

City of Natalia, Texas
Regular City Council Meeting
December 14, 2015 at 7:00 pm
Minutes

Roll Call: Mayor Manuel C. Saldana - Present Alderman Sam Smith - Present
Alderman Mike Fernandez – Present Alderman Tommy Ortiz - Present
Alderman Sam Bluemel – Present Alderman Ruben Juarez – Present

Call to Order:

- 1) Mayor Saldana called the regular city council meeting to order at 7:00 pm followed by the pledge of allegiance led by Alderman Ortiz, and the invocation by Alderman Bluemel.

Citizens to be Heard:

- 2) a. Laura Gallagher commented on Item No.8 regarding the update on opening DelMonte Street, and questioned the reason for spending money on opening the street when its best to keep it closed.

City Council Comments:

- 3) Alderman Bluemel commented on the completion of Dana Woodson’s house for sell on 9th Street.

Public Hearing/Consider Action:

- 4) a. Public Hearing, and consideration of a Variance Request by Topar Investments, LLC, Mike Partin, to permit the placement of a manufactured home in Zoning District R-1 (Low Density Single Family Residential); Block 4I, Lot 10, 610 7th Street, Natalia, Texas 78059.
- b. Public Hearing, and consideration of a Variance Request by Topar Investments, LLC, Mike Partin, to permit the placement of a manufactured home in Zoning District R-1 (Low Density Single Family Residential); Block 4I, Lot 11, 612 7th Street, Natalia, Texas 78059.

a) and b) Public Hearing Comments: Jose and Irma Martinez, resident living within 200 ft. from the property, objects to the placement of a manufactured home, especially single-wides, on two narrow lots; and mentioned that they previously purchased several lots from an individual to avoid living near a mobile home park because he also planned to place mobile homes on those lots, and does not want views of mobile homes. Tommy Ortiz, resident living within 200 ft. from the property, commented that he is not in favor of the placement of single-wide mobile homes on the lots either.

Discussion: Alderman Fernandez commented that he would like to see more homes built in this area of the city, which would beautify the park area, but would not be so opposed if it were perhaps a double-wide rather than a single-wide. Alderman Bluemel stated that because of the current economy manufactured homes is what families can afford, and with modern upgrades manufactured homes are being built better. Mike Partin, Owner, stated that he has a potential buyer for one of the lots already, depending if she would be allowed to place a single-wide manufactured home on the property; and doesn't understand what the issues are since there are several mobile homes in the area already. Mayor Saldana understands that mobile homes currently exist in the area, but once those mobiles homes are removed, he would like to see homes built in the area rather than manufactured homes being placed; and suggests the owner replat both lots as one individual lot.

Motion: Alderman Fernandez made the motion denying the Variance Request for both items a) and b) made by Mike Partin of Topar Investments, LLC., for the placement of a manufactured home in Zoning District R-1 at Block 4I, Lots 10 and 11. Alderman Smith seconded the motion.

Vote: 5-0; Motion carried unanimously.

- c. **Public Hearing, and consideration of a Variance Request by John B. Luce, PE, property owner Ben Klassen, to change zoning districts from District C-1 (Commercial) to District MF (High Density Multi-family Residential) to permit the placement of multiunit apartments located on 1.359 acres of Block P, Lots 29 & 30, 21218 FM-471 S., Natalia, Texas 78059.**

Public Comments: Wade Fitzgerald, owner within 200 ft. from the property, stated that he does not object to the variance, but has concerns regarding the driveway approach off FM-471 frontage, because of TxDOT's requirements this would become an issue when he decides to place an approach off FM-471 as he only has 166 feet of frontage compared to Mr. Klassen; and feels the number of units on 1.359 acres is dense.

Discussion: City Administrator Hernandez stated that neither John B. Luce nor Ben Klassen are present to move forward with the variance request, and asks Council to postpone until next month.

Motion: Alderman Bluemel made the motion postponing consideration of the variance request to January's regular meeting; and Alderman Fernandez seconded the motion.

Vote: 5-0; Motion carried unanimously.

Consent Agenda:

- 5) a. Approval of Minutes: November 16, 2015 Regular Meeting
- b. Approval of Financial Activity Report: November 2015
- c. Approval of Police Department Activity Report: November 2015
- d. Approval of Municipal Court Activity Report: November 2015
- e. Approval of Code Compliance Activity Report: November 2015
- f. Approval of Utility Department Activity Report: November 2015
- g. Approval of Proclamation declaring April as Fair Housing Month

Motion: Alderman Fernandez made the motion approving the consent agenda, and Alderman Smith seconded the motion.

Vote: 5-0; Motion carried unanimously.

Discussion/Consideration of Action Items:

- 6) **Discussion/Consider amending Ordinance No. 15-1019-1; Renewing the Interlocal Agreement with District Attorney's Office of the 28th Judicial District for a two-year period, beginning January 1, 2016 and ending December 31, 2017.**

Motion: Alderman Smith made the motion to approve the ordinance; and Alderman Ortiz seconded the motion.

Vote: 5-0; Motion carried unanimously.

- 7) **Discussion/Consider approving Resolution; adopting a Conflict of Interest Policy for the City of Natalia.**

Motion: Alderman Bluemel made the motion approving the resolution; and Alderman Juarez seconded the motion.

Vote: 5-0; Motion carried unanimously.

Staff Reports:

- 8) City Administrator: i) Updated Council on staff's meeting with TxDOT regarding the opening of DelMonte Street and the procedures required for the permit application; additionally notifying Council that Engineer Brian Cope has been assigned to provide line locates, survey, a making submission to TxDOT for an approach permit, and determining TxDOT's requirements of obstructing the corner views at Fm-471 & DelMonte. ii) Reported that out of 29 applications, only the highest 8 were awarded, and the City's score of 70-points ranked us at number 16 for the 2015 Downtown Revitalization Program Grant. iii) Notified Council that the 2015-Series bond of \$350,000 is set for closing on December 15, 2015, which \$10k will be deposited to Norton Rose Fulbright Law Firm, and \$10k will be deposited to Frost Bank Financial

Advisory, and the remaining \$330,000 will be deposited into the City's account and held until next year for the purchase of the water to avoid paying additional EAA permitting fees. iv) The preliminary audit for FYE September 30, 2015 is scheduled for January 11, 2016 and asked all members to make themselves available for auditors' interview. v) Mentioned the Texas Ethics Commission is hosting an Ethics Training in San Antonio on January 29, 2016 if members are interested in attending.

9) Chief of Police: i) The 2015 Medina County Law Enforcement Officer of the Year was awarded to Sgt. Ben Mireles by the Bluebonnet Child Advocacy Center.

10) **Adjournment.**

Motion: Alderman Smith made the motion to adjourn the meeting at 7:45pm, and Ortiz seconded the motion. Vote: 5-0; Motion carried unanimously.

Passed and Approved this 18th day of January, 2016.

Approval:

Sam Smith, Mayor Pro-Tem

Attest:

Lisa S. Hernandez,
City Administrator/Secretary