

**CITY OF SANTA FE  
REGULAR COUNCIL MEETING  
DECEMBER 13, 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 Wanda Wagner  
   Councilmember Joe Carothers  
   City Attorney Ellis J. Ortego  
   City Manager Joe Dickson  
   City Secretary Janet L. Davis  
                                 Absent:            Councilmember Bubba Jannett, excused

The invocation was given by and the pledge of allegiance to the U. S. Flag and to the Texas Flag was led by Councilmember Joe Carothers.

Mayor's and City Manager's Report:

- a. City Manager Joe Dickson presented a Certificate of Recognition to Library Director Brenda Cheatham for 20 years of service to the City.
- b. The minutes of 11/8/12 were approved as presented.
- c. The September 30, 2012, quarterly and annual investment reports were reviewed.

Planning and Zoning Business:

Old Business:

**1. Consideration and possible action: 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 Agricultural Residential (AR) to Transportation (TR) with a conditional use permit for a shopping center for 1.867 acres located at 16947 and 16919 Highway 6, being Abst 610, Page 2, Lots 1 through 6, Scruggs Addition, City of Santa Fe, Galveston County, Texas**

Community Services Director Diana Steelquist said this was on the agenda last month when we had a joint public hearing with the Planning and Zoning Commission. Council was not able to take action at that time due to an error on the agenda stating the incorrect zone. Ms. Steelquist said this property was annexed in 2011 and designated as AR. However, it should have been zoned TR since it is located between Hwy. 6 and the railroad tracks. She said the applicant wants to develop a shopping center in that area so a zone change is necessary for that use. Motion by Councilmember Tambrella, seconded by Councilmember

Wagner 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 Agricultural Residential (AR) to Transportation (TR) with a conditional use permit for a shopping center for 1.867 acres located at 16947 and 16919 Highway 6, being Abst 610, Page 2, Lots 1 through 6, Scruggs Addition, City of Santa Fe, Galveston County, Texas, and to dispense with the second reading. The motion passed the roll call vote unanimously.

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 Single-Family Residential (R-1) to Neighborhood Commercial (NC) for three tracts of land totaling 3.558 acres located at 12410 A Bar Drive, being Abst 47, L Crawford Survey, part of Outlot 268, Alta Loma Outlots, City of Santa Fe, Galveston County, Texas**

Community Services Director Diana Steelquist said the Planning and Zoning Commission met and discussed this zone change request and the Commission also received a petition from some of the neighbors opposing the requested zone change. She said a large portion of these tracts will be taken for the highway widening project, but Mr. Coleman wants to rezone the property to NC, its highest and best use. The Planning and Zoning Commission voted unanimously to approve the request, and Mr. Coleman abstained from voting at that time. Mr. Coleman said he has no specific plans for developing the property. Ms. Steelquist said he would have to meet the corridor development standards and have the site plan approved by the Planning and Zoning Commission if the property is rezoned. Mayor Stenzel opened the public hearing and concerns about the kinds of uses permitted, specifically a convenience store, in the NC zone were expressed. Mr. Coleman, the applicant, said the new highway expansion will take in a large portion of this property. He said past development plans included a patio home for seniors but that use is no longer feasible because of the highway widening project. He said he does not think it will be feasible for residential development. Mr. Coleman said the city's restrictions for the NC zone would restrict the amount of traffic to the area and permitted uses would not have a negative impact on the subdivision. Ms. Delores Pratt of 12426 A-Bar said her property abuts this property and she is not in favor of rezoning it for commercial use. Ms. Mary Jane Montemayor of 4327 A-Bar said she lives on the original street and commercial use would have a traffic and crime impact on the area. Mr. Roland Morales of 12507 A-Bar said this request extends into a residential area and he is opposed to commercial development because of concerns about delivery trucks using the residential street for access. Mayor Stenzel closed the public hearing at 7:22 p.m. Motion by Councilmember Carothers, seconded by Councilmember Wagner 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 Single-Family Residential (R-1) to Neighborhood Commercial (NC) for three tracts of land totaling 3.558 acres located at 12410 A Bar Drive, being Abst 47, L Crawford Survey, part of Outlot 268, Alta Loma Outlots, City of Santa Fe, Galveston County, Texas. The motion passed the roll vote unanimously.

City Business (Other):

Old Business: None

New Business:

**1. Consideration and possible action: Authorizing staff to proceed with advertising and solicitation of bids for the sewer rehabilitation funded by TDRA CDBG Disaster Recovery Non-Entitlement Grant Program Contract No. DRS010168**

Mr. John Mercer said this \$600,000 sewer rehab project is the sixth project in the disaster recovery program. This request is for authorization to advertise and solicit bids for the approximately six to seven month project. We hope to begin the project in January. Motion by Councilmember Carothers, seconded by Councilmember McCrary to authorize staff to proceed with advertising and solicitation of bids for the sewer rehabilitation funded by TDRA CDBG Disaster Recovery Non-Entitlement Grant Program Contract No. DRS010168. The motion passed the roll call vote unanimously.

**2. Consideration and possible action: Adoption of a resolution authorizing designated signators for contractual documents for requesting funds pertaining to the Texas Community Development Block Grant Disaster Recovery Program Contract 13-078-000-7101**

Director of Administrative Services Pam Wood said this resolution will designate signers for the Round 2.2 grant program. Motion by Councilmember Tambrella, seconded by Councilmember Wagner to adopt the resolution authorizing the Mayor, Mayor Pro-tem, and the Director of Administrative Services as designated signators for contractual documents for requesting funds pertaining to the Texas Community Development Block Grant Disaster Recovery Program Contract 13-078-000-7101. The motion passed the roll call vote unanimously.

**3. Consideration and possible action: Authorizing Mayor to execute Deed Without Warranty to Galveston County Water Control and Improvement District No. 8 for the water well located at 3636 Avenue L, as part of the TDRA CDBG Disaster Recovery Non-Entitlement Program Contract No. DRS010168**

Director of Administrative Services Pam Wood said this deed will convey the water well on Avenue L funded with Round 1 grant monies to the water district who will assume responsibility for the operation and maintenance of the well. The city maintained the well for one year and the water district will now be responsible for its future operation and maintenance. Motion by Councilmember Carothers, seconded by Councilmember Tambrella to authorize the Mayor to execute Deed Without Warranty to Galveston County Water Control and Improvement District No. 8 for the water well located at 3636 Avenue L, as part of the TDRA CDBG Disaster Recovery Non-Entitlement Program Contract No. DRS010168. The motion passed the roll call vote unanimously.

**4. Consideration and possible action: Authorizing Mayor to execute Trustee's Deed between the City of Santa Fe, County of Galveston, Santa Fe Independent School District, and Drainage District #1 conveying Lots 29 and 30, Block 33, Alta Loma Townsite, Galveston County, Texas, to the Galveston County Drainage District Number One**

City Manager Joe Dickson said this property did not sell at the October, 2010, sheriff's sale. The Galveston County Drainage District No. 1 has requested that the entities convey ownership to them since they maintain the Highland C ditch that runs through this property. Motion by Councilmember Carothers, seconded by Councilmember McCrary to authorize the Mayor to execute the Trustee's Deed between the City of Santa Fe, County of Galveston, Santa Fe Independent School District, and Drainage District #1 conveying Lots 29 and 30, Block 33, Alta Loma Townsite, Galveston County, Texas, to the Galveston County Drainage District Number One. The motion passed the roll call vote unanimously.

**5. Consideration and possible action: Authorizing Mayor to execute Resale Deed conveying Lots 21 and 22, Block 27, in the town of Alta Loma, Galveston County, Texas, (tax acct #1100-0027-0021-000) to Lindsay Wood**

City Manager Joe Dickson said the next two agenda items are two foreclosed properties that have been bid on and Santa Fe ISD has requested we execute the Resale Deed to bidder Lindsay Wood. Motion by Councilmember McCrary, seconded by Councilmember Carothers to authorize the Mayor to execute the Resale Deed conveying Lots 21 and 22, Block 27, in the town of Alta Loma, Galveston County, Texas, (tax acct #1100-0027-0021-000) to Lindsay Wood. The motion passed the roll call vote unanimously.

**6. Consideration and possible action: Authorizing Mayor to execute Resale Deed conveying Lots 3 and 4, Alta Loma Townsite, Galveston County, Texas, (tax acct #1100-0032-0003-000) to Lindsay Wood**

Motion by Councilmember Tambrella, seconded by Councilmember Wagner to authorize the Mayor to execute the Resale Deed conveying Lots 3 and 4, Alta Loma Townsite, Galveston County, Texas, (tax acct #1100-0032-0003-000) to Lindsay Wood. The motion passed the roll call vote unanimously.

**7. Consideration and possible action: Adoption of a resolution authorizing the Mayor to execute and deliver the Master Lease Agreement, Equipment Schedule No. 07 and related instruments, and determining other matters in connection therewith for acquisition of the new police vehicles and tractor with side mower**

City Manager Joe Dickson said we received bids from several financial institutions for financing the acquisition of the police vehicles and tractor/mower. We budgeted \$38,000 for the first lease-purchase payment on the police vehicles. The payment for the police vehicles and one new in-car camera that recently broke would be around \$36,000. The tractor/mower payment will require a budget amendment as discussed at the previous meeting. SunTrust Equipment provided the best proposal at 1.4 percent interest for a three-year term. Motion by Councilmember Tambrella, seconded by Councilmember McCrary to adopt the resolution authorizing the Mayor to execute and deliver the Master Lease Agreement, Equipment Schedule No. 07 and related instruments, and determining other matters in connection therewith for acquisition of the new police vehicles and tractor with side mower. The motion passed the roll call vote unanimously.

**8. Consideration and possible action: Adoption of a resolution reviewing and approving the city's investment policy**

City Manager Joe Dickson said this is the annual review of the investment policy. He said staff is recommending that the position of the Director of Administrative Services be added as an investment official and receive investment training since that position is directly involved in investing Santa Fe Economic Development Corporation funds. Motion by Councilmember Carothers, seconded by Councilmember McCrary to adopt the resolution reviewing and approving the city's investment policy. The motion passed the roll call vote unanimously.

**9. Executive Session, closed to the public, under Section 551.074, Government Code, to discuss the evaluation of the City Manager**

Council adjourned at 7:40 p.m. into Executive Session, closed to the public, under Section 551.074, Government Code, to discuss the evaluation of the City Manager and reconvened at 8:04 p.m.

**10. Consideration and possible action: Authorizing Mayor to execute an Addendum to the Employment Agreement between the City and City Manager Joe Dickson**

Motion by Councilmember Tambrella, seconded by Councilmember Wagner to authorize the Mayor to execute an Addendum to the Employment Agreement between the City and City Manager Joe Dickson by extending the term of the agreement to December 31, 2014. The motion passed the roll call vote unanimously.

Announcements: Christmas parade tomorrow night; and city staff/Council Christmas lunch will be December 18, around noon, at City Hall.

Summary of action from this agenda, request for future agenda items, and scheduling future meetings  
The next regular meeting is tentatively scheduled for January 10, 2013.

Motion by Councilmember McCrary, seconded by Councilmember Wagner to adjourn. The motion passed and the meeting adjourned at 8:06 p.m.

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RALPH STENZEL, MAYOR

ATTEST:

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Janet L. Davis, City Secretary