



*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  
FEBRUARY 4, 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, February 4, 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 Mr. John Rudd, Human Resource Director.

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  
Councilman Rick Davis, Place 5  
Ms. Holly Nagy, City Secretary  
Ms. Shawna Burkhart City Manager

Councilwoman Kathy Richel, Place 1  
Councilwoman Renee Paschall, Place 2  
Councilwoman Deborah James, Place 3  
Mr. Felix Arambula, City Attorney  
Mr. John Quintanilla, Assistant City Manager

Absent: Councilman Steve Brown, Place 6

5. **CONSENT AGENDA:**

- A. **Approve Minutes of City Council Meeting of January 21, 2014.**
- B. **Accept Economic Development Corporation Minutes for December 10, 2013.**

Councilwoman Richel made a motion to approve Items 5 A & B, seconded by Councilwoman Paschall. The motion carried.

**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. CITY STAFF MONTHLY REPORTS:**

**A. Report by Police Chief.**

- No major incidents to report.
- Warrant round up will be beginning soon.
- Asst. Chief Rex Reiner will be providing racial profiling report.
- Cops & Kids picnic- April 5, 2014 from 11-2 for Converse residents.

**B. Report by Public Utilities Director.**

- Lupe Perez
- 3 main breaks
- repaired 14 service leaks.
- 6 sewer backups
- sewer main at 301 Ave. E collapsed.
- 356 turn off's for non-payment
- 19 customer leaks
- calibrated 243 water meters

**C. Report by Public Works Director.**

- Karl Hoppes

Streets:

1. Crack sealing – Rocket lane – Thornton lane – Miramar – N Park Rd & Trail Justice Center parking lot – City hall parking lot – Hanover Cove approximately 281 Boxes or 8,430lbs roughly \$5,000 dollars of material.
2. Patched pot holes x 10 Bags
3. Poured 6 yd concrete Elm street
4. Street Sweeper Zone 1
5. Hired an Equipment Operator James Hoe
6. Measured sidewalk off Schaffer Rd @ end of Copper Sky
7. Traffic Counts Janice Street - 1,302 , FM 78 @ A to Z Rental - 28,394 - Citadel Peak 1,137 – Ware Seguin Rd @ 1604 – 696 – Ware Seguin Rd Schertz side 1,422 (722) difference

Grounds:

1. Trimmed trees city wide various areas
2. Picked up brush in Zone 1 totaling 76 cubic yards
3. Picked up 3 out of cycle request for residents over 65 @ no charge
4. Assisted Parks department with damaged tree removal

Parks:

- 1. Routine Maintenance on Both Parks
- 2. Routine Maintenance city buildings light bulb change outs.

Fleet Maintenance:

<b>Fleet:</b>	<b># Services</b>	<b># oil changes</b>
1. Animal Control	2	1
2. Water	24	2
3. Street	8	1
4. Police	40	7
5. Fire	10	
6. Parks	5	
7. Grounds	3	
8. Building	3	
9. City Hall	1	1

**D. Report by Human Resources Director.**

- John Rudd
- TML Training
- Customer Service training almost complete.

**E. Report by Executive Director Economic Development Corporation.**

- Kate Silvas
- 1604 Corridor Study has been completed.
- January 13, 2014- Roy Schauffle resigned.

**8. OLD BUSINESS:**

**A. Discussion of Proposed Sidewalk on San Antonio River Authority Property.**

- Ms. Burkhart:
- Veteran needs walkway out of his development.
- The city has had multiple discussions with San Antonio River Authority (SARA).
- SARA wants the easement along the property line and not through the center of the property.
- The walkway will be completely fenced and the old pathway will no longer be accessible.
- Cost to the city will be about \$41,000 for improvements.

**9. NEW BUSINESS:**

**A. Discussion of 2014 Certificate of Obligation.**

- Andrew Freedman of Southwest Securities gave a presentation.
- Various projects and prices discussed.
- U.P. Railroad
- Liftstation submersible pumps
- Meter replacement.

**B. Discussion of Proposed AT&T Tower Location.**

- Assistant City Manager, John Quintanilla
- It compromises the City's water system every time someone puts anything on the tower.
- AT&T would like to install a mono pole next to a water tower.
- Councilwoman Richel and Councilman Brown would like to see more information about how many people this addition would be helping and how much revenue it would bring for the city.
- Mr. Arambula stated that the contract is worded in AT&T's favor and leaves very little if anything for the city.
- Mr. Arambula stated he is confident there will be numerous contract re-writes.

**C. Discussion and Appropriate Action on CY 2014 CDBG Resolution 699- Fair Meadows Phase II- Ash Drive Rehabilitation.**

- Assistant City Manager, Mr. John Quintanilla
- New curbs
- Mix & Mill street
- New sidewalks
- This will provide better drainage for streets and prevent ponding of water.
- City will be paying \$50k
- \$50k match from grant.
- \$260k from Bexar County.
- 2015 Construction

Resolution # 699 **failed** due to lack of motion.

**D. Proclamation # 286 for the 15th Anniversary of Judson Education Foundation.**

- Mayor Suarez and Council are in full support of the proclamation.
- Celebrates 15 years of service to the ISD.
- Issues scholarships every year.
- Issues grants to teachers to fund projects for classrooms.

**E. Discussion on Request for Quotation (RFQ) on City Attorney Services.**

- Councilwoman James requested this item be pulled due to incorrect format.
- Mayor Suarez stated that staff will not act on requests for additions to an agenda unless it's made in writing.

**F. Discussion of City Attorney Services to Council-Members.**

- Issues with city attorney services.
- Every time a council member calls the attorney it costs money.
- City does not have an infinite amount of money to provide for legal services.

**10. CITY COUNCIL & MANAGER 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.**

- Thanks to the EDC for the Ribbon Cutting for NatG.
- EDC did good work done for Boysville

**B. Councilmember's Reports/Items of Interest.**

Mayor Pro-Tem Pannell read a letter to the public.

- Gave resignation as Mayor Pro-Tem and as councilmember for Place 4.
- Wishes continued success to the city.

Councilwoman Paschall

- Went to the TCMA training and would like to share some of the information provided to her at the next meeting.

Councilwoman James

- Troy Lott has extended his time to help with the City Master Plan.
- Councilwoman James stated she feels it would be appropriate to recognize Mr. Lott's contribution to the Economic Development of Converse.

**C. City Commission Liaison Reports.**

- None.

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

- Strategic Planning in process
- Condensed time frame
- Workshop dates proposed.

**11. EXECUTIVE SESSION: (Entered at 9:02 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 § 551.072. 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 of deliberation is an open meeting would have a detrimental effect on the position of the governmental body in negotiation with a third person. [Maylee Property] (City Manager)**
- C. Executive Session in Accordance with the Texas Open Meetings Act § 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 of deliberation is an open meeting would have a detrimental effect on the position of the governmental body in negotiation with a third person. [Water Rights] (City Manager)**
- D. Executive Session in Accordance with Texas Open Meetings Act Section 551.074. PERSONNEL MATTERS; CLOSED MEETING. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee- City Manager. (Councilman Brown)(Councilwoman Paschall)**

**12. RECONVENE TO OPEN SESSION (Reconvened 11:10 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 [Rice/White lawsuit] (City Manager) (City Attorney)**

Councilwoman Richel made a motion to proceed as discussed in Executive Session, Councilwoman Paschall seconded, the vote was unanimous the motion passed.

- B. Discussion and Appropriate Action on Discussion during Executive Session in Accordance with the Texas Open Meetings Act § 551.072. CONSULTATION WITH CITY ATTORNEY; CLOSED MEETING. Consultation with the City Attorney to discuss Viable Water Resource Options. (City Attorney) (City Manager)**

-Councilwoman Richel abstained from the vote.

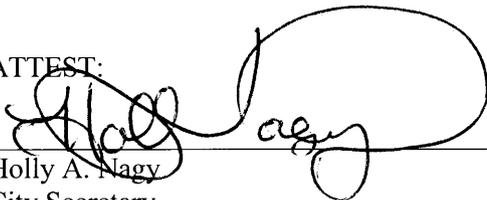
Councilwoman Paschall made a motion to proceed as discussed in Executive Session, Mayor Suarez seconded, the Motion passed. (5:1).

**13. ADJOURNMENT.**

Mayor Suarez adjourned the meeting at 11:15 PM.

**PASSED AND APPROVED THIS 18<sup>TH</sup> DAY OF FEBRUARY, 2014.**

ATTEST:

  
\_\_\_\_\_  
Holly A. Nagy  
City Secretary

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

