

CITY OF CONVERSE
CITY COUNCIL MEETING
MINUTES OF SEPTEMBER 6, 2011
7:00 PM

The City Council of the City of Converse met in a regular meeting at the Converse Municipal Complex on Tuesday, September 6, 2011 at 7:00 PM to discuss various items on the agenda. The following were present:

Mayor Al Suarez	MPT Grant Lopez, Place 2
Council Member Kathy Richel, Place 1	Council Member Andy Selko, Place 3
Council Member Randy Pannell, Place 4	Council Member Laura Beehler, Place 5
Council Member Steve Brown, Place 6	Ms. Shawna Dowell, City Manager
Mr. John Quintanilla, Assistant City Manager	Mr. Rick Jamison, Chief of Police
Mr. Richard Wendt, Chief of Fire/EMS	Mr. Jerry Wilson, Finance Director
Mr. Karl Hoppes, Director of Facilities	Mr. Lupe Perez, Director of Utilities
Ms. Kate Silvas, EDC Executive Director	Mr. Gill Martinez, Police Officer
Mr. Ray Ortiz, City Attorney	Ms. Penny Hieronymus, City Secretary

1. Call to Order

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

2. Invocation

Associate Pastor John Woolery of New Life Baptist Church gave the invocation.

3. Pledge of Allegiance: To the U.S. Flag led by Mayor Suarez
To the Texas Flag led by Mayor Pro Tem Lopez

Mayor Suarez led all those present in the Pledge of Allegiance to the U.S. Flag.

MPT Lopez led all those present in the Pledge of Allegiance to the Texas Flag.

4. Roll Call and Recognition of Visitors

Mayor Suarez stated all CC members are present. He introduced the Council & staff.

5. Consent Agenda. All of the following items may be acted upon by one motion. No separate discussion or action on any of the items is necessary unless desired by a Council member.
 - A. Action to Approve Minutes for City Council Meeting on July 22, 2011
 - B. Action to Approve Minutes for City Council Meeting on August 2, 2011
 - C. Action to Approve Minutes for City Council Meeting on August 23, 2011
 - D. Receive Minutes for Building & Standards Meeting on July 27, 2011
 - E. Receive Minutes for Planning & Zoning Meeting on June 20, 2011
 - F. Receive Minutes for Beautification and Environmental Commission Meeting on July 26, 2011
 - G. Action to Appoint Ms. Deborah James as a Member of the Beautification and Environmental Commission (Councilwoman Beehler)

Mayor Suarez stated we are withdrawing item #5 G, per request of Council member Beehler & not ready for action this evening.

Council member Beehler pulled item #5 F.

Council member Brown pulled item #5 E.

Council member Selko pulled item #5 B. He would like to make a correction on Page 5, Item #D, 2nd Paragraph: “(#1 & #2 items would be a Convention Center & Green Space),” etc.

City Secretary will review the tape and bring back item #5 B to Council at the next meeting.

Council member Brown stated on item #5 E, at the last meeting they tabled this item for further review about surcharge & rates. He did review the tape; all is correct. He recommends approval.

Mayor Suarez asked for the vote on items #5 A, C & D as written.

Council member Pannell made a motion to approve items #5 A, C & D. MPT Lopez seconded the motion. Motion passed unanimously.

Council member Brown made a motion to approve item #5 E. Council member Pannell seconded the motion. Motion passed unanimously.

Council member Beehler asked to pull item #5 F, to verify remarks made by Mayor Suarez to the Commission.

6. Special Consideration Items

- A. Recognition of Lt. Daniel Bermea as Fireman of the Quarter for the City of Converse (Mayor Suarez) (Councilman Selko)

Mr. John Woolery of the Converse Fire/EMS Academy Alumni Association gave a speech on Lt. Bermea's accomplishments & presented Lt. Bermea with a Certificate & a set of decorative knives.

Lt. Bermea thanked the guys & Dept. he works with.

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.

-Ms. Tulita Harris is a Board Member for the Converse Cardinals of 8200 Springtown (North Park) thanked the CC for the port-a-potties placed at North Park for the kids & parents.

-Ms. Renee Paschall of 409 Bridgit Dr. shared her concerns on “places” or “seat” that people run in, it is very confusing for the general public; each vacancy is simply an “at large seat”. The terminology is incorrect; the City should either discontinue using the Place, dropping it all together or draw zones that actually represent a quadrant.

-Mr. Jose Trevino of 5406 El Tejano was present on behalf of J. Trevino Surveyors & Mr. Glenn Sennett, who is a property owner on the borders of Converse & was involved in some of the negotiations with the water interconnect site. Mr. Sennett was not present due to fire on his property at Bastrop. Mr. Trevino relayed that Mr. Sennett’s property was available to the COC & continues to be available at this time.

-Mr. Chris Bazany of 8606 Sierra Springs stated he is the Chairperson for the HOA for Fields of Dover & he is representing our citizens on Morning Grove, Nature Trail & Scenic Creek which are within the Converse City limits area. Specifically, 8903 Nature Trail which is a home of a disabled child & at this current time is having some difficulty reaching specific locations that are normally accessible for ADA people. He said this was an old issue & is being resolved (sidewalks). He thanked the CC for those citizens on Nature Trail.

8. Public Hearings
None

Mayor Suarez stated there were no Public Hearings.

9. Old Business

- A. Discussion and Appropriate Action to Approve the Budget Amendment #VI – Ord. 108 E for General Fund (Second Reading) (City Manager)

Ms. Dowell stated this reflects the budget amendment for Sites on Texas, which is a membership for reporting & thematic mapping on all standard censuses, postal geographies, including current year estimates & 5 year projections of nationwide demographic data updated annually. This is a purchase for the NEP & the cost is a pass through; Linebarger Goggan Blair & Sampson have given us a donation to underwrite the cost of this expenditure.

Increase Revenues – Fund Balance Adj. = \$1,295
Increase Expenditures – Dues & Subscriptions = \$1,295

Council member Pannell made a motion to approve agenda #9 A. Council member Richel seconded the motion. Motion passed unanimously.

10. New Business

- A. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #108; an Ordinance Providing Funds for the Fiscal Year Beginning October 1, 2011 and Ending September 30, 2012, by Approving and Setting Aside the Necessary Funds Out of the General Fund and Other Revenues of the City of Converse for Fiscal Year 2011-2012 for the Maintenance and Operations of the Various Departments, Payments to Debt Service and for Various Activities and Improvements to the City (First Reading) (City Manager)

Ms. Dowell gave a power point presentation & briefing:

GENERAL FUND:

*Property Valuations

*10 Year Summary of Tax Rate

*Budget Methodology: Reflects actual spending trends for last 2 years to provide basic services; Reflects current and future economic conditions

-1% growth in Sales Tax; Slight decline in Property Tax Base & Average of 3% cost increase (each line item was evaluated; 163 – full time employees (General Fund 131, Utility Fund 30, EDC Fund 2) & 3 Part time; Personnel costs reflect 1% cost of living increase; Personnel costs does not include any merit increases; TMRS rate change from 11.95% to 12% on Jan. 1, 2012; 3 months at 11.95% & 9 months at 12% yielding an average of 11.9875%; Assumption of 20% increase in fuel costs & Assumption of 15% increase in utility costs

*General Fund Budget Summary General Fund Revenues = \$9,951,089

*Proposed Tax Rate

*Budget Highlights

*Ad Valorem Tax: Net Valuations of Property = \$773,671,287, \$.01 on the O&M tax rate raises approximately \$77,367

*Sales Tax: Seeing a 1.78% decline compared to 2010; Sales Tax estimate for FY 2011/20112 is \$1,545,230 up 1% over FY 2010/2011 based on the upward trend for April & May 2011

*General Fund Budget Expenditures = \$9,341,259

*General Fund Total Capital Investments = \$607,525

*Proposed Tax Rate

Proposed O&M Tax Rate \$0.502068

Proposed I&S Tax Rate \$0.070863

Proposed Total Tax Rate \$0.572931

Current Tax Rate \$0.525434

Incremental Increase \$0.047497

2011 Rollback Tax Rate \$0.575939

Per faxed correspondence from Bx. Co. Tax Assessor-Collector Office dated 7/30/11

2011 Effective Tax Rate \$0.535131

This reflects the tax rate it would take to raise the same amount of O&M taxes as in FY 2010 based on the new 2011 Net Valuation

*Financial Impact to City: Total tax revenue estimated to be raised at last year's tax rate of \$0.525434 for each \$100 taxable value was \$4,028,193; Total tax revenue proposed to be raised this year at the tax rate of \$0.572931 for each \$100 of taxable value, excluding new property, is \$4,286,593; Total tax revenue proposed to be raised this year at the tax rate of \$0.572931 for each \$100 of taxable value, including new property, is \$4,386,623

*Financial Impact to Homeowner: Difference of \$50.93 Annually

UTILITY FUND:

Budget Highlights

*Revenues: Water Billing

-Base Rate Increased from \$2.50 to \$11.35, adding \$96,800 to FY 2010/2011 & \$580,800 to FY 2011/2012

-Stage Rates Decreased Substantially

-Historically, ½ of water pumped within the City is used between the months of June – Sept.

*Sewer Billing

-SARA Rates Increased from \$8.56 to \$9.59

-Approximately 70% of revenue collected is paid to SARA to treat wastewater

*Garbage Billing

-Pass thru billing for Waste Mgmt. Services

*New Home Fees

-Water Meter Set/Tap Fee

-Water Impact Fee (Restricted)

-Sewer Impact Fee (Restricted)

-Water Acquisition Fee (Restricted) – ½ Acre Ft. Per Home

*Debt Service Fees

-Based on \$3.72 per water customer per month for Water Interconnect Project

*Misc.

-Penalties

-Other Service Fees (Example-Reconnect Fee, Additional Water Deposit Fee, etc.)

-2011 Cert. of Obligation Proceeds

*Stormwater Fee

-Bx. Met has agreed to collect the Stormwater Fee within Converse City limits that they service

*Expenditures

-Debt Service: New Debt Service Payment

-2011 Cert. of Obligation-Water Interconnect Project-\$240,112

-2012 Cert. of Obligation for New Financial Software Package-\$37,300

*Outside Fees

-Fees Paid to Outside Agencies

-Edwards Aquifer Authority

-SARA Impact Fee

-SARA Sewage Treatment

-Garbage Pick Up

-Water Leases

-TCEQ

-Edward Aquifer Authority: Per July 19, 2011 correspondence, EAA is projecting their management fee to increase from \$39 per acre foot to \$116 per acre foot (197% increase)

& Impact for FY 2011/2012 is \$221,850 (9 months); Impact for FY 2012/2013 will be Approximately \$295,800

ECONOMIC DEVELOPMENT CORPORATION:

*Sales Tax

-\$0.005 Sales Tax generates approximately \$765,000 annually

-Sales Tax estimate for FY 2010/2011 is \$1,529,931, down \$27,158 (-1.78%) from FY 2009/2010

-Sales Tax estimate for FY 2011/2012 is \$1,545,230, up 1% over FY 2010/2011 based on the upward trend for April & May 2011

*Capital Investment Grant

-Increased from \$30,000 in FY 2010/2011 to \$130,000 for FY 2011/2012

-Provides Recruitment Incentives

*Regional Marketing Initiative-Buxton Survey (\$16,500)

-Coordinated with NE Partnership

*Marketing Materials

-Print material for promotional purposes (\$5,000)

-Other promotional items for trade shows, branding & community presence (\$5,000)

*General Operating Expenses

-Advertising line item increased to promote visibility in the marketplace (from \$2,000 to \$10,000)-This expenditure brings us in line with the percentage expended by competing cities in the NE Partnership

-Dues & Subscriptions (\$5,650)

-EDC Strategic Planning Retreat (\$2,000)

-Travel: Recruitment Mission Travel (\$3,000); Trade Shows (\$7,800) & Conferences (\$4,100)-This expenditure brings us in line with the percentage expended by competing cities in the NE Partnership

*Capital Expenses

-Business Retention/Expansion (\$35,000)

-Broker Breakfast & Tour (\$2,000)

-Toepperwein Road Project (\$275,720)

-Town Sq. Project (\$35,000)

MPT Lopez made a motion to approve item #10 A. Council member Selko seconded the motion.

Mayor Suarez asked for a roll call vote, due to the fact this is a tax issue.

Council member Brown asked if he could make a quick statement to the citizens before he votes.

Mayor Suarez stated no, go ahead & vote.

Council members Brown, Beehler, Richel, Selko, Pannell, MPT Lopez & the Mayor voted yes. Motion passed unanimously.

- B. Discussion and Appropriate Action on a Request to Approve a Tax Rate for FY 2011-2012 of \$0.572931 per \$100 of taxable value that will result in a 10.03 Percent Tax Increase (First Reading) (City Manager)

Ms. Dowell stated this 10.03% does not go over the rollback rate & reflects the increase compared to what we generated last year.

MPT Lopez made a motion to approve item #10 B. Council member Beehler seconded the motion.

Mayor Suarez asked for a roll call vote.

Council members Selko, Pannell, Richel, Beehler, Brown, MPT Lopez & the Mayor voted yes. Motion passed unanimously.

- C. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #201-2011; an Ordinance of the City of Converse Levying the Ad Valorem Taxes for the 2011-2012 Fiscal Year at a Rate of \$0.502068 Per \$100 Assessed Valuation of All Taxable Property Within the Corporate Limits of the City of Converse as of January 1, 2012, to Provide Revenue for the Maintenance and Operations Needs for the 2011-2012 Fiscal Year (First Reading) (City Manager)

Ms. Dowell stated the \$0.5020685 per \$100 assessed valuation reflects the cost for operating the City & its O&M budget. Recommends approval.

Council member Pannell made a motion to approve item #10 C. Council member Richel seconded the motion.

Council members Richel, Beehler, Brown & stated his written comments were submitted to the City Secretary, Selko, Pannell, MPT Lopez & the Mayor voted yes. Motion passed unanimously.

Council member Brown's letter submitted to the City Secretary.

Citizens & Fellow Council Members, Mayor,

I find it unfortunate to even have to address this issue, but it has come to my attention that some feel that due to the fact I am a disabled Veteran and pay no homeowner Taxes due to my Veteran status that I should abstain from voting on this issue. I was voted into this position to do what's best for Converse not what's best for myself.

"I feel this tax increase is the best for Converse"

As Senator Judith Zaffirini stated as she dedicated this very building we sit in, "When I vote from the dais I vote for what's best for the community" "When I vote at the machine as a citizen is when I vote for what I want" Residents of Converse I will cast my vote as a yes due to the fact that I feel it's best for the City of Converse. I submit this to public record.

- D. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #201A-2011; an Ordinance of the City of Converse Levying the Ad Valorem Taxes for the 2011-2012 Fiscal Year at a Rate of \$0.070863 Per \$100 Assessed Valuation of All Taxable Property Within the Corporate Limits of the City of Converse as of January 1, 2012, to Provide Revenue for the Debt Service Needs for the 2011-2012 Fiscal Year (First Reading) (City Manager)

Ms. Dowell stated this reflects the \$0.070863 tax rate per \$100 assessed valuation to pay our debt service for the City; if there are ever any funds that are not utilized for payment of debt service they fall back into a Reserve Fund & it can be utilized in future years to buy down the I&S tax rate.

MPT Lopez made a motion to approve item #10 D. Council member Brown seconded the motion.

Council members Beehler, Brown, Richel, Selko, Pannell, MPT Lopez & the Mayor voted yes. Motion passed unanimously.

- E. Discussion and Appropriate Action on a Request to Review and Approve the Purchase Procedures for the City of Converse (City Manager)

Ms. Dowell stated the Purchasing Procedures have not changed from the prior year. She reviews all of the check runs per fund (General & Utility).

Mr. Ortiz stated this meets the requirements.

Council member Pannell made a motion to approve item #10 E. Council member Selko seconded the motion. Motion passed unanimously.

- F. Discussion and Appropriate Action to Approve a Contract for 600 Acre Feet (ACFT) of Water with the Schertz/Seguin Local Water Corporation (SSLGC) through December 2012 (City Manager) (Finance Director)

Ms. Dowell stated this was brought before CC & this is the formal documentation on this 600 acre ft. for 2012 time frame; this does reflect the Edwards Aquifer Mgmt. fee increases; total due \$165,190 for the lease of water for 2012 from the City of Schertz.

They discussed the EAA mgmt. fee & on the last form of the transfer information, Part 3-Type of Transaction, the box LEASE needs to be checked (x).

Council member Pannell made a motion to approve item #10 F. MPT Lopez seconded the motion. Motion passed unanimously.

- G. Discussion and Appropriate Action to Approve a Memorandum of Understanding (MOU) for 100 Acre Feet of Water with the City of Live Oak through December 2011 (City Manager) (Finance Director)

Ms. Dowell stated several months back we reviewed our water rates & found that if we continue in the same drought that we have continued in for several months prior we would find ourselves most likely in Dec. with a shortfall in water rights. We went to the City of Live Oak & asked them if they had additional water leases that they could lease us. They have agreed to lease us 100 acre ft. for this current fiscal year.

Mr. Ortiz stated Schertz commits in advance & we are coming here at the 11th hour with Live Oak because of our needs & Schertz doesn't have that capability for this calendar year, but Live Oak does.

The cities are not going to sell you something that their citizens need first.

Council member Brown made a motion to approve item #10 G. MPT Lopez seconded the motion. Motion passed unanimously.

- H. Discussion and Appropriate Action to Approve Resolution #641, a Resolution that Requests the Texas Department of Transportation (TXDOT) Submit a Project for Funding to the Metropolitan Planning Organization (MPO) Call for Projects Scheduled for December 2011 to Improve the Traffic Safety and Flow of the Intersection of Loop 1604 and FM 78 within Converse, Texas (City Manager)

Ms. Dowell wanted to share with Council figures that the Dispatcher Supervisor communicated with Universal City & find out how many wrecks and/or accidents we have had at FM 78 & Loop 1604 on both ramps. Since Jan. 1, 2007 – Aug. 31, 2011: UC had 200 accidents , Converse had 146= 346 accidents at FM 78 & Loop 1604; Loop 1604 coming off of 1604 onto 78: UC had 63 accidents they responded to & Converse had 182 = 245 accidents – high number & we must do something about it. We met with Randolph to get their assistance in helping us pursue a remedy to our transportation congestion points at 1604 & FM 78. We have planned on moving forward with a request of our Engineer to assist us with the MPO project to ask for money for these ramps. TXDOT has come back & asked us if we would support them addressing those issues at FM 78 & 1604 through their request to the MPO for some type of remedy. We don't want to lose sight of the long term needs. We have asked the Director of Public Works from Randolph to join us at the TXDOT meeting that we will be holding on Friday.

Mr. Quintanilla stated Vickrey & Assoc. is assisting the City with our application to the MPO funding call for the Toepperwein Project. We found out TXDOT is going to pursue the same type of funding source to hopefully improve the FM 78 Loop 1604 interchange. This Resolution would go a long way & this intersection does warrant some attention.

Council member Selko stated he sat in a meeting with Ms. Dowell & TXDOT on what they want to do to alleviate the congestion at 78 & 1604. The TXDOT illustrations would basically move the intersections at least a ½ a mile apart & would create more lanes & ease the traffic congestion right under the overpass. He endorses this 110%.

MPT Lopez made a motion to approve item #10 H. Council member Selko seconded the motion. Motion passed unanimously.

- I. Discussion and Appropriate Action Regarding the Acquisition of Land that is Located in Schertz, Texas for the Water Interconnect Site, Located Adjacent to Loop 1604 and Lower Seguin (City Manager)

Ms. Dowell stated this was a request by Mr. Glenn Sennett to speak to Council regarding the purchase of the land that was at one time being looked at for a water interconnect site but is not in consideration as of this moment.

Mayor Suarez stated we would defer item #10 I, until Mr. Sennett is ready.

11. Reports. In consideration of Texas Attorney General Opinion AG-0668, information provided on subjects not on the agenda shall be limited to statements of specific factual information; or recitation of existing policy. Any deliberation of or decision about a subject not on the agenda shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

- A. Mayor's Report/Items of Interest

Mayor Suarez reported:

-Had a briefing by the Bx. Co. Regional Watershed Mgmt. regarding the Cimarron subdivision watershed plan that is going to mitigate some of the residents that live in Cimarron 2, Cimarron South, Silverton Valley & Cimarron Country to get them out of the 100 year flood zone - fully funded by the Co. & no cost to the COC

-Sept. 8 - NEP meeting, 11:30 AM @ Olympia Hills Golf & Conference Center in Universal City

- Thanked Chief of Police Jamison & Chief of Fire/EMS Wendt for keeping him informed of the fire we had recently; thanked the Police & Fire/EMS Depts. for their hard work
- Met with Wing Commander & Vice Wing Commander at Randolph, to work some of the issues – they are very willing to help out

B. Councilmember's Report/Items of Interest

Council member Beehler reported:

- Extended her appreciation & gratitude to City Manager Ms. Dowell & staff for providing Council & citizens a thorough explanation of the budget proposal
- She inquired about the training for the 2nd Animal Control Officer - Ms. Dowell stated we have 1 individual from our Streets Dept. who has been trained & is assisting in that effort; we are working on time for his cross training with our full time Animal Control Officer
- Spoke on agenda items & they're time sensitive-it really needs to be on the agenda regardless of the length of the agenda; at a minimum we should allow at least 60 days to put any RFQ or RFP on the agenda
- Would like to have the Trash RFQ & Municipal Judge RFQ back on the agenda for the next meeting

MPT Lopez reported:

- Would like to have the City Secretary remind him to request the item regarding terms, districts, at large & start it as a discussion item at the next mtg. & possible action item at one of the following mtgs.
- His seat will be vacant & he will not be running for re-election

Council member Selko reported:

- Sun. is the 10th anniversary of 9/11 & he invited everyone to attend the Remembrance Ceremony at the City Park at 8 AM; if you don't attend he would ask that you take a moment of your time & say a prayer

Council member Brown reported:

- Asked if he could get with Mr. Quintanilla after the mtg. on the utility boxes on Meadow Forge & Meadow Top
- Mr. Joe Guastella, emcee for the 9/11 ceremony asked Council member Brown to have everybody in place at the City Park at 7:45 AM, ceremony will begin at 8 AM
- Received an e-mail from a citizen thanking Ms. Dowell who took care of a parking issue at the City Park
- Bandit signs – signs that are for selling homes on Toepperwein Road, bandit signs by the Ord. are to go up by 8 AM & down at 5 PM Mon.-Fri. – they are all over the City – thinks we need to change the Ord. or enforce the Ord.
- Had a question about some of the properties listed on the Bx. Co. Appraisal District, there are about 50-60 properties that the City owns that are tax exempt & asked if we were mowing those areas - Ms. Dowell will check into this
- 2012 is the year we have to put together a Commission for the Charter Review (7 members, 1 Council liaison person & 1 staff liaison)

Ms. Hieronymus clarified on the Election, no one has filed because it is not the filing time; but some have filed the CTA (Campaign Treasure Appointment) so they can start asking for donations for their election.

C. City Commission Liaison Reports

Building & Standards – Council member Pannell reported:

-Met last week & addressed 2 locations (1 got in compliance & 1 the City staff will work on in the next couple of days)

Beautification & Environmental - Council member Beehler reported:

-Met Aug. 29

-Wanted to have the public aware there is mulch at the City Park that is free (put on web site or newsletter)

-Can they replace the rolling signs/pole signs that advertises the water stages/NIOC

-Trash pick up endeavor will not begin until Oct.

-Discussed short & long term goals

-Discussed participation in NIOC – Special mtg. Sept. 14 to finalize those details

-Next mtg. Sept. 26

Park & Recreation – Council member Richel reported:

-No report

Planning & Zoning – Council member Brown:

-No report/not met yet

D. Economic Development Corporation Report

Economic Development Corporation – Executive Director Ms. Silvas reported:

-Follow up to the Buxton Report, some positive results

-In the process of applying for the Federal Emergency Management Agency (FEMA) grant for assistance for firefighters grant

-Ms. Burns will be taking some classes/training for grants this week in SA

-Oct. 19–Taste of the Randolph Metrocom Chamber of Commerce, 5:30-8:30 PM at the Live Oak Civic Center-proceeds benefiting Boysville

-Sept. 15–Ribbon cutting at Karen’s House of Flowers, 10 AM on South Seguin

E. City Manager’s Report

i. American Legion Request Regarding the September 11, 2001 Memorial Service

ii. Texas Municipal League Conference in Houston, Texas on October 10 through October 14, 2011

Ms. Dowell reported:

-Have had several fires on Loop 1604 this weekend, we are in communications with V.K. Knowlton, contractor for TXDOT, she contacted TXDOT & informed them we would be blating the area & the Emergency Mgmt. aspect would take precedent over their contractors laying of erosion control

-Working with American Legion Post to make sure we have a wonderful 9/11 ceremony & invited all to come out Sun. at 8 AM at City Park

-We have met with Randolph to work on planning issues as we look at planning 1604 development & a corridor study

-Will be out of pocket the afternoon of Sept. 14, 15 & 16 for moving

-Annual TML Conference, continuing education for all CC members & encourage their attendance, in Houston

F. City Staff Reports:

(1) Report and Discussion of Significant Police Events

Chief of Police Rick Jamison reported:

- Been very busy
- School back in session
- Accidents have increased in the last 2 weeks; traffic on 78 & around the school, South Seguin is backed up a lot, Schaefer Road – working with TXDOT to try to re-sink the light at Schaefer & 1516

(2) Report and Discussion of Significant Fire and EMS Events

Chief of Fire/EMS Richard Wendt reported:

- Working on the AFG Grant for the FEMA, which closes on Sept. 23 & putting in for upgrading their radio equipment & get on the new system that Live Oak is planning to put in place, most grateful to the EDC for helping them out with this
- With the drought they have ran more grass fires on 1604 than they did all of last year anywhere
- Had a grass fire Sat. afternoon in the Co. that got into the back end of the house
- Please be careful with anything you do
- Continue to work on their brush truck, should be up & running in the next couple of days
- Looking forward to the 9/11 ceremony, very special day for them & hope to see everyone there
- Municipal support is excellent
- Guys are doing an excellent job, he could not ask for a better group of guys
- Will look into the open fires law

Ms. Hieronymus thanked Mayor Suarez for the early release on Friday - on behalf of all of the employees & staff.

Mayor Suarez stated CC appreciates all of our work.

(3) Report and Discussion of Significant Public Works Events

Director of Facilities Karl Hoppes reported:

STREETS:

- Updated on the Ave. B project Phase 1 – road base is complete, curbs done; driveways have been poured & started setting forms for the sidewalks
- Sprayed several areas around town where the weeds are growing
- Leveled up a couple of areas around town; 25 tons of hot mix for streets in dire need of it
- Cimarron Landing Subdivision-working hard on putting their streets in there
- Crestway sidewalk is ongoing
- Power screen showed up today to clean the rock pile they have
- Crestway – Did some skin patching on the street to re-level it up & put down tabs so drivers can see the different lanes better & will do the sidewalk

GROUNDS:

- Routine mowing & trimming throughout the City

- Picked up brush in Zone 4; picked up 6 out of cycle brush pick ups; every time we take a load to New Earth they are going to charge us \$40
- Picked up about 25 bags of trash along the roadsides

PARKS:

- Swimming pool season is over, they had a very good year, snack bar did very well
- Doing routine mowing & trimming of the 2 Parks, City Hall, Justice Center & 9 well sites
- Replaced several light fixtures inside the sally port at Justice Center
- F&W Electrical has replaced the 70' pole on ball field 1
- NIOC preparations are underway
- With our water truck sprayed out about 168,000 gallons of water in the 2 Parks & Ave. B Street

FLEET:

- Doing routine maintenance on vehicles & equipment

Council member Brown asked about the truck (Lions Club) sitting near the JYSF ball field.

Mr. Hoppes stated it probably needs to go away, but they use it for storage.

Ms. Dowell will check into this. She also stated on behalf of Council's gratitude we are trying to get out to all of the Depts. & thank them for their hard work this summer & give them a lunch at their yards (Water Dept. was last week & Street Dept. this week).

(4) Report and Discussion of Significant Public Utilities Events

Director of Utilities Lupe Perez reported: August

WATER TECHS:

- Deposits – 94
- Finals – 111
- Turn Offs – 171
- Turn Ons - 114
- Repaired City Leaks – 3
- Customer Leaks –9
- Replaced Meters – 9
- Calibrated Meters – 17
- Set Meters – 5
- Main Breaks – 20
- Water Service Leaks – 12
- Sewer Back Ups – 3
- Fire Hydrant Replacement – 1 hit by a vehicle at 504 Hilltop
- Utility Employees thanked Council member Pannell, Ms. Dowell & Mr. Quintanilla for the lunch last Tues.

Council member Beehler stated at the end of Norris Dr. East, the field with several piles of dirt, there is 1 person moving the dirt – is this training, etc. what are they doing?

Mr. Perez stated some of the spoils we store out there, we do use them for filling in over the sewer mains, some of the piles have asphalt & they turn it over & haul it away. They do have to remove the piles.

Ms. Dowell stated they do go out there & do cross training.

Recess: 8:42 PM

Opened: 9:04 PM

12. Executive Session

A. Executive Session in Accordance with the Texas Open Meetings Act 551.072. Deliberation Regarding Real Property; Closed Meeting

- (1) Real Property Negotiations to Support Activities Associated with the Acquisition of Real Estate to Support the Development of Water Resources for the City of Converse (City Attorney) (City Manager)

Present: Mayor Suarez, MPT Lopez, Council members Beehler, Brown, Pannell, Richel & Selko, Ms. Dowell, Mr. Ortiz & Ms. Hieronymus.

Closed: 9:20 PM

Opened: 9:20 ½ PM

- (2) Real Property Negotiations to Support Activities Associated with the Avenue "B" Street Reconstruction Project for the City of Converse (City Attorney) (City Manager)

Present: Mayor Suarez, MPT Lopez, Council members Beehler, Brown, Pannell, Richel & Selko, Ms. Dowell, Mr. Ortiz & Ms. Hieronymus.

Closed: 9:28 PM

Opened: 9:30 PM

13. Reconvene to Open Session:

A. Discussion and Appropriate Action in Accordance with Deliberations Regarding Real Property Negotiations:

1. Acquisition to Support the Development of Water Resources for the City of Converse (City Attorney) (City Manager)

Mayor Suarez stated this item will be deferred; it is not ready for action.

2. Acquisition to Support Activities Associated with the Avenue "B" Reconstruction Project for the City of Converse (City Attorney) (City Manager)

Council member Pannell made a motion to proceed as discussed in Executive Session. Council member Brown seconded the motion. Motion passed unanimously.

14. Adjournment

At approximately 9:31 PM, Mayor Suarez adjourned the meeting.

PASSED AND APPROVED THIS 18th DAY OF OCTOBER, 2011.

Al Suarez, Mayor

ATTEST:

Adriana I. Hieronymus, City Secretary