



*Expanding Horizons*

CITY OF CONVERSE  
CITY ADMINISTRATION

403 S. Seguin  
Converse, Texas 78109  
(210) 658-5356  
Fax: 659-0964

[www.conversetx.net](http://www.conversetx.net)

CITY OF CONVERSE  
CITY COUNCIL & ECONOMIC DEVELOPMENT CORPORATION MEETING  
MINUTES OF NOVEMBER 21, 2011  
6:30 PM

The City Council and the Economic Development Corporation of the City of Converse met in a special meeting at the Converse Municipal Complex on Monday, November 21, 2011 at 6:30 PM to discuss various items on the agenda. The following were present:

Mayor Al Suarez	MPT Grant Lopez, Place 2 (left @ 6:52 PM)
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
Ms. Kate Silvas, EDC Director	Mr. Fernando Aranda, EDC President
Ms. Elizabeth Kuhlmann, EDC Board Member	Mr. Roy Schauffele, EDC Board Member
Ms./Lt. Pam Hunt, EDC Board Member	Mr. Ray Ortiz, City Attorney (arrived 6:35 PM)
Mr. Jeff Tondre, City Engineer	Ms. Brenda Vickrey Johnson, Vickrey & Assoc.
Ms. Penny Hieronymus, City Secretary	

1. Call to Order

At approximately 6:30 PM, Mayor Suarez called the meeting to order.

2. Roll Call

Mayor Suarez stated all Council members were present; EDC members: Mr. Aranda, Ms. Kuhlmann, Mr. Schauffele, Lt. Hunt.

3. Opening Remarks by Mayor Suarez

4. Discussion and Appropriate Action on the Submission of an Application for Transportation Improvement Program Funding Through the Metropolitan Planning Organization (MPO) (City Manager) (EDC Executive Director) (City Engineer)

Discussion included: This is a joint decision making process & we are getting input from the EDC to ensure Council has all of the facts. We have a timeline to submit a joint funding with the MPO, which is due Dec. 1. We have been discussing how to move forward on the Toepperwein Road re-alignment project. We are several pieces of property short of acquiring all of the land necessary to go from Kitty Hawk to 1976. We chose to move forward with an action on behalf of the COC General, Utility & EDC funds to fund 1/3 each of \$10,000. We have met with most of the stakeholders, if you use MPO dollars you have to federalize your project (18 month process). We have been told by MPO that our cash match must be a cash match & all of the acquisition & money spent year to date would not go toward the match.

\*At approximately 6:35 PM, Mr. Ortiz arrived.

Mr. Tondre gave a briefing on his power point presentation. MPO is doing a call for projects & has funding for approximately \$50 million, submission due by Dec. 1, 2011, minimum 20% local match & not available until FY 2015-2016. He explained why we need to improve Toepperwein Road. The issue is funding, total cost Kitty Hawk to FM 78: \$15.6 million locally funded estimate & \$21.1 million MPO funded estimate.

\*Segment 1-Kitty Hawk to Meadow Forge: City cost \$4,809,000; TXDOT/MPO cost \$6,492,150; 20% match \$1,298,430

\*Segment 2-Meadow Forge to FM 1976: City cost \$3,653,000; TXDOT/MPO cost \$4,931,550; 20% match \$986,310

\*Segment FM 1976 to FM 78: City cost \$7,200,000; TXDOT/MPO cost \$9,720,000; 20% match \$1,944,000

Total: City cost \$15,662,000; TXDOT/MPO cost \$21,143,700; 20% match \$4,228,740

\*At approximately 6:52 PM, MPT Lopez excused himself due to a family emergency.

Some discussion included: Drainage, displacing residents – similar life style: all are voluntary sales-no one is forced out, one project would not be able to stand alone, maybe the whole project needed to be a project, social economic study would be an impact, we've spent about \$10,000, there is no application fee, we are not committing ourselves right upfront other than the 20% match if we are funded, still would need to get NEPA approval, recommendations include: submit Segment 3 for MPO funding, need Council Resolution, proceed with local funding for Segments 1 & 2 bond. We will have VIA on our side & get points for pedestrian sidewalks & bike lanes. Re-zoning will have to be looked at.

Ms. Silvas stated this project is a vision for the future of the EDC for Converse (improves traffic congestion, economic stability, allows for urban revitalization & renewal in an area of town that desperately needs it & can put Converse on the map) – recommends approval.

Ms. Dowell stated we should move forward; do Segments 1&2 first because that is where all of the money has been invested; and Segment 3 is the best route to go for MPO.

Mr. Aranda stated EDC is looking at the vision of Converse & trying to see what they can do now for the future to be able to grow, expand, improve the value of the residents & attract revenue. Sounds like the Council & EDC are on board.

We will meet Tues., Nov. 29 at 6:30 PM for discussion & approval of a Resolution by Council.

Council member Beehler made a motion to approve Segment 3. Council member Brown seconded the motion. Motion passed unanimously.

Recess: 7:44 PM

Opened: 7:56 PM

5. Executive Session:

- A. In Accordance with Texas Open Meetings Act, Section 551.074, Personnel Matters: To conduct interviews and deliberate the appointment of a Municipal Court Judge for the City of Converse

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

7:56 PM – 8:34 PM Mr. Stubblefield  
8:38 PM – 9:00 PM Mr. Dickson  
9:02 PM – 9:24 PM Ms. Boyd

Closed: 9:30 PM

Opened: 9:33 PM

6. Reconvene to Open Session

- A. Discussion and Appropriate Action to Appoint a Municipal Court Judge for the City of Converse

Council members, Ms. Dowell & Mr. Ortiz gave their opinions on the Judges.

Mayor Suarez asked for a roll call vote.

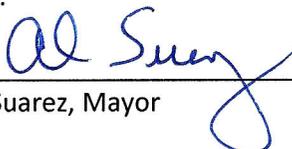
The Mayor & Council members Brown, Richel, Pannell & Selko voted for Mr. Dickerson. Council member Beehler voted for Mr. Stubblefield. The vote was 5 members (Suarez, Brown, Pannell, Richel & Selko) voting for Mr. Dickson & 1 member (Beehler) voting for Mr. Stubblefield.

Ms. Dowell will negotiate the best contract & bring back to the Council on Nov. 29.

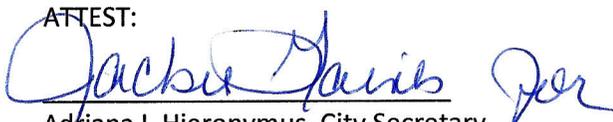
7. Adjournment

At approximately 9:53 PM, Mayor Suarez adjourned the meeting.

PASSED AND APPROVED THIS 20<sup>th</sup> DAY OF DECEMBER, 2011.

  
\_\_\_\_\_  
Al Suarez, Mayor

ATTEST:

  
Adriana I. Hieronymus, City Secretary  
