

**CITY OF SANTA FE
REGULAR COUNCIL MEETING
JULY 27, 2023 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 Bill Pittman.

Roll Call: Present: Mayor Bill Pittman
Councilmember Brandon Noto
Councilmember John Dickerson
Councilmember Dana Marks

Absent: Councilmember Jason O'Brien, excused

The invocation was given by Councilmember John Dickerson, and Mayor Bill Pittman then led those present in the Pledge of Allegiance to the U. S. Flag and to the Texas Flag.

Mayor's and City Manager's Report:

1. 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) Finance – city finance activities (including financial reports, sales tax, balance sheet, check registers, and investment reports if applicable), and SFEDC project updates as required, presentation given by Finance Director Rudy Zepeda.
 - 2) Resiliency Center – counseling statistics, including new and continuing clients, for individual and family sessions. Victim Advocate Abigail Yancey from Innovative Alternatives was present at the meeting and briefly introduced herself to the Council.

Citizens' Comments:

None.

Business:

Old Business:

1. **Consideration and possible action: Second and final reading of an ordinance of the City of Santa Fe adopting a Comprehensive Plan for the City; finding facts; defining the relationship between the Plan and other ordinances of the City; and providing a savings clause, a severance clause, and an effective date**

City Manager Alun Thomas reminded Council that there was a public hearing during the previous regular meeting on July 13, 2023 for citizens to provide public comments on the proposed Comprehensive Plan, and that Council also approved the first reading of the ordinance during that meeting. He said that staff recommends passing the second reading adopting the Comprehensive Plan as presented.

Motion by Councilmember Dickerson, seconded by Councilmember Noto, to approve and adopt the ordinance adopting the Comprehensive Plan as presented. The motion passed the roll call vote unanimously.

Mayor Bill Pittman thanked Kimley-Horn for all their hard work on the Comprehensive Plan.

New Business:

1. Public hearing: Proposed award of funds from Santa Fe Economic Development Corporation to the City of Santa Fe, Texas in the amount of \$250,000 for the purchase of Behringer-Tully Field

Finance Director Rudy Zepeda, who also serves as the Santa Fe Economic Development Corporation's Executive Director, explained to Council that the Economic Development Corporation approved the provision of financial assistance to the City for the purchase of Behringer-Tully Field.

Mayor Bill Pittman opened the public hearing at 7:08 p.m.

There were no comments from the public.

Mayor Bill Pittman closed the public hearing at 7:08 p.m.

2. Consideration and possible action: First reading of a resolution of the City Council of the City of Santa Fe, Texas authorizing the Santa Fe Economic Development Corporation to award the City of Santa Fe funding in the amount of \$250,000 for the purchase of Behringer-Tully Field

Motion by Councilmember Noto, seconded by Councilmember Marks, to approve and adopt the resolution authorizing the Santa Fe Economic Development Corporation to award the City of Santa Fe funding in the amount of \$250,000 for the purchase of Behringer-Tully Field. The motion passed the roll call vote unanimously.

3. Consideration and possible action: First and final reading of a supplemental ordinance of the City Council of the City of Santa Fe, Texas approving the 2023 Annual Update to the Service and Assessment Plan for the Mulberry Farms Public Improvement District including the collection of the 2023 annual installments

City Manager Alun Thomas explained that the City has a Public Improvement District (PID) in Mulberry Farms, and that according to State Law, the Service and Assessment Plan (SAP) for the PID is required to be reviewed and updated annually. The proposed ordinance has been provided by the City's consultants and approval of the ordinance will allow the City to remain in compliance with the law. Regional Manager Andrea Barnes, from P3Works LLC, answered questions from the Councilmembers for a better understanding of the item.

Motion by Councilmember Marks, seconded by Councilmember Noto, to approve and adopt the supplemental ordinance as presented. The motion passed the roll call vote unanimously.

4. Consideration and possible action: First and final reading of an ordinance of the City of Santa Fe, Texas, amending the General Fund Operating Budget for the Fiscal Year ending September 30, 2023

Finance Director Rudy Zepeda explained that periodically, cities must realign their budgets to better reflect actual spending and revenue. This proposed ordinance would be for the second budget amendment for fiscal year 2023. It updates expenses such as unforeseen runoff elections, prosecutor services, and balances out department change requests. The amendment will also reflect the revenue from the Santa Fe Economic Development Corporation, interest and additional court fines. The total revenue adjustments in this amendment are \$355,000 and the total expenses in the amendment are \$300,000. There are more revenues being booked in the amendment than there are expenses.

Motion by Councilmember Noto, seconded by Councilmember Dickerson, to approve the budget amendment ordinance as presented. The motion passed the roll call vote unanimously.

5. Consideration and possible action: Proposed budget amendments for Fiscal Year 2022-2023 and adoption of a resolution of the City Council of the City of Santa Fe, Texas approving the budget amendments for year ending September 30, 2023, for Santa Fe Economic Development Corporation

Finance Director Rudy Zepeda, who also serves as the Santa Fe Economic Development Corporation Director, told Council that the Santa Fe Economic Development Corporation (EDC) approved its Resolution #2023-01 on Tuesday July 25, 2023, for the EDC's amendment to the budget, to reflect the additional spending to pay off the City's Gradall and to provide financial assistance for the purchase of Behringer-Tully Field. The City's proposed resolution would be for the approval of the amendments.

Motion by Councilmember Dickerson, seconded by Councilmember Noto, to approve and adopt the resolution approving the budget amendments as presented. The motion passed the roll call vote unanimously.

6. Consideration and possible action: Adoption of a resolution of the City of Santa Fe, Texas, approving the budget of the Santa Fe Economic Development Corporation for Fiscal Year 2023-2024

Finance Director Rudy Zepeda, who also serves as the Santa Fe Economic Development Corporation Director, told Council that the Santa Fe Economic Development Corporation (EDC) approved its Resolution #2023-02, approving the EDC budget on July 25, 2023, and would now need the approval of the City Council for the EDC budget as well. The major changes to the EDC budget are committing 75% of discretionary revenue to major infrastructure related projects, 25% toward business related retentions and expansion programs, and the funding of an EDC Coordinator starting in October 2023. The 25% amounts to approximately \$100,000.

Motion by Councilmember Noto, seconded by Councilmember Marks, to approve and adopt the resolution adopting the Santa Fe Economic Development Corporation budget for Fiscal Year 2023-2024, as presented. The motion passed the roll call vote unanimously.

7. Consideration and possible action: First reading of an ordinance of the City of Santa Fe, Texas, amending Subsection G, Detention Basins and Facilities, of Section 6.4, Drainage and Storm Sewers, of Chapter 8, Subdivisions, of the City of Santa Fe Code of Ordinances through the addition of additional conditions to the subsection; and providing a repealer clause, a severability clause, and an effective date

City Manager Alun Thomas explained that with all the new development coming into Santa Fe, there have been interests expressed in pumps to drain detention ponds therefore making the detention pond deeper to maximize any footprint the development might have. Mr. Thomas explained that there is a concern whether or not the pumps would be properly maintained, as these pumps can fail during power outages which then leads to flooding concerns. A member of Council suggested to have Council consider whether to prohibit the use of pumps in ordinary businesses and to allow them only at governmental entities unless ordinary businesses can show some reasoning as to why a pump is absolutely necessary.

The Council spoke in length about the usage of a pump, what type of developments would need pumps, and the importance of ensuring proper maintenance of the pumps. Community Services Director Georgia Carmack recommended the developer (or property owner or homeowners' association, as appropriate) file monthly or at least quarterly and pay a fee with the City to ensure the pumps are being maintained properly and to offset the cost for the Building Official or Building Inspector to go out and conduct the necessary inspections. Building Official Ray Burgess agreed with Ms. Carmack and explained the proposal would have to be overseen by the City's engineer for their approval. The responsibility of the maintenance for such pumps should be up to a Homeowners Association or property owner, he said, with no responsibility on the City for maintenance. After much discussion, no motion was needed until the modifications have been made to the proposed ordinance which consists of:

1. Responsibility for the pump facilities to be assigned to the Property Owner(s) or Homeowner's Association
2. Responsible party shall secure a contract with a professional pump maintenance company
3. Add five requirements outlining pump system specifications:
 - a. An operating plan,
 - b. Approval from Galveston County Drainage District No.1,
 - c. A fee to offset the City's cost of ensuring that the maintenance and inspections of the pumps are properly conducted,
 - d. Contract filing requirements, and
 - e. Maintenance report requirements

City Manager Alun Thomas informed Council that Staff would make the requested changes, and that because the changes were so substantial, the item will be presented to Council at the next regular meeting for a first reading.

8. Consideration and possible action: Authorizing the Mayor to execute a contract between the City of Santa Fe and U.S. Backline for DJ, sound and audio services at the Pocket Market Music Fest

Community Services Director Georgia Carmack explained that the City solicited bids for sound and audio services at the Pocket Market Music Festival, and out of the three bids, U.S. Backline come back with the most inclusive bid and lowest price therefore, staff recommended executing the contract with U.S. Backline.

Motion by Councilmember Noto, seconded by Councilmember Marks, to approve the Mayor to execute the contract between the City of Santa Fe and U.S. Backline as presented. The motion passed the roll call vote unanimously.

9. Executive Session, closed to the public, pursuant to Chapter 551.087, Texas Government Code, to deliberate the offer of a financial or other incentive with Megatel Homes

Mayor Bill Pittman recessed the regular meeting into executive session at 7:36 p.m.

Mayor Bill Pittman reconvened the regular meeting from executive session at 8:26 p.m.

10. Discussion and direction: Matters discussed in Executive Session regarding the offer of a financial or other incentive with Megatel Homes

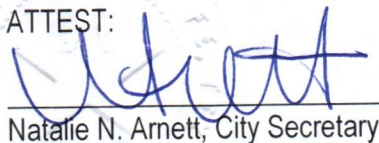
Mayor Bill Pittman stated there is no direction to be given at this time.

Announcements:
None

Summary of action from this agenda, request for future agenda items, and scheduling future meetings: The next regular Council meeting is currently scheduled for August 10, 2023.

Motion by Councilmember Noto to adjourn. The motion passed and the meeting adjourned at 8:27 p.m.

ATTEST:



Natalie N. Arnett, City Secretary



BILL PITTMAN, MAYOR