

City of Natalia, Texas
Regular City Council Meeting
September 18, 2017 at 7:00 pm
Minutes

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

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) Mayor Pro-Tem Smith read a proclamation which proclaimed Tuesday, October 3, 2017 as National Night Out in the City of Natalia; requesting citizens to help make the community a safer place to live, work and play.

Public Hearings (opened at 7:01pm, closed at 7:05pm):

- 4) a. A variance request by Emmanuel Padilla to permit the placement of a double-wide manufactured home in District R-1 (Low Density Single Family Residential), specifically described as Block 54, Lots 6-8, addressed 20712 FM-471 S., Natalia, Texas 78059. No comments from the public were voiced.
b. Submission of a Downtown Revitalization Program Grant Application through the Texas Department of Agriculture. No comments from the public were voiced.

Consent Agenda:

- 5) a. Approval of Minutes: August 21, 2017 Budget Workshop, August 21, 2017 Regular Meeting, September 6 and 11, 2017 Special Meetings
b. Approval of Financial Activity Report: August 2017
c. Approval of Police Department Activity Report: August 2017
d. Approval of Municipal Court Activity Report: August 2017
e. Approval of Code Compliance Activity Report: August 2017
f. Approval of Utility Department Activity Report: August 2017
Action: Alderman Bluemel made the motion approving the consent agenda, and Alderman Fernandez seconded the motion. Vote: 4-0; Motion carried unanimously.

Discussion/Consideration of Action Items:

- 6) **Discuss/Consider the variance/special use permit request submitted by Emmanuel Padilla to permit the placement of a double-wide manufactured home in District R-1, more specifically described as Block 54, Lots 6-8, addressed 20712 FM-471 S., Natalia, Texas 78059.**
Discussion: Mr. Padilla mentioned that many manufactured homes are all around him, providing pictures (note: some pictures provided are of homes located in White Subdivisions, District being zoned MH, and the others were of homes outside city limits, across from his home). City Administrator Hernandez explained several findings of were pointed out; such as the property's entirety is fenced in, encasing a closed but not transferred city street and alleyway, in such, Mr. Padilla will have to be sure the home is placed inside his lot boundaries not to obstruct city-owned property; the lot in consideration abuts a state highway in which the owner will have to get a permit from TxDOT to install a driveway, both water and sewer taps and connection fees will be performed, and the lot(s) will have to be cleared out in order for the home to meet setback requirements. Mr. Padilla was aware of the findings provided and believes that the city street and alley in question was deeded to him when he purchased the land. Ms. Hernandez explained that Medina County Appraisal District, nor the City of Natalia, has record of an ownership transfer of the property in question; however, should Mr. Padilla have such records, to please have them filed with the County for recordation.
Action: Alderman Bluemel made a motion approving the request in condition to getting the property replatted, Alderman Fernandez second the motion. Discussion: City Administrator Hernandez clarified that the properties are platted correctly in exception to the fence obstructing access through the city's closed alley and street, unless a

document providing the deed can be proven, then yes, he would have to replat and file. Alderman Bluemel amended his motion by striking the conditions of a replat, and Alderman Fernandez seconded the motion. Amended Motion Vote: Motion passed 3-1. Initial Motion Vote: 3-1; Motion passed. Alderman Ortiz voted against.

7) **Discuss/Consider Natalia ISD request for a credit adjustment for water and sewer charges for June-July 2017 billing cycle for Account No. 22300-00, meter located at 8th & Miller Street.**

Discussion: City Administrator Hernandez explained the situation, and the city's discovering that no leak was found, but provided documentation that water from the meter was estimated to be about 40k gallons per day, as well as it measuring the spike daily through the city's treatment facility. Soon after discovering, NISD employee was notified, found the possible leak and turned it off. The city's findings thereafter proved that it was not a leak, but rather something was left on for at least 25 days because soon after, the water and sewer readings went back to its normal daily average. NISD Superintendent Cone questioned if it were possible for the meter to be going bad. Alderman Fernandez explained that typically when meters tend to age or go bad they slow down or stop reading, not speed up; additionally, effluent readings depict higher than average daily treatment consistent to the start and end days of the usage. Mayor Pro-Tem questioned the NISD typical usage and utility rate.

Action: Alderman Fernandez made a motion approving for only a sewer adjustment of \$1,795.30; Alderman Bluemel seconds the motion. Vote: 4-0; Motion carried unanimously.

8) **Discuss/Consider terms of the current Lease agreement made by and between the City of Natalia and the Natalia Little League for the use of the Natalia Ball Fields, property located at the corner of SH-132 & East 3rd Street off FM-471.**

Discussion: Mayor Pro-Tem Smith mentioned that several questions still need to be considered by Council, outlined in the document provided before considering a lease agreement. City Administrator Hernandez suggested that a sub-committee of two councilmembers and two or three league members meet to discuss the concerns, and bring back for consideration. NLL newly elected President Jaime Gomez agreed, and Alderman Tommy Ortiz and Alderman Mike Fernandez agreed to serve on the subcommittee.

Action: Alderman Bluemel motioned to table this item until the NLL and subcommittee can deliberate the terms of an agreement; and Alderman Ortiz seconded the motion. Vote: 4-0; Motion carried unanimously.

9) **Discuss/Consider approving the Natalia Municipal Development District Proposed Budget for Fiscal Year 2017-2018.**

Action: Alderman Fernandez made the motion approving the NMDD budget; and Alderman Ortiz seconded the motion. Vote: 4-0; Motion carried unanimously.

10) **Discuss/Consider a Resolution approving the submission of a Downtown Revitalization Program Application through the Texas Department of Agriculture.**

Action: Alderman Fernandez made the motion of approval; and Alderman Ortiz seconded the motion. Vote: 4-0; Motion carried unanimously.

11) **Discuss/Consider approval of recommendation of scoring committee for the award of engineering services for a Downtown Revitalization Program Grant application and with funding designed; authorizing the City Administrator the approval to negotiate and sign a contract with the selected firm.**

Discussion: City Administrator Hernandez stated that two engineering proposals were received and evaluated by the evaluation committee; TRC Engineers scored a rating of 86, and M&S Engineers scored a rating of 99; therefore, the evaluation committee recommends M&S Engineers.

Action: Alderman Fernandez made the motion of approval; and Alderman Ortiz seconded the motion. Vote: 4-0; Motion carried unanimously.

12) **Discuss/Consider approval of recommendation of scoring committee for the award of administration services for a Downtown Revitalization Program Grant application and with funding designed; authorizing the City Administrator the approval to negotiate and sign a contract with the selected firm.**

Discussion: City Administrator Hernandez stated that only one proposal was received by Langford Community Management Services; however, the evaluation committee reviewed the proposal and was pleased with it, recommending to LCMS for administration services.

Action: Alderman Ortiz made the motion of approval; and Alderman Bluemel seconded the motion. Vote: 4-0; Motion carried unanimously.

13) **Discussion/Consider engaging into a contract with Beyer & Company for auditing services for fiscal year ending September 30, 2017 for an amount not to exceed \$14,500.00; comprised of \$12,500 for City Financials and \$2,000 for MDD Financials.**

Action: Alderman Fernandez made the motion of approval; and Alderman Ortiz seconded the motion. Vote: 4-0; Motion carried unanimously.

- 14) **Discussion/Consider Action on Ordinance; Levying Ad Valorem Taxes for Tax Year 2017 of a Tax Rate of \$0.8564 on each \$100 valuation of property; apportioning tax to the specific purpose; establishing due and delinquency dates; assessment of penalties and interest; and providing for a record vote.**

Action: Alderman Fernandez made the motion of approval; and Alderman Bleumel seconded the motion. Record Vote: 4-0; Passed by a unanimous vote.

FOR: Mayor Pro-Tem Sam Smith, Aldermen: Tommy Ortiz, Sam Bluemel, Mike Fernandez

AGAINST: None.

ABSENT: Alderman Ruben Juarez

ABSTAIN: None.

PRESENT and NOT Voting: Mayor ó Position Vacant

- 15) **Discussion/Consider Action on Ordinance; Ratifying the Adoption of the City of Natalia's Municipal Fund Budgets for Fiscal Year 2017-2018.**

Action: Alderman Fernandez made the motion of approval; and Alderman Bleumel seconded the motion. Record Vote: 4-0; Passed by a unanimous vote.

- 16) **Discussion/Consider Action of designating an official newspaper for city publications and notices for fiscal year 2017-2018.**

Action: Alderman Bluemel made the motion electing Devine Newspaper; and Alderman Fernandez seconded the motion. Vote: 4-0; Passed by a unanimous vote.

Staff Reports:

- 17) **City Administrator's Reports:**

i. Announcement of Curbside Bulky-Item Pickup begins September 25, 2017.

Adjourn:

- 18) **Adjournment.** Alderman Fernandez motioned to adjourn the meeting at 8:08pm, and Alderman Bluemel seconded the motion. Motion carried unanimously.

Passed and Approved this 16^h day of October, 2017.

Approval:

Sam Smith, Mayor Pro-Tem

Attest:

Lisa S. Hernandez,
City Administrator/Secretary