

**City of Natalia, Texas**  
**Regular City Council Meeting**  
**May 15, 2017 at 7:00 pm**  
**Minutes**

Roll Call: Alderman (Mayor Pro-Tem) Sam Smith – Present  
Alderman Mike Fernandez – Present Alderman Tommy Ortiz - Present  
Alderman Sam Bluemel – Present Alderman Ruben Juarez – Present  
Mayor – Position Vacant

Call to Order:

- 1) Mayor Pro-Tem Sam Smith called the regular city council meeting to order at 7:00 pm.

Citizens to be Heard:

- 2) None.

City Council Comments:

- 3) Alderman Bluemel express gratitude towards the utility department, the assisting departments and assisting entities in resolving the water main break on Hwy.132 in such a quick manner. Alderman Ortiz mentioned his concerns regarding nuisance properties and dilapidated buildings; and suggests that when Officer Rogers ends his contract with NISD, that he assist Code Compliance in issuing citations to violators. Mayor Pro-Tem Smith mentioned that R's Handy shop/house has brush that needs to be moved across the street in a cleared area in order for ACI to pick up. Alderman Fernandez asked is any appreciation letter was sent to the City of Devine for providing their assistance at the water main break; Hernandez replied that an appreciation lunch was delivered to the City of Devine's Public Works Department.

Presentations:

- 4) NMDD Chair, Ruby Vera, advised Council that closing on the Old Palm Courts property was done on May 12 for the Series-2017 Bond package of \$200,000. And will be working with Ms. Hernandez on updating on the Economic Development Master Plan, in addition to, if determined by the NMDD Board, join into partnership with the Rural Business Program with NALCAB to provide technical guidance and marketing strategies.

Consent Agenda:

- 5) a. Approval of Minutes: April 21, 2017 Regular Meeting  
b. Approval of Financial Activity Report: April 2017  
c. Approval of Police Department Activity Report: April 2017  
d. Approval of Municipal Court Activity Report: April 2017  
e. Approval of Code Compliance Activity Report: April 2017  
f. Approval of Utility Department Activity Report: April 2017  
Action: Alderman Fernandez made the motion approving the consent agenda, and Alderman Bluemel seconded the motion. Vote: 5-0; Motion carried unanimously.

Discussion/Consideration of Action Items:

- 6) **Discussion/Consider fencing around the facility, and Board Members for the 2017-2018 Natalia Little League Season.**

Discussion: NLL Board President Mike Gonzales discussed the idea of fencing around the perimeter of the ball fields, from 3<sup>rd</sup> Street to FM-471, and closing the gap between the two fields; Gonzales mentioned that fencing the perimeter will allow for the city, or other party, to charge to get into the gates for an event, as well as protect the kids from crossing into the highway. Gonzales mentioned that NLL will end the season with a positive fund balance and would like to apply those funds towards something NLL positive, and to readily prepare the next board. Additionally, allowing the NLL or Castro to charge a gate fee during tournaments. Gonzales also stated it's unlikely that many of the current board members will be returning next season. City Administrator Hernandez believes that the contract prohibits NLL from subleasing the fields during season; however, the contract ends September 30<sup>th</sup>, at which City Council can then determine any changes to be made in the contract, or determine renewal based on the election results of the NLL Board. PWD Art Smith did question if the fences gate-entry can be moved so to allow the pipeline not to be obstructed by a fence if needed repairs are necessary, because having the gate at the proposed location would require city crews to tear down the fence if a leak repair is needed. Alderman Ortiz also suggested that NLL call in for a line locate before digging.

Action: Alderman Fernandez made a motion approving the fence to be constructed around the ball fields; Alderman Bluemel seconded the motion. Vote: 5-0; Motion carried unanimously.

7) **Discuss/Consider Action to close a portion of Pearson Street between 3<sup>rd</sup> & 4<sup>th</sup> Street on Saturday, June 10, 2017 from 2:00pm to 6:00pm for a church event hosted by the First Baptist Church of Natalia.**

Discussion: Mayor Pro-Tem Smith stated the First Baptist Church of Natalia, 301 Pearson St, typically hosts an annual summer block party for children and adults; however, would this would be their first request to close the street temporarily to protect the public; this closure, to occur from 2-6pm on Saturday, June 10<sup>th</sup> will not hinder any property owners from accessing their property; however, there will be no thru-traffic.

Action: Alderman Fernandez made a motion to approve the temporary street closure request; and Alderman Juarez seconded the motion. Vote: 5-0; Motion carried unanimously.

8) **Discuss/Consider engaging into an Emergency Interconnect Agreement with East Medina County Special Utility District for emergency use access to each party's water system through an interconnect.**

Discussion: City Administrator Hernandez explained as part of the USDA Project an emergency interconnect agreement shall be provided prior to any construction commencing. The interconnect agreement between the City and EMCSUD will permit either party to utilize the interconnect during an emergency. Alderman Bluemel questioned the definition of an emergency? Hernandez explained that at no point would either party be allowed to use the other party's water system to offset their permitted water-usage or to meet the supply demands of the entity; the interconnect shall only be used during an event of an inoperable water well caused by an unforeseen malfunction or failure. Alderman Fernandez questioned what the wholesale or volume rates were going to be? Hernandez explained that the rates were not provided as the use of the interconnect may not happen today but in ten years from now; and was determined that each party shall pay the cost of the water measured through the meter at the party suppliers current rate at that time of use. Alderman Fernandez briefly discussed the current agreement situation between Atascosa Rural Water and EMCSUD, and questioned why the city can't switch to having this agreement with Benton City Water. Hernandez explained that this is a USDA Project, at which preliminary engineering reports were performed in 2015 to determine the need and costs of the projects; at that time, council should have voiced this concern and made that decision then; at this point of time it is unknown what the affects would cause by switching, if even allowed by USDA. PWD Art Smith also mentioned that EMCSUD utilizes the Edwards Aquifer, same as the city, and Benton City runs off the Carrizo Aquifer, and would prefer not to cross aquifers during this situation, as it may cause problems. Alderman Fernandez requests that a meeting be held with EMCSUD prior to making such decision, especially to discuss rate options. Hernandez will contact EMCSUD to discuss a meeting.

Action: Alderman Bluemel motioned to table this item until the next regular meeting; and Alderman Fernandez seconded the motion. Vote: 5-0; Motion carried unanimously.

Staff Reports:

9) **City Administrator's Reports:**

- i. 2017 November Election Calendar was delivered to Council.

- ii. Proposed FY 2017/18 Budget & Tax Calendar with was delivered to Council for review and amendments, if necessary; Council was reminded that some meeting dates require four members to be present, and suggests reviewing the dates and times to determine the attendance.
- iii. Preliminary Taxable Property Valuations were provided by Medina County Appraisal District which reflect a net taxable value of \$33,786,971 for the 900 properties within the city; providing deadline dates for property owners to contest their appraised values by June 26, 2017. The certified tax roll should be received by July 25, or upon completion of hearing protests and appeals.

10) **Adjournment.** Alderman Bluemel motioned to adjourn the meeting at 7:55pm, and Alderman Fernandez seconded the motion. Motion carried unanimously.

**Passed and Approved this 19<sup>th</sup> day of June, 2017.**

Approval:

Attest:

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Sam Smith, Mayor Pro-Tem

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Lisa S. Hernandez,  
City Administrator/Secretary