

**CITY OF SANTA FE
REGULAR COUNCIL MEETING
SEPTEMBER 10, 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 Jeff Tambrella.

Roll Call:	Present:	Mayor Jeff Tambrella Councilmember Pat McCrary Councilmember Joe Carothers Councilmember Corey Jannett Councilmember Charles Coleman City Attorney Ellis J. Ortego City Manager Joe Dickson City Secretary Janet L. Davis
	Absent:	Mayor Pro-tem Bubba Jannett, 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 8/10/15, 8/13/15, 8/27/15, and 9/3/15 were approved as presented.

Citizens' Comments: None

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 Single Family Residential (R-1) for one tract totaling 30.904 acres located at the west end of Maple behind the Santa Fe High School, being Abst 610, Section 20, Lots 14 thru 21, Stepchinski Unrecorded Subdivision, City of Santa Fe, Galveston County, Texas

Community Services Director Diana Steelquist said the Planning and Zoning Commission met Tuesday and held a public hearing regarding this zone change request from AR to R-1 for a subdivision-type development to be located at the west end of Maple behind the Santa Fe High School Ms. Steelquist said

water and sewer is readily available so a higher density development can be accomplished. She said another developer attended the public hearing to see what is required for developing property in Santa Fe, and a citizen inquired about the drainage. Ms. Steelquist said they are proposing underground drainage with curb and gutter, and a detention pond is also part of our criteria for this type development. This zone change request was unanimously approved by the Planning and Zoning Commission. Mayor Tambrella opened the public hearing at 7:07 p.m. The developer, Joel Jones, was present to answer any questions and said he plans to begin development in about six months, following acquisition of permits. He said he will build some of the homes himself and sell some of the lots for other builders to construct new homes. He is asking for approval of this zone change before he proceeds with final plat approval. With no other comments, the public hearing closed at 7:09 p.m. Motion by Councilmember Carothers, seconded by Councilmember Coleman 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 Single Family Residential (R-1) for one tract totaling 30.904 acres located at the west end of Maple behind the Santa Fe High School, being Abst 610, Section 20, Lots 14 thru 21, Stepchinski Unrecorded Subdivision, 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 granting to CenterPoint Energy Resources Corp., DBA CenterPoint Energy Texas Gas Operations, the right, , and franchise to construct, install, extend, remove, replace, abandon, operate, and maintain its facilities within the public rights-of-way of the City of Santa Fe, Texas, for the transportation, delivery, sale, and distribution of natural gas; containing other provisions relating to the foregoing subject; providing for severability; and providing an effective date

City Manager Joe Dickson said this is the second and final reading of the ordinance approving a new franchise agreement with CenterPoint Energy Gas. Mr. Dickson said they offered a 5 percent franchise fee in exchange for relinquishment of our original jurisdiction. Denying that offer and retaining our original jurisdiction, this agreement is for a term of 15 years with a 3 percent franchise fee. Motion by Councilmember McCrary, seconded by Councilmember Corey Jannett to pass the second and final reading of an ordinance granting to CenterPoint Energy Resources Corp., DBA CenterPoint Energy Texas Gas Operations, the right, , and franchise to construct, install, extend, remove, replace, abandon, operate, and maintain its facilities within the public rights-of-way of the City of Santa Fe, Texas, for the transportation, delivery, sale, and distribution of natural gas; containing other provisions relating to the foregoing subject; providing for severability; and providing an effective date. The motion passed the roll call vote unanimously.

New Business:

1. Consideration and possible action: First and final reading of an ordinance adopting the debt service fund budget for the fiscal year beginning October 1, 2015

City Manager Joe Dickson said the debt service tax rate has been calculated at \$0.0473 per \$100 valuation. Debt payments are due in March and September, 2016, and run through 2033. The ending fund balance for the fiscal year is anticipated to be \$136,990. Motion by Councilmember Carothers, seconded by Councilmember Corey Jannett to pass the first and final reading of an ordinance adopting the debt service fund budget for the fiscal year beginning October 1, 2015. The motion passed the roll call vote unanimously.

2. Public Hearing: Proposed 2015/16 general fund operating budget

Mayor Tambrella opened the public hearing at 7:14 p.m. City Manager Joe Dickson read the 2015/16 budget management letter. He said this \$5,166,257 proposed budget is based upon a total tax rate of \$0.3450 which is a 3 percent increase in the effective tax rate but lower than the current tax rate of \$0.3589. Mr. Dickson summarized the capital expenditures included in the proposed budget, and said a 3 percent wage increase for non-collective bargaining personnel and expenses for the new animal control and shelter agreement services are also included. Mr. Daniel Kitchener of 4th Street complimented Council on holding the budget and tax rate tight. With no other comments, the public hearing closed at 7:20 p.m.

3. Discussion: Proposed 2015/16 general fund operating budget

There was no further discussion about the proposed 2015/16 general fund operating budget.

4. Consideration and possible action: First and final reading of an ordinance adopting the general fund operating budget for the fiscal year beginning October 1, 2015

Motion by Councilmember McCrary, seconded by Councilmember Carothers to pass the first and final reading of an ordinance adopting the general fund operating budget for the fiscal year beginning October 1, 2015. The motion passed the roll call vote unanimously.

5. Consideration and possible action: First and final reading of an ordinance establishing the ad valorem tax rate; date when ad valorem taxes become delinquent; rate as of assessment; providing for certain exemptions; penalty and interest for delinquent taxes and savings clause

City Manager Joe Dickson said the maintenance and operations effective tax rate is \$0.2877 and this budget is based upon a tax rate of \$0.2977 which is a 3 percent increase in the effective rate. He said the debt service rate is \$0.0473. Mr. Dickson said the proposed tax revenue included in the budget is based upon 100 percent of the certified values and 85 percent of the value of properties under review. He said he received news today that Builder's First Choice is leaving town at the end of October, 2015, moving their lumber operations to Manvel and fabrication operations to a facility off Hwy. 290. Motion by Councilmember Carothers, seconded by Councilmember Coleman to increase the property tax rate by the adoption of a tax rate of \$0.3450, which is effectively a 3 percent increase in the tax rate, and to pass the first and final reading of an ordinance establishing the ad valorem tax rate; date when ad valorem taxes become delinquent; rate as of assessment; providing for certain exemptions; penalty and interest for

delinquent taxes and savings clause. The motion passed the roll call vote unanimously. Motion by Councilmember McCrary, seconded by Councilmember Carothers to ratify the property tax increase reflected in the 2015/16 general fund operating budget. The motion passed the roll call vote unanimously.

6. Consideration and possible action: First and final reading of an ordinance amending the general fund operating budget for the fiscal year beginning October 1, 2014

City Manager Joe Dickson said this is the end of year budget amendment, and accounts for additional revenue and additional expenditures throughout the 2014/15 fiscal year. He said this amendment is expected to reduce the appropriated fund balance by \$67,545. Motion by Councilmember Carothers, seconded by Councilmember Coleman to pass the first and final reading of an ordinance amending the general fund operating budget for the fiscal year beginning October 1, 2014. The motion passed the roll call vote unanimously.

7. Consideration and possible action: First reading of an ordinance amending Chapter 2, Animal Control, Code of Ordinances, to establish uniform rules for controlling the animal population to ensure protection of the health, safety, and welfare of the public

City Manager Joe Dickson said our animal control services will soon be provided by an independent contractor, and since we will no longer be participants of the Galveston County Health District animal control program and utilize their animal control regulations, we need to expand our current ordinance regarding animal control. He said this revised ordinance mirrors the regulations of the City of Dickson who is also a partner in the agreement with the new contractor. Mr. Dickson said pet registration has always been required but never enforced, and any permit fees required by the new regulations would be collected by the contractor. Council discussed the proposed regulations and felt we should exclude the section pertaining to the obtainment of license and registration fees at this time. Motion by Councilmember Corey Jannett, seconded by Councilmember McCrary to pass the first reading of an ordinance amending Chapter 2, Animal Control, Code of Ordinances, to establish uniform rules for controlling the animal population to ensure protection of the health, safety, and welfare of the public, excluding Section 2-14 regarding license and registration fees and to dispense with the second reading of the ordinance. The motion passed the roll call vote unanimously.

8. Consideration and possible action: Selection of contractor for disaster debris clearance and removal services and authorizing the Mayor to execute the agreement for such services

City Manager Joe Dickson said we utilized debris contractor services through an Interlocal Agreement with the City of Friendswood, but we realized during Hurricane Ike that FEMA prefers that each entity have their own agreement for such services. He said staff has contacted HGAC for a list of pre-qualified vendors through their cooperative purchasing program. Mr. Dickson said Crowder-Gulf was our vendor during Hurricane Ike, and staff is recommending Crowder-Gulf as our contractor for debris management services based upon an evaluation of the proposals received for such services. Motion by Councilmember Coleman, seconded by Councilmember McCrary to select Crowder Gulf as the city's contractor for disaster debris clearance and removal services and to authorize the Mayor to execute the agreement for such services. The motion passed the roll call vote unanimously.

Announcements: None

Summary of action from this agenda, request for future agenda items, and scheduling future meetings
Home football game this Friday with "Go drive a Ford" to help raise funds for the benefit of the school.
Council will possibly meet with Buxton at the TML conference on September 24 at the San Antonio Convention Center.

Motion by Councilmember Corey Jannett, seconded by Councilmember Carothers to adjourn. The motion passed and the meeting adjourned at 7:48 p.m.

JEFF TAMBRELLA, MAYOR

ATTEST:

Janet L. Davis, City Secretary