



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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MINUTES
CITY OF CONVERSE
CITY COUNCIL MEETING
DECEMBER 17, 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, December 17, 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 7:05 PM.

2. **INVOCATION.**

The invocation was led by Mayor Pro-Tem Randy Pannell.

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
Councilman Rick Davis, Place 5
Councilman Steve Brown, Place 6
Councilwoman Deborah James, Place 3
Mr. Felix Arambula, City Attorney

Mayor Pro Tem Randy Pannell, Place 4
Ms. Shawna D. Burkhart, City Manager
Mr. John Quintanilla, Assistant City Manager
Ms. Holly Nagy, City Secretary

Absent: Councilwoman Richel
Councilwoman Paschall

5. **CONSENT AGENDA:**

- A. Approve Minutes of City Council Meeting of December 3, 2013.
- B. Accept Building & Standards Commission Minutes for September 25, 2013.
- C. Accept Planning & Zoning Commission Minutes for October 21, 2013.
- D. Accept Planning & Zoning Commission Minutes for November 18, 2013.
- E. Accept Parks & Recreation Commission Minutes for October 28, 2013.

Mayor Pro Tem Pannell made a motion to approve Items 5 B, C, D & E. seconded by Councilman Brown. The motion carried.

Councilman Brown and Mayor Pro Tem Pannell asked to pull Item 5A:

Minutes amended to read: Pg 4 of 5 Council members Reports & Items of Interest- Councilman Brown has a concern and has heard that the Fire Department has issues with using city vehicles to get food. If it is an issue Councilman Brown would like it brought before Council. Mayor Suarez said he received a call from a citizen with concerns about the fire truck being parked at HEB.

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Removal of extra wording, motion of approval.

6. 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.

- None

7. PUBLIC HEARINGS:

A. Public Hearing on a Request to Approve a Special Use Permit (SUP) on a parcel of land located at 8960 FM 78, Converse Texas (CB 5071 P-6(.151 AC) & P-37E (.039AC) (PID# 312806)). The property owner is requesting an SUP for this property that is currently zoned B-3-Commercial District. The purpose of the SUP request is to operate a machine shop. (Asst. City Manager)

- Mr. Rivera- Currently located at Converse Business Lane. Doesn't want to rent anymore, would like to own.
- Mr. Rivera presented drawing of proposed changes.
- Public Hearing closed at 7:12 PM.

8. NEW BUSINESS:

A. Discussion of Financial Report as of September 2013. (City Manager) (Finance Director)

- Preliminary figures until audit is completed.
- Revenues Collected at 97% and \$9.5 Million.
- Expenditures \$8.6 Million.
- October deposit reflects August. Each deposit is 2 months behind.
- Sales Tax is 108% over initial budget.
- Discussion ensued regarding historical values.

B. Discussion and Appropriate Action on a Request to Amend Ordinance 907 Granting an Electric and Gas Franchise ("CPS") to City Public Service. Appendix A – Franchises, Article 1, Division 1, Sections 1, 2 and 12. (Mayor Suarez)(City Manager) (First Reading).

- Mr. Roland Hinjosa was present for discussion.
- CPS approved 1% increase for all sister cities.
- Second Reading after December 31st.
- 2 quarterly payments paid a month after the quarter ends, 3rd quarterly payment will be paid next year. Auditors will credit back to previous fiscal year.

- First payment will be in May. Anticipating \$130,000 more with the 1 % increase.

Councilman Brown made a Motion to approve Ordinance 907-2013 seconded by Mayor Pro-Tem Pannell.

C. Briefing on the condition of Gateway & Royal streets. (Mayor Suarez) (Dir. Of Facilities) (Asst. City Manager)

- Drove around area. Use kick broom sweeper to sweep out water from curb area.
- Streets are at least 30 years old if not older.
- Chip seal done to streets, along with patching and level ups.
- Royal Avenue looking south, water cannot pass intersection.
- Removal and replacement of curb needed to address problem.
- Discussion ensued regarding cost estimates.
- More streets done at once the cheaper the cost.
- 50-70 additional streets that are need of repair.
- Cannot do repair work during winter season.
- Need chemicals applications license to spray weed killer.

D. Discussion and Appropriate Action to Approve Resolution # 697 to Amend Code Section 105 Medical Care Reimbursement Plan Collectively referred to as the Flex Benefits Plan, and Summary of Material of Modifications to Establish a Grace Period that is Consistent with the Requirements Set Forth in the Internal Revenue Service Notice 2005-42. (City Manager).

- Allows up to \$2500 put aside for healthcare costs.
- Use it or lose it program.
- This would give a greater grace period for spending their flex dollars.
- This has no financial impact to the city.

Councilman Brown made a motion to approve Resolution # 697 to amend code section 105, seconded by Councilwoman James.

E. Discussion and Appropriate Action on a Request to Approve a Special Use Permit (SUP) on a parcel of land located at 8960 FM 78, Converse Texas (CB 5071 P-6(.151 AC) & P-37E (.039AC) (PID# 312806)). The property owner is requesting an SUP for this property that is currently zoned B-3- Commercial District. The purpose of the SUP request is to operate a machine shop. (Assistant City Manager)

- Alex Garcia property owner was present for discussion.
- Diagram from Mr. Rivera was presented.
- Not a rezoning request, Special Use Permit only. The permit terminates with owner.
- Gil Durant, City Building Inspector is comfortable with the plan presented.

Mayor Pro Tem Pannell made a motion to approve the SUP as presented; Councilman Brown seconded the motion, the motion carried.

F. Discussion and Appropriate Action to Approve a Consultant for City Strategic Planning Services. (City Manager)

- Item has been pulled and will be reviewed in January.

G. Discussion of Masonry Repairs to City Hall Facilities. (Building Official) (Asst. City Manager)

- Structural issues with City Hall.
- 2011 Building leveled.

- Stone has broken loose from retraining straps.
- If no action taken soon, that portion of structure is in imminent danger of collapse.
- Councilman Brown suggested reviewing on a daily basis.
- Mr. Quintanilla stated that the building is moving because of the soil conditions.

H. Discussion and Appropriate Action on a Request to Approve Resolution # 690- 2014 B to Amend Fiscal Year 2013-2014 City Budget. (City Manager)

- CBDG projected started last fiscal year.
- Expenditures are still continuing.
- Need a budget for expenditures and revenue.
- Increase in revenues reflecting CPS franchise fee.
- Increase in revenues and expenditures in the CBDG project. Carry forward of revenues and expenditures from 2012/2013 to 2013/2014.
- Strategic Plan left out of amendment.

Councilman Brown made a motion to approve Resolution #690-2014 to amend the 2013/2014 City Budget by \$16,860,957.

9. EXECUTIVE SESSION: (Entered at 8:37 PM)

- A. Executive Session in Accordance with Texas Open Meetings Act Section 551.071. CONSULTATION WITH CITY ATTORNEY; CLOSED MEETING. Consultation with City Attorney regarding litigation related to Toepperwein Road Reconstruction Project. (Mayor Suarez) (City Attorney)**
- B. Executive Session in Accordance with the Texas Open Meetings Act § 551.071. CONSULTATION WITH CITY ATTORNEY; CLOSED MEETING. Consultation with the City Attorney to discuss Viable Water Resource Options. (City Attorney) (City Manager)**

10. RECONVENE TO OPEN SESSION (Reconvened 9:27 PM):

- A. Discussion and Appropriate Action on Discussion during Executive Session in Accordance with Texas Open Meetings Act Section 551.071. CONSULTATION WITH CITY ATTORNEY; CLOSED MEETING. Consultation with City Attorney regarding litigation related to Toepperwein Road Reconstruction Project. (Mayor Suarez) (City Attorney)**
- No action required at this time.
- B. Discussion and Appropriate Action on Discussion during Executive Session in Accordance with the Texas Open Meetings Act § 551.071. CONSULTATION WITH CITY ATTORNEY; CLOSED MEETING. Consultation with the City Attorney to discuss Viable Water Resource Options. (City Attorney) (City Manager)**

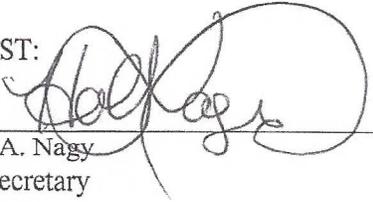
- No action required at this time.

11. ADJOURNMENT.

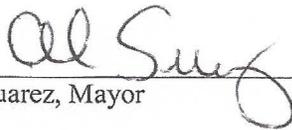
Mayor Suarez adjourned the meeting at 9:27 PM.

PASSED AND APPROVED THIS 7th DAY OF JANUARY, 2014.

ATTEST:



Holly A. Nagy
City Secretary



Al Suarez, Mayor

