CITY OF
CONVERSE
CONNECTING COMMUNITY + COMMERCE™

MINUTES
CITY OF CONVERSE
CITY COUNCIL MEETING
APRIL 19, 2016 – 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, April 19, 2016 at 7:00 PM. A quorum of the following commissions may be present: Building & Standards, Economic Development Corporation, Parks and Environmental and Planning and Zoning.

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

2. **INVOCATION:** *Led by Kate Silvas, Economic Development Corporation Director*

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
Mayor Pro Tem Steve Brown, Place 6
Councilwoman Kathy Richel, Place 1
Councilman Jeff Beehler, Place 2
Councilwoman Nancy Droneburg, Place 3
Councilman Jon Lindgren, Place 4
Councilman Rick Davis, Place 5

Mr. Lanny S. Lambert, City Manager
Ms. LeAnn Piatt, Assistant City Manager
Ms. Holly Nagy, City Secretary
Mr. Felix Arambula, City Attorney

5. **CONSENT AGENDA:**

A. Approve Minutes of City Council Meeting of April 5, 2016.
B. Accept Minutes of the Parks and Environmental Commission Meeting of March 14, 2016.
C. Accept Minutes of Building & Standards Commission Meeting of November 24, 2015.
D. Approve Final Plat # 159 - Longoria Subdivision, Lot 13, Block 12.
E. Approve Final Plat # 160 - Cimarron Trail Unit II

MPT Brown made a motion to approve Items 5 A-E, Councilwoman Droneburg seconded the motion. The motion passed, with Councilman Lindgren abstaining.

6. **SPECIAL PRESENTATIONS:**

A. Recognition of Jaci Dillemuth on her appointment to the United States Air Force Academy. (Mayor Suarez)
B. Recognition of Raul Hurtado for his Ten (10) years of Service as a Custodian for the City of Converse. (Mayor Suarez) (City Manager)
C. Recognition of Sidewalk Construction Crew for the Employees of the Month for the Month of March. (Mayor Suarez) (City Manager)

7. CITY STAFF REPORTS:

A. Report by Executive Director of Converse Economic Development Corporation, Kate Silvas
B. Report by Public Works/Utility Director, Manny Longoria
C. Report by Director of Human Resources, John Rudd
D. Report by Police Chief, Fidel Villegas
E. Report by Director of Community Development, John Quintanilla
F. Report by Director of City Library, Derika Bailey
G. Report by Fire Chief, Richard Wendt

8. 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. Please note you are being videotaped for the record.

- Celeste Morris, 9014 Arabian King
- Chris Bill, 501 Oak

9. PUBLIC HEARING:

A. Public Hearing to institute annexation proceedings to enlarge and extend the boundary limits of said city to include the following described territory, to-wit: CB 5053 P-67 ABS 745 (10352 E Loop 1604) CB 5053 P-66 ABS 745 (10251 E Loop 1604) CB 5751 Blk 3 Lot 12 and S 1/3 of A (10537 Brooks) CB 5751 Blk 3 Lot 11 (FM 78) CB 5751 Blk 3 Lot E 1/2 of 9 and 10 (FM78) CB 5751 Blk 3 Lot W 1/2 of 9 and 10 (FM 78) CB 5751 Blk 2 Lot 18 (FM 78) CB 5751 Blk 2 Lot 17 ((FM 78) CB 5751 Blk 2 Lot 16 (FM 78) CB 5751 Blk 2 Lot 15 & P-100 25 X 50 Ft Strip (FM 78) CB 5751 Blk 2 Lot 14 and N E 4 Ft of 13 (10577 Duncan Dr) CB 5751 Blk 2 Lot 12 and W 46 Ft of 13 HS (FM 78) CB 5751 Blk 1 Lot 20 (999 FM 78) CB 5751 Blk 1 Lot 19 (FM 78) CB 5751 Blk 1 Lot 17 and 18 (FM 78) CB 5751 Blk 1 Lot 16 (FM 78) CB 5751 Blk 1 Lot 15 (FM 78) CB 5751 Blk 1 Lot 14 (FM 78).

Opened: 7:34 PM
Larry Hunt- FM 78 & 1604 Re: Annexation – What kind of services will be provided by the city? Firework stand will be removed.
John Talbot- 10506 Brooks Avenue Re: Annexation- What kind of services will be provided by the city?
Closed: 7:43 PM

B. Public Hearing on a request for a non-conforming land use in a B-2 Retail Business District through the issuance of a Special Use Permit (SUP) for the development of a special event center for banquets and receptions. The property is located at 8607 F.M. 1976 and 207-209 Toepperwein Road.

Opened: 7:44 PM
Closed: 7:45 PM

C. Public Hearing on a request for a non-conforming land use in an R-5 Mobile Home/Manufactured Home District through the issuance of a Special Use Permit (SUP) for the development of an Animal Care Facility by the City of Converse. The property is located at the intersection of N F.M. 1516 and Upper Seguin Road--Legal Description: 3.64 Acres, CB 5071 P-9 ABS 722, Property ID number: 312809.

Opened: 7:44 PM
Closed: 7:45 PM

D. Public Hearing on a request to rezone a property from B-2 Retail Business District to B-3 Commercial Business District to allow for a Sales and Service Business or any business under the B-3 Zoning classification. The property is located at 9322 Kneupper Lane, Converse, TX 78109 (Legal Description CB 5726, Block 35, and Lot 13).

Opened:7:48 PM
Closed: 7:49 PM

10. OLD BUSINESS:

A. Discussion and Appropriate Action to Approve Ordinance No. 703-18-2016-A, an Ordinance Amending Chapter 18, "Environmental", Article II "Nuisances" Section 18-43, "Weeds or Other Vegetation". (Second Reading) (City Manager)

Councilwoman Droneburg made a motion to approve Ordinance No. 703-18-2016-A, Councilman Beehler seconded the motion. The motion passed.

B. Approval of Ordinance No. 703-18-2016, an Ordinance Amending Chapter 18, "Environmental", Article IV. "Property Maintenance" and Chapter 36 "Solid Waste" "Residential District"- Exemptions from the Ordinance. (Second Reading) (City Manager)

Councilman Beehler made a motion to approve Ordinance No. 703-18-2016, Councilwoman Droneburg seconded the motion. The motion passed.

11. NEW BUSINESS:

A. Discussion and Appropriate Action for Consideration Of Bids Relating To The Sale Of Obligations Designated As "City Of Converse, Texas General Obligation Bonds, Series 2016"; Consideration And Approval Of Financial Advisor's Recommendation Concerning This Matter; And Other Matters In Connection Therewith. (City Manager)

MPT Brown made a motion to approve Item 11 A, Councilwoman Richel seconded the motion. The motion passed.

B. Discussion and Appropriate Action to Approve Ordinance No. 222-2016 Authorizing The Issuance Of "City Of Converse, Texas General Obligation Bonds, Series 2016"; Levying A Continuing Direct Annual Ad Valorem Tax, Within The Limitations Prescribed By Law, For The Payment Of The Bonds; Prescribing The Form, Terms, Conditions, And Resolving Other Matters Incident And Related To The Issuance, Sale, And Delivery Of The Bonds, Including The Approval And Distribution Of An Official Statement Pertaining Thereto; Authorizing The Execution Of A Paying Agent/Registrar Agreement And An Official Bid Form; Complying With The Provisions Of The Depository Trust Company's Letter Of Representations; Authorizing The Execution Of Any Necessary Engagement Agreements With The City's Financial Advisors And/Or Bond Counsel; And Providing For An Effective Date. (City Manager)

Councilman Beehler made a motion to approve Ordinance No. 222-2016, Councilwoman Droneburg seconded the motion. The motion passed.

C. Discussion and Appropriate Action to Approve Resolution No. 688-2016, a Resolution to Review and Approve the City of Converse Investment Policy. (City Manager)

Councilwoman Richel made a motion to approve Resolution No. 688-2016, Councilman Beehler seconded the motion. The motion passed.

D. Discussion and appropriate action to consider a request from Mr. John G. Dante for a Special Use Permit (SUP) on properties located at 8607 F.M. 1976 and 207-209 Toepperwein Road for use as an event center for banquets and receptions. (City Manager)

Councilman Beehler made a motion to approve the request for SUP for 8607 FM 76 and 207-209 Toepperwein Road. MPT Brown seconded the motion. The motion passed.

E. Discussion and Appropriate Action regarding a Proposed Project and Investment by the Converse EDC for Papa Dante's Event Center and Bocce Pavilion. (City Manager)

Councilwoman Richel made a motion to approve the proposed project and investment as presented, MPT Brown seconded the motion. The motion passed.

F. Discussion and appropriate action to consider a request form the City of Converse for a Special Use Permit (SUP) on property located at the intersection of N F.M. 1516 and Upper Seguin Road for use as an Animal Care Facility. (City Manager)

Councilman Beehler made a motion to approve the request for SUP for the intersection of N. FM 1516 and Upper Seguin Road, MPT Brown seconded the motion. The motion passed.

G. Discussion and appropriate action to rezone a property from B-2 Retail Business District to B-3 Commercial Business District to allow for a Sales and Service Business or any business under the B-3 Zoning classification. The property is located at 9322 Kneupper Lane, Converse, TX 78109 (Legal Description CB 5726, Block 35, and Lot 13 A. (City Manager)

Mayor Suarez made a motion to table this item. MPT Brown seconded the motion. The motion passed.

H. Discussion and Appropriate Action to Consider Resolution 638-2016 for the Rate Hike Proposed by Center Point Energy. (City Manager)

MPT Brown made a motion to approve Resolution No. 638-2016, Councilwoman Richel seconded the motion. The motion passed.

I. Discussion of the Financial and Investment Report as of February 2016. (City Manager)

J. Discussion and Appropriate Action regarding Proposed Mid-Year Budget Adjustments for the Converse EDC to include increases in revenue and expenditures due to fund-raising for special events and to carry forward $50,000 for advertising and promotion. (City Manager)

Councilwoman Droneburg made a motion to approve the mid-year budget adjustment for the CEDC for advertising and promotion. MPT Brown seconded the motion. The motion passed.

K. Discussion and Appropriate Action regarding a Proposed Mid-Year Budget Adjustment for the Converse EDC to create a Part-Time Marketing Specialist position. (City Manager)

Councilman Beehler made a motion to approve the mid-year budget adjustment for the CEDC for a part time marketing specialist. Councilwoman Droneburg seconded the motion. The motion passed.

L. Discussion and appropriate action to approve the preliminary infrastructure acceptance of Cimarron Trails Unit #1. (City Manager)

MPT Brown made a motion to approve the preliminary infrastructure acceptance of Cimarron Trails Unit #1. Councilman Beehler seconded the motion. The motion passed.

12. CITY COUNCIL & MANAGER REPORTS:

A. City Commission Liaison Reports.
B. City Manager's Report & Discussion of Future Agenda Items/Items of Interest.
- City Committee Openings
- Bond Project Updates
- Speed Hump Policy
- Bob Grubb Water Tank Update

C. Councilmember's Reports/Items of Interest.
D. Mayor's Report/Items of Interest.

13. EXECUTIVE SESSION: *9:07 PM*

Executive Session in Accordance with Texas Open Meetings Act Section 551.072. DELIBERATION ABOUT REAL PROPERTY; CLOSED MEETING. Regarding real property matters related to 107 Station Street- Economic Development Corporation.

14. RECONVENE TO OPEN SESSION: *9:48 PM*

Discussion and Appropriate Action on Executive Session in Accordance with Texas Open Meetings Act Section 551.072. DELIBERATIONS ABOUT REAL PROPERTY; CLOSED MEETING. Regarding real property matters related to 107 Station Street- Economic Development Corporation.

Councilman Beehler made a motion to proceed with the acquisition of the property pending research on 107 Station Street. Councilwoman Richel seconded the motion. The motion passed.

15. ADJOURNMENT: *9:51 PM*

PASSED AND APPROVED THIS 3rd DAY OF MAY, 2016.

Al Suarez, Mayor

ATTEST:

Holly A. Nagy, City Secretary