



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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MINUTES
CITY OF CONVERSE
CITY COUNCIL MEETING
JANUARY 21, 2014 - 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, January 21, 2014 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 John Walden New Life Baptist Church.

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

Mayor Pro Tem Randy Pannell, Place 4

Councilwoman Kathy Richel, Place 1

Councilwoman Renee Paschall, Place 2

Ms. Shawna D. Burkhart, City Manager

Ms. Holly Nagy, City Secretary

Councilwoman Deborah James, Place 3

Councilman Rick Davis, Place 5

Councilman Steve Brown, Place 6

Mr. John Quintanilla, Assistant City Manager

Mr. Felix Arambula, City Attorney

5. **CONSENT AGENDA:**

A. Approve Minutes of City Council Meeting of January 7, 2014.

B. Approve Minutes of the Planning & Zoning Meeting of December 9, 2013.

Councilman Brown stated that he was unaware that the Waste Management Contract was a Third Amendment.

Councilman Brown made a motion to approve Item 5 A as presented; Mayor Pro-Tem Pannell seconded the motion, the motion passed.

Councilwoman Paschall made a motion to approve Item 5 B Mayor Pro Tem Pannell seconded the motion. The motion passed.

6. PUBLIC HEARING:

A. Public Hearing on a Request to Approve a Rezoning of a parcel of land located at 201 North Street, Converse, Texas (CB 5063 Blk 5, Lot 1 & E PT of 2 (.03444AC) (PID# 310622). The property owner is requesting a Rezoning from the current R-1, Single Family Residential to B-2, Retail District to allow for the operation of religious activities.

- Hearing opened at 7:07 PM
- Hearing closed at 7:08 PM

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.

- Jim Sherman
- Comments were given regarding the January 9, 2014 EDC Meeting.
- Found nothing offensive in what Mr. Schauffele said during the meeting.

- Rick Jamison, Police Chief
- Handed out flyer for a proposed bronze statue recognizing the police officers.
- Can be male or female officer, or male or female child.
- Alumni association sold bricks to raise funds and remaining funds were donated by Nell Hanley.
- No cost to the tax payers.

- Allison Lanty, 310 Candy Drive.
- Candidate on Ballot for March Election for County Court 15.
- Lives in Converse and has children in Judson ISD.

8. NEW BUSINESS:

A. Discussion on Increasing City Council Travel and Education Budget Line Items to Reflect the New Charter Requirements. (Mayor Suarez) (City Manager).

- Need to increase budget for City Council education.
- Original figured amount is not enough for travel and seminars.
- Proposed budget amendment for 1k per council member.
- Discussion ensued regarding enacting new charter amendments.
- Ms. Burkhart stated that the budget amendment for 6k will be brought in front of council during a future council meeting.
- Councilman Brown would like to see updated amounts in the General Fund balance.

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

- Comprehensive plan/ strategic plan same thing.
- Assists the city moving forward for the next 20 years.

- Serves as the vision for Converse.
- 3 providers considered. Mr. Vinci is a local provider and has worked with Universal City.

Councilwoman Paschall made a motion to approve Mr. Vinci as the person to provide Strategic Planning Services for Converse, seconded by Mayor Pro Tem Pannell. Councilwoman James requested a roll call vote.

Councilwoman Paschall, Councilwoman Richel, Councilman Brown, Mayor Pro-Tem Pannell and Mayor Suarez voted yes.

Councilwoman James and Councilman Davis voted no. The motion passed. (5:2).

9. NEW BUSINESS:

A. Discussion and Appropriate Action on a Request to Approve a Rezoning of a parcel of land located at 201 North Street, Converse, Texas (CB 5063 Blk 5, Lot 1 & E PT of 2 (.03444AC) (PID# 310622). The property owner is requesting a Rezoning from the current R-1, Single Family Residential to B-2, Retail District to allow for the operation of religious activities. (Assistant City Manager)

- Mr. Quintanilla stated that the request received unanimous Planning & Zoning Support.
- Currently R-1 request is a rezoning to B-2.
- Remaining block is B-2.

Mayor Pro-Tem Pannell made a motion to approve the rezoning request for 201 North Street, seconded by Councilman Brown. The motion passed.

B. Discussion and Appropriate Action on a Request to Approve Budget Amendment, Resolution # 690 - 2014 C for the Regional Water Resource Development Group (RWRDG) Water Lease Agreement and Edwards Aquifer Authority(EAA) fees in the Amount of \$22,620. (City Manager)

- Ms. Burkhart made a revision to the attachment.
- General Fund for \$10,000 stricken from record.
- Councilwoman James requested a summary of water allocation.
- Councilwoman Paschall requested that every councilmember get the summary as well.

Councilman Brown made a motion for approval of the stated amendments of Resolution # 690-2014 C for the RWRDG Water Lease Agreement and Fees. Mayor Pro-Tem Pannell seconded the motion. The motion carried.

C. Discussion and Appropriate Action on the Five (5) Year Capital Program pursuant to City Charter Section 6.04- Capital Program. (Councilwoman James)

- Ms. Burkhart stated that Water, Sewer Capital plan completed during Budget Process.
- Councilwoman James requested that all important city documents get delivered to new council members to get up to speed.
- Councilwoman Paschall recommended newly elected official workshops.

D. Discussion and Appropriate Action Regarding the City of Converse Economic Development Corporation's Marketing Manager and Executive Director Positions for Fiscal Budget Year 2013-2014. (Councilwoman Paschall).

- Ms. Kate Silvas gave a presentation on Sales Tax Analysis.
- Fiscal 2014 Budget presentation.
- Councilwoman Paschall expressed concern about not having a Marketing Manager.
- Ms. Silvas stated she wasn't comfortable hiring someone when there are lacking sales tax figures.
- Councilman Brown feels the priority should be to find a Board President.
- Councilwoman James stated that eventually she would like to see a Marketing Manager, but understands Ms. Silvas' concern.
- Councilwoman Richel agrees with Councilman Brown and would like to see if it would be financially feasible to hire a Marketing Manager.

10. 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.

- NEP Resolution for the Randolph AFB West Gate was approved.
- CPS is considering a .5% extra increase (total 4.5%) or to create CEID funds.

B. Councilmember's Reports/Items of Interest.

- Councilman Brown requested a legal review reading on the removal of two agenda items.
- Mayor Suarez stated that he felt the items did not pertain to city business and felt they were in violation of the City Charter and would be seen as council interfering with the City Manager's job.
- Councilwoman James requested a Request for Qualifications on the City Attorney's Firm.

C. City Commission Liaison Reports.

- None.

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

- Discussed extra lighting along FM 78 in front of Walmart.
- \$6,000 donation for North Park.

11. EXECUTIVE SESSION: (Entered 9:39 PM)

- A. Executive Session Accordance with Section 551.072, Texas Open Meetings Act, Deliberation Regarding Real Property; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation is an open meeting would have a detrimental effect on the position of the governmental body in negotiation with a third person. [Bandera County] (City Manager).**

12. RECONVENE TO OPEN SESSION: (Exited 9:56 PM)

- A. Discussion and Appropriate Action on Discussion during Executive Session in Accordance with Texas Open Meetings Act Section 551.072, Deliberation Regarding Real Property; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation is an open meeting would have a detrimental effect on the position of the governmental body in negotiation with a third person. [Bandera County] (City Manager).**

Councilwoman James made a motion to take action as discussed during Executive Session. Motion was seconded by Councilwoman Paschall. The motion passed.

13. ADJOURNMENT.

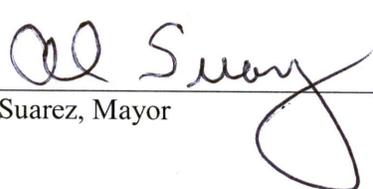
Mayor Suarez adjourned the meeting at 10:00 PM.

PASSED AND APPROVED THIS 4TH DAY OF FEBRUARY, 2014.

ATTEST:



Holly A. Nagy
City Secretary



Al Suarez, Mayor