

**CITY OF SANTA FE  
REGULAR COUNCIL MEETING  
AUGUST 13, 2009 7:00 P.M.  
COUNCIL CHAMBERS  
12002 HWY. 6  
SANTA FE, TEXAS**

**MINUTES**

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

Mayor Stenzel dispensed with the invocation and pledge of allegiance to immediately continue the public hearings regarding zone reclassifications for Areas A, B, and C which began at 6 p.m. at the Special Planning and Zoning Commission Meeting and Special Council Meeting.

c. Public Hearing regarding ZO 09-07 zone reclassifications for approximately 150.7 acres or 0.235 square miles, known as "Area C" located south of 28<sup>th</sup> Street along FM 646 S, City of Santa Fe, Galveston County, Texas, from AR – Agricultural Residential to HC – Highway Commercial, LM – Light Manufacturing, or AR – Agricultural Residential, per the 2008 Zoning Plan

Ms. Nadine Atchison of 7308 FM 646 S said she wanted to live in the country so she wants to retain the AR classification. Mr. Lawrence Shirey of 4032 Castle Drive said he owns property at 29<sup>th</sup> Street and FM 646 S and he previously requested rezoning of his property for a cabinet shop. However, because his request was time sensitive, he lost his tenant because the zoning process is too cumbersome and time consuming. Mr. Shirey requested that the previous zone of AR be maintained for the property.

Mr. David Skaggs of 6910 FM 646 S said he does not want to be restricted in his use for the property. Mr. Wayne Nelson of 6420 FM 646 S asked why we cannot consider properties on an individual basis. Planning and Zoning Commission Chairperson Winnie Corsaro said zoning should occur in areas and not by individual tracts. City Manager Joe Dickson said Texas law does not allow "spot zoning."

Mr. Michael Belluomini of 7235 FM 646S said he is opposed to the rezoning of his property from AR to HC where he owns a home. Ms. Deanne Wright of 7303 FM 646 S and Mr. Michael Evans of 6619 McClendon expressed their opposition to the proposed zone change.

Mayor Stenzel closed the public hearings at 7:50 p.m. and the Council took a short recess before reconvening the regular meeting at 8:05 p.m.

**Reports:**

The minutes will be submitted for approval at the next regular meeting.

City Manager Joe Dickson presented the financial statement and investment report for the quarter ending 6/30/09. He reviewed the interest rates for CDs and for the funds in the investment pools.

Planning and Zoning Business: None

City Business (Other):

Old Business: None

New Business:

1. Presentation by PBK of design and budget for bond initiative projects, specifically a public safety building, library expansion, street improvements, and public works facility

Mr. Phil Rutter and Mr. Manny Torres of PBK, the planning and design consultants for the bond initiative projects, said planning began a few weeks ago with the task at hand to develop a site for the public safety building and street maintenance facility. Mr. Rutter said preliminary findings indicate that both facilities will fit on the property and there will still be adequate area for parking and detention. The public safety building has net square footage of 15,665 and was designed based on the current and future anticipated needs. The library expansion plan was tweaked and includes an additional 9,630 square feet to the existing library building. The street department facility design is inclusive of a work area, sign bay, vehicle storage facility, offices, and a meeting room with approximately 10,000 total square footage. The projected costs total \$13,771,800 which includes \$6.6 million for the public safety building, \$2.9 million for library expansion, \$960,000 for the street maintenance facility, \$2.6 million for street improvements, \$320,000 for land acquisition, and \$391,800 for inflation. The cost projection is very early in the process, but the figures should be able to see the projects through to completion and hopefully have funds left over. City Manager Joe Dickson reported on the financial advisory projections for the total project and for each project separately, looking at the projected tax rate and term of bond issuance.

2. Consideration and possible action: Authorizing staff to seek bids for street materials and diesel fuel for the fiscal year 2009/10

City Manager Joe Dickson said this is the annual authorization for staff to seek bids for the street materials and diesel fuel we use throughout the year. Motion by Councilmember Darden, seconded by Councilmember Carothers to authorize staff to seek bids for street materials and diesel fuel for the fiscal year 2009/10. The motion passed the roll call vote unanimously.

3. Consideration and possible action: Adoption of a resolution accepting the certified appraisal roll as prepared by the Galveston Central Appraisal District and designating the Galveston County Tax Assessor/Collector to make calculations and perform other duties as provided for in Section 26.04 of the Texas Property Tax Code

City Manager Joe Dickson said the appraisal roll was certified at \$508,997,275 with \$6,313,577 still under review. This resolution accepts the appraisal roll and designates the county to calculate the effective and rollback tax rates. Motion by Councilmember Carothers, seconded by Councilmember Abney to adopt the resolution accepting the certified appraisal roll as prepared by the Galveston Central Appraisal District and designating the Galveston County Tax Assessor/Collector to make calculations and perform other duties as provided for in Section 26.04 of the Texas Property Tax Code. The motion passed the roll call vote unanimously.

4. Consideration and possible action: Discussion of proposed tax rate, vote on proposal to increase total tax revenues from properties on the tax roll in the preceding year, and schedule public hearings, if necessary

City Manager Joe Dickson said the current tax rate is \$0.3114 and the effective tax rate is \$0.3248. The effective tax rate is higher than the current rate because the city lost value this year. Neither tax rate will require public hearings, but if Council wants to consider a tax rate higher than the effective rate, then public hearings must be scheduled. Council is not voting on a tax rate tonight. This is just a discussion of the proposed tax rate to allow flexibility while the budget is still being developed. Motion by Councilmember Tambrella, seconded by Councilmember Darden to not schedule any public hearings on the tax rate. The motion passed the roll call vote unanimously.

5. Consideration and possible action: First reading of an ordinance of the City of Santa Fe, Texas, amending Chapter 9, Traffic Code, Code of Ordinances, Section 2, Traffic Control Devices, Subsection G, by removing the one-way designation in the northbound direction during certain school hours on Warpath Avenue

City Manager Joe Dickson said Council previously discussed Warpath returning to two-way traffic flow once Wollam Elementary reopened or upon the beginning of the next school year. The minutes reflected that direction but the ordinance needs to be amended to reflect the change. Motion by Councilmember Darden, seconded by Councilmember Tambrella to pass the first reading of an ordinance of the City of Santa Fe, Texas, amending Chapter 9, Traffic Code, Code of Ordinances, Section 2, Traffic Control Devices, Subsection G, by removing the one-way designation in the northbound direction during certain school hours on Warpath Avenue and to dispense with the second reading. The motion passed the roll call vote unanimously.

6. Consideration and possible action: First reading of an ordinance of the City of Santa Fe, Texas, amending Chapter 9, Traffic Code, Code of Ordinances, Section 2, Traffic Control Devices, Subsection F, School Zones, by establishing a school zone on Maple Street from Tower Road to North Elm Street

Police Chief Kenneth Campbell said he received a request from a homeowner on Maple Street to install additional stop signs on Maple. He explained that the traffic code requires a traffic study before additional stop signs can be installed, so he recommended that the school zone be extended to include that area. He feels reducing the speed would address the issue better than stop signs. Chief Campbell asked Council to dispense with the second reading of the ordinance in order to have the traffic control devices in place before school begins. Motion by Councilmember Jannett, seconded by Councilmember Abney to pass the first reading of an ordinance of the City of Santa Fe, Texas, amending Chapter 9, Traffic Code, Code of Ordinances, Section 2, Traffic Control Devices, Subsection F, School Zones, by establishing a school zone on Maple Street from Tower Road to North Elm Street and to dispense with the second reading. The motion passed the roll call vote unanimously.

7. Consideration and possible action: Authorizing the Mayor to execute the Interlocal Agreement between the City and the Texas Municipal League Intergovernmental Employee Benefits Pool for the purpose of providing medical benefits and services to the city's employees

City Manager Joe Dickson said TML has proposed minor changes in the agreement providing benefits to city employees. Motion by Councilmember Darden, seconded by Councilmember Tambrella authorizing

*Minutes (cont.)*

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the Mayor to execute the Interlocal Agreement between the City and the Texas Municipal League Intergovernmental Employee Benefits Pool for the purpose of providing medical benefits and services to the city's employees. The motion passed the roll call vote unanimously.

Announcements: Mayor Stenzel read a letter of resignation from Councilmember Rebecca A. Darden effective immediately due to relocation and change of address. He said Council may consider an appointment for the unexpired term at the next meeting because Ms. Darden was still in a two-year Council term.

Summary of action from this agenda, request for future agenda items, and scheduling future meetings  
The next regular meeting is scheduled for August 27 at 7 p.m.

Motion by Councilmember Darden, seconded by Councilmember Jannett to adjourn. The motion passed and the meeting adjourned at 8:50 p.m.

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RALPH STENZEL, MAYOR

ATTEST:

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Janet L. Davis, City Secretary