

**CITY OF SANTA FE
REGULAR COUNCIL MEETING
FEBRUARY 27, 2014 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 Wanda Wagner
 Councilmember Jeff Tambrella
 Councilmember Bubba Jannett
 Councilmember Joe Carothers
 Councilmember Pat McCrary
 City Attorney Ellis J. Ortego
 City Manager Joe Dickson
 City Secretary Janet L. Davis

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

City Business (Other):

5. Consideration and possible action: Approval of Masonic Lodge's request to place a cornerstone at the Justice Center

City Manager Joe Dickson said that local masons are requesting approval to place a cornerstone at the new justice center. Mr. Mike Nelson, Justice of the Peace for Precinct 4, introduced additional members of the lodge present at this meeting: Tommy Anderson, Marty Haley, Vince Megale, John Marschall and Ron Dailey. Mr. Haley of 6114 Avenue M said the Grand Lodge officers usually perform a ceremonial prayer and recognize the local lodge during the placement of a 18" by 18" granite stone on the outside northeast corner of new buildings. This is a long-standing tradition of the masons who helped build some of the great cathedrals and support education and community projects and who believe that this ceremony helps the building prosper. Mr. Anderson said there are many active masons that are members of our community. Motion by Councilmember Carothers to approve the request by the Masonic Lodge to place a cornerstone at the Justice Center. The motion failed for lack of a second.

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, by amending Article 2 to add the definition of Caretaker Residence, and by amending Appendix 4-F, Zoning District Matrix, to add Accessory Use as a Caretaker Residence with a conditional use permit in the Commercial Zoning Districts

Community Services Director Diana Steelquist said this is the second reading of the ordinance regarding the addition of caretaker residence to the zoning ordinance. She said there was concern during the first reading about the potential use of manufactured homes as caretaker residences, and the proposed ordinance has been amended to specifically prohibit the use of a manufactured, modular, and industrial homes as a caretaker residence. Motion by Councilmember Jannett, seconded by Councilmember McCrary 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, by amending Article 2 to add the definition of Caretaker Residence, and by amending Appendix 4-F, Zoning District Matrix, to add Accessory Use as a Caretaker Residence with a conditional use permit in the Commercial Zoning Districts. 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 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 (NC) to Highway Commercial (HC) for 30.973 acres located along the Northwest side of FM 1764 between Ave. S and 6th Street, containing 17 parcels, City of Santa Fe, Galveston County, Texas

Community Services Director Diana Steelquist said this is the final reading of the proposed ordinance changing the zoning of property on FM 1764. She said Mr. Gustafson is interested in developing his property near this area, but his property is not included in this rezoning request. Mr. Lopez also inquired about this but his property is not included in this reclassification. Motion by Councilmember Tambrella, seconded by Councilmember Wagner to pass the second and final 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 (NC) to Highway Commercial (HC) for 30.973 acres located along the Northwest side of FM 1764 between Ave. S and 6th Street, containing 17 parcels, City of Santa Fe, Galveston County, Texas. The motion passed the roll call vote unanimously.

New Business: None

City Business (Other):

Old Business: None

New Business:

1. Consideration and possible action: Granting/denying additional permit application by Houston Petroleum Company – Exploration Techniques, Inc. to drill and operate a second new oil well at 1403 Algoa Friendswood Road

City Manager Joe Dickson said in September, 2012, Houston Petroleum was granted a permit to drill and operate a new oil well at 1403 Algoa Friendswood Road. They have finally secured a drilling rig and while on the site, would like to drill an additional second well to reach the deeper sands. All other requirements of the ordinance have been met. Motion by Councilmember Tambrella, seconded by Councilmember Wagner to grant an additional permit to Houston Petroleum Company – Exploration Techniques, Inc. to drill and operate a second new oil well at 1403 Algoa Friendswood Road contingent upon receipt of new approval by property owners within the distance requirement and to set the cash bond at \$5,000. The motion passed the roll call vote unanimously.

2. Consideration and possible action: Adoption of a resolution authorizing the aerial spraying for the abatement of mosquitoes

Motion by Councilmember Jannett, seconded by Councilmember Carothers to adopt the resolution authorizing the aerial spraying for the abatement of mosquitoes. The motion passed the roll call vote unanimously.

3. Consideration and possible action: Ratifying execution of Contract Amendment No. 6 between the City of Santa Fe and the Texas General Land Office Contract No. 10-5184-000-5167 to extend the termination date to December 31, 2015

City Manager Joe Dickson said the Round 1 grant ended December 31, 2013, and all funds have been spent, but the General Land Office has not finalized the grant termination and needs an extension of time. Motion by Councilmember Tambrella, seconded by Councilmember McCrary to ratify execution of Contract Amendment No. 6 between the City of Santa Fe and the Texas General Land Office Contract No. 10-5184-000-5167 to extend the termination date to December 31, 2015. The motion passed the roll call vote unanimously.

4. Consideration and possible action: First and final reading of an ordinance amending the Debt Service Fund budget for the fiscal year beginning October 1, 2013

City Manager Joe Dickson said the capitalized and accrued interest from the bond sale was originally classified as a liability, but the new audit firm has reclassified this interest to an expense. There is no change in the bottom line of the budget. Motion by Councilmember Carothers, seconded by Councilmember Tambrella to pass the first and final reading of an ordinance amending the Debt Service Fund budget for the fiscal year beginning October 1, 2013. The motion passed the roll call vote unanimously.

6. Consideration and possible action: Approval of Change Order #2 to upgrade jail doors at the City of Santa Fe Justice Center

City Manager Joe Dickson said the original doors on the jail at the Justice Center were designed as wire mesh sliding doors and would not withstand the abuse they will receive. We need hinged bar doors with dead bolt locks. The current jail doors at the police department meet the specifications, but the price to remove, refurbish and reinstall these doors at the new Justice Center would be the same price as new doors. Motion by Councilmember Jannett, seconded by Councilmember McCrary to approve Change Order #2 to upgrade the jail doors at the City of Santa Fe Justice Center. The motion passed the roll call vote unanimously.

7. Consideration and possible action: Authorizing staff to proceed with the purchase of furnishings for the Justice Center and approval to seek proposals for lease purchase financing

City Manager Joe Dickson said the bond funds were specifically for construction of the facility and not for any furnishings. He said staff has compiled a list of new furnishings necessary for use in the offices, courtroom, lobby, jail, and locker room. These furnishings are in addition to existing office furniture that will be moved over from the police department as well as furniture that will be donated by League City and Nassau Bay since they are also constructing new facilities. Staff is requesting authorization to proceed with the purchase of the additional furnishings and to seek proposals for the lease purchase financing. Motion by Councilmember Wagner, seconded by Councilmember McCrary to authorize staff to proceed with the purchase of furnishings for the Justice Center and approval to seek proposals for lease purchase financing. The motion passed the roll call vote unanimously.

8. Discussion: Disposition of current police department building following move into new Justice Center

City Manager Joe Dickson said we need to discuss our plans for the police department building once we move into the new Justice Center. He said the building was built in the 50s by volunteers and was added onto by volunteers. Mr. Dickson said it leaks, contains mold, and is a liability against the property. Council was concerned that asbestos may be in some of the building materials which may make renovation of the building cost prohibitive. Additionally, the lack of available parking area is a hindrance. The consensus of Council was to direct staff to proceed with plans to sell surplus property from the building and level the facility upon our move to the new location.

9. Executive Session, closed to the public, under Section 551.072, Government Code, to discuss the acquisition of real property

Council adjourned at 7:44 p.m. into executive session, closed to the public, under Section 551.072, Government Code, to discuss the acquisition of real property and reconvened at 8:13 p.m.

10. Consideration and possible action: Approval of purchase of old EMS building on Main Street from Santa Fe Fire and Rescue

Motion by Councilmember Jannett, seconded by Councilmember McCrary to take no action at this time. The motion passed the roll call vote unanimously.

Announcements: The top out lunch, by invitation only, has been rescheduled for noon on Wednesday, March 5. The Knights of Columbus fish fry begins March 7 at the KC Hall on Hwy. 6.

Minutes (cont.)
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Summary of action from this agenda, request for future agenda items, and scheduling future meetings
The next regular meeting is tentatively scheduled for March 13, 2014, at 7 p.m.

Motion by Councilmember Jannett, seconded by Councilmember Tambrella to adjourn. The motion passed and the meeting adjourned at 8:17 p.m.

RALPH STENZEL, MAYOR

ATTEST:

Janet L. Davis, City Secretary