



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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MINUTES
CITY OF CONVERSE
CITY COUNCIL MEETING
JULY 21, 2015 – 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, July 21, 2015 at 7:00 PM. A quorum of the following commissions may be present: Beautification & Environmental, Building & Standards, Economic Development Corporation, Park and Recreation and Planning and Zoning.

1. **CALL TO ORDER** 7:00 PM

2. **INVOCATION**

Led by Mr. Howie Marbach

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**

*Mayor Al Suarez
Councilman Jeff Beehler, Place 2
Councilwoman Deborah James, Place 3
Mr. Lanny S. Lambert, City Manager
Ms. Le Ann Piatt, Assistant City Manager*

*Mayor Pro Tem Jon Lindgren, Place 4
Councilman Rick Davis, Place 5
Councilman Steve Brown, Place 6
Ms. Holly Nagy, City Secretary
Mr. Felix Arambula, City Attorney*

Absent: Councilwoman Richel, Place 1

5. **CONSENT AGENDA:**

- A. Approve Minutes of City Council Meeting of July 7, 2015.
- B. Approve Minutes of the City Council Budget/Workshop of July 11, 2015.
- C. Approval of Ordinance No. 707-12-2015 establishing a Program for Comprehensive Emergency Management. (Second Reading)
- D. Approval of amending Ordinance No. 119- Ethics Review Board. (Second Reading)
- E. Approval of amending Converse Code of Ordinances- Chapter 14- Courts (Second Reading)
- F. Approval of Final Plat (No. 152) for Converse Heights Addition Subdivision.
- G. Action to appoint Rodger Dennis as Chairman of the Parks and Recreation Commission.
- H. Action to reappoint Richard Caton as member of the Building and Standards Commission.
- I. Action to approve Proclamation No. 302 Recognition of the Converse Lion's Club. (Councilwoman James)

Councilman Beehler pulled Item G. Councilman Brown pulled Item I. Mayor Suarez pulled Item D.

Councilman Brown made a motion to approve Items A, B, C, E, F, and H, Councilman Beehler seconded the motion. The motion was unanimous.

Mayor Suarez pulled Item D- Mayor Suarez stated that he " had a quick question to council sort of a clarification I understand there is a change we are making to the Ethics Review Board Ordinance regarding former councilmembers within the last three years of their appointment..is that not true?(Councilman Beehler stated he believes this was on the last agenda under Item H Page 12 at the bottom of the page.)" 7 -1 e.8 –refers to former council members within the last three years of appointment I just wanted to clarify for Council that when we do approve it we do have a former council member sitting on the Board at this time and by my understanding this would not apply to her is that correct? (Felix Arambula, City Attorney responds...that's correct.) That's all, I wanted to clarify that and let City Council know that when we do approve this it wouldn't apply to her since she's already in there is that correct? (Felix Arambula, City Attorney confirms that's correct) former Councilwoman Beehler. This is the change we are making tonight at the second meeting. With Council knowing this, I would like to have a motion for approval for Item D"

Councilman Brown made a motion to approve Item D, Councilman Beehler seconded the motion. The motion was unanimous.

Councilman Beehler pulled Item G- Councilman Beehler would like more information on Mr. Dennes's residency.

Councilman Brown pulled Item I- Councilman Brown would like to add more substance to the Proclamation for the Lion's Club as they have done a lot of great things for the City. Another Proclamation will be done in the future.

Councilman Brown made a motion to Approve Item I, Councilman Beehler seconded the motion. The motion was unanimous.

6. SPECIAL CONSIDERATION ITEMS:

- A. Recognition of Tracy Campos, for her Twenty Six Years (26) of Service to the City of Converse Utilities Department. (Mayor Suarez)
- B. Recognition of Manuel Mata, as Employee of the Month for June. (City Manager)
- C. Presentation of Proclamation No. 302- Recognition of the Converse Lion's Club. (Councilwoman James)

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.

- Thomas Lacuse, 108 Legion Drive- Speaking against the SUP.

- Earl Boutelle, Chair, and Joseph Guastella, Vice Chair, for the Converse Citizens Capital - Re: work being done by CCCIC.
- Terry Levine- 301 S. Seguin in favor of the SUP for 110 W. Legion.
- Tracy Campos- Re: Retiree Health Benefits
- Howie Marbach- in favor of the SUP for 110 W. Legion
- Rudy Garcia, 203 Legion in favor of SUP for 110 W. Legion
- Gloria Edwards, 210 Avenue D, against SUP for 110 W. Legion
- Penny Hieronymus - Re: Retiree Health Benefits

8. CITY STAFF REPORTS:

- A. Report by Executive Director of Converse Economic Development Corporation, Kate Silvas
- B. Report by Director of Community Development, John Quintanilla
- C. Report by Director of City Library, Derika Bailey
- D. Report by Police Chief, Rick Jamison
- E. Report by Director of Human Resources, John Rudd
- F. Report by Fire Chief, Richard Wendt
- G. Report by City Engineer, Bob Browning
- H. Report by Director of Utilities, Lupe Perez
- I. Report by Finance Director, Elizabeth Saegert

Any item on this posted agenda could be discussed in executive session as long as it is within one of the permitted categories under section 551.071 through 551.076 and section 551.087 of the Texas Government Code.

9. PUBLIC HEARING:

- A. Public Hearing on a Request to Approve a Special Use Permit (SUP) on a parcel of land located at 110 W. Legion Drive, Converse Texas (CB 5563A BLK 8 LOT 1 & SW 8 FT OF 2 (PID# 346122)). The SUP would allow for a B-2 Retail District use in a property that is currently zoned R-3 Apartment Zoning District. The purpose of the SUP request is to operate offices for the Converse Economic Development Corporation. (City Manager)

Opened: 8:15 PM Closed: 8:18 PM

10. NEW BUSINESS:

- A. Discussion and Appropriate Action on Resolution No. 731-2015 approving the Converse Economic Development Corporation's Infrastructure Improvement Project to facilitate an access easement to Lott's Landing across Chase Bank property at Crestway and FM 78. (City Manager) (First Reading)

MPT Lindgren made a motion to approve Resolution No. 731-2015. Councilman Brown seconded the motion. The motion was unanimous.

Second Reading will be presented at the August 4, 2015 City Council Meeting.

- B. Discussion and Appropriate Action on a Request to Approve a Special Use Permit (SUP) on a parcel of land located at 110 W. Legion Drive, Converse Texas (CB 5563A BLK 8 LOT 1 & SW 8 FT OF 2 (PID# 346122)). The SUP would allow for a B-2 Retail District use in a property that is

currently zoned *R-3 Apartment Zoning District*. The purpose of the SUP request is to operate offices for the Converse Economic Development Corporation. (City Manager)

Councilman Beehler made a motion to approve the Request for a SUP for 110 W. Legion Drive. Councilman Brown seconded the motion. The motion was unanimous.

NOTE: Councilwoman James left the meeting at this time due to illness.

- C. Discussion and appropriate action on a proposed establishment of a Dog Shelter Committee (Councilwoman James)(Councilman Lindgren)(Councilwoman Richel)

Tabled

- D. Discussion and Appropriate Action on Resolution No. 689-2015 Amending the Economic Development Corporation Budget. (City Manager)

Councilman Brown made a motion to approve Resolution No. 689-2015, Councilman Beehler seconded the motion. The motion was unanimous.

- E. Discussion and Appropriate Action on Resolution No. 730-2015 proposed purchase of 110 W. Legion Drive by the Converse Economic Development Corporation. (City Manager)

Councilman Beehler made a motion to approve Resolution No. 730-2015, Councilman Brown seconded the motion. The motion was unanimous.

- F. Discussion and Appropriate Action to accept Texas Commission on the Arts Respond Performance Support Grant. (City Manager)

Councilman Brown made a motion to accept the Texas Commission on the Arts Grant, Councilman Beehler seconded the motion. The motion was unanimous.

- G. Discussion and Appropriate Action on Resolution No. 690-2015 I Budget Amendment- Library Grant (City Manager)

MPT Lindgren made a motion to approve Resolution No. 690-2015 I, Councilman Beehler seconded the motion. The motion was unanimous.

- H. Discussion and Appropriate Action on Resolution No. 690-2015 J Budget Amendment- JISD Property (City Manager)

Councilman Brown made a motion to approve Resolution No. 690-2015 J, Councilman Beehler seconded the motion. The motion was unanimous.

- I. Discussion on June Financial and Investment Reports. (City Manager)

No action required.

- J. Discussion and Appropriate action on City Council Minutes of May 19, 2015 as follows: “deferred to July time frame when compensation is reviewed and at that time move forward with review of current contract and solicitation as necessary for new contract. Subject City Attorney” (MPT Lindgren)

*Mayor Suarez requested that the item be deferred due to 2 Councilmembers being absent.
Mayor Suarez also requested that discussion take place at the August 8, 2015 City Council Budget Workshop. MPT Lindgren concurred.*

- K. Discussion and Appropriate Action to Approve Ordinance No. 101- 2-2015 Administration (First Reading) (MPT Lindgren)

Discussion tabled, will be reviewed by the Code Committee at the July 30, 2015 meeting.

11. CITY COUNCIL & MANAGER REPORTS:

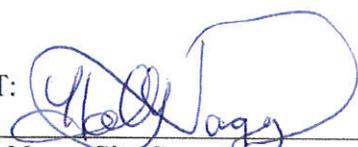
- A. City Commission Liaison Reports.
- B. City Manager's Report & Discussion of Future Agenda Items/Items of Interest.
- Toepperwein Road Condition
- C. Councilmember's Reports/Items of Interest.
- D. Mayor's Report/Items of Interest.

12. ADJOURNMENT:

9:25 PM

PASSED AND APPROVED THIS 1st DAY OF SEPTEMBER, 2015.

ATTEST:



Holly A. Nagy, City Secretary



Al Suarez, Mayor

