

Somerville City Council
Regular Meeting
March 14, 2023

The Somerville City Council met in a regularly scheduled meeting on March 14, 2023, in the Somerville Senior Citizens Center. Present were Mayor Tommy Thompson; Alderwoman Debra Coleman, Alderman Erik Kline and Alderman Jeff Schoppe; City Administrator Danny Segundo; Rose Rosser City Secretary; Visitor's Register - on file in the City Secretary's Office.

CALL TO ORDER

6:18 PM - The meeting was called to Order at this time by Mayor Thompson.

INVOCATION

Invocation was given by Alderwoman Coleman.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance followed the Invocation.

EXCUSED ABSENCES FOR COUNCIL MEMBERS

Motion made by Alderman Schoppe to **approve** the absence of Alderwoman Moses and Alderwoman Flencher. **Seconded** by Alderman Kline. Motion **carried** by a vote of 3 in favor and 0 opposed.

CITIZEN'S COMMENTS

Mary Kitterman is upset that the City is not picking up limbs in her yard but are picking up limbs in other peoples yards. Administrator Segundo said that the City stopped picking up limbs about 3 years ago and that citizens are instructed to take them to the landfill. She said that she is unable to take the limbs to the landfill and wanted to know why the City stopped picking them up. Alderman Schoppe said that people were starting to take advantage of the service. Administrator Segundo said that the City would pick them up at the April City Wide Clean Up.

Ben Flencher thanked the City of Somerville for making 8th street happen. He thanked Public works for working on pot holes and he thanked City Council for the support on the sub-division. He said that a number of Ordinances are slipping through the cracks; there are many eye sores on Highway 36; He would be glad to go and talk to the County Commissioner and County Judge about getting on board and helping the City with some road work; People are saying that it takes up to 20 days to get a building permit; and the City needs to find a way to get some tree limbs picked up. Maybe they could hire a sub-contractor to pick up limbs.

REPORTS

Police Department Activity Report

Chief Sullivan reported on Police Department Activity for the month of February 2023.

Municipal Court Activity Report

Rose Rosser reported on Municipal Court Activity for the month of February 2023.

Public Works Activity Report

Joshua Young reported on Public Works Activity for the month of February 2023.

Code Enforcement Activity Report

Kathy Pollock reported on Code Enforcement Activity for the month of February 2023.

Senior Center Activity Report

Kelsey Bizzell was unable to attend, Senior Center report was presented to Mayor & City Council.

CONSENT AGENDA**APPROVAL OF MINUTES / FINANCIAL MATTERS**

Motion made by Alderman Schoppe to **approve** the Minutes of the February 14, 2023 Regularly scheduled council meeting; and the Statement of Revenues & Expenditures, Sales Tax Report and Accounts Payable Cash Requirement Control Report by Department. **Seconded** by Alderwoman Coleman. Motion **carried** by a vote of 3 in favor and 0 opposed.

PROCLAMATIONS

Mayor Thompson and City Council proclaimed the month of April as Fair Housing Month.

UNFINISHED BUSINESS

NONE

EXECUTIVE SESSION

6:48 PM – Executive Session was called to order at this time by Mayor Thompson pursuant to Chapter 551.074 (Personnel Matters) of the Texas Government Code to discuss personnel matters and / or any matter as specifically listed on this agenda and / or as permitted by Chapter 551 of the Texas Government Code.

Present in executive session were: Mayor Thompson, Alderman Schoppe, Alderman Kline, Alderwoman Coleman, Administrator Segundo and Chief of Police Sullivan.

Reconvened to Open Session at 7:02 PM by Mayor Thompson.

NEW BUSINESS**ACTION ITEMS****Plat Approval / JK Investments**

Motion made by Alderman Schoppe to **approve** to receive and approve the Planning and Zoning preliminary report for the Reserve at Lake Somerville. **Seconded** by Alderman Kline. Motion **carried** by a vote of 3 in favor and 0 opposed.

Zoning Change Request / Lakeridge Subdivision

Motion made by Alderman Schoppe to **approve** to receive and approve the Planning and Zoning Report related to the request for a zoning change for the Lakeridge Subdivision. **Seconded** by Alderman Kline. Motion **carried** by a vote of 3 in favor and 0 opposed.

4th of July Fireworks Display

Motion made by Alderman Schoppe to **approve** authorizing the City Administrator to enter into a contract with American Fireworks to provide a 20-minute fireworks display. **Seconded** by Alderman Kline. Motion **carried** by a vote of 3 in favor and 0 opposed.

Order of Cancellation / May 6, 2023 General Election

(Orden de cancelación / Elecciones generales del 6 de mayo de 2023)

Motion made by Alderman Schoppe to **approve** the Order of Cancellation for the Somerville General Election that was scheduled for May 6, 2023 in accordance with Section 2.053(a) of the Texas Election Code; the authority responsible for preparing the ballot certifies that candidates applying for a place on the ballot are all unopposed. **Seconded** by Alderman Kline. Motion **carried** by a vote of 3 in favor and 0 opposed. (Moción hecha por el Concejal Schoppe para aprobar la Orden de Cancelación para la Elección General de Somerville que estaba programada para el 6 de mayo de 2023 de acuerdo con la Sección 2.053 (a) del Código Electoral de Texas; La autoridad responsable de preparar la papeleta certifica que todos los candidatos que solicitan un lugar en la papeleta no tienen oposición. Secundado por el Concejal Kline. Moción aprobada por 3 votos a favor y 0 en contra.)

Resolution R23-002 / Authorizing Signatories / TXCDBG Grant Agreement # CDV21-004

Motion made by Alderman Kline to **approve** Resolution R23-002, a resolution designating authorized signatories for contractual documents and documents for requesting funds pertaining to the Texas Community Development Block Grant Program (TXCDBG) Grant Agreement Number CDV21-0044. **Seconded** by Alderman Schoppe. Motion **carried** by a vote of 3 in favor and 0 opposed.

Resolution R23-003 / Regarding Civil Rights

Motion made by Alderman Schoppe to **approve** Resolution R23-003, regarding Civil Rights, adopting Citizen Participation Plan and Grievance Procedures; Excessive Force Policy; Section 504 Policy and Grievance Procedures; Code of Conduct Policy; and Fair Housing Policy. **Seconded** by Alderwoman Coleman. Motion **carried** by a vote of 3 in favor and 0 opposed.

Ordinance 23-004 / Alarm Systems Regulations

Motion made by Alderman Schoppe to **table** Ordinance 23-004, regarding the regulation of alarm systems in the City of Somerville. **Seconded** to **table** by Alderwoman Coleman. Motion to **table** **carried** by a vote of 3 in favor and 0 opposed.

Mayor Thompson closed the open meeting to go into a joint Public Hearing at **7:12 PM**

PUBLIC HEARING (S)

The purpose of the joint public hearing is to receive oral comments from any interested person(s) concerning the proposals to:

- (1) 7:12 PM** - Request to re-zone the property at the Lakeridge Subdivision from C-2 General Business to RS-1 Residential. Administrator Segundo offered exhibits for anyone that wanted one. The exhibit was explained by Administrator Segundo. Richard Meyer, Planning & Zoning Chairman said that the Commission discussed this in detail at their February Meeting. They looked at the area and the size of it. As residential, the City will receive more taxes than they would if it stays commercial, and the Planning & Zoning Commission recommends that it's a good move for the City. Administrator Segundo asked if anyone had any comments in favor of or against, there were none and Part 1 of the Public Hearing was closed at **7:16 PM** By Mayor Thompson.
- (2) 7:16 PM** – Preliminary / Final submission by JK Investment Partners, LLC. For the Reserve at Lake Somerville Subdivision. Administrator Segundo offered handouts to anyone that wanted to review them and introduced Kirk Lowe with The Reserve at Lake Somerville. He explained that the subdivision will be 3 phases, a total of 141 lots, there will be a large retention pond. A citizen asked where this is located (she did not state her name for the record and was wearing a mask making it hard to understand what she was saying). The location is right off of Thornberry, over to 8th Street which is the back entrance to the neighborhood. The main entrance will be gated. Administrator Segundo asked if anyone had any comments in favor of or against. Mike Rhodes said that he was really happy to see expansion going on in Somerville, but he has a personal concern: Will the retention pond be drained on a regular basis? He has property below that, so if the retention pond gets full with heavy rain, will his property flood? Kirk Lowe said that they are in the process of designing a pump system that will pump it out, but they want to leave it as a wet well with maybe 3 feet of water in it. Another citizen (did not state name for record) wanted to know when they would get started on it. Kirk Lowe said that they want to get it started quickly. Richard Meyer said that Planning & Zoning are excited about this project coming in. Part 2 of the Public Hearing was closed at **7:25 PM** by Mayor Thompson.

DISCUSSION ITEM(S)

Roeshon Reliford spoke with Mayor & City Council regarding the placement of a manufactured home on possibly two different locations on Fleming Street, the first address is 259 Fleming Street, the second location is 295 Fleming Street.

Roeshon Reliford: Her daughter had a manufactured home placed in 2013, she got an upgrade in 2015 and she stayed there until 2018, selling it and moving to Houston. She came back to Somerville because crime got so bad there. Her daughter purchased a 2022 trailer and wants to put it on the property so that she can pay for something to own.

Mayor Thompson: Doesn't think the City can help her with this because the tax office says that this land is not in her name.

Ms. Reliford: The land is in her name, she has the deeds.

Mayor Thompson: The appraisal district will have to change it because without the appraisal district saying that she owns it, the City can't do anything. They say that Will Coleman and John Reliford own the land.

Administrator Segundo: The issue is that City Ordinance 13-003 prohibits the placement of a manufactured home where an existing residential structure exists. She has a home there and it is one home per lot, so she cannot put a manufactured home on that lot.

Ms. Reliford: The house has always been there.

Administrator Segundo: Once the manufactured home left that property you were no longer grandfathered in.

Ms. Reliford: Administrator Segundo told her to discuss it with Mayor & City Council.

Administrator Segundo: That was so that she could voice her opinion, but the ordinance still prohibits her from putting a manufactured home on that lot.

Alderman Schoppe: Can she sub-divide that lot to her daughter, and then place a manufactured home on it?

Administrator Segundo: She could sub-divide it and leave it in her name as far as that goes but it will cost around \$5,000 in surveying and platting costs. That's an option she has if she wants to sub-divide that property. She would still have to come back to Council to get an SUP because that's not a manufactured home area.

Ms. Reliford: There are manufactured homes all around there.

Administrator Segundo: They are grandfathered in, if they move, they're gone, they can't come back.

Mayor Thompson: If she gets the Will Coleman lot changed to her name could she then put a manufactured home on it?

Administrator Segundo: She could use that lot if she keeps it separate from the rest, if she incorporates it with the rest of the property, then it becomes one piece of property. Even if it's not incorporated it would still have to have a site survey for the SUP, and then come back to Council.

MAYOR AND COUNCIL COMMENTS

Mayor Thompson said that it was very upsetting when people come to Council with problems that they cannot fix.

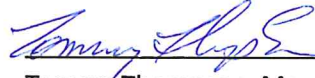
CITY ADMINISTRATOR COMMENTS

Administrator Segundo explained the building permit time frame is only a couple of hours unless it's new construction, building a new structure.

ADJOURN

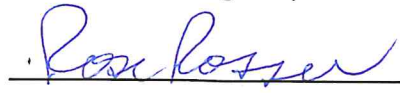
7:38 PM - Motion made by Alderman Schoppe to **approve** adjourning the meeting at this time. **Seconded** by Alderman Kline. Motion **carried** by a vote of 3 in favor and 0 opposed.

Passed: 4-11-23



Tommy Thompson, Mayor
Or Debra Coleman, Mayor Pro-tem

I, Rose Rosser, City Secretary for the City of Somerville, Texas, do hereby certify that I am the custodian of the records for the City of Somerville, Texas, and that the above is a true and correct copy of the Minutes of the regularly scheduled meeting held on March 14, 2023.



Rose Rosser, City Secretary

