

CITY OF CONVERSE
CITY COUNCIL MEETING
MINUTES OF JANUARY 5, 2010
7:00 PM

The City Council of the City of Converse met in a regular meeting at the Converse Municipal Complex on Tuesday, January 5, 2010 at 7:00 PM to discuss various items on the agenda. The following were present:

Mayor Al Suarez	Mayor Pro Tem Carlton Degenhardt, Place 4
Councilwoman Renee Paschall, Place 1	Councilman Bruce Cannon, Place 2
Councilman John Shadron, Place 3	Councilman Jon Lindgren, Place 5
Councilwoman Mary Riley, Place 6	Mr. Sam Hughes, City Manager
Mr. John Quintanilla, Assistant City Manager	Mr. Mark Luft, EDC Executive Director
Mr. Jerry Wilson, Finance Director	Ms. Jackie Gaines, HR/Project Manager
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 Donnie West, Oakwood Country Church

Pastor West 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.

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 15, 2009
- B. Action to Approve the Financial Statements for October 2009
- C. Action to Approve the Investment Report as of October 31, 2009

Councilwoman Paschall asked to pull agenda items #5 A & 5 B.

MPT Degenhardt made a motion to approve agenda #5 C. Councilman Lindgren seconded the motion. It passed unanimously.

Ms. Hieronymus stated she had some corrections brought to her attention on agenda #5 A; Page 6, 2nd Paragraph:

It states: “The idea of the EDC is not acting in the best interests of the City is **absorbed** – “etc.

Should read: “The idea of the EDC is not acting in the best interests of the City is **absurd** – “etc.

Correction to Page 6, 3rd Paragraph:

It states: “The Chairman cannot bind the Board anymore than any Council can bind the City.”

Should read: “The Chairman cannot bind the Board anymore than any Council **person** can bind the City.”

Councilwoman Paschall addressed Page 6, 4th Paragraph; she would like to know who said “Mr. Luft has a difficult job & has many bosses;”:

It states: “Mr. Luft has a difficult job & has many bosses’; possibly look at his job description.”

Should read: “**Councilman Shadron feels** Mr. Luft has a difficult job & has many bosses’; possibly look at his job description.”

Councilwoman Riley would like the comments by Councilman Shadron & Mayor Suarez in regards to Mark Luft are on the tape & would like them in the written minutes. The reason is so she can help address some of the concerns & issues they have & get answers to them. She stated if there was a particular discussion that comes up & Council is really concerned about it, let’s tell Penny we need it in the minutes.

MPT Degenhardt made a motion to table agenda item #5 A. Councilwoman Paschall seconded the motion. It passed unanimously.

On agenda item #5 B – Oct. Financial Statements, Councilwoman Paschall asked why we were looking at Oct. & where are Nov. & Dec.?

Mr. Wilson replied Oct. is the latest financials that have been done. He is in the process of doing Nov. statements now. Dec. just ended & it will be awhile the bank statements are done.

Councilwoman Riley stated sometimes it takes 30 – 45 days afterwards to get all of information in & put them all in the correct places.

Mr. Wilson explained the process from the time the month ends to getting the Financial Statements.

Councilwoman Riley made a motion to approve agenda item # 5 B. Councilman Lindgren seconded the motion. It passed unanimously.

6. Special Consideration Items

A. None

Mayor Suarez stated there were no Special Consideration Items.

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.

Mayor Suarez stated there were no Citizens To Be Heard.

8. Public Hearings

A. None

Mayor Suarez stated there were no Public Hearings.

9. Old Business

A. None

Mayor Suarez stated there was no Old Business.

10. New Business

A. Discussion and Appropriate Action on a Request to Approve a Bid Proposal to Host the Track and Field Events for the 2010 District Amateur Athletic Union (Mayor Suarez)

Mr. Hughes gave a briefing on what they worked out & if they are acceptable to the CC he thinks we can make this work. The AAU is looking for a commitment of support. We have prepared a bid packet, which were distributed to CC. We could support this event with a kick-off event for publicity, theme to keep kids in school, participate in athletics & raise whatever funds we could raise to help support the activities. Logistical requirements include: medical support, police security, tents, clean up, ice, advertising, labor, etc. The event is for 6 days of athletic competitions: July 1-3 & July 8-10, 2010 from 6 AM – 6 PM. Mr. Hughes went over his view of revenues & expenses up to \$7,500. They will have another mtg. on Friday & these gentlemen are helping with this package.

Some discussion included: Good program, hard on City at this time, would like to see in-kind support from Judson Police & medical, we have an approved budget & it would be hard to come up with up front money. We can scale it back or forward. Proceeds from the kick-off will be ours & have 6 months to put it together. Judson is doing quite a bit from their facility standpoint; the coaches & parents are directly involved in the activities.

Councilman Cannon made a motion to approve hosting the Track & Field Events for the 2010 District Amateur Athletic Union (AAU) up to the original amount of \$7,500. Councilwoman Paschall seconded the motion.

Mr. Hughes then went over another budget = \$2,000 in support & in-kind man-hours of 150 hours.

Councilman Cannon made a motion to approve hosting the Track & Field Events for the 2010 District Amateur Athletic Union (AAU) up to \$2,000 in support & in-kind man-hours. of 150 hours. Councilwoman Paschall seconded the motion. It passed unanimously.

B. Discussion and Appropriate Action on a Request to Approve Final Acceptance of the Infrastructure of the Judson Heights Subdivision (City Manager)

Mr. Hughes stated we have completed our inspection & one main concern was the as-built plans, which are on hand. Most of the corrections in the punch list have already been corrected & we expect the rest of them to be corrected very shortly. Recommend approval.

Councilwoman Riley made a motion to approve agenda item #10 B. MPT Degenhardt seconded the motion. It passed with 6 members (Suarez, Degenhardt, Cannon, Lindgren, Riley & Shadron) voting in favor; 1 member (Paschall) had stepped out of the room.

C. City Council Workshop to Discuss Goals and Objectives for Development of Town Square (City Manager)

Mr. Hughes distributed an EDC Converse Town Square handout. We have identified an individual who has the motive & means to develop Town Sq. He went over the Smart Code & we anticipate that he may ask for some flexibility & would like to get CC's approval to the minimum standard as the Library, City Hall & the Justice Center. We think there is a greater market for office space than there is retail. We have coordinated with St. Monica's to do some shared parking. The gentleman would like to meet with the Mayor, MPT, Mr. Luft & Mr. Hughes & go into detail as to what we can & can't do for a portion of Town Sq. based on the guidance of Council. If Council says proceed, we will ask for variances to the Smart Code.

Mr. Luft stated given the circumstances & economy, he has 4 "A's" – access, adjust, adopt & apply. He concurs with Mr. Hughes.

Discussion included: Good to relax the code, move Converse forward, whatever goes in there will compliment South Seguin, definite asset to the community, minimum standard of Library, City Hall & Justice Center. Consensus of Council is to move forward with the standards the City has set.

11. Reports

A. Councilmember's Report/Items of Interest

Councilwoman Riley reported:

- Wants to start the New Year right with some suggestions
- Councilman Shadron had made the comment about Mr. Luft not being worth his paycheck
- She reported some of the accomplishments of the EDC & Mr. Luft (in 2003 -Ewald Field infrastructure, Gardens of Converse-\$200,000, Gardens of Converse Homes down payment assistance-\$200,000, Schertz Fair Meadows sewer upgrade-\$99,000, ADA modifications to the Justice Ctr.-\$70,000, ADA modifications to Fire Station #2-\$20,000, Homeowner Occupied Rehab. of Converse residents-\$500,000, Gibbs Sprawl Road reconstruction-\$74,000, Converse Town Sq. Apts.-\$100,000, CDBG Ash Dr. drainage-\$70,000, Placid Park

infrastructure reconstruction Phase 1-\$90,000, Placid Park infrastructure reconstruction Phase 2-\$86,984, Placid Park infrastructure reconstruction Phase 3-\$200,000, he has increased our revenue by 300%, \$12 million-1604 funding, \$2.5 million-investment from Union Pacific, Mr. Luft was the Project Mgr.-Fire Station #2 – was on budget & on time. At this point, Mr. Luft has got over a million in grants that he is working on. In Fire Station #2, Mr. Hughes was able to purchase the entire track of land at a cost to the City-\$100,000 & after replatting the site there was 2+ acres that remained & Mr. Luft was able to market & sell the land for \$100,000-therefore the site cost us nothing for the land needed for the Fire Station. The Converse of Gardens project netted \$173,192 – these are some of the things that Mr. Luft does that we (Council) can't do. He definitely earns his paycheck. Mr. Luft has a good congressional liaison to all of the officials in the area).

-When we have a lot of negative attacks, it is counter productive to Converse going forward. It feels that we are going backwards.

-She checked with the Chair of the EDC & Building Dept. & they have pulled 321 permits.

-We need to nurture our businesses & show our support

-We need to act like professional adults & not spoiled kids

-Need to go personally to the people we have problems with & ask them, don't take it to CC

-Why should we care who give us the answer to our question, just as long as we get the right answer

-Under "Citizens to be Heard", we give them time, don't interrupt them & we give them the courtesy. They don't do that back to Council; the audience needs to give Council the same courtesy

-We need to stop playing the audience; this is Council's time

-She would like to challenge things that are said up here, if we don't believe it is right, we need to check it out. She does not care who is right; we need to do what is right for Converse. Would like to see teamwork for 2010.

-She would like for the Mayor to give a report if he can at the next CC mtg., telling what his objectives are for the COC. Maybe the objectives are the same as the CC objectives & we can work together to obtain them if we know short/long term. If we work together, we can accomplish more for the COC.

Councilwoman Paschall reported:

-Thanked Councilwoman Riley

-Maybe we need to have a session on "team building", is worth exploring

-Referred to an article in last Thurs. Herald about the swimming pool in Schertz-Cibolo & she would like to see Converse jump on. What are the possibilities for the COC to explore/consider the pool at the Converse Park either being added on to or another pool being built that would be used for activities like this AAU sports event that we are going to be hosting. She would like to see Converse exploring the opportunity of maybe building an Olympic size pool or adding on to the pool that we already have-would be another enhancement.

Councilman Shadron reported:

-Breakfast with Santa – a young child was sitting on Mr. Pannell's lap (Santa's) & was asked how was the breakfast? The little boy said he couldn't afford a breakfast all they had was enough money to have their picture taken with Santa. Ms. Selko & Ms. Pannell went to the right people to ensure that they had enough breakfast. Also, there was an older child who had talked to Santa on some concerns he had & later this child had contacted another individual & mentioned if you see Santa would you let him know that he needed some other things. Mr. Pannell went to that child at 9 PM & delivered a few things...this is the kind of City we are, we extend our hands out & citizens step up to the plate.

B. Mayor's Report/Items of Interest

Mayor Suarez reported:

-Would like to see the NIOC report with conclusion of the Lion's Club

-Mayor's Goals & Objectives – probably the 1st mtg. in Feb.

C. City Manager's Report:

(1) Report and Discussion of Future Agenda Items

Ms. Hieronymus reported:

- Recognition of Ms. Deborah McKenzie for 5 years of service with the COC
- Zoning issue – Special Use Permit
- Zoning issue – Variance to Ord. #617
- Zoning issue – Rezoning at 207 Ave "D" (Actually "A")
- Change to the mileage reimbursement from .55 to .50 per mile
- Briefing by City Sec. of changes in the Tx. Election Law
- Executive Session – on eminent domain for EDC
- Resolution 628
- Resolution 629
- Resolution 630
- NIOC report

She asked that if anyone has an agenda item, to please e-mail or put it in writing with a courtesy copy to Mr. Hughes. Agenda items should be in by Tues. afternoon.

(2) Report and Discussion of Items of Interest

Mr. Hughes reported:

- Regarding Schaefer Road expansion & drainage project – we had a lot of things going on with the PAC Bldg., so they asked us to start the delay of that until Jan. 11 & we expect this project to kick off then
- Regarding Rocket Lane, Thornton Lane & the Park we have sent a signed contract over waiting that it be executed, returned & we will set up a pre-construction mtg.
- Cimarron Landing – it appears D.R. Horton is gearing up to get a lot of lots ready for bldg.; we have Miramar 8 A & 8 B that is near the point of infrastructure; they are taking Miramar 8 C to the Planning Commission at their next mtg. D.R. Horton has purchased the undeveloped lots/remaining of Cimarron Landing & drawing permits for the remaining lots of Unit 1 & we have a pre-construction mtg. on Unit 2 tomorrow afternoon, so that will be developed. They are also in negotiations – it looks like D.R. Horton intends to buy the remaining lots of Rolling Creek.

12. Adjournment

At approximately 8:42 PM, Mayor Suarez adjourned the meeting.

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

Al Suarez, Mayor

ATTEST:

Adriana I. Hieronymus, City Secretary