

CITY OF CONVERSE
CITY COUNCIL MEETING
MINUTES OF JUNE 7, 2011
7:00 PM

The City Council of the City of Converse met in a regular meeting at the Converse Municipal Complex on Tuesday, June 7, 2011 at 7:00 PM to discuss various items on the agenda. The following were present:

Mayor Al Suarez	MPT Grant Lopez, Place 2
Council Member Kathy Richel, Place 1	Council Member Andy Selko, Place 3
Council Member Randy Pannell, Place 4	Council Member Laura Beehler, Place 5
Council Member Steve Brown, Place 6	Ms. Shawna Dowell, City Manager
Mr. John Quintanilla, Assistant City Manager	Mr. Rick Jamison, Chief of Police
Mr. Richard Wendt, Chief of Fire/EMS	Mr. Karl Hoppes, Director of Facilities
Mr. Lupe Perez, Director of Utilities	Mr. Jerry Wilson, Finance Director
Ms. Pam Hunt, Police Lieutenant	Ms. Kate Silvas, EDC Director
Ms. Jackie Gaines, HR/Project Manager	Mr. Chris King, Police Officer
Various Members of Fire/EMS Department	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

Pastor Donnie West of Church on the Rise 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 Lopez

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

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

4. Roll Call and Recognition of Visitors

Mayor Suarez stated all CC members are present. He introduced the Council & staff.

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. Action to Approve City Council Minutes for Meeting Conducted on May 3, 2011
 - B. Action to Approve City Council Minutes for Meeting Conducted on May 23, 2011 (actually May 24, 2011)
 - C. Receive Economic Development Corporation Minutes for April 12, 2011 Meeting
 - D. Receive Economic Development Corporation Minutes for May 2, 2011 Meeting
 - E. Receive Building and Standards Commission Minutes for March 2, 2011
 - F. Receive Building and Standards Commission Minutes for April 27, 2011
 - G. Action to Appoint Ms. Elizabeth Kuhlmann, as a Member of the Board of Directors for the Economic Development Corporation for a Two Year Term Ending May 31, 2013 (EDC Director)
 - H. Action to Appoint Mr. Roy Schaufele, as a Member of the Board of Directors for the Economic Development Corporation for a Two Year Term Ending May 31, 2013 (EDC Director)
 - I. Action to Appoint Assistant City Manager John Quintanilla, as a Member of the Board of Directors for the Economic Development Corporation for a Two Year Term Ending May 31, 2013 (EDC Director)
 - J. Action to Appoint Mr. John P. Shadron, as an Alternate Member of the Building & Standards Commission
 - K. Action to Appoint Mr. John P. Shadron, as a Member of the Parks & Recreation Commission
 - L. Action to Appoint Mr. Robert E. Raney, as a Member of the Planning and Zoning Commission
 - M. Action to Approve Financial Statements for April 2011
 - N. Action to Approve Investment Report as of April 2011

Council member Brown pulled agenda item #5 K.

MPT Lopez made a motion to approve agenda items #5 A-J and #5 L-N. Council member Pannell seconded the motion. Passed unanimously.

Council member Brown stated on #5 K, he had a concern appointing Mr. Shadron to the P&R, because he was Council liaison; he does not support this.

Council member Richel agreed with Council member Brown on pulling Mr. Shadron, because the Commission is already full with the 7 members.

Ms. Dowell stated the P&R has 7 members (Leon Stubbs, Jeff Beehler, Steve Bissell, Tulita Harris, Janie Olds, Everet Taylor & Sam Perez Jr.).

Mr. Shadron stated he could be an alternate.

Council member Beehler made an amendment to appoint Mr. Shadron as an alternate to the P&R. MPT Lopez seconded the motion. It passed with 6 members (Suarez, Lopez, Beehler, Brown, Pannell & Richel) & 1 member (Selko) opposed.

Council member Beehler made a motion to approve the amendment to appoint Mr. Shadron as an alternate to the P&R. MPT Lopez seconded the motion. It passed with 6 members (Suarez, Lopez, Beehler, Brown, Pannell & Richel) & 1 member (Selko) opposed.

6. Special Consideration Items

- A. Recognition of Christopher Rivas, Street Crew Leader, for More Than 5 Years of Service to the City of Converse

Council & staff recognized Mr. Rivas & presented him with a “Certificate of Appreciation”.

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.

-Ms. Joanne Von Mandau of 302 Vivian shared her concerns: outrageous water bills, water stages, water surcharges, not receiving any rates to know how much their bills were going up or how much they were charged, a hook up fee for additional water, nobody notified the citizens of Converse that there was going to be a penalty if any of this wasn't followed & Judson watering their property during the hottest time of day.

Mayor Suarez stated this item would be discussed under agenda item #10 D.

-Mr. Brad Burditt of 9723 Autumn Arbor commented on the provision for large family, which is 9-10 individuals; he understands that there is 1,500 gallons allocated per person. He has 6 in his family & does not fit the criteria & it looks like he is being penalized for being a large family.

Ms. Dowell stated the Ord. reads, the City Manager has discretion over this & in the past it has been 9-10 individuals.

-Ms. Jannell Gray of 8726 Discovery Way commented on the outrageous water surcharge, she was introduced to this last year, feels she was given a poor explanation of the surcharge, she asked that we look into skillful & knowledgeable individuals, asked about the new information of the inter-connect bond, stated she could not get information because her name was not on the bill & feels she is treated unjustly.

-Ms. Joann Villa of 8800 Dream commented on her water bill, agrees with Ms. Jannell Gray, she understands we are in a drought & does not overuse water, has 7 in the household, lost plants & palm trees & the guys have checked her water meter, this is a major problem.

-Mr. Reginal Harris of P.O. Box 382 commented he feels like he is a victim of water bill issue, agrees with the above comments, congratulated the new CC members. He asked, “what are we doing” & has said it many times “do not forget who put you there”; it is important that they are treated with the respect they deserve-whether CC agrees with them or not. He understands everyone is busy, but a courtesy reply to his e-mails would have been really kind to him, with respect to the protocol issue he raised as a citizen he put in writing. He asked that CC & staff tell the people the truth. For years they campaigned on a platform for increased pay for our employees for our City – we need to honor that...pay them for what they deserve before they leave our City & go somewhere else.

-Mr. Gene Davis of 9314 Schaefer Road commented on the water bill. In 2008, he started having water problems, came to the Water Dept. asked questions & stated no one could answer his questions, there is nothing mentioned about a surcharge & it appeared on his bill of April 2010, 2 years before that we

added the storm water & 2 years before that they had the first taxes added to the water bill, the water surcharge has been about 60% of his water bill, last month it was 140% of his water bill & this month it was 310% of his water bill...tell him where he can get a \$40 water bill (actual water usage) & come up with a surcharge that is 310% of the water bill. His wife came in yesterday to try to get this squared away & was told it was the CC's fault. She tried to take a check & get the non-potable water & had to wait 40 minutes for someone to come from the Water Dept. & see how we were going to do this. He plans to come to the office & get an explanation; we know it is tough times.

-Mr. Jon Lindgren of 8904 Liberty View stated his concern on water issues has all been said.

-Mr. Mark Eaton of 9210 Shadow Creek stated his concern on water issues has all been said.

-Ms. Blake of 9819 Wagon Train stated ditto on the water issues; but, what do you do when you come home, find out that a pipe has burst under your house & you have to have it repaired-& needs some help with that issue. Her neighbors are scared to show up at CC mtgs. & protest the issues in their neighborhood. They do not want an automobile business in their neighborhood (corner of Comanche Pass & Wagon Train) due to all of the cars parked there. She has stopped the Police Dept. many times passing by & was told she has to get more of the neighbors to call, which is unreasonable. She thanked the Police Dept. for taking care of the squawking bird since Easter morning. She said she got at least 200 people to vote for Mayor Suarez stating he has done an excellent job in bringing unity to this Council & looking out of the future, but thinks he is over planning the community & is going to lose its small town atmosphere.

8. Public Hearings

A. None

Mayor Suarez stated there were no Public Hearings.

9. Old Business

A. Discussion and Appropriate Action to Approve the Budget Amendment #III for General Fund and Utility Fund (Second Reading) (City Manager)

Ms. Dowell explained the budget amendment.

GENERAL FUND:

-\$7,000 – City wide pay grade/employee compensation study

-Utilization of 3 part-time Dispatch personnel to decrease the accrual of over-time on the part of existing Dispatch personnel. This will be accomplished by utilizing full –time salary savings to cover the part-time Dispatch salaries

UTILITY FUND:

-\$82,500 – Trac Loader

\$32,500 Increase Rev from Utility Fund Fund Balance

\$50,000 Decrease Stormwater Capital Projects

\$82,500 Increase Stormwater Equipment Purchase

Council member Pannell made a motion to approve agenda item #9 A. MPT Lopez seconded the motion. Passed unanimously.

10. New Business

D. Discussion and Appropriate Action to Amend the Conditions Associated with STAGE III Drought Restrictions Due to Aquifer Emergency (City Manager)

Ms. Dowell gave a power point presentation explaining the water issues (approximately 1 hour).

Discussion: Stages 1-4 drought restrictions, slides from the Edwards Aquifer Authority (EAA) as information off of their web site, City currently leases 300 ac. ft. lease from Karnes Farm expires in Dec. 2011, have 300 ac. ft. through the City of Schertz, we look at the Carrizo Wilcox Aquifer = working on renewals of leases; new Cibolo Valley Local Government Corp. (CVLGC) & should be up this month so we may tap into the Carrizo Wilcox Aquifer (5 Cities –Selma, Schertz, Cibolo, Seguin & Converse), showed the J-17 well from one day to the next day as of yesterday we were at 645.7' & dropped today to 644.3', a historical monthly average for June is 663.3' & we are currently 19' below that average, in 2011 water rights are priced at \$6,000 per ac. ft. & no longer any willing sellers of water rights that are readily available & we have to lease them, City has 6,218 households in our community & projects the annual water use to be 3,109 ac. ft., in 2007-2009 the area experienced a 22 month drought, 2009 the City was assessed a fine from the EAA for over pumping, fine was deferred as long as we did not over pump for the next 3 yrs. to 2013, 2009 the City entered water restrictions but only had surcharges for Stage 1, April 20, 2010 City passed Ord. 339 establishing surcharges for Stages 2, 3 & 4, we began to identify the surcharges separately from the water rate on water bills, Texas Commission on Environmental Quality (TCEQ) State level of the EPA governs water conservation & requires every City to have a Water Conservation Plan, EAA also has that requirement for a gradual increase by gallons used based on TCEQ & the EAA, if we follow San Antonio Water System (SAWS) Stages restrictions we can use their advertising to let our community know where we are-beneficial for us, we are addressing water rates & the trigger points at which we go into these rates, staff is not recommending to change compliance with Stage restrictions, we would propose to keep Stages 1-4 for compliance purposes for the public & fines would still be assessed as listed in the Ord., we propose to use the current rates that are in effect now for Stage 1 & Stage 2, we are merging the rate structure & proposing to keep a graduated rate structure (required by TCEQ & EAA), proposing to merge Stage 3 & Stage 4 & use the Stage 2 water rate, which would be reflected in the new Ord., the water bill has an information corner, staff recommends that CC define what "Large Family" means & put in the Ord., 2011-2012 staff recommends that CC consider a formal comprehensive Utility Rate Study about \$25,000 paid out of this year's budget to assist in lowering the rates but still addressing the need to purchase water in the near future if we over pump & paying fines if we over pump & had 113 homeowners in May who used over 20,000 gallons in May, the City Manager has been fielding most of the questions on water, City staff must administer what Ords. are on the books, we have no opinion in this discussion but will follow the laws set by this CC & will apply them consistently, in prior years the use of pay plans were allowed for high usage, the UF has to operate & pay for its expenses. Judson uses purple pipe non potable & can't be used for consumption & they have been notified they need to put a sign up so citizens are aware of this. Had a discussion today with Nicky Sears, Program Manager of Permits for EAA & Brock Curry, Assistant General Manager of EAA & stated they too had the requirement for a graduated process (conserve water & rates that encourage conservation of water).

Council members gave their input: Possibly raise the minimum for Stage 1 & lower it on Stage 2-right now starting at 5,000 gallons - propose to raise the normal family from 5,000 gallons usage to 8,000 gallons to start the minimum, can do better to notify the citizens, re-look at current rates, need to have something equitable rate for each of the Stages needs to be adopted, is there anything we can do to

refund some money to the citizens, sees citizens frustration, if we can stagger the rates, residents have the individual responsibility to seek out information, staff works hard, what about the commercial rates for the businesses, SAWS uses a Senior Citizen Discount over 60 years of age-can we implement this, can we use the 9-1-1 reverse call, can we contact people by their e-mail, put a temporary freeze or roll-back until things can be looked/researched, citizens have a responsibility to find out information, need input from citizens, look at equitability, do need to change the rates to satisfy the citizens, we should have sent out the rates. Do we have the money (\$25,000) to make a study happen & how soon can we make it happen?

Ms. Dowell stated on a possible refund; if we had a specific dollar amount per household could probably be applied, a consistent application for bills over a certain amount-we would manually have to calculate 6,218 water bills, but would be difficult with the current plan & software we have. We will not do any retroactive returns on the fees that have been assessed. We have frozen & not increased the Stage restrictions to hold off on the Stage 3 rates until after this evening & have not billed for those rates. We are proposing that we have a graduated process required by TCEQ & EAA. EAA is the local authority for compliance on water conservation. We cannot use the 9-1-1 reverse call. Our current system does not allow us to notify people by e-mail. We have provided the rates on-line, readability at City Hall & there is a considerable cost in mailing an Ord. that is 10-12 pages long, we have tried to disseminate the information in the most cost effective manner, along with the web site. We have had on-line pay bill issues for the last week & have addressed this concern. She suggested we will write the notes down & bring them back to CC in a proposal, but between now & Oct. 1 whatever rate structure we come up with will be developed in-house. We can start the study process immediately & will need to bring it back to CC so they have a full understanding of what this looks like (about a 40 page document from the consultant that can do this) & we would need to do a budget amendment to increase revenues & increase expenditures in the budget, the revenues are coming in related to water rates so we have that within the Water Utility Fund Budget.

Discussion on Large Family: 6 or 7 individuals in a household, suggest a way for us to prove the number in a household, define as a member of the household being a single family – needs to be single family with no more than 2 surnames, 2 adults & 4 children would be a good base-line for a large family, if more than 4 children maybe it could be graduated up where they get a bigger break for more children in the family unit, single parents would have to be looked at. What constitutes a “family”?

Mr. Ortiz stated there is no legal definition of a “family” & the safest thing to do is say is “6” individuals living there & he thinks it is geared more to the number of people then the relationship with each other.

Summary: Dropping our trigger points back to the SAWS triggers for Stage restrictions & Stage compliance, implement Senior Citizen Rates & consider adopting this at such time that we do a Comprehensive Rate Study rather than in this temporary period of time, drop back to Stage 1 rates for an allotted 30-day period of time starting now & can make retroactive to last week when we had to go from Stage 2 to Stage 3 & do a 30 day retroactive (Stage 3 was May 27, 2011) for a temporary period of time of 30 days, raise the minimum to 8,000 gallons for Stage 1 & will bring to Council on the July 5 meeting for the proposed rates. For the 30-day time period, drop back to Stage 1 rate. The 30 day time period will actually be more than 30 days on July 5 when we adopt the new rate structure. We would still continue to request that anybody filing for a Large Family, whatever the decision on the size (6 has been mentioned), we would still require that they come in & request this & we will try to set up a system that they can do this at the front desk of the Utility office & they would need to provide names within the household children and/or adults in the household; so we can determine not who necessarily

is in the household but that they are legitimately in the household living there...possibly get Social Security Numbers & keep on file – this is a reasonable requirement. We can use “6” individuals with Social Security Number & limit it to these 2 requirements.

Ms. Dowell stated we do not have this Ord. on this agenda for amendment; however our rates have been lifted. She deferred to Mr. Ortiz on whether we can add the definition of Large Family at this time.

Mr. Ortiz stated we can do an amendment & bring to the next meeting.

MPT Lopez made a motion to agenda item #10 A to adjust from May 27th to July 5, 2011 Stage 1 rates, we adjust our trigger rates to match SAWS & we move our minimum surcharges from 5,000 to 8,000. Council member Selko seconded the motion. Passed unanimously.

9:08 PM – Recess

9:27 PM – Back in Open Session

C. Discussion on the Financial Impact of the Employee Pay Grade Scale (City Manager)

Ms. Dowell gave a briefing on the newly adopted pay grade, which were adopted about 6 weeks ago, we have not put these pay grades into operation for any new employees because we have not yet designated the funds by which we can implement this plan, this is step 1 of a very large plan, approximately 35 individuals that are below minimum, Dept. Heads reviewed the pay grade study & found an assumption error based on 2080 hours in a work year, Mr. Werling is here tonight to speak on the true impact of just getting people to minimum. We will have a power point presentation & this evening we will be speaking on bringing people to minimum, we have spent \$7,000 to date & the original proposal was around \$25,000. The City is suggesting as we try to get a better figure on the cost of pay plan implementation, that yes we have adopted these pay grades but won't be implemented until such time that CC designates the funds to implement them. She is meeting with the Depts. & we are not currently looking at any increases for 1 year so we can get a better handle on our finances, but will still pursue & are committed to pursuing a planned approach to implement a full pay plan. We will put this into a formalized document to bring to CC at the next meeting to adopt this into the new pay grade study.

Mr. Stephen Werling of Werling Associates, Inc. briefed on the pay grade study with a power point presentation. He discussed changes to the initial report, pay grade adjustments of the Fire/EMS Dept. & Library Dept., cost implications & compensation project continuation.

Discussion: We are on the right track on this proposal, CC is committed in making this move gradually, we are off to a good start to make the adjustments on the budgets, if we don't make the move on this we will lose our best & brightest to other Cities, we need to find the money, even if it includes a tax increase, we will make every effort to make this right, need to work on performance reviews & job descriptions for each pay grade.

- A. Discussion and Appropriate Action to Award the City Hall Mechanical Systems Replacement Bid in Accordance with the State Energy Efficiency Office (SECO) Grant Program Requirements (City Manager)

Ms. Dowell stated this is a grant that the City has received for \$50,000 from the Obama stimulus funds, The American Recovery Act; the money is to be used for energy efficiency. We are proposing to use this for new air conditioning systems for City Hall. We will be reimbursed once we spend the money; we submit those funds for reimbursement. Our bid came in low, so we are not utilizing the full \$50,000. We are going back to SECO to request those funds to be used for other projects. This reflects 1 bid that was received.

Council member Pannell made a motion to approve agenda item #10 A. Council member Selko seconded the motion. Passed unanimously.

B. Discussion and Appropriate Action to Approve an Interlocal Agreement for Specified Watershed Projects by the Bexar County Flood Control District (City Manager)

Ms. Dowell gave a brief summary & shared maps with Council, Bexar Co. is aware of flooding issues in our area in flood plains that have been designated by FEMA on their Flood Plain Maps. FEMA has put out the new Firm Maps (she has in her office). They have come to us utilizing an engineering firm & would like to come into our community with those people that will be affected. Bexar Co. will have public hearings & notify CC, residents may have surveyors on their property measuring the foundations of their homes & where they sit in respect to the flood plain as it is currently showed on the 2010 Firm Maps. Then they will start mitigation plans to mitigate any flooding that may be trenched re-designed & other mitigation efforts. The cost will be born for this process primarily by Bexar Co. We will have limited cost associated with this effort. This is not committing us to any dollar amount as of yet in this agreement. We will have some engineering cost, but will be paid by storm water fees. Bexar Co. requires this agreement by July 19, they hope to have a meeting with the community in the Oct. 25 timeframe, in Sept. they will begin flood elevations at each home, they hope to have a preliminary engineering report to CC on how to mitigate these areas that are flooding & show up on the FEMA map, they hope to have a draft preliminary engineering report to us by Dec. 31 if not Jan. 2012 timeframe, should get a final plan in Feb. 2012 & they hope to start construction sometime in the Sept.-Oct. 2012 timeframe. Staff recommends approval.

Mr. Quintanilla stated there are approximately 40 homes that have been identified in this area. We are probably 2 years away from working down this road. They want to come to CC in July & brief us with more detail. We need to have this contract adopted by the City in order for the consultant to begin & get some serious analysis done.

Council member Pannell made a motion to approve agenda item #10 B to include stabilizing all construction/soils removed & put in the native grasses that will hold the structure in place to ensure its viability. MPT Lopez seconded the motion. Passed unanimously.

11. Reports. In consideration of Texas Attorney General Opinion AG-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. Mayor's Report/Items of Interest

Mayor Suarez reported:

-NEP meeting has been cancelled for Thurs.

B. Councilmember's Report/Items of Interest

Council member Pannell reported:

- June 1 – Building & Standards met, the 2 addresses on Toepperwein have been demolished & we are in the process of getting the remains removed; they discussed 404 Toepperwein & 9175 FM 78
- Would like to see the Utility Study done as soon as we can
- Former CC spent hours on Sat. afternoon doing a Strategic Planning that had to be done before we come up with a Master Plan – would like to see a workshop with the present CC, we need our Master Plan in place
- Today, the City Manager, Mr. Ortiz & himself visited the CVLGC – great visit & educational, need to continue & pursue this

C. City Commissions & Economic Development Corporation Reports

Building & Standards – Council member Pannell reported:

- Listed in agenda item #11 B
- No additional information

Park and Recreation – Council member Richel reported:

- Next meeting is next week on the 11th

Planning and Zoning – Council member Brown reported:

- No report, they haven't met yet

Beautification & Environmental – Council member Beehler reported:

- Meeting has not formed yet & are still working on this
- Hopes to have people to appoint at the next CC meeting
- First meeting should be Monday, June 27

Economic Development Corporation – Executive Director Kate Silvas reported:

- This afternoon, she attended a meeting with the Bexar Co. Commissioner's Court on a CDBG Grant; we were awarded a \$150,000 for the Fair Meadows Subdivision Phase 1 (Fir Dale, Ash & Willow) street re-construction project
- Began downloading the marketing packages associated with Buxton Community ID Project, they are preparing to send out letters to the individual retailers that are good matches for Converse
- Visited Rockets Feeds to assist them into getting access to the Business Resources in order for them to succeed, their business is struggling & we want to assist them to survive
- Visited Boysville which employs 66 employees at their 70 ac. site in Converse
- May 24 – Conducted a ribbon cutting for Rocco's Farmers Market on FM 78
- May 26 – Coordinated a job fair with the Workforce Solutions & NEP at the Schertz Civic Center
- On Friday – She represented Converse at a delegation meeting for more than 40 representatives looking to re-locate & invest in Texas

Council member Brown will get some information to Ms. Silvas on the Business Mixture at the Doubletree Inn put on by the West Side Commerce Club, possibly on June 24.

D. City Manager's Report

(1) Report and Discussion of Future Agenda Items

Ms. Dowell reported:

- City staff will start the planning process for NIOC, meeting is for tomorrow afternoon
- Will meet with several of the volunteers for NIOC tomorrow evening at City Hall
- Working on developing a budget that is reflective of the past 2 years & actual expenditures, may bring to CC a budget that is very realistic numbers
- June 9-June 10 - Mr. Quintanilla & Ms. Dowell will be attending the Texas City Manager's Association (TCMA) – Chief Richard Wendt will serve as Acting City Manager
- Will be meeting towards the middle of the month on budget milestones, schedule & calendar
- Left some information on the Dais on "Big Heart Day" in Converse; she is recommending for CC to call a Special Meeting in the very near future to make a decision on our participation & the use of the City Park

(2) Report and Discussion of Items of Interest and the 50th Celebration

Mayor Suarez stated item #11 D-2 will be deferred to another meeting.

E. Staff Reports

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

Chief of Fire/EMS Richard Wendt reported:

- Activity level has picked up
- Drought period is on
- Be careful (open BBQ pits & pass the word to be very careful)
- Received word last week that the Fire grant they applied for was denied on the breathing apparatus; they will apply again & looking at other avenues to get this done

(2) Report and Discussion of Significant Police Events

Chief of Police Rick Jamison reported:

- Detective Paul Bocconcelli was nominated & selected as "Officer of the Year" for a small agency
- Project Graduation went off with no problems
- Last 2 weeks of school, we had issues with Judson Middle School & fighting issues; we followed the kids & made ourselves known – these are our streets & the kids are not going to run the streets
- Getting geared up for a hot summer
- Congratulated the 3 new CC members; he has an open door policy

Ms. Dowell stated the Chief & his staff has put together a power point summary of the Police fleet in the packet.

(3) Report and Discussion of Significant Public Works Events

Director of Facilities Karl Hoppes reported:

STREETS:

- Updated on Avenue B reconstruction, going along well

- 2 of his people have tested & passed their ROW Pest Control License (John Adams & Brad Peters)
- Miramar Unit 9–not started yet
- Cimarron Landing Unit 2-still compacting dirt for sewer lines, next we will get road base down
- MacArthur Park Unit 3 A-Putting foundations on the ground
- Meadows of Copperfield Unit 6-working electrical with CPS
- Will be placing the order for the population signs & contacted TXDOT to replace theirs

GROUNDS:

- Busy mowing & trimming ROW's
- Did 10 out of cycle request for brush pick up
- Picked up all of the brush in Zone 1 = 276.26 cubic yards of mulch
- Cut 3 dead trees on Schuman Road & chipped

PARKS:

- Finished pouring concrete around the time capsule marker
- Removed steel poles at North Park on ball field #4
- Planted a donated tree at the site of a butterfly garden
- Purchased 140 new poles for the improvement project at the lake & football field at North Park
- North Park restrooms are not open yet
- Did repairs at the City Pool; have had 2 successful weekends

Director of Utilities Lupe Perez reported:

WATER TECHS:

- 91 deposits
- 102 finals
- 200 turn off's
- 45 customer leaks
- Finished installing 750' of pipe on the new water main on the 200 block of Avenue D, got water results – everything passed, then start on the 100 block of Avenue D
- We repaired 20 water leaks
- 7 sewer back ups
- Had 1 line collapse on Avenue D
- Staying busy
- This afternoon had 2 main breaks

Council member Pannell stated Vego from the Water Dept. & who has only been with us 3 months, handled himself well, tell him he did a good job, give him encouragement; along with Jon & Art.

Recess: 10:38 PM

Opened: 10:43 PM

12. Executive Session

- A. Executive Session in Accordance with 551.072, Texas Open Meetings Act, DELIBERATION REGARDING REAL PROERTY; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange lease or value of real property if deliberation in an opening meeting would have a detrimental effect on the position of the governmental

body in negotiations with a third person. This Real Estate Activity is to Support Activities Associated with the Development of Water Resources (City Attorney) (City Manager)

Present: Mayor Suarez, MPT Lopez, Council members: Beehler, Brown, Pannell, Richel & Selko, Ms. Dowell, Mr. Ortiz & Ms. Hieronymus.

Ended: 11:11 PM

Opened: 11:13 PM

13. Reconvene to Open Session

- A. Discussion an Appropriate Action in Accordance with Consultations Regarding Real estate Negotiations to Support Activities Associated with the Development of Water Resources (City Attorney) (City Manager)

MPT Lopez made a motion to approve the amount as negotiated in executive session. Council member Brown seconded the motion. Passed unanimously.

14. Adjournment

At approximately 11:14 PM, Mayor Suarez adjourned the meeting.

PASSED AND APPROVED THIS 19TH DAY OF JULY, 2011.

Al Suarez, Mayor

ATTEST:

Adriana I. Hieronymus, City Secretary