

**CITY OF SANTA FE
REGULAR COUNCIL MEETING
JULY 10, 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 Jeff Tambrella
 Councilmember Joe Carothers
 Councilmember Bubba Jannett
 Councilmember Pat McCrary
 City Attorney Ellis J. Ortego
 City Manager Joe Dickson
 City Secretary Janet L. Davis
 Absent: Councilmember Wanda Wagner, 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 6/12/14 were approved as presented.
- b. Municipal Court Administrator Cheryl Hopf will be retiring July 25 after 25 years of service to the city.
- c. The Certificate of Occupancy has been issued for the new Justice Center and we hope to be moving in next month.
- d. City Manager Joe Dickson presented the 2014/15 proposed general fund operating budget in the amount of \$4,811,583 based on last year's tax rate of \$0.3172.

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 changing the zoning classification from Agricultural Residential (AR) to Manufactured Housing (MH) for 0.482 acres located at 4926 Ave. M, being Abst 47, Page 10, Part of Outlot 273 (273-3), Alta Loma Outlots, City of Santa Fe, Galveston County, Texas**
Community Services Director Diana Steelquist said a request has been submitted by the new property owner of the Shady Parks mobile home park on Avenue M. She said two tracts were zoned manufactured housing (MH) during the initiation of zoning but the third tract was zoned agricultural residential (AR),

probably due to a drawing oversight or clerical error at the time the original zoning map was prepared. Ms. Steelquist said a few citizens spoke at the Planning and Zoning Commission public hearing, some opposed and some just interested in affordable housing. The Planning and Zoning Commission unanimously recommended the zone change from AR to MH for the third tract. Mayor Stenzel opened the public hearing at 7:11 p.m. Mr. Richard Hultquist who lives across the street from the mobile home park questioned the exact location and complained about the loud music and foul language being used by the tenants. Council clarified that the request is to extend the MH zone one lot to the south to encompass the entire park currently consisting of 6 spaces. Mr. Brandon Smith who lives in Katy and has an office in Houston said he is the new owner of the park and plans to revamp the area and improve and upgrade the pad sites and units. Mr. Smith said he plans to have a manager that lives onsite monitor the area and activity. Mrs. Ella David who lives at the corner of 18th Street and Avenue M said she is concerned about new mobile homes moving in because she said it has been used for low income residents and has housed rehab patients and criminals. Mr. Harmon David who also lives at the corner of 18th Street and Avenue M said he was concerned about what the park would do to appraisals in the area and asked if a double-wide mobile home could be moved in. Mr. Smith said a double wide will not fit on the lots. Mrs. Mary Warrington, representing her uncle Mr. Gately who is an adjacent neighbor, said their property has been in her family for many, many years, and they do not want the zone changed. They want to preserve the rural atmosphere for future generations. Mayor Stenzel closed the public hearing at 7:32 p.m. Motion by Councilmember Carothers 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 Manufactured Housing (MH) for 0.482 acres located at 4926 Ave. M, being Abst 47, Page 10, Part of Outlot 273 (273-3), Alta Loma Outlots, City of Santa Fe, Galveston County, Texas. The motion died for lack of a second.

City Business (Other):

Old Business:

1. Consideration and possible action: Ratifying execution of Real Estate Auction Listing Agreements and related documents for the sale of properties at 14321 – 5th Street and at 4309 Peck Street, Santa Fe, Texas

City Manager Joe Dickson said Council had questions about this sale at the last meeting. He said the city would only be responsible for the cost of the newspaper advertisement, not a commission fee, should the property not sell. Also, each property is under a separate agreement because each piece of property is unique in its location, size and comparable values and each property will be handled separately by a title company. Mr. Dickson said the auctioneers are diligent and aggressive, and staff feels the city can benefit from the sale of these properties by returning them to the tax rolls. Motion by Councilmember Jannett, seconded by Councilmember McCrary to ratify execution of Real Estate Auction Listing Agreements and related documents for the sale of properties at 14321 – 5th Street and at 4309 Peck Street, Santa Fe, Texas. The motion passed the roll call vote three to one. Those voting for: Councilmember Tambrella, Councilmember McCrary, and Councilmember Jannett. Those voting against: Councilmember Carothers.

New Business:

1. Consideration and possible action: Appointment of member to serve on the Santa Fe Park and Recreation Board to fill the unexpired term vacated by the resignation of Peggy Curtis

Community Services Director Diana Steelquist said Ms. Curtis unexpectedly had to resign from the board due to scheduling conflicts. We have received an application for service on the board from Lori Marks who is employed by the Santa Fe Independent School District. Motion by Councilmember Tambrella, seconded by Councilmember Carothers to appoint Lori Marks as a member to serve on the Santa Fe Park and Recreation Board to fill the unexpired term vacated by the resignation of Peggy Curtis. The motion passed the roll call vote unanimously.

2. Consideration and possible action: Appointment of alternate member to serve on the Zoning Board of Adjustment

Community Services Director Diana Steelquist said the Board of Adjustment has been operating short of a full board for a while now. We currently have five members but no alternate members, and sometimes it is difficult to conduct business with a quorum requirement of four members. She said Mr. Bacot attended a recent Planning and Zoning Commission meeting and expressed interest in serving the community. Motion by Councilmember Carothers, seconded by Councilmember McCrary to appoint Wayne Bacot as an alternate member to serve on the Zoning Board of Adjustment. The motion passed the roll call vote unanimously.

3. Consideration and possible action: Appointment/reappointment of members to serve on the Mae S. Bruce Library Advisory Board for a two-year term to expire July, 2016

Library Director Brenda Cheatham said the board is comprised of five members and two members whose term expires this month have expressed interest in continuing to serve. Motion by Councilmember McCrary, seconded by Councilmember Tambrella to reappoint Linda Coyle and Sharon Tipton as members to serve on the Mae S. Bruce Library Advisory Board for two-year term to expire July, 2016. The motion passed the roll call vote unanimously.

4. Consideration and possible action: Authorizing staff to advertise and solicit bids for sewer line rehabilitation funded by GLO Contract No., 13-078-000-7101, Community Development Block Grant, Disaster Recovery Program, Round 2.2, Non-Housing Grant

City Manager Joe Dickson said this \$2.2M sewer line rehab is the last project under the Round 2.2 grant program and authorization is needed to advertise and solicit bids. Motion by Councilmember Jannett, seconded by Councilmember Tambrella to authorize staff to advertise and solicit bids for sewer line rehabilitation funded by GLO Contract No., 13-078-000-7101, Community Development Block Grant, Disaster Recovery Program, Round 2.2, Non-Housing Grant. The motion passed the roll call vote unanimously.

5. Consideration and possible action: Authorizing Mayor to execute the Interlocal Agreement between the City and the Texas Municipal League MultiState Intergovernmental Employee Benefits Pool for the purpose of providing medical benefits and services to the city's employees

City Manager Joe Dickson said this is the agreement with the Texas Municipal League Intergovernmental Employee Benefits Program for medical benefits for city employees. The name change to include MultiState triggers the need for execution of a new agreement. Motion by Councilmember Carothers, seconded by Councilmember McCrary to authorize the Mayor to execute the Interlocal Agreement between the City and the Texas Municipal League MultiState Intergovernmental Employee Benefits Pool for the purpose of providing medical benefits and services to the city's employees. The motion passed the roll call vote unanimously.

6. Consideration and possible action: Authorizing staff to proceed with the replacement of carpet in City Hall main office areas and conference room

City Manager Joe Dickson said he called Mainland Carpet for an estimate to replace the carpet in the main office areas of City Hall so funds could be included in the 2014/15 proposed budget. Mr. Ronnie Turrentine of Mainland Carpet said he had some carpet tiles left over from another job and could give us a very good price, just under \$6,000 for materials, installation, and removal of the old carpet. Staff would like to take advantage of this offer now rather than wait until next year. Motion by Councilmember Tambrella, seconded by Councilmember McCrary to authorize staff to proceed with the replacement of carpet in City Hall main office areas and conference room. The motion passed the roll call vote unanimously.

Announcements: Friends of Scouting fundraising banquet is Tuesday evening, July 15, at Hidden Palms.

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

The next regular meeting is tentatively scheduled for July 24, 2014, at 7 p.m. Council set tentative budget workshops for July 24 at 5 p.m. for a presentation from the health district regarding animal control and shelter services and for a presentation by Fred Welch on economic development. Two additional budget workshops were scheduled for July 29 and July 31, at 6 p.m.

Motion by Councilmember Jannett, seconded by Councilmember McCrary to adjourn. The motion passed and the meeting adjourned at 7:52 p.m.

RALPH STENZEL, MAYOR

ATTEST:

Janet L. Davis, City Secretary