

**CITY OF SANTA FE
REGULAR COUNCIL MEETING
OCTOBER 9, 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 Bubba Jannett
 Councilmember Pat McCrary
 Councilmember Joe Carothers
 City Manager Joe Dickson
 Director of Administrative Services Pam Wood
 Absent: Councilmember Wanda Wagner, excused
 City Attorney Ellis J. Ortego, excused
 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 9/11/14 were approved as presented.

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 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 Manufactured Housing (MH) to Agricultural Residential (AR) for one tract totaling 2.562 acres located at 13504 W. 6th Street, being Abst 47, Page 5, Lots 44 & 45 and the north half of Lot 43 (44-1), Mary Hall unrecorded subdivision, City of Santa Fe, Galveston County, Texas

Community Services Director Diana Steelquist said this is the second reading of the ordinance changing the zoning on W. 6th Street from MH to AR as requested by Mrs. Armbrecht, the property owner. She wants to ensure a manufactured home cannot be placed her property. Motion by Councilmember Jannett, seconded by Councilmember Tambrella 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 Manufactured Housing (MH) to Agricultural

Residential (AR) for one tract totaling 2.562 acres located at 13504 W. 6th Street, being Abst 47, Page 5, Lots 44 & 45 and the north half of Lot 43 (44-1), Mary Hall unrecorded subdivision, City of Santa Fe, Galveston County, Texas. 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 Manufactured Housing (MH) to Agricultural Residential (AR) for three tracts totaling 3.075 acres located at the corner of Davis Hall Rd. and W. 6th Street, being Abst 47, Page 5, Lots 40 & 41 (40-1), Mary Hall unrecorded subdivision and Lee replat (2007), Abst 47, Lots 1 & 2, City of Santa Fe, Galveston County, Texas
Community Services Director Diana Steelquist said this is the second reading of the ordinance changing the zoning on W. 6th Street at Davis Hall Rd. from MH to AR as requested by Mr. and Mrs. Lee, the property owners. They want to ensure that a manufactured home cannot be placed their property. Motion by Councilmember McCrary, seconded by Councilmember Carothers 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 Manufactured Housing (MH) to Agricultural Residential (AR) for three tracts totaling 3.075 acres located at the corner of Davis Hall Rd. and W. 6th Street, being Abst 47, Page 5, Lots 40 & 41 (40-1), Mary Hall unrecorded subdivision and Lee replat (2007), Abst 47, Lots 1 & 2, City of Santa Fe, Galveston County, Texas. 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 Agricultural Residential (AR) to Manufactured Housing (MH) for one tract totaling 1.0 acres located at 7104 FM 646 S, being Abst 48, Page 18 and 21, Outlot 211 (211-5), Alta Loma Outlots, City of Santa Fe, Galveston County, Texas

Community Services Director Diana Steelquist said this tract of land was annexed in 2008 and zoned as Agricultural Residential (AR). The owners have been operating a small RV park with 4 spaces and they would like to expand by an additional 2 sites. Ms. Steelquist said that because this is a legal non-conforming use, the owners are requesting the zoning on this one acre tract be changed to Manufactured Housing to allow expansion of the park. She said there is only enough physical room for 6 spaces so there would be no further expansion of this park on this tract. The Planning and Zoning Commission held a public hearing and unanimously recommended approval of the zone change. Mayor Stenzel opened the public hearing at 7:11 p.m. Mrs. Armbrrecht of 6th Street said she is opposed to any zone change allowing more manufactured housing areas in the city. Mr. John Sheppard of Castle Drive and owner of the RV park said this property was not zoned correctly when it was annexed in 2008, and he stressed that an RV park is not the same as a mobile home park. He said he keeps the property clean, and he has spoken with his neighbors who are not opposed to his planned expansion. Mr. Sheppard said most of his tenants are

people working shut downs at the plants who stay there on a short-term basis. 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 one tract totaling 1.0 acres located at 7104 FM 646 S, being Abst 48, Page 18 and 21, Outlot 211 (211-5), Alta Loma Outlots, City of Santa Fe, Galveston County, Texas. The motion died for lack of a second.

City Business (Other):

Old Business: None

New Business:

1. Consideration and possible action: Authorizing staff to proceed with the purchase of two John Deere tractors and mowers through the TASB State Contract and one used pickup truck and to seek proposals for the financing

City Manager Joe Dickson said that the purchase of a tractor with a side mower, a tractor with a boom reach mower, and a used pickup truck was discussed during budget workshops this summer and approved in the budget beginning October 1, 2014. This action will authorize staff to purchase these items through BuyBoard, the TASB State Contract, and to seek proposals for the lease purchase financing arrangements. Motion by Councilmember Jannett, seconded by Councilmember McCrary to authorize staff to proceed with the purchase of two John Deere tractors and mowers through the TASB State Contract and one used pickup truck and to seek proposals for the financing. The motion passed the roll call vote unanimously.

2. Consideration and possible action: Authorizing Mayor to execute Deed Without Warranty conveying the Sanitary Sewer Rehabilitation Project, part of the GLO CDBG Disaster Recovery Non-Entitlement Program Contract No. DRS 010168, GLO 10-5184-000-5167, to Galveston County Water Control and Improvement District No. 8

Director of Administrative Services Pam Wood said that Engineer John Mercer certified this GLO Disaster Recovery Program sewer project complete as of September 20, 2013. She said as with all the other projects under this program, WCID #8 has agreed to assume full responsibility of the maintenance and operations of the improvements one year after completion of the project and acceptance by the city. Motion by Councilmember Tambrella, seconded by Councilmember Carothers to authorize the Mayor to execute the Deed Without Warranty conveying the Sanitary Sewer Rehabilitation Project, part of the GLO CDBG Disaster Recovery Non-Entitlement Program Contract No. DRS 010168, GLO 10-5184-000-5167, to Galveston County Water Control and Improvement District No. 8. The motion passed the roll call vote unanimously.

3. Consideration and possible action: Authorizing Mayor to execute Agreement between the Texas Department of Agriculture and the City of Santa Fe, Contract No. 7214401 for the Community Development Fund, to replace water lines in specific locations

Director of Administrative Services Pam Wood said the grant application for this project was authorized by Council in 2012. She said the Texas Department of Agriculture has awarded the \$350,000 grant beginning October 15, 2014, and ending October 14, 2016, to replace water lines in the specific locations included in the grant application. There is a \$52,500 match that will be provided by WCID #8. Motion by Councilmember Tambrella, seconded by Councilmember McCrary to authorize the Mayor to execute the Agreement between the Texas Department of Agriculture and the City of Santa Fe, Contract No. 7214401 for the Community Development Fund, to replace water lines in specific locations. The motion passed the roll call vote unanimously.

4. Consideration and possible action: Adoption of a joint resolution establishing and continuing Interjurisdictional Emergency Management Plan between the City of Santa Fe and Galveston County

Police Chief Kenneth Campbell said this is a just a continuation of the Interjurisdictional Emergency Management Plan between the City and the County to allow us to share resources and personnel in the event of a disaster. Motion by Councilmember Carothers, seconded by Councilmember McCrary to adopt the joint resolution establishing and continuing Interjurisdictional Emergency Management Plan between the City of Santa Fe and Galveston County. The motion passed the roll call vote unanimously.

5. Consideration and possible action: Authorizing Mayor to execute Contract for Water Pollution Control and Abatement Services between the City and the Galveston County Health District for the fiscal year beginning October 1, 2014

City Manager Joe Dickson said this is a renewal of the contract with the County for water pollution control and abatement services for the 2014/15 fiscal year. This contract helps the city address any well water, septic, and grey water issues among other things, and funds for this have been included in the current budget. Motion by Councilmember Tambrella, seconded by Councilmember Carothers to authorize the Mayor to execute the Contract for Water Pollution Control and Abatement Services between the City and the Galveston County Health District for the fiscal year beginning October 1, 2014. The motion passed the roll call vote unanimously.

6. Consideration and possible action: Adoption of a resolution designating a representative and an alternate representative to the Houston-Galveston Area Council 2015 General Assembly

City Manager Joe Dickson said Council has, for many years, designated the Mayor and Mayor Pro-tem as representatives to the HGAC General Assembly. Motion by Councilmember Jannett, seconded by Councilmember McCrary to adopt the resolution designating the Mayor as the representative and the Mayor Pro-tem as the alternate representative to the Houston-Galveston Area Council 2015 General Assembly. The motion passed the roll call vote unanimously.

7. Consideration and possible action: Rescinding previous authorization to execute Resale Deed conveying 1.211 acres off 28th Street, a part of Outlot 425, Alta Loma Outlots, Galveston County, Texas, (tax acct #1095-0000-0425-002) to Ana Argueta and authorizing Mayor to execute Resale Deed conveying 1.211 acres off 28th Street, a part of Outlot 425, Alta Loma Outlots, Galveston County, Texas, (tax acct #1095-0000-0425-002) to Galveston County Drainage District #1

City Manager Joe Dickson said this was property that Council had previously approved for resale to the abutting property owner Ann Argueta. He said all the taxing entities had to approve of the sale, but Galveston County Drainage District #1 did not approve the sale because they wanted the property for their own use. Our proceeds from the sale remain the same regardless of the buyer. Motion by Councilmember McCrary, seconded by Councilmember Tambrella to rescind the previous authorization to execute the Resale Deed conveying 1.211 acres off 28th Street, a part of Outlot 425, Alta Loma Outlots, Galveston County, Texas, (tax acct #1095-0000-0425-002) to Ana Argueta and to authorize the Mayor to execute the Resale Deed conveying 1.211 acres off 28th Street, a part of Outlot 425, Alta Loma Outlots, Galveston County, Texas, (tax acct #1095-0000-0425-002) to Galveston County Drainage District #1. The motion passed the roll call vote unanimously.

Announcements: Councilmember Jannett said the Justice Center open house ceremony was very nice and he complimented staff on the preparations for the event.

Summary of action from this agenda, request for future agenda items, and scheduling future meetings
City Manager Joe Dickson said the Galveston County Mayors' and Councilmembers' Association social function is next month and is usually hosted by the City of Santa Fe. He asked Council if they would like to return to the Haak Winery for the event. The consensus of Council was to return to the Haak Winery if the rental fee for the facility is waived again this year and we are just responsible for the catering costs. The first reading of the annexation ordinance is scheduled for November 13, 2014.

Motion by Councilmember Jannett, seconded by Councilmember Tambrella to adjourn. The motion passed and the meeting adjourned at 7:25 p.m.

RALPH STENZEL, MAYOR

ATTEST:

Janet L. Davis, City Secretary