

City of Converse  
406 S. Seguin Rd.  
Converse, Texas 78109

**Registered Voter  
Address**



**Public Hearings Schedule**

Via Telephone Conference

Call Toll-Free: 1-800-717-4201  
Conference ID: 869-8434

To Sign-up to Speak Press: \*5, and your Caller-ID information will be placed on the roster in the order it is received.

**Next Public Hearing Date & Time:**

Tuesday, April 6, 2021 at 7:00 pm

Watch Broadcast Live at [www.conversetx.net](http://www.conversetx.net)

**Q & A Sessions with Team Converse**

Open to the Public.  
Bring your Lawn Chairs, and Please wear a Mask.

**Location:** Converse City Park, 306 School Street

**Dates & Times:**

- March 31, 2021 at 10:00 am, 3:00 pm and 6:30pm
- April 5, 2021 at 11:00 am and 6:00 pm
- April 13, 2021 at 1:00 pm and 6:30 pm
- April 17, 2021 at 10:00 am

## **ANNEXATION**

**What is annexation?** Annexation sounds like a complicated, technical term, but its meaning is really quite simple. Annexation is the process by which a city adds land to its jurisdiction, in order to extend city services, laws, voting privileges and better meet the needs of those residents living in the proposed annexation areas.

**Is my property affected by Annexation?** The City of Converse annexation plan is to extend the municipal boundaries by annexing areas adjacent to the city limit line and within the city's extraterritorial jurisdiction (ETJ). You can view a copy of the Converse map, proposed annexation areas, and information related to the annexation at: <https://www.conversetx.net/308/Annexation>.

## **BENEFITS**

**What is the benefit of annexation to property owners?** The greatest benefit is in the quality and type of services that can be provided by the City. Services available include:

- Enhanced police protection with an average 2–5 minute response time for emergencies.
- Guaranteed Fire protection from a Class 1 ISO Rated Fire Department. Currently the City of Converse has a contract with Emergency Services District 1. The contract is not guaranteed.
- Full Emergency Medical Services including transporting of patients.
- Street repair and maintenance. The City of Converse does not use the chip seal process which many citizens do not like.
- Street lighting paid for by the City.
- Enhanced garbage services.
- Code Enforcement.
- Animal Care Services.
- Zoning to protect the integrity of your property.
- Use of parks facilities, library and future Senior Center at resident rates.
- Access to Economic Development services for existing and start-up businesses.

## **MUNICIPAL SERVICE PLAN**

**What is a Municipal Service Plan?** Before the City proposes annexation of property the city shall prepare a plan of what services the city will provide to the area, and providing for an effective date by which the services are to be made available to the area.

**What is the Effective Date of the Services Provided?** If the area is annexed, the effective date the City will provide the services to the annexed area is December 31, 2021.

## **What are the Services to be Provided to the Annexed Area?**

- 1) **FIRE/EMERGENCY MEDICAL SERVICES:** Fire Suppression and Emergency Medical Service will be available to the area upon annexation. Primary Fire and EMS response will be provided by Fire Station No. 2, located at 8425 Thornton Lane. Fire prevention activities will be provided by the Converse Fire Marshall's Office.
- 2) **POLICE:** Upon annexation the Converse Police Department will be responsible for responding emergencies and will conduct regular patrols to the area.
- 3) **ANIMAL CONTROL SERVICES:** Animal control services will be provided by the Converse Animal Care Department for impoundment of strays, response to, and investigation of complaints of neglect, cruelty, bite cases, roaming animals, and other animal related issues.
- 4) **CODE COMPLIANCE:** The Code Compliance Department is responsible for keeping the community a safe and clean environment by focusing on dangerous and substandard conditions. This is accomplished by educating, collaborating and partnering with neighborhoods, local businesses, non-profits, and other Converse Departments.
- 5) **BUILDING INSPECTIONS:** The Converse Building Inspections Department assures building codes are followed by enforcing construction standards for the welfare and safety of all citizens. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulate building construction within the City of Converse.
- 6) **PLANNING AND ZONING:** The Planning and Zoning Department is responsible for regulating development and land use through the administration of the City of Converse Zoning Ordinance. Land use regulation protects property owners' investments.
- 7) **LIBRARY:** Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area.
- 8) **STREET & ROAD MAINTENANCE:** Street maintenance and repair will be provided by the City upon the effective date of the annexation.

- 9) **STORMWATER MANAGEMENT:** Land developers will provide stormwater drainage protection at their own expense and will be inspected by the City Engineers at time of completion. The City will then maintain the drainage upon approval.
- 10) **STREET LIGHTING:** The City of Converse will assume financial responsibility for street lighting within the area.
- 11) **TRAFFIC ENGINEERING:** The Public Works Department and City Engineer will be able to provide any additional traffic control devices as needed.
- 12) **WATER SERVICE:** Water service to the area will continue to be provided by the San Antonio Water System.
- 13) **SANITARY SEWER SERVICE:** Sanitary sewer service to the area will continue to be provided by San Antonio Water System.
- 14) **SOLID WASTE COLLECTION SERVICES:** The City of Converse will offer Solid Waste Collection services by January 1, 2024, unless requested sooner by the resident. Current City services include weekly garbage and recycling collection, monthly bulk garbage collection, brush collection services every four months and hazardous waste collection.
- 15) **PARKS, PLAYGROUNDS AND SWIMMING POOL:** Newly annexed areas will receive the same level of service as the current Converse city limits. Any existing privately owned parks, playgrounds, swimming pools, recreational facilities and common spaces will remain the responsibility of the property owner(s).
- 16) **MISCELLANEOUS:** All other applicable municipal services will be provided to the area in accordance with the City of Converse's established policies governing extension of municipal services to newly annexed areas.

**TAXES AND INSURANCE**

**Will my taxes go up?** Yes, after the annexation becomes effective, you will be required to pay City taxes. The City of Converse property tax rate is \$0.502252 per hundred. However, in return, your property is relieved of the Emergency Services District #1 tax levy of \$0.10 per hundred. The amount your taxes will increase depends on several factors – appraised value of your house and the exemptions you receive. Below are four examples of possible tax impacts:

	Example 1	Example 1.A with exemptions	Example 2	Example 2.A with exemptions
<b>Appraised Value of Your Home</b>	\$ 150,000.00	\$ 150,000.00	\$ 200,000.00	\$ 200,000.00
Veteran Exemption		\$ (12,000.00)	\$ -	\$ (12,000.00)
Over 65		\$ (15,000.00)	\$ -	\$ (15,000.00)
Homestead Exemption	\$ (5,000.00)	\$ (5,000.00)	\$ (5,000.00)	\$ (5,000.00)
<b>Taxable Value</b>	<b>\$ 145,000.00</b>	<b>\$ 118,000.00</b>	<b>\$ 195,000.00</b>	<b>\$ 168,000.00</b>
Converse Tax (\$0.502252 per \$100)	\$ 728.27	\$ 592.66	\$ 979.39	\$ 843.78
Less ESD Tax (\$0.10 per \$100)	\$ (150.00)	\$ (150.00)	\$ (200.00)	\$ (200.00)
<b>Net Tax Increase</b>	<b>\$ 578.27</b>	<b>\$ 442.66</b>	<b>\$ 779.39</b>	<b>\$ 643.78</b>
Monthly Increase	\$ 48.19	\$ 36.89	\$ 64.95	\$ 53.65

**How will my city taxes be used?** Property taxes fund less than 50% of the actual cost of services. The City relies on sales tax and fees for services to fund the remaining expenses. The table below shows the average citizen pays \$218.17 in property taxes while the total cost per citizen for city services is \$476.49. The City relies on sales tax and fees for services to fund the difference of \$258.32.

<b>Property Tax Revenue vs. Cost of Services</b>		
<b>(Per Citizen Based on 30,000 Population)</b>		
		<b>Per Citizen</b>
<b>Annual Property Tax Revenue</b>	<b>\$</b>	<b>218.17</b>
<b>Annual Property Tax Expenditures</b>		<b>Per Citizen</b>
General Government	\$	72.95
Police	\$	166.84
Fire	\$	123.67
Development Services	\$	51.91
Public Works	\$	61.12
<b>Total Expenditures</b>	<b>\$</b>	<b>476.49</b>

## **HOME INSURANCE**

**Will my home insurance rates decrease when I am annexed?** It is possible that your home insurance rates could decrease if your insurance company participates in the rating system. The Insurance Service Office Inc. (ISO) grades cities on their firefighting and water supply capability and assigns a Public Protection Classification (PPC) rating. The rating is used by insurance providers that use the PPC to establish commercial and residential rates within the City limits. The ISO PPC ratings range from a Class 1 to a Class 10 with a Class 1 being the best possible ISO rating. The City of Converse achieved and maintains an ISO Class 1 rating in the region and joins a small list of only 57 cities in Texas to have obtained such accomplishment.

The City of Converse was recognized as a FIREWISE Community through the National Fire Protection Association and the Texas A&M Forest Service. Insurance companies may offer you a discount for this designation.

## **GOVERNMENT INFORMATION**

**What Governs the City of Converse?** The City of Converse is a Home-Rule Municipality having all powers of self-rule that voters elected under provisions of a City Charter since August 8, 1981.

**What voting privileges will I have?** You will have full voting privileges in all mayoral, council, bond and charter amendment elections.

**Can I run for office?** Yes. You will be able to run for a city office after being a resident of Converse for one year, and meet the qualifications to file for office under the City Charter and Texas Election Code.

**Does the City prohibit the Use of Fireworks?** Yes. The City does have an ordinance prohibiting the possession and use of fireworks within the city limits.

## **COMMUNITY AND DEVELOPMENT SERVICES**

**What is zoning?** Zoning separates incompatible uses, preserves neighborhood character, and determines density, intensity of use, height, lot coverage, landscaping, and parking for a particular use. Zoning for areas proposed for annexation is developed based on the adopted land use plan for the area, taking into consideration existing uses.

**What permits are required if my property is annexed?** All construction permits will be obtained through the City of Converse's Development Services Department. All construction permitting and inspections will be performed by the City of Converse for all residential and commercial properties.

**Will the City come into my home and require upgrades?** No. The City's permit department cannot require home owners to pull unnecessary permits, unless lack of improvements is concerning and is deemed necessary for the health and public welfare of tenants.

## **UTILITY SERVICES**

**Will the City require me to hook up to City water and sewer?** No. The City will not require any changes in existing utility services.

**Will the City require that I switch garbage service providers?** Yes. You will have two years to switch over to the service provided by the City. Once you have converted to City service you will receive the following services currently provided to citizens.

- Once a week garbage service (container provided).
- Once a week recycling service (container provided).
- Brush pick up service 3 times per year.
- "At-Your-Door" pick up of hazardous waste materials.
- Monthly bulk trash collection at your residence.

**WE KNOW YOU HAVE QUESTIONS, AND WE'RE HERE TO HELP!  
TALK TO US**



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