

CITY OF CONVERSE
CITY COUNCIL MEETING
February 16, 2010
7:00 PM

The City Council of the City of Converse met in a regular meeting at the Converse Municipal Complex on Tuesday, February 16, 2010 at 7:00 PM to discuss various items on the agenda. The following were present:

Mayor Al Suarez
Councilwoman Renee Paschall, Place 1
Councilman John Shadron, Place 3
Councilwoman Mary Riley, Place 6
Mr. John Quintanilla, Assistant City Manager
Mr. Rex Rheiner, Assistant Police Chief
Mr. Karl Hoppes, Director of Facilities
Mr. Jerry Wilson, Finance Director
Ms. Penny Hieronymus, City Secretary

Mayor Pro Tem Carlton Degenhardt, Place 4
Councilman Bruce Cannon, Place 2
Councilman Jon Lindgren, Place 5
Mr. Sam Hughes, City Manager
Mr. Mark Luft, EDC Executive Director
Mr. Richard Wendt, Fire/EMS Chief
Mr. Lupe Perez, Director of Utilities
Mr. Ray Ortiz, City Attorney

1. CALL TO ORDER

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

2. INVOCATION

Pastor Brian Dorris of Community Bible Church 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 Degenhardt

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

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

4. ROLL CALL AND RECOGNITION OF VISITORS

Mayor Suarez stated all Council members are present.

Mayor Suarez recognized State Representative Joe Farias, Commissioner Tommy Adkisson, ESD #1 members: Mr. McTally, Mr. McThies & Ms. Murphy, JISD Board members: Mr. Arnold Salinas, Mr. Richard LaFoille & JISD Operations Superintendent Mr. Daniel Kershner.

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 January 19, 2010
 - B. Approval of City Council Minutes – City Council Meeting February 2, 2010
 - C. Receive Economic Development Corporation Minutes for Meeting Conducted on January 12, 2010
 - D. Receive Park and Recreation Commission Minutes for Meeting Conducted on January 11, 2010
 - E. Receive Planning Commission Minutes for Meeting Conducted on November 24, 2009
 - F. Receive Zoning Commission Minutes for Meeting Conducted on January 11, 2010
 - G. Action to Approve the Election Order Setting May 8, 2010 as the Date for the General Election (City Secretary)
 - H. Action to Appoint Ms. Kathy Selko, of 7327 Trance Lane, as Chair of the Park & Recreation Commission. (Councilman Shadron)

MPT Degenhardt made a motion to approve agenda items #5 A – H. Councilwoman Paschall seconded the motion. It passed unanimously.

6. SPECIAL CONSIDERATION ITEMS

- A. State of the City Address (Mayor Suarez)

Mayor Suarez stated:

Good evening Everyone! City Council-Members, Distinguished Guests, Ladies and Gentleman,
IT IS MY HONOR AND PRIVILEGE TO DELIVER, THE STATE OF THE CITY ADDRESS. It is also a distinct honor to be Mayor this evening and deliver this address on the year before our 50th anniversary. Let me take a moment to acknowledge our key public officials that have contributed to making CONVERSE a better place to Live:

- **US Congressman Henry Cuellar, District 28** - assisted us by securing millions in federal funding from President Barak Obama's – American Recovery and Reinvestment Act of 2009 "stimulus package." Funding that will be used to Expand FM 1604. We sincerely appreciate Congressman Cuellar for keeping our city at heart when it comes to funding and support for local community improvements.
- **State Senator Judith Zaffirini, District 21** – was very instrumental in negotiating with the Texas Department of Transportation Commission, which governs TxDOT. Her influence and relationship with this state agency was extremely helpful in ensuring that the Federal Funding secured by Congressman Cuellar was allocated specifically for the FM 1604 Expansion Project. A personal thanks to State Senator Zaffirini.
- **State Representative Joe Farias, District 118** – was the first representative to bring state government to Converse. His office is located next to our library and has made our city a "one-stop shop," providing NE Bexar county citizens with hands on assistance with state issues. We are grateful to Representative Farias for his continued presence and active support to the city of Converse and the entire metrocom.

- **State Representative Roland Gutierrez, District 119** – Recently established a joint office with Representative Farias. He also provides NE Bexar county citizens with hands on assistance with addressing personal and state issues. We are also grateful to Representative Gutierrez for his support.
- **County Commissioner Tommy Adkisson, Precinct 4** – a friend and long-time advocate for the city of Converse. He has faithfully served as our county commissioner for many years. He has brought thousands of dollars, through Community Development Block Grants to assist Converse with infrastructure, drainage, and economic development. In addition, he advocated on our behalf, as a member of the SA/Bexar Metropolitan Planning Organization, to secure funding for the expansion of both Kitty Hawk road and FM 1604. A sincere thanks to Commissioner Adkisson for his active and hands on support.
- **Judson Superintendent Dr. Willis Mackey & School Board Trustees** – It has been a privilege to work closely with Dr. Mackey. Under his leadership, we now have a new Converse Elementary school and very soon, a new Judson High School, despite the numerous challenges. I would also like to commend Dr. Mackey for reaching out to the community and allowing the citizens to participate in the development of the new JISD Strategic Plan. My personal thanks to Councilman John Shadron & Councilwoman Renee Paschall for their active involvement with the JISD Strategic Planning process. The professional leadership of this School Board has provided this community with a unique educational approach, the recent establishment of the Judson Early College Academy. This new High School will provide our children (upon graduation) with a high school diploma and an Associates college degree.....free of charge.

I'm humbled by the privilege to have been re-elected to serve as the Mayor of Converse. As I stand before you this evening, I'd be remised not to thank all of my fellow citizens for the trust and fidelity you have placed in the Council and me to govern our city with fairness and respect. It is in that spirit that I've compiled a brief summary of our many accomplishments and a progressive list of future goals that will propel our city to even more prominence within the Northeast METRCOM.

Let's start by talking about what we've done. We've had tremendous success with our **INFRASTRUCTURE**. Under the leadership of our city manager and Street Director we've had excellent success with our Tier 1 and Tier 2 Street initiatives. We've completed the drainage work on Toepperwein Road and South Seguin road. And thanks to the Judson ISD, and our City Council, together we were able to secure funding for drainage & road improvements to Schaeffer Road. And because of the close partnership with this school district, working together to serve this city, we were able to fund two additional street projects: Rocket Lane & Thornton Lane. The enormous undertaking of widening Kitty Hawk road is complete and we've received numerous accolades from constituents on how it has improved their commute and reduced traffic congestions. The new streetlights currently under construction will also be an asset to the entire community. And thanks to the EDC for partnering with the city to complete the renovations to the Gibbs-sprawl Railroad Bridge. One final major road project that is starting in mid-March is the FM1604 Roadway Expansion Project that is being funded by the American Recovery and Reinvestment Act of 2009 "stimulus package." This will include widening FM1604 from two to four lanes from FM 78 to Graytown Road (just past Autumn Run) and installing additional traffic lights at Hanover Cove and Miramar subdivisions.

Upon completion of the FM 1604 Roadway Expansion by TxDOT, Randolph Air Force Base has projected a new security entry gate off FM 1604. These projects will significantly increase the appeal to developers and bring future business developments to Converse. We will continue with the Tier I & Tier II Street Maintenance plan implemented in 2007. The Council will enhance the efforts of the Economic Development Corporation's acquisitions to move the Toepperwein Road Realignment Project to final completion.

We will continue our efforts to have Responsible Commercial & Residential **Economic Growth** and move our city in a direction that will facilitate this in a positive manner. We still have obstacles to overcome before all of the necessary improvements are realized, but we are well on our way. We must continue to explore the possibilities of expansion through annexation. In the weeks and months to come, the Council will work with the Economic Development Corporation to facilitate a directed focus on commercial growth with an overall emphasis on expanding our mix use developments. We will look at ways of modifying the Smart Code to give developers more flexibility to build in Converse. And even with an emphasis on commercial growth, we will take all the necessary steps to preserve the historic values and properties of Converse. We will continue to look at ways to get construction started on the retail aspect of Converse Town Square. And explore the unique possibilities of "cultural commerce." "Cultural commerce," embraces and utilizes the resources and dynamics of a small community like Converse. Many of these future challenges with responsible growth will be realized with the update to our **City's Master Plan**. The Master Plan is a 5 to 10 year outline of the city's Short and Long term Visionary Goals. Some possibilities we want to aspire are building a Community Center for events and entertainment, expanding our Library Services, obtaining a Hotel, and bringing more quality family restaurants. Together, in conjunction with our Master Plan, we must develop a "Strategic Plan" to facilitate our short & long term goals.

I am pleased to report that for the last three years the City of Converse has had a **Balanced Budget**. Our current tax rate is similar to that of 1999 of 51 cents and today it is 51.5 cents. We also raised the Homestead Tax Exemption to \$10,000 for our senior citizens 65 & over to provide immediate relief. As you can see, the Council & City Staff are doing an excellent job of conserving and expending the citizens' tax dollars. In other words, we are **FISCALLY RESPONSIBLE!**

We did not have to downsize, layoff, or reduce operating hours to meet our payroll obligations. In fact, our diligent and conservative spending has resulted in the city being able to purchase additional Police & Fire emergency services equipment.

With respect to **Employee Compensation**, we progressed significantly last year by raising salaries (for the 3rd consecutive year) and continuing our salary increases to help reach a competitive status for all employees. We continue to be grateful for the tremendous work our city staff performs because it has successfully elevated our city into a great place to live and work.

Enough cannot be said about the excellent work our city provides with respect to **Basic Quality Services**. The **Police department** has provided outstanding services to our community by maintaining a low crime rate and taking a proactive approach to crime prevention. We are grateful for the selfless dedication of our Police Officers, who put their lives on the line every single day to protect and serve our citizens. We will continue to address matters dealing with manpower, equipment, and safety.

Thanks to **Municipal Court** Judge Robert Ramirez and the Court Staff for their outstanding services to this community. To assist the Municipal Court & Police Department, the City Council, thanks to Councilman Lindgren's efforts recently approved to have all City Ordinances codified. This will also allow our citizens to have easy online access to ALL City Ordinances.

Our **Fire/EMS department** has provided outstanding services to the city of Converse as well as to the entire metrocom as members of the Emergency Services District #1. Our Fire Department maintains one of the best ISO ratings in all of Bexar County. This is a reflection of

the excellent Fire/EMS services our men and women provide to our community on a daily basis. As a future goal to enhance our emergency services, I would like to invest in a reverse 911-communication system. This system will provide an excellent tool in times of emergencies and disaster preparedness.

Our **Water Department** was able to provide quality water services to all Converse residents despite numerous water main breaks and one of the worst droughts in Texas history. We extended the use of Recycled Water and held workshops to consider further options to begin a solid plan for acquiring Alternative Water Rights. This year we will act on those plans and move towards final implementation. This City must have Alternative Water Resources. Because of the demand of our citizens, especially our active duty military, we have established an on-line Water Bill pay service.

As our country makes sweeping legislative changes for us to become more environmentally friendly, our city has developed its own **Environmental Initiatives**. We developed one of the first Storm Water Management plans in the MetroCom, to meet the state's unfunded mandate. It is imperative that the Council consider revitalizing the Beautification and Environmental (B&E) Commission to help facilitate the needed input from concerned citizens as they relate to making our city cleaner and environmentally friendly. We re-negotiated the waste management contract and lowered the monthly fee for all residents. In an effort to ease the financial burden on our senior citizens (65 and over) the Council waived the monthly brush pick-up fee.

Our work with the **Parks & Recreation Commission** continues to be of great value to both the city and its citizens. We have proposed many improvements to North Park by purchasing and installing playground equipment, adding a new paved driving entrance, adding a new paved parking lot, and constructing a new restroom facility. Night in Ole Converse was a success and continues to serve as a gathering for the citizens of Converse and the surrounding communities. Future plans for our city parks, will require our focus to be on infrastructure improvements and faithfully addressing citizen requests. We will solicit citizen input by sending out a **Community Needs Assessment Survey** that will be used to determine the final improvement plan.

No city could be great without providing and supporting a variety of **Community Youth Programs**. We are proud to continue our partnership with the Judson Youth Sports Foundation, JISD, and Cardinals youth football Organization. Our kids have benefited from their programs by developing team cohesion, sportsmanship, responsibility, and commitment. We are partnering with the Amateur Athletic Union (better known as AAU) and the JISD to conduct a sports festival this summer. We will reach out to our local community & church organizations to set up personal, career, and professional development programs to help our youth plan for their future. This will be an exciting time for our young residents.

Mayor's Call will continue every 2nd and 4th Saturday from 8 a.m. to 10 a.m. and Council Call every 1st and 3rd Saturday from 9 a.m. to 11 a.m. These two proactive forums will continue to provide an unrestricted opportunity for citizens to meet face-to-face with their local government officials. As an elected body, we will increase citizen awareness and request their participation at our Council meetings. For our working adults and those who are unable to attend Council meetings, we will be exploring alternative options to get them the information. It is time that we establish a Quarterly Newsletter to keep our citizens informed. We will also consider Video Recording our council meetings to provide citizens the opportunity to view them at their convenience. We must continue to reach out to our citizens.

We must continue to strive for the Best Customer Service that our city can provide to our citizens. I desire for our city Council to be tangible to the citizens we serve. And we must continue to be Accessible & Accountable to the Citizens of Converse. We welcome and need continued input and participation from each and every Converse citizen.

In closing, it is a privilege to serve as your Mayor. I will continue to listen to you and I am confident each Councilmember will do the same. We have already entered a new year that is filled with possibilities, challenges, opportunities, and successes. We may not always get it right, but we will endeavor to do it right. Your input, support, and criticisms are needed to make us better. I appreciate the support I have received from you, Converse citizens, from the leaders and staff of our city, from the Superintendent and School Board trustees, from our Community & Church Leaders and from our county, state, and federal representatives. I would like to thank and recognize the members of the city council, the city staff and the city employees for their dedication to the city of Converse. In reviewing our accomplishments for the year, I realize just how much we all care about our community and how hard we work to make Converse such an amazing place. I would also like to thank the many citizens, who have also contributed to our success – whether you serve on a commission, attend public meetings or just call occasionally with an idea – you are what makes our community strong. Remember, success is not a destination but rather a journey and I am grateful you are on this journey with us. **THANK YOU.**

At approximately 7:22 PM, Mayor Suarez called for a 15-minute recess.

(15-Minute Recess)

At approximately 7:40 PM, Mayor Suarez called the meeting back to order.

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.

-State Rep. Joe Farias, District 118, thanked the CC for their time & loyalty to serving the public. He is very impressed with where the City is & the direction on where it is going. There is always good & positive news because we have a great community & constituents who participate

in the mtgs. He applauds CC & what they do & for allowing him to have a presence here in Converse with an office at the Library. He stated he would like to be placed on an agenda in a few weeks to give a presentation & recognize an employee of the City.

-Commissioner Tommy Adkisson, Precinct 4, introduced his wife Karen, & stated he is very proud to represent Converse. He is proud to assist with our CDBG requests, ESD, transportation issues, Planning Organization & a whole range of projects along with being a good team player.

-Mr. John Woolery of 10064 Spruce Ridge stated 3 things that come to mind on agenda item #9 C on the EDC Arts. of Inc. & By Laws: The 1 spear heading this amendment effort seems to think there is retribution for a personal wrong & not being re-appointed to the Board of Dir., the unreasonable dislike of the current Chairman of the Board of Dirs. by those seeking to amend the Arts. of Inc. & there are those seeking to amend the Arts. who are also seeking to control that income so they can use that income to control their pet projects. He urges this CC to leave the document as it is.

Mr. Woolery addressed agenda item #9 A & hopes CC will consider denial of this request.

-Mr. Daniel Lara of 202 Station thanked Mr. Hughes, Mr. Quintanilla for scheduling a mtg. with the neighbors & came up with a solution with stipulations to make this work.

-Mr. Benjamin Lara of 202 Station did not speak at this time.

-Ms. Tulita Harris of 9825 Autumn Arbor, representing the Converse Cardinals, stated they do have the 501-C 3, are registered with Bx. Co., Comptroller's Office, Sec. of State & with the Assumed Name; she gave copies of the certificates/documentation to Mr. Hughes.

8. PUBLIC HEARINGS

- A. Public Hearing on the Request to Rezone a Portion of a Parcel of Land Located at 8316 FM 78 (CB 5080 A Blk. 31, Lot 3, (Property ID 110363) Lotts Landing), for a Total of Approximately 1.86 Acres Out of 04.9960 Acres of Land from B-3 Commercial District to B-4, Special Commercial District to Allow for the Renovation of the Facility and the Operation of a Bar and Grill (Assistant City Manager)

At approximately 7:47 PM, Mayor Suarez opened the Public Hearing.

-Mr. John Woolery stated this area is a heavy traffic area, he is an Associate Pastor of a nearby Church, opposes a bar & drunk driving is a problem & a danger to our community.

-Ms. Jamie Lott stated they own the property that is considering the re-zoning. She gave an update & stated they plan to put in a Sports Bar & more like a sit down restaurant.

-Mr. Mike Smith, future owner of the Sports Bar, stated 1 reason why they are thinking of the bar in this area is so that people don't have to go all across town. He was a Police Officer for 10

yrs. & worked with Mother’s Against Drunk Drivers (MAAD); this is an upscale atmosphere & there is more responsibility for the owner.

-Mr. Troy Lott stated the facility being brought in is no different than “Chili’s”, who have a bar & serve food....more of a sports bar atmosphere.

At approximately 7:55 PM, Mayor Suarez closed the Public Hearing.

9. OLD BUSINESS

- A. Discussion and Appropriate Action on the Request for a Special Use Permit on a Parcel of Land Located at 202 Station (CB5563 Blk. Lot West 35 Feet of North 140 Feet of East ARB P-5), approximately 00.1125 Acres of The Old Converse Subdivision to allow for the operation of a Hobby Shop for automotive repairs of vehicles owned by the applicant’s family. These automotive repairs services at no time will be offered to the general public. (Assistant City Manager)

Mr. Quintanilla stated this was brought up in Jan. & they were to get the owners & a couple of the neighboring property owners together for a mtg. to see if they could come up with an agreement. They met & copies of the stipulations were provided to CC at their stations. All of the parties are satisfied & staff recommends approval with the stipulations.

Mr. Lara stated he is just trying to make the building better.

Councilman Cannon had a correction on the stipulation letter dated Feb. 16, 2010; “e”.

It reads: “No employees or repairmen who are not members of the owner’s immediate family will **not** be allowed.”

Should be: “No employees or repairmen who are not members of the owner’s immediate family will be allowed.”

Mr. Hughes stated the Zoning Commission heard this case & voted disapproval of the Special Use Permit (SUP). He had explained what could go there & we were set to facilitate a mtg. & get a set of rules that the neighbors & Mr. Lara would agree; with the stipulations. This is a successful negotiation. Recommends approval.

MPT Degenhardt made a motion to approve agenda item #9 A with the stipulations. Councilwoman Paschall seconded the motion. It passed unanimously.

At approximately 8:00 PM, Mayor Suarez called for a recess.

At approximately 8:02 PM, Mayor Suarez called the Executive Session to order.

- B. Executive Session in Accordance with Section 551.071, Texas Open Meetings Act; Consultation with Attorney on a Matter Involving Legal Advice Related to

the Possible Amendment of the Articles of Incorporation and Bylaws of the Converse Economic Development Corporation (City Attorney)

Those present: Mayor Suarez, MPT Degenhardt, Councilwomen Paschall & Riley, Councilmen Cannon, Lindgren & Shadron, Mr. Hughes, Mr. Luft, Mr. Ortiz & Ms. Hieronymus.

At approximately 8:28 PM, Mayor Suarez called the mtg. back to order.

C. Discussion and Appropriate Action to Amend the Economic Development Corporation Articles of Incorporation and By Laws (Mayor Suarez)

Councilwoman Paschall specifically has concerns on Art. #10 A & changing the number of Board Dirs. that may be employees or officers of the EDC to 1. And, changing at least 3 Dirs. must not be employees to at least 6 Dirs. must not be employees or officers of the City. In addition, no Dir. may be a member of the Council, but a member of the Council shall be appointed as a liaison to the Board by the Council. She has observed that a member of the Council that sits on the Board of EDC & also sits on the CC is a direct conflict of interest & has nothing to do with personalities, when it comes to the matters & business of the EDC.

Councilwoman Riley stated:

We have heard from Councilwoman Paschall, questioning why the previous Board members did not see the problem with CC members being on the Board of Directors for EDC. Yet, she was on the Board of Directors from Jan. through May, a total of five months, missing one month in attendance, and did not see any problem with the Bylaws and Articles of Corp. of the EDC. In fact, she was so in agreement with them that she voted for herself (a City Council member) to be elected back to the EDC after her term was expired. Now we hear an exact opposite from her, which is a total flip-flop. No matter what is stated, the perception is that she wants to get even with EDC or it is a personal vendetta against someone. She even stated this would no happen on her watch, but it did.

Here is a list of past Board of Directors of EDC that I would like to read off to you: Cindee Dupaquier, Carlton Degenhardt, Richard Weers, Billy Schindler, Bob Karre, Jim Uballe, Josh Cone, Lisa Martin, Bob Simmang, Harold Sargeant, Dr. Jerry Riley, Gloria Weers, Howie Marbach, Reginal Harris, Scott Jauregui, John Mendoza, Betty Harkins, Trish Seguin, Craig Martin, Renee Paschall & Dr. Carmina Fusco.

I have not heard one complaint from any of these 21 people about a problem on the Bylaws or the Art. of Corp. for EDC. I would rather vote in favor of keeping them the way they are as these people did not have a problem. Now let's do the mathematics: 21 people to 3. Sure sounds to me that we need to keep it the same. It's been working great for all these people for a while. I guess the saying is, if it is not broken, don't fix it. With all of the problems going on in Converse right now that needs our immediate attention; I feel this is a waste of time or possibly a ploy for more control. She votes to keep it exactly the way it is with no changes. Thank you.

Councilman Shadron stated the 21 people Councilwoman Riley mentioned all did a good job & no one is denying that, but things, times & perception have changed. If we are going to make the EDC a viable Corp., we should take the opportunity to look at the By Laws & Arts. of Corp. & see what changes need to be made. He agrees with Councilwoman Paschall & we don't need a CC on that position. He would like to make some amendments such as from Chair & Vice Chair to President & Vice President & Art. 2 "Board of Directors".

MPT Degenhardt stated CC keeps discussing they need to make changes in the By Laws but we come back to Art. 10 A – exclusively. There is nothing in there that bounds CC except the Board of Dirs. have to be citizens of Converse. If you don't like the way it is now, don't appoint CC people & we are wasting a lot of time on this – it's not broken. He agrees with Councilwoman Riley that we are wasting a lot of time on something not broke.

Mayor Suarez stated change is good, if it doesn't work – we can change it back; he supports the change. There were many suggested amendments & if they pass we will send them to Mr. Ortiz.

Councilmen Lindgren stated the only thing presented for review tonight is the amendment on #10 A. He appreciates Councilman Shadron's words, but would like to see the words presented in black & white.

Councilman Cannon would like to see things in black & white & go forward.

Mr. Ortiz would like to see all of the changes made & will figure out if we can do it; doing it all at once is the best way, because there is a filing fee.

Councilwoman Paschall made a motion that Art. 10 A be amended to the EDC Arts. of Inc. Councilman Shadron seconded the motion. The motion failed with 4 members (Degenhardt Cannon, Lindgren & Riley) voting against the amendment & 3 members (Suarez, Paschall & Shadron) voting for the amendment.

Mayor Suarez stated if anyone has any more amendments, to bring them to the next mtg.

10. NEW BUSINESS

- A Discussion and Appropriate Action on the Request to Rezone a Portion of a Parcel of Land Located at 8316 FM 78 (CB 5080 A Blk. 31, Lot 3, (Property ID 110363) Lotts Landing), for a Total of Approximately 1.86 Acres Out of 04.9960 Acres of Land from B-3 Commercial District to B-4, Special Commercial District to Allow for the Renovation of the Facility and the Operation of a Bar and Grill (Assistant City Manager)

Mr. Quintanilla stated the Zoning Commission met on 2/8/10 & it passed with a 3 members voting to approve this rezone request & 1 member opposed. Recommends approval.

Mr. Hughes explained the history of the zoning. Most of the revenue we receive is from food or alcohol. He also discussed the annexation process.

Mr. & Mrs. Lott distributed a handout & they have the plans for the facility; there is plenty of parking. They did speak with the other business owners & there was no problem. Mr. Lott briefed on the Phase 2 building.

Councilman Shadron made a motion to approve agenda item #10 A. Councilwoman Paschall seconded the motion. The motion failed with 4 members (Degenhardt, Cannon, Lindgren & Riley) voting against the rezone request & 3 members (Suarez, Paschall & Shadron) voting for the request.

- B. Discussion and Appropriate Action on a Request to Approve the Audit Report for the City of Converse for Fiscal Year 2008-2009 (State Mandate)

Mr. Mike Del Toro gave a brief explanation of the City's (General & Utility Funds) FY 2008-2009 audit report. Financials appear good. He thanked Mr. Hughes & Mr. Wilson for their assistance.

We have a 2-week reserve – just have to stop spending the reserves.

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

- C. Discussion and Appropriate Action on a Request to Approve the Audit Report for the City of Converse Economic Development Corporation for Fiscal Year 2008-2009 (State Mandate)

Mr. Del Toro started to give a brief explanation of the City's EDC FY 2008-2009 audit report & realized CC did not have the audit report.

Mr. Wilson will get the report & CC will come back to this item.

- D. Discussion and Appropriate Action on a Request to Approve the Use of the City Hall Conference Room #1 at 405 South Seguin Street for Bexar County Primary Elections on Tuesday, March 2, 2010 and if Necessary Runoff Election on Tuesday, April 13, 2010 (City Secretary)

Ms. Hieronymus recommends approval.

MPT Degenhardt made a motion to approve agenda item #10 D. Councilwoman Riley seconded the motion. It passed unanimously.

- E. 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 8, 2010 (City Secretary)

Ms. Hieronymus stated there is no change & the cost is \$3,101.06. Recommends approval.

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

- F. Discussion and Appropriate Action on a Request to Approve the Use of the City Hall Conference Room #1 at 405 South Seguin Street for City of Converse General Election and Joint General, Special and Bond Election on Saturday, May 8, 2010 and if Necessary Runoff Election on Saturday, June 12, 2010 (City Secretary)

Ms. Hieronymus stated we would be sharing the facility with Bexar County. Recommends approval.

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

- G. Discussion and Appropriate Action on the Request to Approve Preliminary Acceptance of the Infrastructure for Miramar Units 8 A & 8 B (Assistant City Manager)

Mr. Quintanilla stated they identified 5 items that need to be corrected by the developer. Recommends approval.

MPT Degenhardt made a motion to approve agenda item #10 G with the stipulations. Councilman Lindgren seconded the motion. It passed unanimously.

- H. Briefing and Appropriate Action by the C3 Development Group “Conversations in Converse” a Cooperative Cultural Commerce Initiative for Local Utilization, Regional Application and Global Recognition to Support and Assist the Converse Business Community (Ms. Becky Johnson and Mr. Leon Stubbs)

Ms. Johnson & Mr. Stubbs gave a briefing on the project. They have discussed this with P&R, CC & EDC to market Converse with resulting benefits. They are looking for financial support (roughly \$5,000), in-kind assistance from CC. They want to get people involved, along with the businesses. Does CC support this? This is an important event & Dr. Hepburn’s speaking engagement is an important man. This is a community wide project & scheduled for March 5.

Mr. Ortiz stated EDC has their hands tied, funds are limited & have to go towards a specific project to create jobs. They can offer support other then funding.

Mr. Hughes stated everything is extremely tight & would have to consciously decide which Dept. or project would get money taken in order to support the \$5,000.

Mr. Stubbs will bring some paperwork for Mr. Luft tomorrow morning.

- C. Discussion and Appropriate Action on a Request to Approve the Audit Report for the City of Converse Economic Development Corporation for Fiscal Year 2008-2009 (State Mandate)

Mr. Del Toro gave a brief explanation of the City’s EDC FY 2008-2009 audit report. They presented the report to the EDC on Feb. 9.

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

- I. Discussion and Appropriate Action on a Request to Approve the Annual Report for 2009 on Racial Profiling (Federal & State Mandate) (Assistant Police Chief)

Assistant Police Chief Rheiner gave a briefing on the 2009 Racial Profiling.

MPT Degenhardt made a motion to approve agenda item #10 I. Councilman Cannon seconded the motion. It passed unanimously.

11. REPORTS

A. Councilmember's Report/ Items of Interest

Councilman Shadron reported:

-Had to use the EMS services & was very proud of the Fire/EMS & Dispatch service & response time

MPT Degenhardt reported:

-He has had some complaints about the smoking at the entrance/foyer, possibly move the smoking area

B. Mayor's Report/Items of Interest

Mayor Suarez thanked the Dept. Heads for the hard work, along with Mr. Hughes & Mr. Quintanilla – pass this to the Depts.

C. Boards/Commission Reports

(1) Report and Discussion of the Economic Development Corporation

MPT Degenhardt reported:

-They met last Tues., Feb 9

-Approved a proposal by Quintan Inc. for 4 houses on the Toepperwein Road project, they paid us \$2,000 for demolition & salvage rights

-Discussed & tabled the "Buy Converse" program

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

Councilman Shadron reported:

-Discussed Parkour trying to put an obstacle park in the City Park – they need insurance & should go to CC March 2

-Briefing by Mr. Leon Stubbs & Ms. Becky Johnson regarding the future of the City Parks

-Discussed the sell of cookbooks

-Budget workshop on March 4

(3) Report and Discussion of the Zoning Commission

Councilwoman Paschall reported:

-Only 1 item – rezoning of the operation of the Sports Bar & Grill; 1 member wanted to table because they had not had an opportunity to go out & look at the facility themselves; Zoning Commission approved & CC disapproved tonight

D. City Manager/Secretary Reports

(1) Report and Discussion of Future Agenda Items

Ms. Hieronymus reported:

- Will have the Financial & Investments for Dec. 2009
- Recognize Ms. Kraemer for her service to the P&R Commission
- Action on JYSF & COC contract agreement for JYSF & Youth Football & Cheerleading Program
- Action on the EDC Art. of Inc. & By Laws
- Action on agreement with COC & Texas Parkour
- Appointing Election Judges & Clerks for the May 8 City General Election
- 1st Reading of Ord. 624
- 1st Reading of Ord. 701 & Public Hearing on the Curfew Ord.
- 1st Reading of Ord. 711
- Repeal Ord. 512
- Repeal Ord. 633
- Possibly 2 zoning issues for Special Use Permits

Mr. Hughes reported:

- Finished reviewing the codification & Ords. & 3 of them will come to CC due to conflict with State & Federal laws & 2 to be superseded, ” Repeal Ord. 633 – Smart Code
- Provided a financial statement from 2009 NIOC
- Political signs – Last Wed. the Mayor asked him to make contact with the officials out of compliance & we did that, basically got a good response, we had 1 of our own candidates who did not see it that way & he would be talking to his attorney - all have agreed to cooperate; Penny gave him a candidate packet & every candidate that does this has to know the law. What is the justification for tolerance? All candidates get the packet & should become familiar with the law – we will be fair to every body

(2) Report and Discussion of Items of Interest

E. City Staff Reports

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

Chief Wendt reported:

- Thanked them for the kind words about the crews
- They strive to perform good service
- Should be receiving funds coming in from STRAC
- March - Tx. St. Health Services lets out information on grants
- Staying busy – averaging 65-66 calls a wk.

- Getting ready to start their hydrant maintenance
- Ms. Nancy Garcia will be going to work for the State & she asked Richard to express her gratitude for CC & everything they have done for the Fire Dept. & City Depts.
- The Fire/EMS Academy will be having a bar-b-q

(2) Report and Discussion of Significant Police Events

Assistant Police Chief reported:

- Citizens Police Academy is going on right now
- Planning the Bicycle Rodeo for Converse Elementary

(3) Report and Discussion of Significant Public Works Events

Mr. Hoppes reported:

- Ralston Road – worked out an agreement with contractors for the curbs, about 4 days to complete
- Rocket Lane – Should be paved on Thurs., Feb 18
- Thornton Lane – Should be paved Fri., Feb 19
- Schaefer Rd. Drainage Improvement Project – Taken up by V.K. Knowlton
- North Park Road & Parking Lot – Public Works installed the storm drainage pipe, start next week
- Toepperwein Road – We have an area that is failing & R L Jones is planning to excavate that down about 12” deep
- Kitty Hawk Road – Complete; but need to work with TXDOT to resolve issues with the Windburn Trail Wheel Chair ramp

Mr. Perez reported:

- 1604 TXDOT Improvements – Will have to make some adjustments to the force main from McArthur Park & start the project March 1 & take 3-4 wks. to complete
- Ralston Purple Pipe Project – All pipe is in the ground, water taps done & working on installing the back flows on the potable water meters & in about 3 wks. should have them all completely tested
- North Park Restrooms – We have done the 6” sewer tap & installed 500’ of 2” sewer pipe; done the 2” water tap in ran into the restroom area; starting to do the rough in plumbing; in about 2-3 weeks should be completed with the project & then give to Mr. Hoppes to continue

Ms. Hieronymus reported: We have 3 people that have come to file for the May Election Ballot: CC Place 2 – Mr. Bruce Cannon; CC Place 4 – Mr. Randy Pannell & CC Place 6 – Mr. Steve Brown. Several people have picked up packets: Dr. Mary Riley, Mr. Reginal Harris, Mr. Chris Drake who also picked up a packet for Mr. John Mendoza.

12. ADJOURNMENT

At approximately 10:25 PM, Mayor Suarez adjourned the meeting.

PASSED AND APPROVED THIS 2nd DAY OF MARCH, 2010.

Al Suarez, Mayor

ATTEST:

Adriana I. Hieronymus, City Secretary