

**CITY OF SANTA FE
SPECIAL COUNCIL MEETING
OCTOBER 18, 2016 6:30 P.M.
COUNCIL CHAMBERS
12002 HWY. 6
SANTA FE, TEXAS**

MINUTES

The meeting was called to order at 6:30 p.m. by Mayor Jeff Tambrella.

Roll Call: Present: Mayor Jeff Tambrella
 Councilmember Joe Carothers
 Councilmember Corey Jannett
 Councilmember Charles Coleman
 City Manager Joe Dickson
 City Secretary Janet L. Davis
 Absent: Mayor Pro-tem Bubba Jannett, excused
 Councilmember Bill Pittman, excused
 City Attorney Ellis J. Ortego, excused

Also present were members of the Santa Fe Economic Development Corporation: Pat McCrary, Ted Gillis, Robert Cheek, Paul Shelley, and Administrative Services Director Pam Wood.

Members of Galveston County Water Control and Improvement District No. 8 present were: Keith Tyner, Fritz Barnett, Tommy Anderson, Bob Wylie, Max Tully, James Newman, and Dee Ann Hedgpeth.

The pledge of allegiance to the U. S. Flag and to the Texas Flag was led by City Manager Joe Dickson.

Citizens' Comments: None

Discussion: Water/sewer utility plan for City of Santa Fe, Texas

Mayor Tambrella welcomed everyone and thanked everyone for attending tonight. He said the city is reaching out to attract new business development. Mayor Tambrella said we know growth is coming this direction and we are trying to prepare the community for it. He suggested we consider hiring someone to conduct a full assessment, including advantages, limitations, and restrictions, to bring water and sewer to the entire city so we can create a long-term plan to move in that direction.

Mr. Anderson said the current crippling factor for the water district is the Gulf Coast Water Authority allotment of one million gallons of water per day. Mr. Newman said the water authority is not selling any more than what is already allotted, so the only way to get more water is to borrow or buy an allotment from another entity in the Gulf Coast Water Authority watershed. Mr. Anderson said the current elevated water storage and current usage would allow between 2,000 and 3,000 water taps to be added to the system. The current sewer system could probably handle the same number of additions as well. He said they have some room for growth, but even with federal grant assistance, most people are not interested in tying into it. Mr. Anderson said only developers, new home builders, or those with water well or septic system issues are the ones that want access to public utilities. Mr. Tully said water is a treasured commodity and we are

constantly trying to find ways to conserve it. Mr. Anderson said industry uses a lot of water and no one wants to sell their rights in case they need it someday. He said as growth occurs, we may get access to more water through irrigation. He also said the subsidence district limits the use of well water to 10 percent of the annual gallons pumped.

Mayor Tambrella said we need to voice our needs and concerns to our legislators and request assistance. He also said actual feasibility to get water and sewer lines down easements is an obstacle we must take into consideration. Mr. Cheek said the SFEDC is limited to providing assistance to extending water and sewer to new and expanded business ventures. He said the extensions must be designated for commercial use, but then it is available to residential customers who may want it. Mr. Cheek said water extension on FM 646 north to 2nd Street is about \$3.5M. Mr. Anderson said the cost to lay a water line is around \$40 per foot and the cost to lay a sewer line is about \$60 per foot without lift stations. He said a 20 feet easement is sufficient for both water and sewer lines.

Mr. Wylie said he is in favor of all of us working together to serve our community. He said people want services but they don't want to pay for it, so this assessment may help us inform the public of the potential cost for these services. Mr. Dickson said impact fees will be needed and those are not popular with developers. Mr. Anderson said larger tracts present a problem when running water and sewer lines because the customer count is less than ideal for financial feasibility.

Mr. Anderson asked if the city wanted growth. Mayor Tambrella said growth is imminent and we need to prepare for it. Mr. Gillis said controlled growth is what is wanted and zoning was implemented years ago to help with that. Mayor Tambrella said the city will check with legal counsel to see if the SFEDC can participate in funding an assessment. He said we will prepare a request for proposal for an assessment, and work on preparing an Interlocal Agreement for the participating entities to execute.

There were a few citizens in the audience. One said he has two residences on 4th Street, has been here 13 years, and his water from the well still has sulfur in it. He said he wants public water but he does not want the city to grow. Another citizen asked if we were trying to expand water and sewer to commercial property only or also to residences. Mayor Tambrella explained that the SFEDC can only expand into commercial areas, but the city wants to get an assessment for the entire city. He said currently residents that have water and sewer available have a choice of whether or not to tap into it. He said mandatory tie-ins can be enforced by the health district should there be an issue in the future. Mayor Tambrella also said the subsidence district may move in the direction of imposing restrictions on pumping water from the ground.

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

JEFF TAMBRELLA, MAYOR

ATTEST:

Janet L. Davis, City Secretary