



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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MINUTES
CITY OF CONVERSE
CITY COUNCIL MEETING
MAY 20, 2014 - 7:00 PM

Be it known that the City Council of the City Of Converse met for a Regular Meeting at the City Council Chambers at 402 South Seguin Street on Tuesday, May 20, 2014 at 7:00 PM. A quorum of the following commissions may be present: Beautification & Environmental, Building & Standards, Economic Development Corporation, Park & Recreation and Planning & Zoning.

1. **CALL TO ORDER.**

Mayor Suarez called the Regular Meeting to order at 7:03 PM.

2. **INVOCATION.**

The invocation was led by Mr. John Quintanilla, Assistant City Manager

3. **PLEDGE OF ALLEGIANCE.**

Mayor Suarez led the pledge of allegiance to the U.S. Flag and the Texas Flag.

4. **ROLL CALL, ESTABLISHMENT OF QUORUM & RECOGNITION OF VISITORS.**

Mayor Al Suarez
Councilwoman Renee Paschall, Place 2
Councilman Rick Davis, Place 5
Mr. Felix Arambula, City Attorney
Mr. Rick Jamison, Interim City Manager
Ms. Holly Nagy, City Secretary

Councilwoman Kathy Richel, Place 1
Councilwoman Deborah James, Place 3
Councilman Jon Lindgren, Place 4
Councilman Steve Brown, Place 6
Mr. John Quintanilla, Assistant City Manager

5. **CONSENT AGENDA:**

- A. **Approve Minutes of City Council Meeting of May 6, 2014.**
- B. **Accept Planning & Zoning Minutes of March 17, 2014.**
- C. **Accept Planning & Zoning Minutes of April 21, 2014.**
- D. **Approval of Proclamation # 300 Acknowledging the Lady Rockets Track Team.**

- Councilman Lindgren pulled Items A & C.

Item A- Councilman Lindgren stated that the motion was incorrect on Item 9J and requested revision.

Item C- Councilman Lindgren stated that the Planning & Zoning minutes were not clear and seeks more detail for the residents.

- Councilman Lindgren made a motion to Table Items A & C, Councilwoman James seconded the motion, the motion passed.

- Councilwoman Paschall made a motion to approve Items B & D as presented. Councilman Brown seconded the motion, the motion passed.

6. 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.

- Celeste Morris
 - Competitive quotes from banks.
 - Permanent structures
 - Acronyms

7. SPECIAL CONSIDERATION ITEMS:

Presentation of Proclamation #300 A Proclamation Acknowledging the Lady Rockets Track Team.

- Councilwoman Paschall presented Proclamation #300 to the Lady Rockets Track Team.

8. PUBLIC HEARINGS:

A. Public Hearing on a Request to Approve a Special Use Permit (SUP) on a parcel of land located at 300 Norris Drive West, Converse Texas (CB 5064 P-1F ABS 497(PID# 311622)). The property owner is requesting an SUP as required under Section 6- 76 of the City Converse Codification. The purpose of the SUP request is to allow a horse stable to be constructed within city limits.

- **Opened for public comment 7:25 PM**
- Mr. Jeff Beehler, property owner, is available for questions.
- Ms. Celeste Morris is in support of the application.
- **Closed for public comment 7:29 PM**

B. Public Hearing on a Request to Approve a Rezoning Request by the Property Owner of several parcels of land located at the intersection of Gibbs Sprawl and FM 1516, namely:

1. **101 Gibbs Sprawl, Legal Description CB 5563, ARB P-1E-NE of Blk D-1B, .4520 acres (PID #346005).**

2. **103 Gibbs Sprawl, Legal Description CB 5563, Blk D-1 & East 58.17 Feet of Blk C ARB P-1B, .2190 acres (PID#346004).**
3. **101 N. Seguin, Legal Description CB 5063, P-17A ABS 431, .4600 acres (PID#310451).**

The property owner is requesting a Rezoning from the current B-2, Retail District to B-4, Special Commercial District.

- **Opened for public comment 7:30 PM**
- Ms. Martha Kuzara, Property owner is available for questions.
- Ms. Kuzara stated she would like to open a hospitality center.
- Anonymous resident- Supports project 100%
- Celeste Morris- In support of project.
- **Closed for public comment 7:35 PM**

9. OLD BUSINESS:

- A. **Discussion and Appropriate Action on Ordinance No.120, an Ordinance amending the Code of Ordinances, City of Converse, Texas, Part II, Chapter 1, General Provisions, Section 1-3. Rules of construction and definitions. "Shall", by amending the definition of "Shall"; providing a severability clause; and establishing an effective date. (Second Reading) (Councilman Brown)**

- Amended to include mandatory & imperative.

Councilwoman Paschall made a motion to approve Ordinance No. 120 with amendments
Councilwoman Richel seconded the motion, the motion passed.

10. NEW BUSINESS:

- A. **Discussion and Appropriate Action to Approve Resolution # 700-2014 A Resolution Approving the Following Agreement and Authorizing the City Manager to Execute the Same on Behalf of the City: Texas Department of Transportation Local Transportation Project Advance Funding Agreement.**

Rick Jamison, Interim City Manager

- Staff recommends approval.

Discussion ensued regarding various concerns on maintenance, number of lanes, Union Pacific, etc.

Councilman Lindgren - expressed concern about impact on surrounding roads and having two sets of cars attempting to make a turn and maintenance costs. Police and Emergency Vehicle exit concerns.

Councilman Brown- EDC unanimously voted in support of project.

Councilman Brown made a motion to approve Resolution No. 700-2014 approving the following agreement and authorizing the City Manager to execute the same. Councilwoman Paschall seconded the motion. The motion passed (6:1) with Councilwoman James against.

B. Discussion and Appropriate Action on an Approval of Resolution No. 701-2014 Authorizing and Approving Publication of Notice of Intention to Issue Certificates of Obligation; Complying with the Requirements Contained in Securities and Exchange Commission Rule 15c2-12; and Providing an Effective Date.

- Mr. Rick Jamison, Interim City Manager
 - \$319,000 left over funds will be available for street improvements.
 - \$319,000 will also cover cost of Right of Way.
 - Councilman Lindgren requested a plan of what streets will receive improvements.
 - Discussion ensued regarding use of left over funds.

Councilman Brown made a motion to approve Resolution No. 701-2014 Authorizing and Approving Publication of Notice of Intention to Issue Certificates of Obligation in the amount of \$4 million, Complying with the Requirements Contained in Securities and Exchange Commission Rule 15c2-12; Councilwoman Paschall seconded the motion, the motion passed (6:1) with Councilwoman James against.

Councilwoman Richel made a motion to approve Resolution No. 701-2014 with amendments, Councilman Brown seconded the motion, the motion passed (6:1) with Councilwoman James against.

C. Discussion and Appropriate Action to Accept Amendment No. 45 to Sewage Treatment, Transportation and Disposal Agreement between San Antonio River Authority (SARA) and the City of Converse.

- Mr. Brady Hanes, SARA Finance Department.
- Presentation then discussion ensued.

Councilman Brown made a motion to accept Amendment No. 45 to the agreement between SARA and the City. Councilwoman Richel seconded the motion, the motion was unanimous.

D. Discussion and Appropriate Action to Adopt the Proposed 2014-2019 Storm Water Management Plan for the City of Converse.

Councilman Lindgren made a motion to table the 2014-2019 SWMP for further review and comment at the June 6, 2014 Council meeting. Councilwoman Richel seconded the motion, the motion carried, (6:1) with Councilman Davis against.

E. Discussion and Appropriate Action on a Request to Approve a Special Use Permit (SUP) on a parcel of land located at 300 Norris Drive West, Converse Texas (CB 5064 P-1F ABS 497(PID# 311622)). The property owner is requesting an SUP as required under Section 6-76 of the City Converse Codification. The purpose of the SUP request is to allow a horse stable to be constructed within city limits.

- Mr. John Quintanilla, Assistant City Manager
 - Presentation ensued.
 - Staff recommends approval.
 - Planning & Zoning approved.

- Mr. Jeff Beehler, property owner was present to answer questions.
 - Horse is for granddaughter, not open to public
 - One or maybe two horses will be on property.
 - Large enough property, in discussions with SARA to buy a portion of adjoining property.

Councilman Brown made a motion to approve the SUP for 300 Norris Drive West, Councilwoman James seconded the motion, the motion passed (6:1) with Councilman Lindgren against.

F. Discussion and Appropriate Action on a Request to Approve a Rezoning Request by the Property Owner of several parcels of land located at the intersection of Gibbs Sprawl and FM 1516, namely:

1. 101 Gibbs Sprawl, Legal Description CB 5563, ARB P-1E-NE of Blk D-1B, .4520 acres (PID #346005).
2. 103 Gibbs Sprawl, Legal Description CB 5563, Blk D-1 & East 58.17 Feet of Blk C ARB P- 1B, .2190 acres (PID#346004).
3. 101 N. Seguin, Legal Description CB 5063, P-17A ABS 431, .4600 acres (PID#310451).

The property owner is requesting a Rezoning from the current B-2, Retail District to B-4, Special Commercial District.

- Mr. John Quintanilla, Assistant City Manager
 - Staff does not recommend approval.
 - Planning & Zoning approved.
- Ms. Martha Kuzara, property owner was present for questions.
 - Discussion ensued regarding planned uses for property.
 - Councilwoman Richel concerned that one of the parcels still has previous property owner listed as owner according to Bexar County.
 - Ms. Kuzara has deeds in her name for all parcels.

Councilwoman Richel made a motion to table the request until all parcels are updated with Bexar County to reflect Ms. Kuzara's ownership. Councilwoman Paschall seconded the motion, the motion was unanimous.

G. Discussion and Appropriate Action on a Request to Amend Ordinance No. 401F- 2014 Stop Sign Ordinance-Miramar Subdivision.

- Mr. Rick Jamison, Interim City Manager
 - Mr. Casey has done his research and has presented a clear need for the additional stop signs.
- Mr. Christopher Casey, point of contact for request.
 - Concerned about safety of children coming off of school buses.
 - Cars are not stopping and a child could be hurt.

Councilman Lindgren made a motion to amend Ordinance No. 401F-2014, Councilwoman James seconded the motion. The motion was unanimous.

H. Discussion and Appropriate Action on a Request to Amend Ordinance No.401G-2014 Speed Limit decrease on FM 78.

-Mr. Rick Jamison, Interim City Manager

- Request is being made by TxDOT not by the city.
- St. Monica's school is seeing a lot of accidents in front of school.
- As of the date of the meeting, the city attorney has not received a response from TxDOT to his questions.

Item deferred until response received from TxDOT. No action taken.

I. Discussion and Appropriate Action on a Request to Approve Budget Amendment Resolution #690-F 2014.

- Ms. Le Ann Piatt, Finance Director

- Midyear budget review underway.
- Unfunded needs = \$162,615
- asking approval to utilize fund balance for this amount.
- Currently at a 10 month reserve.
- On road to recovery.

Councilman Lindgren made a motion to approve budget amendment Resolution # 690-F 2014. Councilwoman Richel seconded the motion. The motion passed.

J. Discussion and Appropriate Action to Appoint Eric Gonzalez as a Member of the Economic Development Corporation for a term beginning June 1, 2014 and Expiring May 31, 2016.

Councilman Brown- Eric Gonzalez is the Manager of Starbucks.

Councilwoman James made a motion to appoint Eric Gonzalez as a member of the EDC, Councilman Lindgren seconded the motion, and the motion was unanimous.

K. Discussion and Appropriate Action to Appoint Dr. Mary Reilly as a Member of the Economic Development Corporation for a term beginning June 1, 2014 and Expiring May 31, 2016.

Councilman Brown- Board was impressed with Dr. Reilly and is seeking Council approval.

Councilwoman James made a motion to appoint Dr. Mary Reilly as a member of the EDC, Councilwoman Richel seconded the motion, and the motion was unanimous.

L. Discussion and Appropriate Action to accept the preliminary infrastructure for Copperfield Unit #6 phase II.

- Mr. John Quintanilla, Assistant City Manager
- Planning & Zoning gave approval.
- All items on punch list addressed.
- Staff recommends approval.

Councilwoman Paschall made a motion to accept the preliminary infrastructure for Copperfield Unit #6 Phase II. Councilman Brown seconded the motion. The motion was unanimous.

M. Discussion and appropriate action on Ordinance No. 119, an Ordinance amending the Code of Ordinances, City of Converse, Texas, Part II, Chapter 2 “Administration “Article III. Boards, Committees, and Commissions: Division 5: “Ethics Review Board”; providing a severability clause; providing a penalty clause; and establishing an effective date.

- **Councilwoman James**
- First reading.
- Requested changes have been made to document.

Councilwoman James made a motion to accept Ordinance No. 119 amending the Code of Ordinances establishing an “Ethics Review Board” Councilman Brown seconded the motion, the motion was unanimous.

11. CITY COUNCIL & MANAGER 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. City Commission Liaison Reports.

-Councilman Brown

- Two members have resigned.
- EDC Audit approved.
- \$1.2 Million participation in FM 1516 approved.
- Converse Logo Competition.

-Councilwoman Paschall

- Kate Silvas evaluation.
- Why hasn't she had one?
- When will it be done?

- Councilman Brown

- Planning & Zoning
- As presented this evening.

- Councilwoman Paschall

- Attended Relay for Life.

B. City Manager's Report & Discussion of Future Agenda Items/Items of Interest.

- Municode update.
- Converse Animal Shelter
- Esplanade Gardens sidewalk
- No Soliciting signs went up at Placid Park.
- Encourages attendance at the CVLGC Meeting.
- Board and Commission selections.
- Proposal of Water Purchase.

C. Councilmember's Reports/Items of Interest.

-Councilwoman James

- Beautification & Environmental
- Need to open for applications again.

-Councilman Brown

- Disclaimer at bottom of agenda for Executive Sessions.

D. Mayor's Report/Items of Interest.

- None.

12. ADJOURNMENT.

Mayor Suarez adjourned the meeting at 10:15 PM.

PASSED AND APPROVED THIS 3rd DAY OF JUNE, 2014.

Al Suarez, Mayor

ATTEST:

Holly A. Nagy
City Secretary