

City of Natalia, Texas  
Regular City Council Meeting  
April 18, 2016 at 7:00 pm  
Minutes

<u>Roll Call:</u>	Mayor Manuel C. Saldana - Present	Alderman Sam Smith - Absent
	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, and the invocation by Alderman Bluemel.

Citizens to be Heard:

- 2) None.

City Council Comments:

- 3) Mayor Saldana proclaimed the month of May, 2016 as Older Americans Month.

Public Hearing/Consider Action:

- 4) Public Hearing/Consideration on the submission of a request for a variance or special use permit for:
  - a. Mauricio Lemos, Property Owner; to permit the placement of either a single-wide or double-wide manufactured home; Block 149, Lots 23 & 24, located at 509 Bartlett Street, Natalia, Texas 78059. Because each lot size was 25'x150', City Administrator recommended that the lots be platted as one-single lot of 50'x150' to meet setback requirements, to which Mr. Lemos has prepared and filed. Alderman Fernandez made a motion approving for a one-time special use permit to install one doublewide manufactured home at 509 Bartlett Street; Alderman Bluemel second the motion. Motion passed by a 3-1 vote, with Alderman Ortiz voting against the permit.
  - b. Natividad & Dominga Perez, Property Owner, requested by Paul Perez, Jr, Applicant; to permit the placement of a double-wide manufactured home; Block 147, Lots 6 - 12, located at 804 4<sup>th</sup> Street, Natalia, Texas 78059. The installation of a manufactured home would be for the replacement of an existing mobile home, which had been recently demolished and removed from location. Alderman Bluemel made a motion approving for a one-time special use permit to install a doublewide manufactured home at 804 4<sup>th</sup> Street; and Alderman Fernandez second the motion. Motion passed unanimously by a 4-0 vote.
  - c. Marisela Mata, Property Owner; to permit the placement of a single-wide manufactured home; Hunters Oak Subdivision, Lot 13, located at 102 Heather Circle, Natalia, Texas 78059. The subdivision is currently zoned MH for doublewide homes, and have previously approved for singlewide homes to be installed. Alderman Juarez made a motion approving for a one-time special use permit to install a singlewide manufactured home at 102 Heather Circle; and Alderman Bluemel second the motion. The motion passed unanimously by a 4-0 vote.
  - d. Topar Investments, LLC, Mike Partin; to permit the placement of a double-wide manufactured home on each lot of Block 41, Lot 10 located at 610 7<sup>th</sup> Street; and Lot 11 located at 612 7<sup>th</sup> Street, Natalia, Texas 78059. The request is for two doublewide manufactured home to be installed on each lot; which are both 50'x150'; the requestor is not installing the manufactured homes but selling the lots for \$17,500 each and marketing the land use to permit manufactured homes. Alderman Ortiz made a motion denying the request; and by lack of second motion died. Alderman Juarez made the motion approving a one-time special use permit for the installation of two manufactured homes for each lot, and must meet setback requirements; Alderman Bluemel seconded the motion. The motion passed unanimously with a 3-1 vote, with Alderman Ortiz voting against the permit.

Public Comments: Alderman Ortiz objects to future installation of manufactured homes within the prohibited zoned areas; additionally, speaking on behalf of his neighbors who are not present but have voiced their concern and objection to him. Alderman Ortiz states the lack of valuation and longevity of manufactured homes have will lower the property values of existing and future built homes, and have seen the lack of property owner responsibility on the maintenance and upkeep of these homes. Mayor Saldana



agrees with Alderman Ortiz, and goes on to explain that lots having adequate square footage or having multiple lots that can be combined into one lot should be required to build a home to improve property valuations; continuing to grant manufactured homes in prohibited areas continues to be a cycle which needs to stop to increase values and worth of property. City Administrator Hernandez explains that because of several requests and concerns regarding the regulation of manufactured homes, a draft ordinance is placed for consideration, and council may at that time determine establishing stricter regulations and permitting processes, including the review of the City's current zoning.

Consent Agenda:

- 5) a. Approval of Minutes: March 21, 2016 Regular Meeting
  - b. Approval of Financial Activity Report: March 2016
  - c. Approval of Police Department Activity Report: March 2016
  - d. Approval of Municipal Court Activity Report: March 2016
  - e. Approval of Code Compliance Activity Report: March 2016
  - f. Approval of Utility Department Activity Report: March 2016
- Motion: Alderman Fernandez made the motion approving the consent agenda, and Alderman Bluemel seconded the motion.
- Vote: 4-0; Motion carried unanimously.

Discussion/Consideration of Action Items:

- 6) **Discuss/Consider an Agreement with Environmental Health Group (EHG) to perform food establishment health san sanitation inspections for 5-years ending December 31, 2021.**  
Discussion: City Administrator Hernandez explained that city's former inspector resigned effectively ending in March 2016; and inquired with surrounding cities of whom they use to perform these services, and received quotes from Bureau Veritas, EHG, Medina County Health Unit, and information relating to inspection services from Texas Department of Health Services. After review and determination, contracting with EHG for permanent food establishments and mobile food units was the cheapest from the quotes received; Medina County Health Unit will be handling the inspections of all school institutions as they had done for the City in the past; and the City's authorized enforcement can perform the inspections for special and temporary events booth vendors; this is the best solution determined.  
Motion: Alderman Bluemel made the motion approving the agreement with EHG; and Alderman Fernandez seconded the motion.  
Vote: 4-0; Motion carried unanimously.
- 7) **Discussion/Consider approving Resolution; Amending Resolution 14-14, providing for waiver of liability agreement by and between the City of Natalia and the Natalia Public Library Foundation.**  
Discussion: City Administrator Hernandez has discussed the city's and library's engagement with TMLIRP during their annual audit in early January, and found that the City cannot bind coverage for workers compensation and general liability insurance to a non-profit organization, as it operates under their own directions, and not a department or an employ of the City, but simply provides financial assistance and leasing arrangements with the Library. Amy Edge, Librarian, was notified of the situation, and signed the waiver agreement.  
Motion: Alderman Fernandez made the motion approving the amended resolution; and Alderman Juarez seconded the motion.  
Vote: 4-0; Motion carried unanimously.
- 8) **Discussion/Consider authorizing the City Administrator to file an application and issue required public notices for the intent to apply for funding with USDA Rural Development, Rural Utilities Services, for water and wastewater system and infrastructure improvements.**  
Discussion: The City has been working with M&S Engineering since June-2015 in determining the best solutions and project priorities, and has recently completed and submitted to the City and to USDA the preliminary engineering and environmental report for both water and wastewater improvements which was funded through Special Evaluation Assistance for Rural Communities and Household (SEARCH) grant monies received from USDA; these reports were recently approved by USDA. The next steps are to apply for funding, whether grant or loan, to support the costs of these projects included the reports. After submission and determination of funding is made by USDA, the City Council can then decide which route they'd like to proceed, or not.



Motion: Alderman Fernandez made the motion authorizing the filing of application and issuance of notices; and Alderman Bluemel seconded the motion.

Vote: 4-0; Motion carried unanimously.

- 9) **Discussion/Consider authorizing the Mayor and Chief of Police to negotiate terms of a contract with Natalia ISD to employ a Natalia Police Officer as a School Resource Officer for the 2016-2017 School Year.**

Motion: Alderman Fernandez made the motion; and Alderman Ortiz seconded the motion.

Vote: 4-0; Motion carried unanimously.

- 10) **Discuss/Consider adopting an Ordinance; Amending the Code of Ordinances, Chapter 6, providing prohibitions, regulations, permit application process, inspections and fees for the installation of mobile homes, manufactured homes, modular homes, travel trailers and recreational vehicles inside city limits.**

Motion: Alderman Fernandez motioned to table the item for a council workshop on Monday, May 2, 2016; and Alderman Bluemel seconded the motion.

Vote: 4-0; Motion carried unanimously.

- 11) **Review/Discuss/Consider recommendations to the City's Zoning Ordinance regulating districts, specific uses, and special exceptions.**

Motion: Alderman Bluemel motioned to table the item for a council workshop on Monday, May 2, 2016; and Alderman Fernandez seconded the motion.

Vote: 4-0; Motion carried unanimously.

Staff Reports:

12) City Administrator

- a. Hog Wild Local Government Educational Seminar hosted by Denton Navarro Rocha Bernal Hyde & Zech, P.C., on May 26 – 27, 2016 at Texas State University, San Marcos
- b. NLL Upcoming Events and Activities
- c. TxCBDG Contract No.7215349 WWTP Improvements Project Update
- d. After Action Report on the 2016 Natalia Bluebonnet Festival provided by Amy Edge, Librarian

13) Public Works Director

- a. TCEQ Lead & Copper Rule Monitoring & Reporting Violation, and Community Survey; the City is now required to perform 20-unit samples every 6-months for the violation; however, PWD Smith states he's having difficulty getting the number of homes in each tier, as most homes are built prior to 1982, or a manufactured home.

14) Chief of Police

- a. USDA Community Facilities Grant/Match for the purchase of a police vehicle was awarded to the NPD in the amount of \$16,500 for a unit cost of \$30,100; the city's match is the remaining \$13,600, which is a lot higher than the original 70/30% grant/match figured, but after applications were reviewed and monies were distributed to all agencies it was more like 55/45% grant/match.

- 15) **Adjournment:** Alderman Fernandez motioned to adjourn the meeting at 9:15pm, and Alderman Bluemel seconded the motion. Motion carried unanimously.

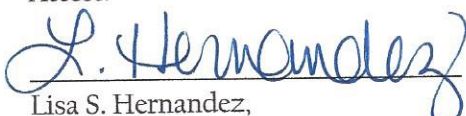
Passed and Approved this 16<sup>th</sup> day of May, 2016.

Approval:



Sam Smith, Mayor Pro-Tem

Attest:



Lisa S. Hernandez,  
City Administrator/Secretary