

**CITY OF SANTA FE
REGULAR COUNCIL MEETING
DECEMBER 9, 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 Brandon Noto
Councilmember Fidencio Leija
Councilmember Melanie Collins
Absent: Councilmember Jason O'Brien, excused

The invocation was given by Pastor Tim Gregory of the Santa Fe Family Worship Center. The pledge of allegiance to the U. S. Flag and to the Texas Flag was led by Councilmember Leija.

Mayor's and City Manager's Report:

- a. The minutes of 11/11/2021, 11/19/2021, and 12/2/2021 were approved as presented.
- b. Finance Director Rudy Zepeda presented the September 30, 2021, quarterly and annual investment reports reflecting healthy cash on hand and invested at fiscal year end.
- c. Presentation of departmental reports by staff, specifically a recap of the activities performed during the previous month and a report of upcoming activities, events, and projects on the horizon
 - 1) Community Services – building permits issued, fees collected, inspections performed, plats reviewed, substandard structure compliance and removal, new business openings, pre-development meetings, and code enforcement activity
 - 2) Parks and Community Center –park maintenance activities, rental statistics, and fantastic Christmas parade
 - 3) Municipal Court – written report
 - 4) Police – calls for service statistics, arrests, traffic stops and citations, traffic crash analysis, and no use of force incidents
 - 5) Fire Marshal – status of Mulberry Farms land clearing process, EZ Stop building demolition, pharmacy development progress
 - 6) Library – patron and program attendance, circulation material statistics, and library expansion update
 - 7) Street – drainage projects, street maintenance and improvement activities, and equipment maintenance
 - 8) Resiliency Center – counseling statistics, including new and continuing clients, for individual and family sessions
 - 9) Finance – written investment reports

Citizen's Comments:

Ms. Cheryl Klein of 3819 Shady Lane concerned about the water district's decision to discontinue maintenance on grinder pumps and concerned about development in the area causing drainage issues because the ditches are not properly maintained.

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 Medium-Density Residential District (R2) for a portion of 42.4504 acres of vacant property described as Abst 604 & 613 I&G N RR SurSec 16 and Sec 19, part of lot 1 (1-1), Block 80, Angell Runge addition, Santa Fe, Galveston County, Texas, leaving approximately 365 ft X 1475 ft on Highway 6 road frontage, described as the hard corner lot fronting Maple St, Elm Street, and Highway 6, as Highway Commercial

Building Official Marty Haley said Kim Reed with Evening Investors has made application to rezone a portion of a 42 acre vacant lot from AR to R2, leaving a portion of the property facing Hwy. 6 as HC. He said this property is a hard corner lot that faces Hwy. 6, Elm Street, and Maple Street and the developer proposes a subdivision with approximately 90 lots and 4 reserves for drainage, detention, and possible commercial development. Mr. Haley said the water district provided a letter of availability for public services and he said the drainage district criteria has been met and the district has no objection to the proposed rezoning. He reported on the Planning and Zoning Commission meeting conducted on December 7, 2021, at which time the Commission recommended approval by a vote of 4 to 1. Council and developer discussed proposed lot sizes and proposed drainage structures, including detention and lift stations. Mayor Tabor opened the public hearing at 7:45 p.m. Ms. Johnna Barton of 15325 Maple St, said we do not have the infrastructure to support these new homes and she would prefer to have larger lots required in this area. She is concerned that these larger developments will affect our country way of life. Ms. Judith Gocke of 15314 Maple Street expressed concerns that changing the zoning will bring on the other issues that are of concern to the neighbors, specifically flooding, traffic, noise, and congestion that comes with smaller lot sizes. Ms. Cheryl Klein of 3819 Shady Lane questioned the lot sizes and build lines proposed in the planned development. Ms. Angela Bouse of 3807 Sias expressed concerned about the time frame anticipated for this noisy construction. Ms. Susan Bell, owner of property on 15230 Maple, said she is opposed to changing the zone to a concentrated use which is not consistent with other property uses in the area and she expressed caution in overbuilding the city to increase revenue. Ms. Glennie Hefner of 3530 N Elm and a member of the Planning and Zoning Commission said she understands that a new development cannot drain onto adjoining properties but she expressed concerns about existing drainage issues even without this planned development. Council discussed the requirement differences between an R1 and an R2 zoning district. Mayor Tabor reminded Council that this is a request for a change to the zoning map and if the zone change is approved, the proposed development will still go through a rigorous platting review. Motion by Councilmember Pittman, seconded by Councilmember Leija 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 Medium-Density Residential District (R2) for a portion of 42.4504 acres of vacant property described as Abst 604 & 613 I&G N RR Sur Sec 16 and Sec 19, part of lot 1 (1-1), Block 80, Angell Runge addition, Santa Fe, Galveston County, Texas, leaving approximately 365 ft X 1475 ft on Highway 6 road frontage, described as the hard corner lot fronting Maple St, Elm Street, and Highway 6, as Highway Commercial with the stipulations that no lots are smaller than 6240 sq. ft, the developer provide an inlet to the lift station, and the developer's engineer review the impact to the drainage on Maple and upsize culverts as needed. The motion passed the roll call vote unanimously.

2. Consideration and possible action: Authorizing the Mayor to execute the Amended and Restated Digital Billboard Conversion Agreement between the City of Santa Fe, Texas, and Clear Channel Outdoor, LLC for installation and operation of digital billboards in the city

Building Official Marty Haley said Clear Channel made an application in June, 2012, and were approved to remove and replace their existing billboards with new digital billboards. He said the change did not occur but Clear Channel is now requesting that the original request be amended to fit today's standards. Mr. Haley said Clear Channel is requesting variances from the Board of Adjustment to increase the square footage of the face from 580 sq ft to 672 sq ft, to increase the height from 35 feet to 48 feet, and to decrease the distance of the billboard from a residence from 500 feet to 300 feet. A representative from Clear Channel said this new technology will allow for instant communications as these digital billboards are programmed remotely with static messages showing once every 8 seconds. He said this new billboard could help the city with changeable community messaging, emergency communications, local public service announcements, and law enforcement assistance. Motion by Councilmember Leija, seconded by Councilmember Collins to authorize the Mayor to execute the Amended and Restated Digital Billboard Conversion Agreement between the City of Santa Fe, Texas, and Clear Channel Outdoor, LLC for installation and operation of digital billboards in the city. The motion passed the roll call vote unanimously.

3. Consideration and possible action: Adoption of a resolution restating position numbers to each of the current Board of Directors of the City of Santa Fe Economic Development Corporation

Finance Director Rudy Zepeda said the SFEDC bylaws were restated and approved last month which required that the Board of Directors be give position numbers associated with each director. Motion by Councilmember Pittman, seconded by Councilmember Collins to adopt the resolution restating position numbers to each of the current Board of Directors of the City of Santa Fe Economic Development Corporation. The motion passed the roll call vote unanimously.

4. Consideration and possible action: Adoption of a resolution approving submission of the body-worn camera project grant application to the Office of the Governor

Police Lt. Greg Boody said we have received notice of a funding opportunity for body cameras. He said we received this grant several years ago, and he is requesting approval to submit a grant application this year for 11 cameras in the amount of \$43,391, comprised of about \$32,000 in grant funding and approximately \$11,000 in city cash match. Council asked when we expect to receive notice if we are funded and how long we have to make the purchase so we could perhaps budget these funds in the next budget year. The time frame was not immediately known. Motion by Councilmember Leija, seconded by Councilmember Noto to adopt the resolution approving submission of the body-worn camera project grant application to the Office of the Governor. The motion passed the roll call vote unanimously.

5. Consideration and possible action: Authorizing staff to post the job opportunities for the positions of City Manager and City Secretary

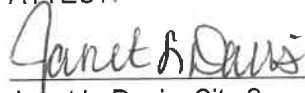
Mayor Tabor recommended that we advertise the City Manager and City Secretary positions through the Texas Municipal League, which is a free service for us, and through our website, Facebook, and local area postings rather than hiring a consulting firm at this time. Motion by Councilmember Pittman, seconded by Councilmember Collins to authorize staff to post the job opportunities for the positions of City Manager and City Secretary. The motion passed the roll call vote unanimously.

Announcements: SF Texas Education Foundation is sponsoring a shop local Shop-A-Thon this weekend where a percentage of local sales is donated to the foundation; Eagles Lodge Toys for Tots toy drive this Saturday; Santa Fe Chamber of Commerce parade was a tremendous success

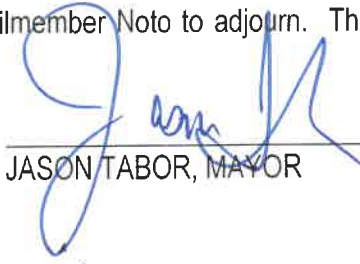
Summary of action from this agenda, request for future agenda items, and scheduling future meetings

Motion by Councilmember Pittman, seconded by Councilmember Noto to adjourn. The motion passed and the meeting adjourned at 9:13 p.m.

ATTEST:



Janet L. Davis, City Secretary



JASON TABOR, MAYOR