

**CITY OF SANTA FE
SPECIAL COUNCIL MEETING
SPECIAL PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 17, 2011 6:00 P.M.
COUNCIL CHAMBERS
12002 HWY. 6
SANTA FE, TEXAS**

MINUTES

The meeting was called to order at 6:03 p.m. by Mayor Stenzel.

Roll Call:	Present:	Mayor Ralph Stenzel Mayor Pro-tem Joe Carothers Councilmember Jeff Tambrella Councilmember Pat McCrary Councilmember Jim Abney City Manager Joe Dickson Director of Administrative Services Pam Wood
	Absent:	Councilmember Bubba Jannett, excused City Attorney Ellis J. Ortego, excused City Secretary Janet L. Davis, excused
		Planning and Zoning Commission Chairperson Winnie Corsaro Planning and Zoning Commissioner Gary Smith Planning and Zoning Commissioner Ronnie Willoughby Planning and Zoning Commissioner Daniel Kitchener Planning and Zoning Commissioner Judith Koleng
	Absent:	Planning and Zoning Commissioner Dorothy Bello, excused Planning and Zoning Commissioner Charlie Coleman, 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.

Workshop:

A. Discussion: Future annexation plan

City Manager Joe Dickson said Council has indicated an interest in creating another annexation plan. Staff has consulted with Mr. Ben Luckens who specializes in annexation procedures. Mr. Dickson reviewed the current city limits and several areas to the north and west of the current city limits that have been identified for possible annexation. The process takes three years unless the area has less than 100 parcels. He said the city can annex 10 percent of its current acreage each year, and if nothing is annexed during the year, the city can bank up to 30 percent in a three year period. The city is currently 10,743 acres, so we can annex 3,224.7 acres. He said we could annex the four sections identified on the map consisting of

514 acres, 382 acres, 536 acres, and 51 acres, totaling 1,483 acres, because the area is fewer than 100 parcels and does not have to be included in an annexation plan. This process takes about six months from start to finish, including planning, advertising, and scope of service notification to property owners. Mr. Dickson said we could simultaneously put the other 966 acres and 517 acres identified into an annexation plan and start the three year process. All these areas, totaling 2,966 acres, would still not exceed our percentage allowed. Planning Commissioner Daniel Kitchener said there is a provision in the law that allows ag-exempt property to be annexed if certain conditions are met. Mr. Dickson said the next plan can begin upon completion of the previous three-year plan. Santa Fe Fire and Rescue Fire Chief Tommy Anderson said he favors future annexation and encouraged Council to consider extending the strip annexation west on Hwy. 6. He said there is room for growth in the areas discussed, so it would be much easier to annex now rather than later before the area grows uncontrolled. The Council and Commission seemed united in the plan to annex as discussed tonight with the exception of extending a strip annexation solely for the purpose of shutting down a particular type of business. Staff will begin the process for the short-term and long term annexation and the detailed timeline will be brought back to Council for review and commencement.

B. Discussion: Bond initiative for municipal complex

City Manager Joe Dickson said the purpose of this item is to discuss if we want to move forward with a bond initiative and if so, what do we want to pursue and when should it be placed on the ballot. He said we already have facility designs and floor plans for a police department and municipal court together and each one by itself, and we also have estimated costs for the combined facility and for only the police department. The cost of the land was previously included in the past bond issue, but that cost can be removed because we have already purchased the property. If Council wishes to proceed, Mr. Dickson recommended that the issue be placed on the ballot no sooner than November and that we solicit much more community involvement. Councilmember Tambrella agreed that we need more community involvement to determine what the public wants and what we can afford. Councilmember Abney suggested each councilmember recommend the appointment of a cross section of citizens to serve as an advisory committee to the Council. Planning Commissioner Daniel Kitchener reminded Council of the economic downturn and what affect the BP closure in Texas City could have on some of our residents. Fire Chief Tommy Anderson reminded Council that construction prices are competitive and those prices will only increase over time. The Council and Commission discussed methods to communicate the need and solicit more input in an attempt to get the public more involved and on board to support the needs of their local government. The consensus was that each councilmember should submit two names for appointment to an advisory committee and that we work toward an election this November.

Announcements: None

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

Minutes (cont.)
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Motion by Councilmember Carothers, seconded by Councilmember McCrary to adjourn. The motion passed and the meeting adjourned at 7:05 p.m.

RALPH STENZEL, MAYOR

ATTEST:

Janet L. Davis, City Secretary