

**CITY OF SANTA FE
REGULAR COUNCIL MEETING
AUGUST 12, 2021 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 Jason Tabor.

Roll Call: Present: Mayor Jason Tabor
Mayor Pro-tem Bill Pittman
Councilmember Melanie Collins
Councilmember Fidencio Leija
Absent: Councilmember Jason O'Brien, excused

The invocation was given by Mayor Pro-tem Bill Pittman. The pledge of allegiance to the U. S. Flag and to the Texas Flag was led by Councilmember Melanie Collins.

Mayor's and City Manager's Report:

- a. The minutes of 7/7/21, 7/15/21 (1), 7/15/21 (2), 7/27/21, 7/28,21, and 8/5/21 were approved as presented.
- b. Department reports by staff were not presented orally but were included as written reports in the Council packet.

Citizen's Comments: Mr. Jarrad Moore of 12334 Young Circle said he has filed an affidavit to recall the Mayor. He said it's not a personal attack but a voice for the citizens to address concerns and to hold a public official accountable for misconduct. Ms. Trudy Trochesset of 3605 Avenue F said the conditional use permit process was the first local involvement she's had but said she feels like an outsider in her own community. She encouraged more communication and citizen involvement to shape the future of our community. Mr. Tim Clark of 3620 Avenue F expressed gratitude to the Planning and Zoning Commission for listening to the citizens voice their concerns about the proposed apartment complex on property near their homes that they did not see as a fit for the neighborhood..

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 an apartment complex, gas station, and retail sales in a Highway Commercial Zone (HC) located at FM 1764 and Avenue F, being a vacant 9.44 acre lot with the legal description Abst 149 E Mitchell Sur Part of Outlots 129 and 130 (129-4), Alta Loma Outlots, Santa Fe, Galveston County, Texas

Mayor Tabor said the builder has pulled this item from the agenda because he is going to look at other options. There was no discussion.

2. 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 Agriculture Residential (AR) to Medium Density Residential (R2) for 9.0169 acres located at 3740 Tower Road, fronting Maple Street, described as Austin Addition Replat (2017) Abst 613, Block 1, Lot 1 (1-0), Santa Fe, Galveston County, Texas

Community Services Director Stacey Baker said the Planning and Zoning Commission Chairman Ron Willoughby will present the Commission's report and recommendation. Mr. Willoughby summarized the current and proposed zone requirements. He said the proposed development will consist of about 30 lots, each at 6,000 sq ft, and the development is within the WCID service area and the drainage district criteria will be used. Mr. Willoughby said the Planning and Zoning Commission recommended approval and there was only one concerned citizen at their public hearing expressing drainage issues in the area proposed for development. Mr. David Tombrella of David Scott Development said they both grew up here and they are meeting all development requirements and going above and beyond to improve the area. He said the development includes 2 acres of detention, each lot will be a minimum of 55 feet, the price point is \$250,000 to \$300,000, the environmental study has been completed, and there will be a homeowners' association to monitor the subdivision. Mayor Tabor opened the public hearing at 7:20 p.m. Mr. Ralph Atchison of 7603 FM 646 S asked who is responsible for installing water and sewer in the proposed area and staff responded that the developer is responsible for tying in to the available public water supply. He also expressed concerns about more development on the ground without dikes and pumps creating the potential for more "Harvey" flooding events. Mr. Atchison suggested the developer post a 20-year bond for any flooding issues caused by their development. Mr. Keith Austin of 3738 Tower asked is anyone looked at the current school traffic impact on the road and the fact that this development will put more traffic on the street. He also expressed concerns about the current drainage issues. Councilmember Pittman asked staff what size development instigates a traffic impact analysis and staff responded that such an analysis is required if the development has more than one entrance. Staff also responded that approval of the development plans is subject to approval by the drainage district as well as the city's outside engineer. Ms. Marta Carter of Morningglory and Maple said drainage and flooding issues pose a problem and traffic is already a nightmare. Ms. Cheryl Sanders of 3710 Tower Road said she filed an official written protest to the rezoning request, citing drainage and flooding issues and increased traffic impacts. She asked what type of fencing is proposed for the back of the property. Mr. Matt Bell of 3502 Avenue E ½ asked why Atlas 14 regulations only increased 20 percent and staff responded that the state used new estimated rainfall, excepting the exceptional Harvey event. Mr. Frank Trochesset of 3605 Avenue F asked the city to ensure due diligence by listening to residents' concerns rather than just relying on engineers and the state to perform calculations. Councilmember Pittman said this request for a zone change is just a preliminary part of the development proposal which will be subject to further engineering before construction begins. Mayor Tabor closed the public hearing at 7:57 p.m. Motion by Councilmember Leija, seconded by Councilmember Pittman 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 Agriculture Residential (AR) to Medium Density Residential (R2) for 9.0169 acres located at 3740 Tower Road, fronting Maple Street, described as Austin Addition Replat (2017) Abst 613, Block 1, Lot 1 (1-0), Santa Fe, Galveston County, Texas, with the condition that the property return to AR if the proposed development does not occur. The motion passed the roll call vote unanimously.

City Business (Other):

Old Business:

1. Consideration and possible action: Authorizing Mayor to execute Master Equity Lease with Enterprise Fleet Management Trust for leasing fleet vehicles for city operations

City Manager Glen Adams said we have discussed a lease method for acquiring and maintain our public works and administrative vehicles and we feel this is an advantageous program in terms of cost, downtime, and maintenance with a potential return on investment each year as we turnover the vehicles. Motion by Councilmember Pittman, seconded by Councilmember Collins to authorize the Mayor to execute the Master Equity Lease with Enterprise Fleet Management Trust for leasing fleet vehicles for city operations. The motion passed the roll call vote unanimously.

New Business:

1. Consideration and possible action: Authorizing Mayor to execute the Contractual Agreement with the Galveston County Health District for water pollution control and abatement services for the fiscal year 2021/2022

City Manager Glen Adams said this is the annual agreement with the health district for water pollution monitoring services and the cost is based on the census. He said the census numbers are anticipated soon which may increase the cost proposed for the services. Motion by Councilmember Leija, seconded by Councilmember Pittman to authorize the Mayor to execute the Contractual Agreement with the Galveston County Health District for water pollution control and abatement services for the fiscal year 2021/2022. The motion passed the roll call vote unanimously.

2. Consideration and possible action: Authorizing Mayor to execute the Interlocal Contract between the City and the County of Galveston for asphalt milling services on Rymal Road

City Manager Glen Adams said the asphalt is not binding on Rymal Road so we need to grind it down in order to properly improve the street. Motion by Councilmember Leija, seconded by Councilmember Pittman to authorize the Mayor to execute the Interlocal Contract between the City and the County of Galveston for asphalt milling services on Rymal Road. The motion passed the roll call vote unanimously.

3. Consideration and possible action: First reading of an ordinance amending Chapter 8, Subdivision Regulations, Code of Ordinances, City of Santa Fe, Texas, Section 6, Requirements for Improvements, reservations, and Design, by amending Subsection 6.3.2(A)(1), Design Standards, to increase the number of units required to have an access plan

Fire Marshal Tony Dauphine said our current ordinance does not mirror the fire code and this amendment will require residential developments to provide an access plan for more than 30 units instead of 30 units or more. Motion by Councilmember Pittman, seconded by Councilmember Leija to pass the first reading of an ordinance amending Chapter 8, Subdivision Regulations, Code of Ordinances, City of Santa Fe, Texas, Section 6, Requirements for Improvements, reservations, and Design, by amending Subsection 6.3.2(A)(1), Design Standards, to increase the number of units required to have an access plan and to dispense with the second reading. The motion passed the roll call vote unanimously.

4. Consideration and possible action: Authorizing Mayor to execute the engagement letter with Carr Riggs & Ingram for financial audit services for the fiscal year ending September 30, 2021

Finance Director Rudy Zepeda said CRI, our current audit firm, has submitted a proposed engagement letter for audit services for the current fiscal year and the scope this year includes audit services for the Santa Fe Economic Development Corporation. Motion by Councilmember Pittman, seconded by Councilmember Collins to authorize the Mayor to execute the engagement letter with Carr Riggs & Ingram for financial audit services for the fiscal year ending September 30, 2021. The motion passed the roll call vote unanimously.

Announcements: Best of luck to “Back to School”

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

Motion by Councilmember Pittman, seconded by Councilmember Leija to adjourn. The motion passed and the meeting adjourned at 8:23 p.m.

JASON TABOR, MAYOR

ATTEST:

Janet L. Davis, City Secretary