

City of Natalia, Texas
Regular City Council Meeting
April 16, 2018 at 7:00 pm
Minutes

Roll Call: Mayor Tommy Ortiz ó Present Mayor Pro-Tem Sam Smith - Present
Alderman Mike Fernandez ó Present Alderman Darin Frazier - Present
Alderman Sam Bluemel ó Present Alderman Selica Vera - Present

Call to Order:

- 1) Mayor Tommy Ortiz called the regular city council meeting to order at 7:00 pm.

Citizens to be Heard:

- 2) Commission Jerry Beck, Medina County Pct.4, introduced Medina County's plans to expand the annex building and jail facilities without incurring a tax increase, project will be funded from reserves; current bond and radio system finance note will be paid-off soon, to support the facility expansion project. Commissioner Beck invited all those interested in learning more of the project to the May 3rd meeting, 6pm at Annex Building in Devine, Texas.

City Council Comments:

- 3) Alderman Bluemel brought up issues regarding DelMonte Street and asked that the closure of the street be reconsidered; and mentioned NISD Mobile Library will be available during the summer, traveling through inner city street and periodically providing lunch. Alderman Frazier and Alderman Fernandez thanked all those for participating and assisting Amy Edge, Librarian, with the Bluebonnet Festival this year; all proceeds raised help fund the operations of the Natalia Veteran Memorial Public Library.

Presentations:

- 4) Dr. Hensley Cone, NISD Superintendent, presented the district's plans for expanding the school facilities through a bond financing program for estimated project amount of \$9,185,000; providing information of bond options, tax rates, and its facility committee meetings and election process. Alderman Frazier commented on the school's focus of current academic status, its state monitoring, rather than facilities.

Public Hearings:

- 5) Mayor Ortiz opened the floor at 7:32pm to the public for variance, special use permit, requests from:
 - i. Dana Woodson and Willa Keith to permit the placement of a double-wide manufactured home in District C-1 (Commercial District), specifically described as Block O, Lot 12, address being 20946 FM-471 S., Natalia, Texas 78059; and,
 - ii. Samuel and Veronica Sanchez to permit the placement of a double-wide manufactured home in District R-1 (Low Density Single Family Residential), specifically described as Block 41, Lot 9, address being 602 Aubrey Street, Natalia, Texas 78059

Having no public comments, Mayor Ortiz closed the hearing at 7:33pm.

Consent Agenda:

- 6) a. Approval of Minutes: March 2018 Regular Meetings
b. Approval of Financial Activity Report: March 2018
c. Approval of Police Department Activity Report: March 2018
d. Approval of Municipal Court Activity Report: March 2018
f. Approval of Utility Department Activity Report: March 2018
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:

- 7) **Discuss/Consider the variance request submitted by Dana Woodson and Willa Keith to permit the placement of a doublewide manufactured home in Zoning District C-1 (Commercial), specifically described as Block O, Lot 12, address known as 20946 FM 471 S., Natalia, Texas 78059.**

Action: Alderman Fernandez made a motion approving a special use permit; and Alderman Bluemel seconded the motion. Conditions of variance approval becomes null and void should applicant fail to obtain building permits within six-months from today. Vote: 4-1-0; Motion passed by majority vote, with Alderman Smith.

- 8) **Discuss/Consider the variance request submitted by Samuel and Veronica Sanchez to permit the placement of a doublewide manufactured home in Zoning District R-1 (Low Density Single-Family Residential), specifically described as Block 41, Lot 9, address known as 602 Aubrey Street, Natalia Texas 78059.**

Action: Alderman Bluemel made a motion approving a special use permit; and Alderman Frazier seconded the motion. Conditions of variance approval becomes null and void should applicant fail to obtain building permits within six-months from today. Vote: 5-0; Motion passed unanimously.

- 9) **Discuss/Consider action of request submitted by Charles Brown of Natalia Church of Christ, in methods to slow vehicular traffic on 4th and Pearson Street.**

Discussion: Citizen Charles Brown requests Council to consider placing a stop sign, precautionary signs, speed bumps or crosswalks along the streets abutting the Church, as children are usually at play when traffic comes through a fast speeds.

Action: Alderman Fernandez made a motion authorizing the City Administrator to draft an ordinance for the install of a stop sign at this corner, making this a four-way stop intersection, for consideration at next meeting. Alderman Frazier second that motion. Vote: 5-0; Motion passed unanimously.

- 10) **Discuss/Consider soliciting for the capital purchase of a new Monitor and Control Communication System for the Water System.**

Discussion: Public Works Director Art Smith addressed the issues the city is dealing with, being that the current monitor and controls radio communication system for the water system fails to function properly, and has been worked on numerous times with various companies and technicians for several years now, and is becoming more and more difficult to find the parts and technicians to service the current system as it is considered obsolete. City Administrator Hernandez asked City Engineer, Tom Turk, with M&S Engineering, to look into the system. Options being that the city could continue operating and piece-milling the current system with refurbished parts with costs differentiating as parts and labor are becoming hard to find, to purchase and install an entire new scada radio system with costs being about \$100k, or to upgrade to a more modern technology with total costs being less than \$20k. M&S Engineer, Kevin Englehart, Kevin introduced a more advanced system called "Aquavx Tank & Control System" that operates through a web-based networking and data processing program that can track historical data, develop reports and has reliable monitoring capabilities that will also release system alerts or notifications of any failures or warnings to be addressed. Also, in such case of an alert, most repairs or research can be done through any web-access device, without even coming to the site, which will reduce unnecessary call-outs to staff. The City has a total of three sites, but since Well #4 and #6 are so close together, the number of units needed can possibly reduce to two; and the cost per unit per site is \$2,175, technician installation is \$1,200 per tech per day, with an annual fee of \$550 per unit per year.

Action: Alderman Fernandez made a motion authorizing the purchase of the Aquavx System through Antx, Inc. for total purchase and install amount not to exceed \$25,000 funded through utility reserves. Alderman Bluemel second that motion. Vote: 5-0; Motion passed unanimously.

- 11) **Discuss/Consider adoption of Proclamation; proclaiming April as Fair Housing Month for the City of Natalia, Texas.**

Action: Alderman Smith made a motion approving the proclamation; Alderman Fernandez second the motion. Vote: 5-0; Motion passed unanimously.

- 12) **Discuss/Consider rescheduling the May 21, 2018 Regular City Council Meeting to Monday, May 14, 2018 at 7:00pm.**

Action: Alderman Fernandez made a motion to reschedule the meeting for May 14, 2018; Alderman Vera second the motion. Vote: 5-0; Motion passed unanimously.

- 13) **Discuss/Consider increasing the number of Reserve Police Officers assigned to the Natalia Police Department.**

Discussion: Chief Rodriguez requests City Council increase the number of reserves to the Natalia Police Department, as little to hold these officers commission usually only result for the purchase of uniforms. Alderman Frazier asked how these officers will be used, and if persons are already being considered. Chief Rodriguez replied that reserves are used to fill gaps between shifts, to cover a full-time officer's shift, or for court proceedings, and no reserve applicants have been issued to be considered. Alderman Frazier and Mayor Ortiz

requests that written procedures or policies for use and requirements of reserve officers be in place prior to installing more officers.

Action: Alderman Fernandez made a motion increasing the number of reserve officers to ten (10); Alderman Smith seconded the motion. Vote: 5-0; Motion passed unanimously.

14) **Discuss/Review and Consider terms of the 2018 City of Natalia and Natalia Little League Contract.**

Discussion: Mayor Ortiz asked that the NLL Contract be reviewed, as Edward Castro, present, would like to hold a tournament during Little League Season for April 29, 2018. City Administrator Hernandez explained that the lease agreement between NLL and City does not allow for the subleasing of the fields by either the City or the NLL. Alderwoman Vera expressed her concerns for permitting Edward Castro to hold a tournament, that is not for Little League, during little league season, while a current lease agreement is in effect; and disagrees with allowing sublets on Sundays for outside tournaments when little league players or teams have nowhere to practice, and have been turned down to use the fields when not in use. Alderman Frazier, Fernandez and Bluemel also expressed concerns of general liability and safety issues, and being if NLL is not responsible for accidents or injuries when being sublet, who will, the City? Alderman Frazier believes that if any proceeds are to be made, they should be made by NLL. Edward Castro explained the fee rates, rental fees, and contributions provided to NLL when hosting these tournaments. Alderman Smith did not object to allowing Edward Castro to host a tournament on Sunday, April 29th, should NLL agree with it, and so long as the NLL turns in all the required reports needed from the start of the contract that has not yet been provided. City Administrator Hernandez explained that no member from NLL is present to discuss making changes to the contract, nor can the city permit the tournament if fields are currently under lease; Alderwoman Vera agreed.

Action: Alderman Fernandez made the motion to approve Edward Castro to hold the tournament for April 29th, and making amendments to contract to allow subleasing the fields for Sundays only during In-season, in condition that a Natalia Little League agrees to the tournament, that Natalia Little League provides all reports required in the contract, Natalia Little League agrees to contract amendments, and so long as the City holds no general liabilities for damages, injuries, etc. for these tournaments. Alderman Smith seconded the motion. Vote: 5-0; Motion passed unanimously.

Staff Reports:

15) **City Administrator's Reports:** 1) Planning and Zoning Workshop is scheduled for Friday, April 20th hosted by AACOG presented by DNBH&Z Attorneys at Law, deadline to register is 11pm on April 16th. 2) ACI Bulky Item Curbside Pickup will commence Monday, April 30, 2018;

Public Works Director's Reports: 1) Issues with Control Valves at Well #4.

Adjournment:

16) **Adjournment of the Regular City Council Meeting.** Alderman Smith motioned to adjourn the meeting at 9:30pm, and Alderman Bluemel seconded the motion. Motion carried unanimously.

Passed and Approved this 14th day of May, 2018.

Approval:

Tommy Ortiz, Mayor

Attest:

Lisa S. Hernandez,
City Administrator/Secretary