

**CITY OF SANTA FE
REGULAR COUNCIL MEETING
JANUARY 8, 2015 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 Jeff Tambrella
 Councilmember Bubba Jannett
 Councilmember Pat McCrary
 Councilmember Wanda Wagner
 Councilmember Joe Carothers
 City Attorney Ellis J. Ortego
 City Manager Joe Dickson
 Director of Administrative Services Pam Wood
 Absent: City Secretary Janet L. Davis, 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:

- a. The minutes of 12/11/14 were approved as presented.
- b. Joe Giusti, newly-elected Galveston County Commissioner Precinct 2, introduced himself and said he is available to help us when needed.

Planning and Zoning Business:

Old Business: None

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 adding a conditional use zoning classification for a wrecker yard located at 1307 FM 646 N, being one tract totaling 1.345 acres, Abst 1, M Austin Survey, part of Lot 114 (114-5), Thamans 1st Sub, City of Santa Fe, Galveston County, Texas

Community Services Director Diana Steelquist said this is a request from Mr. Larry Jones who purchased an automotive repair shop on FM 646 N and has made some minor changes to the site, specifically additional concrete for parking in the front and fencing in the area behind the shop. He would like to operate a vehicle storage facility at that site, which requires a state license and a conditional use permit from the city. The area is zoned highway commercial. The Planning and Zoning Commission held a public hearing and recommended unanimously to grant the conditional use permit for a vehicle storage facility.

Mayor Stenzel opened the public hearing at 7:08 p.m. and with no comments from the public, closed the public hearing at 7:09 p.m. Motion by Councilmember Jannett, 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 adding a conditional use zoning classification for a wrecker yard located at 1307 FM 646 N, being one tract totaling 1.345 acres, Abst 1, M Austin Survey, part of Lot 114 (114-5), Thamans 1st Sub, City of Santa Fe, Galveston County, Texas. The motion passed the roll call vote unanimously.

City Business (Other):

Old Business:

1. Consideration and possible action: Second and final reading of an ordinance amending Chapter 3, Construction Regulations, Code of Ordinances, City of Santa Fe, Texas, Section 18, Supplementary Regulations to the Building Codes, by amending Foundation Height Requirements; and providing for penalties and severability

Community Services Director Diana Steelquist said this is the final reading of this ordinance. She contacted Mike Fitzgerald with County Engineering with regards to the recommendations to foundation heights along FM 646 North. Mr. Fitzgerald recommended that the foundation heights on FM 646 N be reviewed on a case-by-case basis, so that review would be before the Zoning Board of Adjustment. Ms. Steelquist said she also researched some additional information from the Federal Housing and Urban Development requirements for foundation heights, and they recommend a minimum of 8" foundation for their projects. She said these regulations basically require 18" for densely-developed subdivision-type lots and 12" for anything else, with the exception of 8" on a State Highway. Motion by Councilmember Tambrella, seconded by Councilmember McCrary to pass the second and final reading of an ordinance amending Chapter 3, Construction Regulations, Code of Ordinances, City of Santa Fe, Texas, Section 18, Supplementary Regulations to the Building Codes, by amending Foundation Height Requirements; and providing for penalties and severability. The motion passed the roll call vote unanimously.

New Business:

1. Consideration and possible action: Awarding Contract for City Hall Re-Roofing Project and authorizing the Mayor to execute the documents necessary to effectuate the agreement for the project

City Manager Joe Dickson said staff sent out bid proposal documents to prospective contractors for a re-roof on City Hall following damage from the hail storm in April, 2013. Because of the configuration of the building and our desire to change the roof type from flat to slope, staff asked our engineer, Shelmark Engineering, to prepare the bid design and specifications. We had pre-bid meetings at which five prospective contractors attended, but only 2 bids were actually received, Diversified Roofing at \$116,444 and Reliable Commercial Roofing at \$96,000. Mr. Marcus Michna of Shelmark Engineering reviewed the bids submitted, along with references, and has recommended the contract be awarded to Reliable Commercial Roofing. One of the projects that have completed is the Dynamo Stadium in Houston, and they have provided warranty information for this project. Motion by Councilmember Carothers, seconded

by Councilmember Tambrella to award the contract for the City Hall re-roofing project to Reliable Commercial Roofing and to authorize the Mayor to execute the documents necessary to effectuate the agreement for the project. The motion passed the roll call vote unanimously.

2. Consideration and possible action: Authorizing Mayor to execute the Collective Bargaining Agreement between the City of Santa Fe, Texas, and the Santa Fe Police Officers' Association for the period January 1, 2015, through December 31, 2017

City Manager Joe Dickson said we have spent the past two months in collective bargaining negotiations with the Santa Fe Police Officers' Association. The new agreement is for a 3-year term, beginning January 1, 2015, and ending December 31, 2017. Many of the items discussed during the negotiations and included in this new agreement were clarifications of the language in the current contract. The prohibition of running for an elected office was in conflict with the constitution so that language was removed, and the criteria for working extra jobs was removed and will be addressed in a separate document. Most of the time was spent negotiating the pay scale which was ultimately increased by 5.649 percent and extended by an additional three steps. This increase is based upon the 3 percent lost during the 2012 pay freeze and a 2.649 percent CPI increase. Future scale adjustments will be made according to the annual CPI and effective January 1 of subsequent years. The city's negotiating team, as suggested by Councilmember Jannett, has recommended approval of this compensation package provided the remainder of the city's workforce also receive the 3 percent lost during the 2012 pay freeze, an estimated cost of \$28,000. The new agreement limits the payout of sick leave and increases the number of persons serving on the promotional committee from three to five. Mr. Dickson said approval of this contract will effectuate a dismissal of the lawsuit filed by the Santa Fe Police Officers' Association, which resulted in the Judge ordering both sides into negotiations for a new contract. Motion by Councilmember Jannett, seconded by Councilmember McCrary to authorize the Mayor to execute the Collective Bargaining Agreement between the City of Santa Fe, Texas, and the Santa Fe Police Officers' Association for the period January 1, 2015, through December 31, 2017, and to authorize a 3 percent wage increase for the remainder of city staff employed in 2012 regardless of whether or not the Association approves this new agreement. The motion passed the roll call vote unanimously.

Announcements: The Galveston County Engineering Department has notified the City that the widening project on FM 646 N from FM 1764 to Hwy. 6 has been approved and is on the 2015 schedule to be let the latter part of May. The Galveston County Mayors and Councilmembers Association will meet at Carbide Park in La Marque on Wednesday, January 14, 2015. A new class of the Citizens Police Academy will begin very soon.

Summary of action from this agenda, request for future agenda items, and scheduling future meetings
The next meeting is tentatively scheduled for January 22, 2015.

Motion by Councilmember Jannett, seconded by Councilmember Tambrella to adjourn. The motion passed and the meeting adjourned at 7:30 p.m.

ATTEST:

RALPH STENZEL, MAYOR

Janet L. Davis, City Secretary