

**CITY OF SANTA FE
SPECIAL JOINT MEETING
SANTA FE CITY COUNCIL
BOARD OF DIRECTORS OF THE SANTA FE ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS OF GALVESTON COUNTY
WATER CONTROL & IMPROVEMENT DISTRICT NO. 8
MARCH 28, 2024 6:00 P.M.
COUNCIL CHAMBERS
12002 HWY. 6, SANTA FE, TEXAS**

MINUTES

The meeting was called to order at 6:00 p.m. by Mayor Bill Pittman.

Roll Call: Present: Mayor Bill Pittman
Councilmember Jason O'Brien
Councilmember Ronald "Bubba" Jannett
Councilmember John Dickerson
Councilmember Dana Marks

Absent: Mayor Pro Tem Brandon Noto, excused

EDC Roll Call: Present: President Bob Wylie
Vice-President Matt Crable
Secretary/Treasurer Terri O'Connell
Director Pam Schwertner
Director Gary Summerville
Director Ryan McCamy

Absent: Director Johnny Helpenstill, excused

WCID8 Roll Call: Present: Vice-President Fritz Barnett
Secretary/Treasurer Keith Tyner
Assistant Secretary/Treasurer Bob Wylie
Director Ralph Stenzel

Absent: President C.T. "Tommy" Anderson

New Business:

1. Discussion: Updates and future goals of the City of Santa Fe, Santa Fe Economic Development Corporation, and Board of Directors of Galveston County Water Control & Improvement District No. 8 for Fiscal Year 2024

Mayor Bill Pittman said the meeting is for everyone to stay updated on projects and goals for each entity. Mayor Pittman would like the boards to have quarterly meetings to have discussions about projects and goals to keep the entities working together and building stronger relationships, and expressed his hopes that the meetings will continue even after he steps down from office in May.

Santa Fe Economic Development Corporation (EDC) President Bob Wylie informed everyone that the sewer system on FM 1764, is complete and paid in full. EDC is in the process of transferring ownership of that system to Galveston County Water Control & Improvement District No. 8 (WCID8) who will then take on the responsibility of the maintenance. Mr. Wylie said the EDC has hired Jessica Portie as its new EDC Coordinator. Once Mrs. Portie is settled into her position, EDC will introduce her to the community, other entities, and businesses. City Staff is in the process of getting a proposed plan for the remodel of City Hall for the addition of offices, one of which will be allocated to the EDC Coordinator. City Manager Alun Thomas said that the proposed plans will be presented to City Council at the April 11, 2024, regular meeting. Mr. Wylie said that Bay Area Houston Economic Partnership (BAHAP), informed the EDC about its organization and the benefits of BAHEP membership. The City and EDC are members of the organization, and would like to utilize its services going forward. EDC Director Pam Schwertner added that EDC has formed a relationship with Small Business Development Center (SBDC), which will be hosting a Marketing Strategies Seminar at City Hall on April 9, 2024. Mr. Wylie concluded that the EDC would have the EDC Coordinator research for the EDC's Business Retention & Expansion (BRE) program to help the EDC produce a high quality BRE program in the near future.

Galveston County Water Control & Improvement District No. 8 General Manager James Newman said that anyone who would like to tour WCID8's water and sewer plant and know how it functions to contact him. Mr. Newman said there is construction taking place at the water plant to increase the volume of stored water to accommodate the new developments. There will be construction on 11th Street to the sewer system as it is inundated. There will also be four new submersible pumps added to the sewer plant which will allow an increase of sewer to the plant. Mr. Newman said there has been discussion and negotiation on a piece of property for the addition of a new sewer treatment plant in the future. If the development moves forward, it will be a few years before it is complete and functional. The Water District Board expressed its gratitude to the EDC for all its help and thanked the City for the invitation to the meeting.

Council and the WCID8 board spoke in length about water reservation, the consumption rates of water, and how WCID8 has and will handle the distribution of its voter-approved bonds.

Mayor Bill Pittman gave a briefing on the status of the Megatel development. Megatel has proposed building a water and sewer plant for the development which could give the WCID8 the possibility to take over ownership of the plant once constructed. However, there is an option to create a Municipal Utility District (MUD), if the City agrees to do so. There was a detailed discussion about funding of the maintenance should the Water District take ownership, the breakdown of a MUD, and how the type of materials used to build the plant affect its lifespan. Ultimately, the City would like feedback from WCID8 before making a decision.

WCID8 has requested a detailed plan from Megatel on the specs of the plant before it will decide whether it is in its best interest to take ownership of the plant, and noted that concrete is its preferred construction material.

Motion by Councilmember Jannett to adjourn. The motion passed and the meeting adjourned at 6:51 p.m.

ATTEST:



Natalie N. Arnett, City Secretary



BILL PITTMAN, MAYOR