



**MINUTES**  
CITY OF CONVERSE  
CITY COUNCIL MEETING  
AUGUST 2, 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, August 2, 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** Presented by Pastor J.D. Kyle, New Dimensions Ministries Church, Converse, TX.
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*  
*Councilman Jeff Beehler, Place 2*  
*Councilwoman Nancy Droneburg, Place 3*  
*Councilman Jon Lindgren, Place 4*

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

*Absent: Councilwoman Kathy Richel, Place 1, Councilman Rick Davis, Place 5*

5. **CONSENT AGENDA:**

- A. Approval of Minutes for City Council Budget Workshop of June 23, 2016.
- B. Accept Minutes of the Planning and Zoning Commission Meeting of June 20, 2016.
- C. Approval of Final Plat # 163, Hanover Cove Subdivision Unit 6.
- D. Approval of Final Plat # 160, Lott Subdivision # 3

*Councilman Beehler made a motion to approve Items 5 A-D, MPT Brown seconded the motion. The motion passed.*

6. **SPECIAL PRESENTATIONS:**

- A. Recognition of Tammi Smith, Dispatcher-Shift Lead for 5 Years of Service to the Converse Police Department. (Mayor Suarez)
- B. Recognition of Karen Clary, Police Officer for Ten 10 Years of Service to the Converse Police Department. (Mayor Suarez)
- C. Recognition of Gerald Coker, Police Sergeant for 20 Years of Service to the Converse Police Department. (Mayor Suarez)
- D. Recognition of the Employee of the Month for June 2016. (City Manager)
- E. Presentation by the Sons of the American Legion (SAL) Commander, Detachment of Texas, Henry Creech. (Mayor Suarez)

## 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 are being videotaped for the record and as a reminder this Council meeting is Streamed “Live” on the City of Converse Website.**

*-Hildolfo Villarreal Re: concerned about traffic in neighborhood, people run lights at 1604 and Hanover Cove. Requests more police presence for speeders.*

*-Celeste Morris Re: speed bumps, light industrial*

*-Steve Bissell- Re: Public access television.*

*- Karen Wilson- Re: Concerns regarding crime rate and connections for young people.*

## 8. PUBLIC HEARING:

A. Public Hearing on a proposal to zone recently annexed parcels of land located at the intersection of FM 78 & Loop 1604 as B-3 Commercial. (Legal Descriptions: CB 5751 BLK 3 LOT 2 ½ OF 9 & 10 (PID #354116); CB 5751 BLK 3 LOT E ½ OF (PID #354117); CB 5751 BLK 3 LOT 11 (PID #354118); CB 5751 BLK 3 LOT 12 AND S ½ OF A (PID #354119); CB 5751 BLK 2 LOT 12 AND W 46 FT OF 13 HS (PID #354108); CB 5751 BLK 2 LOT 14 AND N E 4 FT OF 13 (PID #354109); CB 5751 BLK 2 LOT 15 & P-100 25 X 50 FT STRIP (PID #354111); CB 5751 BLK 2 LOT 16 (PID #354112); CB 5751 BLK 2 LOT 17 (PID #354113); CB 5751 BLK 2 LOT 18 (PID #354114); CB 5751 BLK 1 LOT 14 (PID #354101); CB 5751 BLK 1 LOT 15 (PID #354102); CB 5751 BLK 1 LOT 16 (PID #354103); CB 5751 BLK 1 LOT 17 AND 18 (PID #354104); CB 5751 BLK 1 LOT 19 (PID #354105); CB 5751 BLK 1 LOT 20 (PID #354106); CB 5053 P-66 ABS 745 (PID #306999); and CB 5053 P-67 ABS 745 (PID #306700)). *Opened: 7:31 PM Closed: 7:32 PM*

*Celeste Morris- in support of zoning.*

B. Public Hearing on a Request to rezone a property from B-3 Commercial to I-1 Light Industry to allow construction of a business park. The property is located at FM 1976 and Old Cimarron Trail, Converse, TX 78109 (Legal Description: CB 5053 P-74 (NON ADJ REMAINS TO P-43G).

*Opened: 7:32 PM Closed: 7:35 PM*

*Troy Lott, Clarence Scheel- Discussed proposed rezoning.*

C. Public Hearing on a Request from John Fleenor, Cars America SA, for a Special Use Permit (SUP) on a parcel of land located at 8611 FM 78 (Legal Description CB 5071E Lot 6 AMANDA’S SUBD “CITY OF CONVERSE ANNEXATION”). The applicant is requesting the SUP to allow for the operation of an auto sales business in the current zoning of B-3 Commercial. *Opened: 7:36 PM Closed: 7:37 PM*

## 9. NEW BUSINESS:

A. Discussion and Appropriate Action on a proposal to zone recently annexed parcels of land located at the intersection of FM 78 & Loop 1604 as B-3 Commercial. (Legal Descriptions: CB 5751 BLK 3 LOT 2 ½ OF 9 & 10 (PID #354116); CB 5751 BLK 3 LOT E ½ OF (PID #354117); CB 5751 BLK 3 LOT 11 (PID #354118); CB 5751 BLK 3 LOT 12 AND S ½ OF A (PID #354119); CB 5751 BLK 2 LOT 12 AND W 46 FT OF 13 HS (PID #354108); CB 5751 BLK 2 LOT 14 AND N E 4 FT OF 13 (PID #354109); CB 5751 BLK 2 LOT 15 & P-100 25 X 50 FT STRIP (PID #354111); CB 5751 BLK 2 LOT 16 (PID #354112); CB 5751 BLK 2 LOT 17 (PID #354113); CB 5751 BLK 2 LOT 18 (PID #354114); CB 5751 BLK 1 LOT 14 (PID #354101); CB 5751 BLK 1 LOT 15 (PID #354102);

CB 5751 BLK 1 LOT 16 (PID #354103); CB 5751 BLK 1 LOT 17 AND 18 (PID #354104); CB 5751 BLK 1 LOT 19 (PID #354105); CB 5751 BLK 1 LOT 20 (PID #354106); CB 5053 P-66 ABS 745 (PID #306999); and CB 5053 P-67 ABS 745 (PID #306700)). (City Manager)

*MPT Brown made a motion to approve the proposal to zone recently annexed property, Councilwoman Droneburg seconded the motion. The motion passed.*

- B. Discussion and Appropriate Action on a request to rezone a property from B-3 Commercial to I-1 Light Industry to allow construction of a business park. The property is located at FM 1976 and Old Cimarron Trail, Converse, TX 78109 (Legal Description: CB 5053 P-74 (NON ADJ REMAINS TO P-43G) (City Manager)

*MPT Brown made a motion to approve the rezone request, Councilwoman Droneburg seconded the motion. The motion passed.*

- C. Discussion and Appropriate Action to Approve a Request from John Fleenor, Cars America SA, for a Special Use Permit (SUP) on a parcel of land located at 8611 FM 78 (Legal Description CB 5071E Lot 6 AMANDA'S SUBD "CITY OF CONVERSE ANNEXATION"). The applicant is requesting the SUP to allow for the operation of an auto sales business in the current zoning of B-3 Commercial. (City Manager)

*Councilman Beehler made a motion to approve the SUP for 8611 FM 78, MPT Brown seconded the motion. The motion passed with Councilman Lindgren against. (5:1)*

- D. Discussion and Appropriate Action on Preliminary Plat #162, Lott Business Park Subdivision. (City Manager)
- E. Consideration and Preliminary Acceptance of the Subdivision Infrastructure for Rolling Creek Subdivision Unit 5-B. (City Manager)

*MPT Brown made a motion to approve the acceptance of the Subdivision Infrastructure for Rolling Creek Subdivision Unit 5-B, Mayor Suarez seconded the motion. Mayor Suarez requested a roll call vote.*

*For: Mayor Suarez, MPT Brown, and Councilman Beehler  
Against: Councilman Lindgren, Councilwoman Droneburg*

- F. Discussion and Appropriate Action on Resolution No. 745 authorizing the filing of a grant application with Union Pacific Foundation for Funding of a Children's Playground Equipment in North Park. (City Manager)

*Councilman Lindgren made a motion to approve Resolution No. 745, but requests council review/ approval of the plan for removal of old playscapes. Councilman Beehler seconded the motion, the motion passed.*

- G. Discussion and Appropriate Action to take record vote on the City's Proposed 2016 Tax Rate of \$0.502660 per \$100 Valuation, the 2016 effective tax rate, and establishing the dates for two public hearings on the tax rate (if necessary). (City Manager)

*Councilman Lindgren made a motion to table Item 9 G until next meeting; Councilman Beehler seconded the motion. The motion passed.*

H. Discussion and Appropriate Action on a Contract for Election Services with Bexar County Elections for Election Year 2016. (City Manager)

*Councilwoman Droneburg made a motion to approve the contract for election services, MPT Brown seconded the motion. The motion passed.*

I. Discussion and Appropriate Action on a Request to Approve the Election Order Setting November 8, 2016 as the date for General Election for the City of Converse. (City Manager)

*Councilwoman Droneburg made a motion to approve the contract for election services, MPT Brown seconded the motion. The motion passed.*

J. Discussion and Appropriate Action with Regard to (1) Resolution No. 747 recommending approval of the City of Converse Monuments and requesting TXDOT's authorization for installation of monuments on TXDOT Right of Way, (2) an Interlocal Agreement with TXDOT concerning aforesaid Monuments. (City Manager)

*Mayor Suarez made a motion to table Item 9 J and to send back to EDC for further discussion, Councilwoman Droneburg seconded the motion. The motion passed.*

10. **EXECUTIVE SESSION**: In accordance with the Texas Open Meetings Act Section 551.071, Consultation with Attorney regarding contemplated and pending litigation of EEOC complaints by former Employees. (Mayor Suarez) *Entered: 8:47 PM*

11. **RECONVENE TO OPEN SESSION**: Discussion and Appropriate Action on Executive Session in accordance with the Texas Open Meetings Act Section 551.071, Consultation with Attorney regarding contemplated and pending litigation of EEOC complaints by former Employees. (Mayor Suarez) *Reconvene: 9:51 PM - No Action required per City Attorney.*

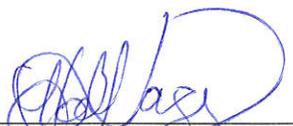
12. **CITY COUNCIL & MANAGER REPORTS:**

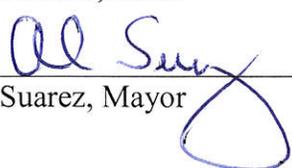
- A. City Commission Liaison Reports.
- B. City Manager's Report & Discussion of Future Agenda Items/Items of Interest.
  - 2015 City Bond Propositions Status/Updates
  - City Commission Openings
- C. Councilmember's Reports/Items of Interest.
- D. Mayor's Report/Items of Interest.

13. **ADJOURNMENT**: *10:02 PM*

**PASSED AND APPROVED THIS 16th DAY OF AUGUST, 2016.**

ATTEST:

  
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Holly A. Nagy, City Secretary

  
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Al Suarez, Mayor