

CITY OF SANTA FE

City Council Regular Meeting
April 9, 2009
Council Chambers at 7:00 PM
12002 HWY 6
SANTA FE, TEXAS

MINUTES

The meeting was called to order at 7:00 p.m. by Mayor Ralph Stenzel.

Roll Call: Present: Mayor Ralph Stenzel
Mayor Pro-tem Bubba Jannett
Councilmember Jeff Tambrella
Councilmember Joe Carothers
Councilmember Pam Schwertner
City Attorney Ellis J. Ortego
City Manager Joe Dickson
City Secretary Janet L. Davis
Absent: Councilmember Rebecca A. Darden, excused

The invocation was given by and the pledge of allegiance to the U.S. Flag and to the Texas Flag was led by City Manager Joe Dickson.

The minutes of 3/12/09, 3/26/09, and 4/2/09 were approved as presented.

Mayor Stenzel was unable to present the proclamation for Child Abuse Prevention Month as no one from the Galveston County Childrens' Protective Services was present to receive it.

Planning and Zoning Business:

Old Business: None

New Business:

1. Consideration and possible action: Public hearing and first reading of an ordinance of the City of Santa Fe, Texas, amending Ordinance No. 02-03, commonly known as the City of Santa Fe Unified Development Code, or the Santa Fe Zoning Ordinance, 2002 Edition, the official zoning map adopted under Section 3.08, by changing the zoning classification from Neighborhood Commercial District (NC) to Multi-Family Residential District (R-3), for 4.849 acres located at the NW corner of FM 646 and 11th Street, described as Abst 47 Page 6 Part of Outlot 270 (270-3) Alta Loma Outlots, City of Santa Fe, Galveston County, Texas
Community Services Director Diana Steelquist said this is a request to change the zoning on the tract of land behind Big Chief for a senior apartment complex. The Neighborhood Commercial zone does not allow that type of use, so the developers have requested a zone change to R-3, Multi Family Residential. The Planning and Zoning Commission held a public hearing on

Tuesday and there were several comments and concerns voiced by the residents of the adjoining properties. Specific issues addressed were drainage, location of the entrance, the location of the trash dumpsters, if children will be allowed to live there, and screening between the development and the residential subdivision. A representative from DMA development was present and addressed each of the concerns pertaining to the site plan issues. There will be screening between the development and the subdivision, and the number of units proposed has been reduced from 76 to 72 to meet the drainage and detention requirements. The 40-year deed restrictions limit the senior project to residents 55 and older, and children will be allowed to visit overnight on a limited basis. The Planning and Zoning Commission recommended approval of the zone change request. Mrs. Winnie Corsaro, a representative from the Southeast Texas Housing Finance Corporation who is co-developing the project, was also present. Mayor Stenzel opened the public hearing, but there were no public comments so the public hearing was closed at 7:07 p.m. Councilmember Schwertner questioned the drainage criteria, specifically if the detention pond will be fenced and the slope of the detention pond. Ms. Steelquist said they will probably fence the entire development but not necessarily the detention pond itself and the slope will be something less than four to one. Councilmember Jannett asked if those in attendance at the Planning and Zoning Commission were satisfied with the responses to their concerns and staff said they were. Motion by Councilmember Carothers, seconded by Councilmember Schwertner to pass the first reading of an ordinance of the City of Santa Fe, Texas, amending Ordinance No. 02-03, commonly known as the City of Santa Fe Unified Development Code, or the Santa Fe Zoning Ordinance, 2002 Edition, the official zoning map adopted under Section 3.08, by changing the zoning classification from Neighborhood Commercial District (NC) to Multi-Family Residential District (R-3), for 4.849 acres located at the NW corner of FM 646 and 11th Street, described as Abst 47 Page 6 Part of Outlot 270 (270-3) Alta Loma Outlots, City of Santa Fe, Galveston County, Texas. The motion passed the roll call vote unanimously.

City Business (Other):

Old Business:

1. Consideration and possible action: Second and final reading of an ordinance of the City of Santa Fe, Texas, amending Chapter 3, Building Regulations, Code of Ordinances, by updating the Building Code, Residential Code, Electrical Code, Energy Conservation Code, Mechanical Code, Electrical Code, Fuel Gas Code and Plumbing Code from International Codes 2003 Edition to the 2006 Edition; by deleting portions of the Electrical Code referencing the licensing of master electricians

Community Services Director Diana Steelquist said this is a housekeeping issue to update the housing codes to the latest editions. She said it also deletes the licensing of master electricians since state law now does that. Mr. Michael Aldous of 11959 FM 1764 asked why we are reducing the state exemption requiring a building permit from 200 square feet to 120 square feet. Ms. Steelquist said our current ordinance exempts structures of 100 square feet or less and this ordinance actually increases that exemption to 120 square feet. Motion by Councilmember Tambrella, seconded by Councilmember Carothers to pass the second and final reading of an ordinance of the City of Santa Fe, Texas, amending Chapter 3, Building Regulations, Code of Ordinances, by updating the Building Code, Residential Code, Electrical Code, Energy Conservation Code, Mechanical Code, Electrical Code, Fuel Gas Code and Plumbing Code from

International Codes 2003 Edition to the 2006 Edition; by deleting portions of the Electrical Code referencing the licensing of master electricians. The motion passed the roll call vote unanimously.

2. Consideration and possible action: Second and final reading of an ordinance of the City of Santa Fe, Texas, amending Chapter 3, Construction Regulations, Code of Ordinances, Section 18, Supplementary Regulations to the Building Codes, amending windstorm certificate of compliance requirements for accessory buildings; providing for penalties and severability. Community Services Director Diana Steelquist said this ordinance will allow the value of a building to increase from \$2,000 to \$3,000 before a windstorm certificate is required. Motion by Councilmember Tambrella, seconded by Councilmember Carothers to pass the second and final reading of an ordinance of the City of Santa Fe, Texas, amending Chapter 3, Construction Regulations, Code of Ordinances, Section 18, Supplementary Regulations to the Building Codes, amending windstorm certificate of compliance requirements for accessory buildings; providing for penalties and severability. The motion passed the roll call vote unanimously.

3. Consideration and possible action: Second and final reading of an ordinance of the City of Santa Fe, Texas, amending Chapter 5, Fire Protection, Code of Ordinances, by updating the International Fire Code (IFC) 2003 Edition to the 2006 Edition, adopting the 2006 Edition of the NFPA 101 Life Safety Code; deleting portions of the IFC Code referencing residential sprinklers; amending the powers of the Assistant Fire Marshal; allowing any law enforcement officer to confiscate illegal fireworks; having a severability clause. Fire Marshal Charlie Tuttoilmondo said this is also a housekeeping issue to update the Fire Code to the latest edition. Motion by Councilmember Jannett, seconded by Councilmember Tambrella to pass the second and final reading of an ordinance of the City of Santa Fe, Texas, amending Chapter 5, Fire Protection, Code of Ordinances, by updating the International Fire Code (IFC) 2003 Edition to the 2006 Edition, adopting the 2006 Edition of the NFPA 101 Life Safety Code; deleting portions of the IFC Code referencing residential sprinklers; amending the powers of the Assistant Fire Marshal; allowing any law enforcement officer to confiscate illegal fireworks; having a severability clause. The motion passed the roll call vote unanimously.

4. Consideration and possible action: Second and final reading of an ordinance of the City of Santa Fe, Texas, altering the prima facie speed limits established for vehicles under the provisions of Sections 545.356 and 545.353 of the Texas Transportation Code, on certain streets and highways or parts thereof within the corporate limits of the City of Santa Fe, Texas; establishing a construction speed zone on FM 646 from the intersection of the northern edge of FM 1764 to the intersection of the northern edge of Second Street, a distance of approximately 2.3 miles to reduce the speed limit to 45 miles per hour; authorizing the installation of signage in accordance with this ordinance; providing for the alteration of the prima facie speed limit of said street to increase to 55 miles per hour upon completion of construction; providing a penalty not to exceed \$200 for the violation of this ordinance; providing a repealer clause, a severability clause, and an effective date. City Manager Joe Dickson said this ordinance will reduce the speed limit to 45 mph on FM 646 from Second Street to FM 1764 during the construction process, then it will go back to 55 mph upon completion of construction. Construction of this phase of the project is now tentatively scheduled to begin in 2011. Motion by Councilmember Jannett, seconded by Councilmember

Schwertner to pass the second and final reading of an ordinance of the City of Santa Fe, Texas, altering the prima facie speed limits established for vehicles under the provisions of Sections 545.356 and 545.353 of the Texas Transportation Code, on certain streets and highways or parts thereof within the corporate limits of the City of Santa Fe, Texas; establishing a construction speed zone on FM 646 from the intersection of the northern edge of FM 1764 to the intersection of the northern edge of Second Street, a distance of approximately 2.3 miles to reduce the speed limit to 45 miles per hour; authorizing the installation of signage in accordance with this ordinance; providing for the alteration of the prima facie speed limit of said street to increase to 55 miles per hour upon completion of construction; providing a penalty not to exceed \$200 for the violation of this ordinance; providing a repealer clause, a severability clause, and an effective date. The motion passed the roll call vote unanimously.

New Business:

1. Consideration and possible action: Adoption of a resolution supporting the Dickinson Bayou Watershed Steering Committee Bayou Clearing and De-Snagging Project
Community Services Director Diana Steelquist said the Dickinson Bayou Watershed Steering Committee formed in 1994 by a group of local entities that have land located in the watershed. There is about 5 percent of the watershed in the City of Santa Fe. In 2007, the committee recommended a de-snagging and clearing project along the bayou which would improve the flow by about 17 percent. The first phase of the project which was clearing and de-snagging from the land side has been completed by DD1. The second phase of the project will require a boat to dredge and clean the bed of the bayou and clearing and de-snagging areas not accessible by tractor. The city's share of the project is anticipated to cost \$35,000. Galveston County has agreed to fund 50 percent of the project through the bond passed last fall, but the County is not prepared to sell bonds until next year. All the entities, except for Santa Fe and Dickinson, have agreed to commit to funding during the next budget cycle. Mayor Stenzel said he attends the meetings of the steering committee along with Ms. Steelquist, and he said this project should help the city's drainage. Ms. Steelquist said we have participated in the engineering and operating costs of the steering committee. Councilmember Carothers clarified that this resolution will show the city's support of the project and agreement to participate in the cost sharing. If other funding becomes available, our share could be reduced. Motion by Councilmember Tambrella, seconded by Councilmember Carothers to adopt the resolution supporting the Dickinson Bayou Watershed Steering Committee Bayou Clearing and De-Snagging Project. The motion passed the roll call vote unanimously.

2. Consideration and possible action: Authorizing Mayor to execute the Amendment to the Interlocal Tax Collection Agreement to extend the contract for a period of three years beginning August 1, 2009, and ending July 31, 2012
City Manager Joe Dickson said this amendment is to extend the term of the tax collection agreement with the County to 2012. He said the collection rate has been between 96 and 98 percent, and the cost of the current agreement is \$0.32 per parcel which equates to about \$2,300 annually. Motion by Councilmember Jannett, seconded by Councilmember Tambrella to authorize the Mayor to execute the Amendment to the Interlocal Tax Collection Agreement to extend the contract for a period of three years beginning August 1, 2009, and ending July 31, 2012. The motion passed the roll call vote unanimously.

3. Consideration and possible action: Confirmation of City Manager's appointment of the Public Safety Director/Police Chief

City Manager Joe Dickson said he received applications and interviewed applicants for the position of Public Safety Director. He recommended appointment of the current Interim Chief, Kenneth Campbell, who has 17 years of law enforcement experience, 14 years with the City of Santa Fe. He served as Police Captain for the city before Chief Cook's resignation in December. Mr. Dickson said Captain Campbell is highly respected by the law enforcement community and would be an outstanding Police Chief. Motion by Councilmember Jannett, seconded by Councilmember Tambrella to confirm the City Manager's appointment of Kenneth Campbell as the Public Safety Director/Police Chief at a starting salary of \$73,000 annually. The motion passed the roll call vote unanimously. Chief Campbell said he was honored and humbled by the appointment and excited to serve the citizens of Santa Fe. He thanked former Chief Barry Cook, his friends and family, and the officers of the Santa Fe Police Department for their support.

Announcements: Santa Fe Chamber of Commerce is sponsoring a political forum at Amegy Bank on April 21 at 6 p.m.

Summary of action from this agenda, request for future agenda items, and scheduling future meetings

The next regular Council meeting is scheduled for April 23, 2009, at 7 p.m.

Motion by Councilmember Jannett, seconded by Councilmember Carothers to adjourn. The motion passed and the meeting adjourned at 7:35 p.m.

The City of Santa Fe will make every reasonable effort to make its meetings accessible to persons with disabilities. Requests for accommodation services must be made prior to the meeting by contacting the City Secretary ([Janet L. Davis](#)) at (409) 925-6412.