

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

Fire/EMS Chief Wendt reported:

- This past Sat., we began to experience grass fires
- We have Red Flag Days & urges everyone to be extremely careful
- Continuing to work on ambulance specs.
- Updating hydrant inspection procedures
- Had a Boy Scout troop come in & assist with painting of hydrants
- Staying busy all the time
- Received funds from the South Tx. Regional Advisory Committee for trauma-this year we used funds to purchase a mannequin for training
- Upgrading protocols
- We have a contingency plan for the construction & to get over the railroad tracks

(2) Report and Discussion of Significant Police Events

Police Chief Jamison reported:

- 21<sup>st</sup> Year Project Graduation is a go
  - Texas Hold Em Tournament – April 4
  - Golf Tournament – May 2
  - Basketball game has not been announced yet; 1<sup>st</sup> mtg. in March will have flyers at the CC stations
- Friday, March 6 - Police Dept. & Converse Elementary working on 4<sup>th</sup> year of Bike Rodeo
- Staying busy

(3) Report and Discussion of Significant Public Works Events

Director of Facilities Mr. Hoppes reported:

- Toepperwein Road is tore up the 1<sup>st</sup> 1,000'
- Gibbs Sprawl Bridge – we are working on the final plan to take to TXDOT; scope of work has changed a little bit & we plan to start on that soon
- Crack sealing program is coming along real well
- On the Public Works Bldg. addition for the break room they have completed the bldg. pad & are just about ready to go out for bids & advertise

12. Adjournment

Mayor Suarez adjourned the meeting at approximately 9:10 PM.  
PASSED AND APPROVED THIS 17<sup>TH</sup> DAY OF FEBRUARY, 2009.

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Al Suarez, Mayor

ATTEST:

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Adriana I. Hieronymus, City Secretary