



MINUTES  
CITY OF CONVERSE  
CITY COUNCIL MEETING  
JUNE 7, 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, June 7, 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 Mayor Suarez*
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- Absent*  
*Councilman Jeff Beehler, Place 2*

*Councilman Jon Lindgren, Place 4*  
*Councilman Rick Davis, Place 5*  
*Councilwoman Nancy Droneburg, Place 3*

*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 May 17, 2016.
- B. Approval of Ordinance No. 104-2-2016, an Ordinance to Amend Chapter 2 Article VIII- “Public Property” Division 2- “Use of Public Property” (b) -(Second Reading)
- C. Appointment of Susan Taylor to the Parks and Environmental Commission to Fill Unexpired Term ending February 17, 2017.

*Councilman Lindgren pulled Item 5 A.*

*Councilman Beehler made a motion to approve Items 5 B-C; MPT Brown seconded the motion. The motion passed.*

*Councilman Lindgren questioned which method of recording do we use for the permanent record?*

*The approval of minutes for the May 17, 2016 has been tabled.*

**6. SPECIAL CONSIDERATION ITEMS:**

- A. Recognition of Tammy Howze, Human Resources Administrative Assistant for the Employee of the Month for the Month of April. (City Manager)
- B. Recognition of Theodore Manganello for his Five (5) Years of Service as a Dispatcher for the City of Converse. (Mayor Suarez)
- C. Recognition of Michael Scogins for receiving American Society for Industrial Security (ASIS) Officer of the Year. (City Manager)

**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.

**Please note you will be videotaped for the record.**

*-Celeste Morris re: City Engineer.*

**8. PUBLIC HEARING:**

- A. Public Hearing on a request to rezone a property from the current R-1 Single Family to B-2 Retail. The property is located at 404 Toepperwein Road. (Legal Description CV5951 BLK 4 Lot 1,2,3 and 4, PID # 361630) and 408 Toepperwein Road. (Legal Description CB 5951 BLK 4 Lot 13, 14, 15 and 16 PID #361635), Converse, Texas 78109. *Entered: 7:15 PM Closed: 7:21 PM*

*Owner Glen Maple spoke regarding the desire to rezone.*

- B. Public Hearing on a request from Alfonso Martinez for a Special Use Permit (SUP) on a parcel Of land located at 111 Gibbs Sprawl (Legal Description CB 5536 W 196.83 FT of BLK C ARP P-1 & SW 209.84 FT of ARB P-1D). The applicant is requesting the SUP to allow for a tire shop be operated in the current zoning of B-3 Commercial. *Entered: 7:21 PM Closed: 7:23 PM*

*Owner spoke regarding the request for a Special Use Permit to operate a tire shop.*

**9. OLD BUSINESS:**

- A. Discussion and Appropriate Action to Approve Ordinance No. 876-2016 Annexing Territory and Extending Boundary limits of the City of Converse and Adopting a Service Plan.

*Councilman Beehler made a motion to Approve Ordinance No. 876-2016, MPT Brown seconded the motion. The motion passed.*

- B. Discussion and Appropriate Action regarding Further Direction on Decorative Utility Poles for FM 1516 Expansion Street Project. (City Manager) - Presented by Manny Longoria, Public Works & Utilities Director.

*MPT Brown made a motion to approve Option 4 decorative lighting at \$64,000 with \$15,000 in engineering fees but stated that any price increase must be approved by council first. Councilwoman Droneburg seconded the motion. The motion passed.*

## 10. NEW BUSINESS:

- A. Discussion and Appropriate Action to on a request to rezone a property from the current R-1 Single Family to B-2 Retail. The property is located at 404 Toepperwein Road. (Legal Description CV5951 BLK 4 Lot 1,2,3 and 4, PID # 361630) and 408 Toepperwein Road. (Legal Description CB 5951 BLK 4 Lot 13, 14, 15 and 16 PID #361635), Converse, Texas 78109. (City Manager)- Presented by Le Ann Piatt, Assistant City Manager

*Councilman Lindgren made a motion to approve the request for rezoning for the properties located at 404 and 408 Toepperwein Road. Councilman Beehler seconded the motion. The motion passed.*

- B. Discussion and Appropriate action for a Special Use Permit (SUP) on a parcel of land located at 111 Gibbs Sprawl (Legal Description CB 5536 W 196.83 FT of BLK C ARP P-1 SW 209.84 FT of ARB P-1D). The applicant is requesting the SUP to allow for a tire shop to be operated in the current zoning of B-3 Commercial. (City Manager) - Presented by Le Ann Piatt, Assistant City Manager.

*MPT Brown made a motion to approve the request for a special use permit for the property located at 111 Gibbs Sprawl. Councilman Beehler seconded the motion. The motion passed.*

- C. 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. 9322 Kneupper Lane,(Legal Description CB 5726, BLK 35, Lot 13A), Converse, Texas 78109 (City Manager) - Presented by Le Ann Piatt, Assistant City Manager.

*MPT Brown made a motion to approve the request for rezoning for the property located at 9322 Kneupper Lane as long as the owner adheres to all building requirements of the City of Converse for a building in the B-3 district. Councilwoman Droneburg seconded the motion. The motion passed.*

- D. Discussion and Appropriate Action to Approve Ordinance No. 620-08-2016, an Ordinance Amending Chapter 8, "Building & Building Regulations", Article I, "In General". (Uniform Solar Code)(First Reading)(Councilman Brown)

*Councilman Lindgren made a motion to approve Ordinance No. 620-08-2016 with the modifications to Section 3- Remove the section about superseding and add This Ordinance adds to Section 8-1(a) Paragraph 9 of Section 8, dated 1-4-2011. Councilman Beehler seconded the motion. The motion passed.*

- E. Discussion and Appropriate Action on Preliminary Plat #160, Lott Subdivision # 3 (City Manager) - Presented by Le Ann Piatt, Assistant City Manager

*Councilwoman Droneburg made a motion to approve the Preliminary Plat #160 Lott Subdivision #3, Councilman Beehler seconded the motion. The motion passed.*

- F. Discussion and Appropriate Action to Accept Amendment No. 47 to Sewage Treatment, Transportation and Disposal Agreement between San Antonio River Authority (SARA) and the City of Converse. (City Manager) - Presented by Le Ann Piatt, Assistant City Manager

*Councilwoman Droneburg made a motion to accept Amendment No. 47 to Sewage Treatment, Transportation and Disposal Agreement. MPT Brown seconded the motion. The motion passed.*

- G. Discussion and Appropriate Action to Approve Resolution No. 690-2016-G – Budget Amendment for the Converse Neighborhood Beautification Program (NBP) Sweeps. (City Manager)

*Item failed due to the lack of motion.*

- H. Discussion and Appropriate Action to Approve Ordinance No. 703-18-2016-B an Ordinance to Amend Chapter 18, “Environmental”, Article IV “Junk Vehicles” Section 18-97. (First Reading) (City Manager)

*MPT Brown made a motion to approve Ordinance 703-18-2016-B; Councilwoman Droneburg seconded the motion. The motion passed.*

- I. Discussion and Appropriate Action to Approve Ordinance No. 703-18-2016-C an Ordinance to Amend Chapter 18, “Environmental” Article V “Property Maintenance”. (Permitted Number of Vehicles) (First Reading) (City Manager)

*Item tabled.*

- J. Discussion and Appropriate Action to Approve Ordinance No. 703-18-2016-D an Ordinance to Amend Chapter 18, “Environmental” Section 18-43(1) A. Residential and Business Lawns. (Sprigs)(First Reading) (City Manager)

*MPT made a motion to approve Ordinance No. 703-18-2016-D with the exception the officer take photos of the offense for proof. Councilwoman Droneburg seconded the motion. The motion passed.*

- K. Discussion and Appropriate Action to Approve Fiscal Year 2017 Bexar Metro 911 Budget. (City Manager)

*Councilman Lindgren made a motion to approve the fiscal year 2017 Bexar Metro 911 Budget. Councilman Beehler seconded the motion. The motion passed.*

## **11. CITY COUNCIL & MANAGER REPORTS:**

- A. City Commission Liaison Reports.
- B. City Manager’s Report & Discussion of Future Agenda Items/Items of Interest.
  - 2015 City Bond Propositions Status/Updates, City Commission Openings
  - Budget Calendar, Radar Trailers
- C. Councilmember’s Reports/Items of Interest.
  - Presentation of the Converse Flag by Councilwoman Droneburg
- D. Mayor’s Report/Items of Interest.

## **12. EXECUTIVE SESSION: *Entered: 9:00 PM***

- A. Executive Session in Accordance with Texas Open Meetings Act Section 551.072.  
DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.  
Real property matters related to 204 Avenue A (CB 5563A BLK 4 LOT 1, 2, 3 and E 15 FT of 4), 109 Station Street (CB 5563A BLK 4 LOT P-109 PART OF ALLEY), 109 Station Street (CB 5563A BLK 4 LOT 17, 18, 19 AND 20), 602 Toepperwein (CB 5951 BLK 6 LOT 1, 2, 3, 4, 5, 6, 7, and 8), and 608 Toepperwein (CB 5951 BLK 6 LOT 9, 10, 11, 12, 13, 14, 15, 16). (City Manager)

**13. RECONVENE TO OPEN SESSION: *Exit: 9:25 PM***

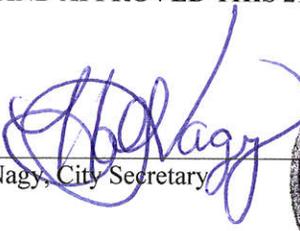
A. Discussion and Appropriate Action on Executive Session in Accordance with Texas Open Meetings Act Section 551.072. DELIBERATIONS ABOUT REAL PROPERTY; CLOSED MEETING. Real property matters related to 204 Avenue A (CB 5563A BLK 4 LOT 1, 2, 3 and E 15 FT of 4), 109 Station Street (CB 5563A BLK 4 LOT P-109 PART OF ALLEY), 109 Station Street (CB 5563A BLK 4 LOT 17, 18, 19 AND 20), 602 Toepperwein (CB 5951 BLK 6 LOT 1, 2, 3, 4, 5, 6, 7, and 8), and 608 Toepperwein (CB 5951 BLK 6 LOT 9, 10, 11, 12, 13, 14, 15, 16). (City Manager)

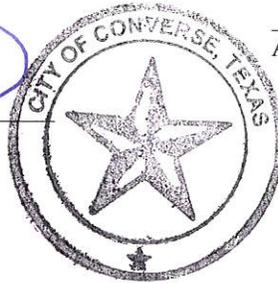
*Councilman Beehler made a motion to approve as written. Councilwoman Droneburg seconded the motion. The motion passed.*

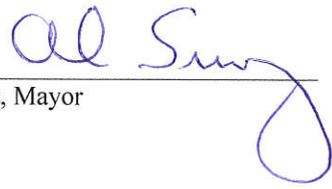
**14. ADJOURNMENT: *9:29 PM***

**PASSED AND APPROVED THIS 21st DAY OF JUNE, 2016.**

ATTEST:

  
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Holly A. Nagy, City Secretary



  
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Al Suarez, Mayor