



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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

MINUTES
CITY OF CONVERSE
CITY COUNCIL MEETING
September 3, 2013 - 7:00 PM

Be it known that the City Council of the City Of Converse met for a Regular Meeting at the City Council Chambers at 402 South Seguin Street on Tuesday, September 3, 2013 at 7:00 PM. A quorum of the following commissions may be present: Beautification & Environmental, Building & Standards, Economic Development Corporation, Park & Recreation and Planning & Zoning.

1. CALL TO ORDER.

Mayor Suarez called the Regular Meeting to order at 7:00 PM.

2. INVOCATION.

The invocation was led by Pastor Donnie West, Church on the Rise, International.

3. PLEDGE OF ALLEGIANCE.

Mayor Suarez led the pledge of allegiance to the U.S. Flag and the Texas Flag.

4. ROLL CALL, ESTABLISHMENT OF QUORUM & RECOGNITION OF VISITORS.

Mayor Al Suarez
Councilwoman Renee Paschall, Place 2
Councilman Joe Guastella, Place 5
Ms. Shawna D. Burkhart, City Manager
Mr. Felix Arambula, City Attorney

Councilwoman Kathy Richel, Place 1
Mayor Pro Tem Randy Pannell, Place 4
Councilman Steve Brown, Place 6
Mr. John Quintanilla, Assistant City Manager
Ms. Holly Nagy, City Secretary

5. CONSENT AGENDA.

- A. Receive Minutes of the Economic Development Corporation Meeting on July 9, 2013.**
- B. Receive Minutes of the Economic Development Corporation Meeting on July 15, 2013.**
- C. Approve Minutes of City Council Meeting on August 20, 2013.**

Mayor Pro Tem Pannell asked to pull item D from the Consent Agenda.

Councilman Guastella made a motion to approve items A, B, and C. Councilwoman Richel seconded the motion. The vote was unanimous. The motion carried.

Mayor Pro Tem Pannell referred to item 10A under new business Section A. 10 A failed to act under a second motion- the minutes need to reflect who made the original motion which was Councilman Brown.

Councilwoman Paschall made a motion to approve the Minutes as amended. Mayor Pro Tem Pannell seconded the motion. The vote was unanimous. The motion carried.

6. SPECIAL CONSIDERATION ITEMS.

A. Recognition of Ms. Joyce Noble, Deputy Court Clerk, for her Fifteen (15) Years of Service to the City of Converse. (Mayor Suarez)

Ms. Noble received special recognition from Mayor Suarez and the City Council for her fifteen years of service to the City of Converse and was given a certificate of appreciation and a city coin.

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. Misty Suarez of 10211 South Creek, Converse stated that she opposes the proposed property tax increase as many Converse residents are on a fixed income. Ms. Suarez stated that taxes have increased 3 years in a row and she feels that it is unfair that certain council members are voting to raise taxes and don't pay them themselves. Ms. Suarez stated that in her opinion it feels ethically immoral to subject the residents to these increases.

8. PUBLIC HEARINGS

A. City Manager Shawna D. Burkhart gave a presentation on the Proposal to Increase Tax Revenues from Properties on the Tax Roll.

- Second hearing on the proposed tax rate.
- Residents have been provided with a List of property valuations for the past 11 years.
- 2013 property values = 841 million (.606675)
- 2012 property values = 792 million (.606675)
- 2011 property values = 774 million
- Substantial increase is due to Bexar Co. doing a reassessment of entire community.
- Exemptions = 100 million. 4,003 households qualify for the homestead exemptions. 2,195 households qualify for other exemptions. There are more than 20 exemptions and the entire list is available for review at Converse City Hall.
- Effective tax rate for 2014 = .599249 is the tax rate it would take to generate same amount of revenue that the city brought in to the general fund through property tax. Not including additional values for new properties.
- Rate itself will not change, but does affect the properties that have increased in value. Effect may change per property based on ones property increasing.
- When you decrease the M&O portion of tax rate but have an expansion of growth in the community then services such as additional Police Officers, Fire Fighters, etc. are affected.

First Public Hearing on the City of Converse FY 2014 Budget will be September 17, 2013 for the first hearing and September 18, 2013 for the second reading.

9. OLD BUSINESS.

None.

10. NEW BUSINESS.

None.

11. CITY COUNCIL AND STAFF 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 read from a letter sent by Ms. Gloria Weers- Letter of appreciation to the Converse EMT's.

B. Councilmember's Reports/Items of Interest.

Mayor Pro Tem- Pannell stated that he and Assistant City Manager John Quintanilla had a meeting with SAWS who suggested using them as a guideline is not recommended. Mayor Pro Tem Pannell stated he feels it's imperative this is addressed. Brief discussion ensued regarding political signage on vehicles. Mr. Arambula stated that it will be placed on the next agenda for discussion.

Councilman Brown stated he would like to see House Bill 2414 on the next agenda for discussion. Councilman Brown challenged the Mayor and the other mayoral candidates to a Townhall style debate after the "Meet the Candidates" meeting. Councilman Brown stated for the record that he is a Veteran and doesn't pay property taxes.

Councilman Guastella stated he is a disabled Veteran and also doesn't pay property taxes.

C. City Commission Liaison Reports.

- Councilman Guastella reported the Parks and Recreation Commission meets Monday at 6:30 PM.
- Mayor Pro Tem Pannell- Planning & Zoning no action has been taken.
- Councilman Brown-Building and Standards hasn't met.
- Ms. Burkhart CVLGC- Sept. 26 at 9:00 AM in Schertz, visitors are welcome.

D. Economic Development Corporation Executive Director's Report.

Ms. Kate Silvas stated she is proud to have Stella Calvillo on board as the new EDC Executive Secretary. Ms. Calvillo is a Converse resident and is excited to be working for the EDC. Ms. Silvas stated that the EDC Board gave a grant for \$9,500 for new signage for the Sportsman Bar. As a result of revising the grant process the Converse EDC has received inquiries from 10 percent of the Converse business community. Ms. Silvas stated she has been meeting with several reputable architectural firms in San Antonio area as a result of the sponsorship that was done for the San Antonio Business Journal. China Express had its Grand Opening on Tuesday, August 20th. Big Lots has its Grand Opening on Friday, September 20th at 8:45 AM. The next EDC board meeting Tuesday, September 10th at 6:30 PM and will be discussing the budget and next steps to the 1604 Corridor Study.

E. City Manager's Report & Discussion of Future Agenda Items/Items of Interest.

None.

F. City Staff Reports.

1. Report and Discussion of Significant Police Events.

Chief Jamison reported school is back in session, accidents are on the rise. Football season is around the corner and officers are staying busy. Councilman Guastella asked if extra officers are on duty when there

Chief Jamison reported school is back in session, accidents are on the rise. Football season is around the corner and officers are staying busy. Councilman Guastella asked if extra officers are on duty when there are football games. Chief Jamison confirmed that police presence has increased for football games and during school hours. Chief Jamison also stated that officers are also trying to cut down on jaywalking around the schools.

2. Report and Discussion of Significant Public Utilities Events.

Mr. Perez gave a report for the month of August that included:

12 main breaks, repaired 17 service leaks, replaced one (1) fire hydrant, and one (1) sewer backup. Water Tech had 380 customer turn-offs for non-payment and repaired five (5) water leaks, they also reported 19 customer leaks, set 19 meters, and calibrated seven (7) meters. The department also repaired a 2" water service line at the fire department. Mr. Perez stated that they had pumps 1-2 go down at Judson Valley lift station. Odessa Pumps and Gerard Electric had them up and running late the same afternoon, also had problems with pumps 3-4 the cost is about \$4,500. Ms. Burkhart stated that she believes its budgeted in 2014 for complete replacement of the pumps, the timeline is a little off as there is a month left in the budget year.

3. Report and Discussion of Significant Public Works Events.

Mr. Hoppes reported finished installing flashing beacons on Schaffer Road. The crew made adjustments to drain boxes and installed curbs and gutters. On Toepperwein Road the crew repaved grates and installed some asphalt and installed two drinking fountains at Texas Parks and Wildlife Park. Asphalt was cut and replaced at Gibbs Sprawl Road and Meadow Ridge Subdivision. The department sprayed about 3,800 gals of water at both parks. Mr. Hoppes reported street inspections at Hanvover Cove and reported that they are at a point where they have put down a 3x5 layer of rock and are working on the road base on those three streets to finish the subdivision. Cimmaron Landing has completed the punch list written by Vickry and Associates. Mr. Hoppes reported that the crew replaced the driveway behind the water department and that he promoted Mr. David Rendon from the Grounds Supervisor position to the Streets Forman position and Mr. Amadeo Flores was promoted from Shredder Operator to Grounds Supervisor position.

4. Report and Discussion of Significant Fire and EMS Events.

Chief Wendt reported still working on FEMA Grant, still no word on when they will receive certification. Chief Wendt reported grass fires picking up. Ms. Burkhart stated that the funds from the grant have been added to the budget process. Revenue and expenditures are within the budget for Chief Wendt to spend.

5. Report and Discussion of Significant Human Resources Developments.

Mr. Rudd reported that last month was pretty active month, and stated that separations and new hires are a laborious task. Councilman Guastella stated he appreciates the work Mr. Rudd has done. Councilwoman Paschall asked if the same resources are being used to post open positions in Converse. Mr. Rudd stated he tries faithfully to post jobs on basic sites such as the NE Herald, Work Force Commission and when appropriate Express News. Mr. Rudd stated that he gets great feedback from the website and the electronic billboard outside of City Hall.

12. EXECUTIVE SESSION.

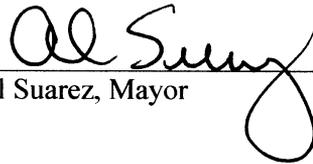
- A. Executive Session in Accordance with Texas Open Meetings Act Section 551.071. Consultation with Attorney regarding litigation related to Toepperwein Road Reconstruction Project.** No action required at this time.

- B. Executive Session in Accordance with Texas Open Meetings Act Section 551.074, Personnel Matters.**
Personnel matters to deliberate the evaluation of the City Manager. No action required at this time.

13. ADJOURNMENT.

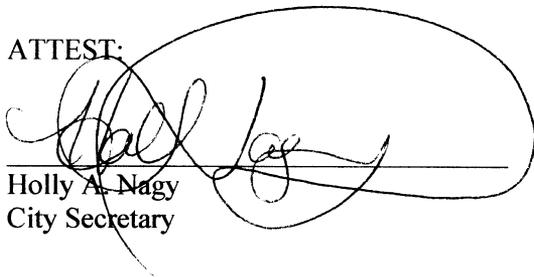
Mayor Suarez adjourned the meeting at 8:50 PM.

PASSED AND APPROVED THIS 19th DAY OF September, 2013.



Al Suarez, Mayor

ATTEST:



Holly A. Nagy
City Secretary