

**CITY OF SANTA FE
REGULAR COUNCIL MEETING
AUGUST 23, 2012 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.

Roll Call: Present: Mayor Ralph Stenzel
 Mayor Pro-tem Pat McCrary
 Councilmember Jeff Tambrella
 Councilmember Joe Carothers
 Councilmember Bubba Jannett
 City Manager Joe Dickson
 City Secretary Janet L. Davis
 Absent: Councilmember Wanda Wagner, excused
 City Attorney Ellis J. Ortego, 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.

Mayor's and City Manager's Report: None

Planning and Zoning Business:

Old Business:

1. Consideration and possible action: Second and final reading of an ordinance of the City of Santa Fe, Texas, amending the text of 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 Agricultural Residential (AR) and Highway Commercial (HC) to Light Manufacturing (LM) for 52.933 acres located along the west side of FM 646 and 2nd Street, being part of Lot 120 (120-0) and Lot 121 of Thamans 1st Subdivision, and Lots 369, 370, 381, and 382 of Thamans 2nd Subdivision, City of Santa Fe, Galveston County, Texas

Community Services Director Diana Steelquist said this is the second reading of the ordinance for the zone change request from AR and HC to LM at FM 646 and 2nd Street for a valve refurbishing facility. She said the Planning and Zoning Commission recommended approval and the environmental concerns, traffic issues, and other matters in question have been satisfactorily addressed. There have been no other citizen comments since the last meeting. 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 the text of 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 Agricultural Residential (AR) and Highway Commercial (HC) to Light Manufacturing (LM) for 52.933 acres located along the west side of FM 646 and 2nd Street, being part

of Lot 120 (120-0) and Lot 121 of Thamans 1st Subdivision, and Lots 369, 370, 381, and 382 of Thamans 2nd Subdivision, City of Santa Fe, Galveston County, Texas. The motion passed the roll call vote unanimously.

New Business:

1. Consideration and possible action: Granting/denying request by Mr. Vince Megale to abandon the triangular section of land located west of Cemetery Road, south of Pine St., in the City of Santa Fe and authorizing the Mayor to execute the documents necessary to transfer ownership

Community Services Director Diana Steelquist said this area has been maintained for quite some time by Mr. Megale, and he has expressed his desire to actually own the property. CenterPoint and Verizon have both expressed concerns about the city abandoning the right-of-way where they have utility equipment, and WCID #8 said they have no objection but did observe that this area could be used for a future possible site of a lift station. Council inquired as to Mr. Megale's reason for wanting the property and its associated tax bill and liability. Ms. Steelquist said he wants to build a gazebo and make other landscape improvements on the property. Councilmember Jannett suggested we discuss the size property that would be needed for a future lift station with the water district manager. Motion by Councilmember Carothers, seconded by Councilmember Tambrella to table this item until the next regular meeting when Mr. Megale can be present. The motion passed the roll call vote unanimously.

City Business (Other):

Old Business: None

New Business:

1. Consideration and possible action: Appointment of Section 3 Coordinator for Texas General Land Office Community Development Block Grant Disaster Recovery Program, GLO Contract No. 10-5184-000-5167 and GLO Contract No. 12-228-000-5529

City Manager Joe Dickson said Council previously passed the Section 3 Policy and this action is to authorize a coordinator for the Section 3 policy. He has recommended the Director of Administrative Services be appointed as the coordinator because she is the contract administrator for the grant. Motion by Councilmember Carothers, seconded by Councilmember McCrary to appoint the Director of Administrative Services as the Section 3 Coordinator for the Texas General Land Office Community Development Block Grant Disaster Recovery Program, GLO Contract No. 10-5184-000-5167 and GLO Contract No. 12-228-000-5529. The motion passed the roll call vote unanimously.

2. Consideration and possible action: Appointment of a member to serve on the Park and Recreation Board for an unexpired term through February, 2014

Community Services Director Diana Steelquist said Jerry Cross did not wish to continue as a member of the board for another term, and Ms. Peggy Curtis is interested and wishes to serve the community on the park board. Motion by Councilmember Jannett, seconded by Councilmember Tambrella to appoint Ms. Peggy Curtis as a member of the Park and Recreation Board to fill an unexpired term through February, 2014. The motion passed the roll call vote unanimously.

3. Consideration and possible action: Authorizing Mayor to execute the Contract for Storm Water Management between the City, the Galveston County Health District, and the Galveston County Drainage District #1 for the fiscal year beginning October 1, 2012

Community Services Director Diana Steelquist said this is renewal of the joint contract with the County and the Drainage District for storm water pollution prevention services. She said the health district provides educational materials and performs all storm water inspections and we pay \$10,000 as our portion of the contract for those services. Motion by Councilmember Carothers, seconded by Councilmember Jannett to authorize the Mayor to execute the Contract for Storm Water Management between the City, the Galveston County Health District, and the Galveston County Drainage District #1 for the fiscal year beginning October 1, 2012. The motion passed the roll call vote unanimously.

4. Consideration and possible action: First reading of an ordinance amending Chapter 3, Construction Regulations, Code of Ordinances, Section 19, Flood Hazard Area Regulations, amending freeboard requirement to 12" above BFE; providing for penalties and severability

Community Services Director Diana Steelquist said in May Council passed an ordinance for building and development in the flood ways in the city. FEMA recommended adopting a freeboard requirement and staff proposed 18" to be consistent with our requirement to build 18" above the street in other areas of the city. After further review, staff would like to decrease that requirement to a 12" minimum. Motion by Councilmember McCrary, seconded by Councilmember Tambrella to pass the first reading of an ordinance amending Chapter 3, Construction Regulations, Code of Ordinances, Section 19, Flood Hazard Area Regulations, amending freeboard requirement to 12" above BFE; providing for penalties and severability. The motion passed the roll call vote unanimously.

5. Consideration and possible action: Authorizing Mayor to execute Contract for Water Pollution Control and Abatement Services between the City and the Galveston County Health District for the fiscal year beginning October 1, 2012

Community Services Director Diana Steelquist said this is an additional contract with the health district for pollution monitoring activities and the cost is based on a fee per capita. Under this contract, the health district handles complaints and investigations relating to grease traps, septic tanks, grey water, detention ponds, etc. and they monitor bacteria and oxygen levels in the water. Motion by Councilmember Carothers, seconded by Councilmember McCrary to authorize the Mayor to execute the Contract for Water Pollution Control and Abatement Services between the City and the Galveston County Health District for the fiscal year beginning October 1, 2012. The motion passed the roll call vote unanimously.

6. Consideration and possible action: Authorizing staff to seek bids for street materials and diesel fuel for the fiscal year 2012/13

City Manager Joe Dickson said staff is requesting permission to seek bids for certain street materials and for diesel fuel for the upcoming fiscal year. Motion by Councilmember Jannett, seconded by Councilmember McCrary to authorize staff to seek bids for street materials and diesel fuel for the fiscal year 2012/13. The motion passed the roll call vote unanimously.

7. 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 this item will not set the tax rate but will, instead, set the maximum rate that can be discussed at the public hearings. He said this is the first time in a long while that the effective tax rate is higher than the current tax rate. Staff recommended discussing the maximum 7 ½ percent increase in the effective tax rate in order to generate funds for a public safety building fund. This proposed two cent increase would generate approximately \$110,000. Motion by Councilmember Carothers, seconded by Councilmember McCrary to consider a 7 ½ percent increase in the effective tax rate and to set the public hearing dates for September 6 and September 13 at 6:30 p.m. The motion passed the roll call vote unanimously.

Announcements: Santa Fe High School football games begin soon, and the Santa Fe Chamber of Commerce Buffet Magic is this Saturday at the Santa Fe High School from 6:30 p.m. to 8:30 p.m.

Summary of action from this agenda, request for future agenda items, and scheduling future meetings
A budget workshop is scheduled for August 27 at 6 p.m., and the annexation public hearing is scheduled for August 28 at 6:30 p.m.

Motion by Councilmember Jannett, seconded by Councilmember McCrary to adjourn. The motion passed and the meeting adjourned at 7:38 p.m.

RALPH STENZEL, MAYOR

ATTEST:

Janet L. Davis, City Secretary