



MINUTES
CITY OF CONVERSE
CITY COUNCIL MEETING
OCTOBER 17, 2017 – 7:00 PM

Be It Known That the City Council of the City Of Converse Will Meet for a Regular Meeting at the City Council Chambers at 402 South Seguin Street on Tuesday, October 17, 2017 at 7:00 PM. A quorum of the following commissions may be present: Building & Standards, Economic Development Corporation, Historic Preservation Commission, Keep Converse Beautiful, Parks & Environmental and Planning & Zoning Commission.

1. **CALL TO ORDER:** *7:00 PM*
2. **INVOCATION:** Pastor Rander Draper with Maranatha Bible Church, Converse Texas
3. **PLEDGE OF ALLEGIANCE:** To the U.S. Flag led by Mayor Suarez
To the Texas Flag led by Mayor Suarez
4. **ROLL CALL & ESTABLISHMENT OF QUORUM & RECOGNITION OF VISITORS:**

<i>Mayor Al Suarez</i>	<i>Councilwoman Kathy Richel, Place 1</i>
<i>Mayor Pro Tem Nancy Droneburg, Place 3</i>	<i>Councilman Chris Clark, Place 2</i>
<i>Mr. Lanny S. Lambert, City Manager</i>	<i>Councilman Christopher Boyd, Place 4</i>
<i>Ms. Le Ann Piatt, Assistant City Manager</i>	<i>Councilwoman Deborah James, Place 6</i>

Mr. Felix Arambula, City Attorney
Ms. Holly Nagy, City Secretary

5. **CONSENT AGENDA:**
 - A. Approve Minutes of City Council Meeting of September 19, 2017
 - B. Accept Minutes of Planning and Zoning Commission Meeting of August 21, 2017
 - C. Accept Minutes of Planning and Zoning Commission Workshop of August 21, 2017
 - D. Accept Minutes of Historic Preservation Commission Meeting of August 31, 2017
 - E. Approval of Final Subdivision Plat #2017-173, Laundromat Place Subdivision

MPT Droneburg made a motion to approve items 5 A-E, Councilwoman Richel seconded the motion. The motion passed.

Councilman Clark abstained from Items 5 B & C due to absence.

6. **SPECIAL PRESENTATIONS:**
 - A. Recognition of Captain Pam Hunt Promotion to Assistant Police Chief. (Mayor Suarez)
 - B. Recognition of Jonathan Smith, Deputy Director of Public Works and Utilities for 25 years of Service to the Converse Public Works and Utilities Department. (Mayor Suarez) (City Manager)
 - C. Recognition of David Lugo, Firefighter/EMT for 5 years of Service to the Converse Fire Department. (Mayor Suarez) (City Manager)
 - D. Recognition of Juan Munoz, Parks Crew Leader for 5 years of Service to the Converse Parks Department. (Mayor Suarez)(City Manager)

7. CITY STAFF REPORTS:

- A. Report by Executive Director of Converse Economic Development Corporation, Kate Silvas
- B. Report by Public Works/Utility Director, Manny Longoria
- C. Report by Director of Human Resources, John Rudd
- D. Report by Police Chief, Fidel Villegas
- E. Report by Director of Community Development, John Quintanilla
- F. Report by Director of City Library, Derika Bailey
- G. Report by Fire Chief, Richard Wendt

8. 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.

Please note you will be videotaped for the record and as a reminder this meeting is streamed “Live” on the Converse Website.

-Mary Brown

-Jesse Cuellar

-Barbara Barr

-Jim Sherman

-Clarence Schell

9. PUBLIC HEARINGS:

- A. Public Hearing on a Request to Rezone the following parcels of land to R-6, Single Family Small Lot and B-3 Commercial for a proposed subdivision located east of the intersection of Crestway Road and FM 1516.

3.458 Acre Tract out of CB 5190A BLK Lot 1(5.738AC) & 2(7.312AC) & CB 5070 P-10B (6.74AC), P-10D (.674) & CB 5190 P-1D (.429AC) (WEH PRAYER VALLEY SUBD) from R-1 Single Family to B-3 Commercial.

17.38 Acre Tract out of CB 5190A BLK Lot 1(5.738AC) & 2(7.312AC) & CB 5070 P-10B(6.74AC), P-10D(.674) & CB 5190 P-1D(.429AC) (WEH PRAYER VALLEY SUBD) from R-1 Single Family & B-3 Commercial to R-6 Single Family Small Lot.

22.27 Acre Tract out of CB 5190 P-1C A-942 9.6806 CB 5070 P-14 A-1177 1.03 and CB 5190 P-3 A-942 1.7894 CB 5070 P-13 A-1177 .4 and CB 5190 P-2 A-942 .11AC and CB 5070 P-10C ABS 1177 from B-3 Commercial to R-6 Single Family Small Lot.

Opened: 7:49 PM

Closed: 7:50 PM

- B. Public Hearing on a Request to Rezone the following parcels of land from R-6, Single Family Small Lot to R-2, Two Family Duplex for a proposed duplex subdivision located at 10565 Old Cimarron Trail and 10423 Old Cimarron Trail.

10565 Old Cimarron Trail I (Legal Description CB 5053 P-110 & P-111 ABS FORMERLY P-43A & PT P-43B). The property owner is requesting the 3.6590 acre tract of land be rezoned from the current R-6 Single Family Small Lot to R-2 Two Family Duplex.

10423 Old Cimarron Trail (Legal Description CB 5053 P-107, P-107A & P-107B ABS 745). The property owner is requesting the 5.3340 acre tract of land be rezoned from the current R-6 Single Family Small Lot to R-2 Two Family Duplex.

Opened: 7:51 PM

Closed: 8:03 PM

10. OLD BUSINESS:

- A. Discussion and Appropriate Action to Amend Ordinance No. 207-2017, Amending the Additional Homestead Exemptions from \$10,000 to \$15,000 for Qualifying Homeowners of 65 Years or More. (Second Reading) (Mayor Suarez) (City Manager)

Councilman Boyd made a motion to approve Ordinance No. 207-2017, Councilman Clark seconded the motion. The motion was unanimous.

11. NEW BUSINESS:

- A. Discussion and Appropriate Action on a Request to Rezone the following parcels of land to R-6, Single Family Small Lot and B-3 Commercial for a proposed subdivision located east of the intersection of Crestway Road and FM 1516. (City Manager)

3.458 Acre Tract out of CB 5190A BLK Lot 1(5.738AC) & 2(7.312AC) & CB 5070 P-10B (6.74AC), P-10D (.674) & CB 5190 P-1D (.429AC) (WEH PRAYER VALLEY SUBD) from R-1 Single Family to B-3 Commercial.

17.38 Acre Tract out of CB 5190A BLK Lot 1(5.738AC) & 2(7.312AC) & CB 5070 P-10B(6.74AC), P-10D(.674) & CB 5190 P-1D(.429AC) (WEH PRAYER VALLEY SUBD) from R-1 Single Family & B-3 Commercial to R-6 Single Family Small Lot.

22.27 Acre Tract out of CB 5190 P-1C A-942 9.6806 CB 5070 P-14 A-1177 1.03 and CB 5190 P-3 A-942 1.7894 CB 5070 P-13 A-1177 .4 and CB 5190 P-2 A-942 .11AC and CB 5070 P-10C ABS 1177 from B-3 Commercial to R-6 Single Family Small Lot.

Councilman Clark made a motion to approve the request for rezoning, MPT Droneburg seconded the motion. The motion passed with Councilwoman James against. (6:1)

- B. Discussion and Appropriate Action on a Request to Rezone the following parcels of land from R-6, Single Family Small Lot to R-2, Two Family Duplex for a proposed duplex subdivision located at 10565 Old Cimarron Trail and 10423 Old Cimarron Trail. (City Manager)

10565 Old Cimarron Trail (Legal Description CB 5053 P-110 & P-111 ABS FORMERLY P-43A & PT P-43B). The property owner is requesting the 3.6590 acre tract of land be rezoned from the current R-6 Single Family Small Lot to R-2 Two Family Duplex.

10423 Old Cimarron Trail (Legal Description CB 5053 P-107, P-107A & P-107B ABS 745). The property owner is requesting the 5.3340 acre tract of land be rezoned from the current R-6 Single Family Small Lot to R-2 Two Family Duplex.

MPT Droneburg made a motion to approve the request to rezone 10565 Old Cimarron Trail and 10423 Old Cimarron Trail. Councilman Clark seconded the motion. The motion passed with Councilwoman James against. (5:1)

- C. Discussion and Appropriate Action to Approve Resolution No. 690-2017 C, a Resolution Authorizing the Purchase of Two License Plate Readers for the Police Department. (City Manager)

Councilwoman James made a motion to approve Resolution No. 690-2017C, Councilman Clark seconded the motion. The motion was unanimous.

- D. Discussion and Appropriate Action to Approve Resolution No. 775-2017 By The City Council Of The City Of Converse, Texas, Relating To “City Of Converse Economic Development Corporation Sales Tax Revenue Bonds, Taxable Series 2017”; Approving (I) The Bond Resolution Of City Of Converse Economic Development Corporation Authorizing The Issuance Of Such Bonds And (II) The Execution, On Behalf Of The City, Of The Financing/Use Agreement Between The City And The Corporation; Resolving Other Matters Incident And Related To The Issuance Of Such Bonds; And Providing An Effective Date. (City Manager)

Councilwoman Richel made a motion to approve Resolution No. 775-2017, Councilman Boyd seconded the motion. The motion was unanimous.

- E. Discussion and Appropriate Action to Approve Ordinance No. 321-2017, Node Development Ordinance. (First Reading)(City Manager)

Councilwoman Richel made a motion to approve Ordinance No. 321-2017, Councilman Boyd seconded the motion. The motion passed unanimously.

- F. Appointments to the Keep Converse Beautiful Commission. (City Manager)

Councilwoman James made a motion to approve the presented applications, Councilman Clark seconded the motion. The motion passed unanimously.

- G. Discussion and Appropriate Action on Estimated FY 2017 Ending Fund Balance. (City Manager)

Discussion ensued; item will be brought back as a budget amendment.

- H. Discussion and Appropriate Action to Consider Termination of Legal Services Agreement with Ortiz & Batis and confirmation (appointment) of attorney Felix Arambula III as City Attorney. (Mayor Suarez) (City Manager)

Discussion ensued. Language was suggested in previous Executive Session.

Councilwoman James stated that the item is two separate things and shouldn't be combined. City Manager Lambert stated that this language was provided by the independent attorney Charlie Zech.

Councilwoman Richel made a motion to terminate the service agreement with Ortiz and Batis and confirm that Felix Arambula at this moment is the City Attorney. Councilman Boyd seconded the motion.

AMENDED MOTION: Councilwoman Richel made a motion to terminate the legal services contract as of May 19, 2017 and appoint Felix Arambula as City Attorney. Councilman Boyd seconded the motion. The motion passed with Councilwoman James against. (5:1

- I. Discussion and Appropriate Action to Consider Options (if needed) regarding City Attorney Services. (Mayor Suarez) (City Manager)

Councilwoman James made a motion to open up accepting bids from other law firms from other attorneys as a city attorney. Councilman Clark seconded the motion.

AMENDED MOTION:

Councilwoman James made a motion to open up for other attorney to submit to the city their bids for option with 30 day notice to the attorneys to submit their proposals, Councilman Clark seconded the motion.

Roll Call Vote:

*For: Mayor Suarez, MPT Droneburg, Councilmembers Clark, Richel, Boyd and James
Against:*

12. CITY COUNCIL & MANAGER REPORTS:

- A. City Commission Liaison Reports.
- B. City Manager's Report & Discussion of Future Agenda Items/Items of Interest.
-2015 City Bond Propositions Status/Updates, City Commission Openings, City Wide Clean Up Event, Water Usage- Nooner's.
- C. Councilmember's Reports/Items of Interest.
- D. Mayor's Report/Items of Interest.

13. ADJOURNMENT: 9:57 PM

PASSED AND APPROVED THIS 5th DAY OF DECEMBER, 2017.

ATTEST:

Holly A. Nagy, City Secretary



Al Suarez, Mayor

