

CITY OF CONVERSE  
CITY COUNCIL MEETING  
MINUTES OF AUGUST 24, 2010  
7:00 PM

The City Council of the City of Converse met in a special meeting at the Converse Municipal Complex on Tuesday, August 17, 2010 at 7:00 PM to discuss various items on the agenda. The following were present:

Mayor Al Suarez	MPT John Shadron, Place 3
Council Member Renee Paschall, Place 1	Council Member Grant Lopez, Place 2
Council Member Randy Pannell, Place 4	Council Member Steve Brown, Place 6
Mr. Sam Hughes, City Manager	Mr. Jerry Wilson, Finance Director
Mr. Mark Luft, EDC Executive Director	Ms. Penny Hieronymus, City Secretary

1. Call to Order

At approximately 7:00 PM, Mayor Suarez called the meeting to order.

2. Roll Call and Recognition of Visitors

Mayor Suarez stated all Council members are present, with the exception of Council member Benbrook who had a medical emergency & has a medical excuse.

3. 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.

-Mr. Sam Hughes of 8503 "Cherokee Ridge presented information about employees salaries & wages. Mr. Hughes & Mr. Wilson received the new 2010 booklet that provides what other cities under 30,000 population are paying to the various positions. He gave an example using the Animal Control Officer (ACO) & the 16 cities in our size group. They also went among the 16 cities + ours = 17, & said what ranking out of the 17 would our ACO fall into that. In this case, his 10 would be #11 out of the 17. They did this for all of the 152 employees, have slots for 158 but are currently 6 short. He handed out the analysis to CC. We found that we have 2 employees that are in the upper 25%, 17 employees that are between 50 & 75 % & the rest are below average in terms of salaries pay for their given position throughout; 75% of our employees are in the lower 25% of pay; 7 out of 8 of us draw less than average salary for our positions for cities our size.

4. Public Hearings

- A. Public Hearing before City Council in Accordance with Section 6.05; Paragraph A.2. City of Converse Home Rule Charter, for the purpose of receiving citizen input on the Fiscal Year 2010-2011 Budget (Home Rule Charter)

At approximately 7:06 PM, Mayor Suarez opened the public hearing.

There were no citizens who spoke.

At approximately 7:08 PM, Mayor Suarez closed the public hearing.

- B. Public Hearings on a Proposal to Increase Total Tax Revenue from Properties on the Tax Roll in the Preceding Tax Year by 0.87 Percent (Percentage by which Proposed Tax Rate Exceeds Lower of Rollback Tax Rate or Effective Tax Rate Calculated Under Chapter 26, Tax Code) (Texas Tax Code)

At approximately 7:08 ½ PM, Mayor Suarez opened the public hearing.

-Mr. Robert Clemmings of 10323 Margarita Hill stated his house was built in 2006 & no one has ever lived there, he questioned the percentage of paying the taxes.

Mr. Hughes stated Mr. Clemmings would be paying taxes this year. The house has a value, which is established by Bexar Appraisal District (BAD) & the average value this year is around \$112,000. As a homeowner, he qualifies for some exemptions (\$5,000 Homestead Exemption, etc.). The tax rate is based on per \$100 evaluation & this year the tax rate was .515 (.51 cents). Everybody's values get re-looked; this year the values of homes in Converse went down; with that new lower appraisal they calculate a tax rate that would yield the same amount of revenue with this different collective appraisal as we received last year (called Effective Tax Rate {ETR}). The ETR this year is about .52 ½ cents. CC is considering setting a tax rate of .53 cents. We will have another public hearing next week & CC will vote on this tax rate Sept. 7 & Sept. 21. We will send those to BAD & Bexar Co. Bexar Co. does the City's tax collection, they upload in the computer, then they print & mail out the tax bills.

At approximately 7:17 PM, Mayor Suarez closed the public hearing.

- 5. Adjournment

At approximately 7:17 PM, Mayor Suarez adjourned the meeting.

PASSED AND APPROVED THIS 7th DAY OF SEPTEMBER, 2010.

---

Al Suarez, Mayor

ATTEST:

  
  

---

City Council Minutes – August 24, 2010

Adriana I. Hieronymus, City Secretary