

**CITY OF SANTA FE  
REGULAR COUNCIL MEETING  
FEBRUARY 22, 2018      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  
                                 Mayor Pro-tem Corey Jannett  
                                 Councilmember Joe Carothers  
                                 Councilmember Bubba Jannett  
                                 Councilmember Bill Pittman  
                                 Councilmember Charles Coleman  
                                 City Attorney Ellis J. Ortego  
                                 City Manager Joe Dickson  
                                 City Secretary Janet L. Davis

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:**

The minutes of 1/11/18 and 1/23/18 were approved as presented.

City Manager Joe Dickson presented the December 31, 2017, quarterly investment reports comprised of CDs, investment pools, and money market funds noting restricted funds in the amount of \$406,063 and unrestricted funds in the amount of \$1,191,235.

City Manager Joe Dickson introduced the new Building Official, Marty Haley.

Citizens' Comments: None

Planning and Zoning Business: None

City Business (Other):

Old Business: None

New Business:

**1. Consideration and possible action: Adoption of a resolution supporting the proposed Cypress Creek Apartment Homes affordable rental housing project to be located in the 4100 Block of FM 1764, supporting the application to TDHCA for 2018 competitive housing tax credits, and confirming a development permit fee waiver for the project**

Community Services Director Diana Steelquist said Bonner Carrington is the developer of a proposed 200 unit mixed income apartment complex on FM 1764 at 3<sup>rd</sup> Street, next to the Amoco Federal Credit Union. She said our community has very little multi-family housing and little affordable housing so she is supportive of this project. Ms. Steelquist said this resolution is just approval of the first step in the process of applying for competitive HOME funds and tax credits with the State of Texas. Ms. Emily Protine of Bonner Carrington presented an overview of

the proposed project, known as Cypress Creek, including the site plan, design, development, and construction. She also shared the company's vision, mission, and values noting partnership with a faith-based, non-profit organization. Ms. Protine said TDHCA sets income levels and this project would be a mix of market rates and area median income levels. Councilmember Pittman asked about detention and Ms. Steelquist said they would have to provide their own detention on the property. The developer said their engineer is working on that design based upon the local standards required by the Galveston County Drainage District No. 1. Current landowner Gilbert Gustafson said the ditch that currently runs through the property is the headwater for Highland Bayou. He also said he has owned the property, on which he has made hay, for many years and has had numerous opportunities to sell the property but couldn't find the right fit for the community. Mr. Gustafson said this developer is planning to keep as many trees on the property as possible and he thinks this project would serve the community well. Councilmember Corey Jannett asked if all of Bonner Carrington's projects were similar and Ms. Protine said they were. She said they do not sell the property and they provide on-site maintenance staff. Councilmember Bubba Jannett said he does not want to lose prime commercial property but this project does seem to be a good fit for the community. Motion by Councilmember Bubba Jannett, seconded by Councilmember Coleman to adopt the resolution supporting the proposed Cypress Creek Apartment Homes affordable rental housing project to be located in the 4100 Block of FM 1764, supporting the application to TDHCA for 2018 competitive housing tax credits, and confirming a development permit fee waiver for the project. The motion passed the roll call vote unanimously.

**2. Consideration and possible action: First and final reading of an ordinance amending the general fund operating budget for the fiscal year beginning October 1, 2017**

City Manager Joe Dickson said he is seeking approval of a budget amendment for three projects, specifically the joint SFEDC/WCID#8/City master utility plan at \$50,000, the secondary driveway at the Justice Center at \$6,800, and relocation of the emergency generator to City Hall at \$9,563. He said the SFEDC and WCID #8 have each approved contributing \$15,000 for the master utility plan, so the city's cost for all three amendments is \$36,363. Mr. Dickson said the secondary driveway at the Justice Center was not originally figured into the FM 646 improvement project, but TxDOT graciously put in a new curb cut for us and we just need to construct the driveway connection to the existing parking lot. Mr. Earl Vicknair of E & D Sales in Hitchcock said the emergency generator previously served the old police department and it currently runs manually. He said he is proposing to utilize the existing transfer switch but will not know if the automatic transfer works until it is actually set up to run routinely once a week. Motion by Councilmember Pittman, seconded by Councilmember Bubba Jannett to pass the first and final reading of an ordinance amending the general fund operating budget for the fiscal year beginning October 1, 2017. The motion passed the roll call vote unanimously.

**3. Consideration and possible action: Authorizing Mayor to execute the Professional Services Agreement with Kimley-Horn for the water and wastewater infrastructure master planning project**

City Manager Joe Dickson said this is for development of the long-range master utility plan that has been jointly discussed and will be jointly funded by the Santa Fe Economic Development Corporation, WCID #8, and the city. Motion by Councilmember Pittman, seconded by Councilmember Corey Jannett to authorize the Mayor to execute the Professional Services Agreement with Kimley-Horn for the water and wastewater infrastructure master planning project. The motion passed the roll call vote unanimously.

**4. Consideration and possible action: Approval of Santa Fe Economic Development Corporation sanitary sewer project areas 1, 2, and 3 on FM 1764 between Winston and FM 646 N**

City Manager Joe Dickson said the Santa Fe Economic Development Corporation is proposing to fund the sanitary sewer extension project on FM 1764 at an estimated cost of \$4.2M to serve properties along the corridor for future commercial development. Mr. James Newman and Mr. Bill Manning of the water district were in attendance to support the 2-year project. Motion by Councilmember Bubba Jannett, seconded by Councilmember Carothers to approve the Santa Fe Economic Development Corporation sanitary sewer project areas 1, 2, and 3 on FM 1764 between Winston and FM 646 N. The motion passed the roll call vote unanimously.

**5. Consideration and possible action: Adoption of a resolution reappointing a director of the Southeast Texas Housing Finance Corporation**

City Manager Joe Dickson said Winnie Corsaro has served as a director of the Southeast Texas Housing Finance Corporation, and she would like to continue to serve for another six-year term. Motion by Councilmember Bubba Jannett, seconded by Councilmember Corey Jannett to adopt the resolution reappointing Winnie Corsaro as a director of the Southeast Texas Housing Finance Corporation. The motion passed the roll call vote unanimously.

**6. Consideration and possible action: First reading of an ordinance providing for the continued suspension or modification of certain ordinances and regulations as an emergency measure in response to a state of disaster due to Tropical Storm Harvey**

City Manager Joe Dickson said Council previously authorized suspension of certain ordinances so flooding victims of Hurricane Harvey could temporarily live on their property in mobile homes or RVs for six months while they were rebuilding. He said we still have citizens renovating and rebuilding their homes so staff is requesting an additional six month extension. Motion by Councilmember Carothers, seconded by Councilmember Pittman to pass the first reading of an ordinance providing for the continued suspension or modification of certain ordinances and regulations as an emergency measure in response to a state of disaster due to Tropical Storm Harvey and to dispense with the second reading. The motion passed the roll call vote unanimously.

**7. Consideration and possible action: Presentation and acceptance of 2017 Annual Racial Profiling Report**

Police Chief Jeffrey Powell presented the 2017 racial profiling statistics reporting a total of 1,534 motor vehicle stops for the year. Motion by Councilmember Carothers, seconded by Councilmember Coleman to accept the 2017 Annual Racial Profiling Report. The motion passed the roll call vote unanimously.

**8. Consideration and possible action: Adoption of a resolution nominating a candidate to fill the vacancy on the 2018-2019 Board of Directors of the Galveston Central Appraisal District**

Mayor Jeff Tambrella said he has not received any requests from potential candidates wishing to serve on the GCAD Board. Motion by Councilmember Pittman, seconded by Councilmember Bubba Jannett to submit no candidate nomination to fill the vacancy on the 2018-2019 Board of Directors of the Galveston Central Appraisal District. The motion passed the roll call vote unanimously.

Announcements: The retirement party for Building Official Benny Davis is February 27 between 1 pm and 4 pm at City Hall.

Summary of action from this agenda, request for future agenda items, and scheduling future meetings  
The next meeting is scheduled for March 8, 2018.

Motion by Councilmember Pittman, seconded by Councilmember Bubba Jannett to adjourn. The motion passed and the meeting adjourned at 7:55 p.m.

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JEFF TAMBRELLA, MAYOR

ATTEST:

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Janet L. Davis, City Secretary