

**CITY OF SANTA FE
REGULAR COUNCIL MEETING
JULY 11, 2019 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 Corey Jannett
 Councilmember Jason O'Brien
 Councilmember Fidencio Leija
 Councilmember IV Hoke
 City Attorney Ellis J. Ortego
 City Manager Joe Dickson
 City Secretary Janet L. Davis

The invocation was given by City Manager Joe Dickson 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:

- a. The minutes of 6/27/19 were approved as presented.
- b. City Manager Joe Dickson presented the proposed 2019/20 general fund operating budget in the amount of \$5,576,438, exclusive of the Santa Fe Strong Resiliency Center since the new grant application has not been approved yet, leaving an estimated unappropriated fund balance of \$2,057,366.

Citizens' Comments: Ms. Rebecca Wright, a member of the steering committee for the Santa Fe Strong Resiliency Center, asked the Council to table action on the lease for a portion of Runge Park until a complete cost analysis and use plan can be developed, and to not let the deciding factor for the lease be the Resiliency Center or VOCA grant. Mr. Tommy Anderson of 12150 – 14th Street advised Council about the property tax rate changes made by the Texas Legislature effective next budget year.

Planning and Zoning Business:

Old Business:

- 1. Consideration and possible action: 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 Neighborhood Commercial (NC) to Highway Commercial (HC) for two tracts totaling 6.672 acres located at 2908 FM 646 N, City of Santa Fe, Galveston County, Texas**
Community Services Director Diana Steelquist said Mr. Tipton has not had time to gather additional information about his proposed development, including a drainage plan, so he has asked that this item be tabled. Mr. Curtis Tipton of 12610 Sunset Circle said he wants to invest here in his community but he feels we are requiring the cart before the horse in asking him to provide drainage plans prior to a zone change. Motion by Councilmember Pittman, seconded by Councilmember O'Brien to table this agenda item. The motion passed the roll call vote unanimously.

2. Consideration and possible action: 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 Neighborhood Commercial (NC) to Light Manufacturing (LM) for one tract totaling 4.7174 acres located at 2618 FM 646 N, City of Santa Fe, Galveston County, Texas

Community Services Director Diana Steelquist said Mr. Nazami has requested withdrawal of his application for a zone change. Motion by Councilmember O'Brien, seconded by Councilmember Hoke to accept the withdrawal request. The motion passed the roll call vote unanimously.

3. Consideration and possible action: First reading of an ordinance of the City of Santa Fe, Texas, amending the text of Ordinance No. 02-03, commonly known as the City of Santa Fe Unified Development Code, or the Santa Fe Zoning Ordinance, 2002 Edition, amending Article 4, Zoning Districts, Section 4.02.04, Area Regulations for Single-Family Residential Lot Sizes, amending Appendix 4E, Lot Area and Standards Matrix for Single-Family Residential Lots; providing for severability

Community Services Director Diana Steelquist said staff has met with Drainage District #1 and we have agreed to share the same criteria for development which is based off of the historical rainfall study called Atlas 14. She said staff is still recommending we move forward with smaller lot size regulations where public water and sewer along with curb and gutter streets are available to allow for increased development. Councilmember Pittman recused himself from discussion because of a potential conflict of interest as a developer. Mr. Daniel Blanco of 3507 Borden Gully in Dickinson said Atlas 14 criteria will increase drainage requirements in the city so these smaller lot sizes will help make a development feasible in regards to home yield. Motion by Councilmember O'Brien, seconded by Councilmember Leija to pass the first reading of an ordinance of the City of Santa Fe, Texas, amending the text of Ordinance No. 02-03, commonly known as the City of Santa Fe Unified Development Code, or the Santa Fe Zoning Ordinance, 2002 Edition, amending Article 4, Zoning Districts, Section 4.02.04, Area Regulations for Single-Family Residential Lot Sizes, amending Appendix 4E, Lot Area and Standards Matrix for Single-Family Residential Lots; providing for severability. The motion passed the roll call vote unanimously. Councilmember Pittman abstained from the vote and then returned to the dais.

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 Highway Commercial (HC) to Agricultural Residential (AR) for one acre located at 11703 FM 1764 and the 3500 block of Rush Rd, City of Santa Fe, Galveston County, Texas

Community Services Director Diana Steelquist said Mr. Crumby has two acres on FM 1764 and wants to sell the back acre for residential development. The property is currently zoned commercial which cannot be subdivided for residential use. The Planning and Zoning Commission recommended approval. Mayor Tabor opened the public hearing at 7:22 p.m. and there were no public comments. Motion by Councilmember Jannett, 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 Highway Commercial (HC) to Agricultural Residential (AR) for one acre located at 11703 FM 1764 and the 3500 block of Rush Rd, City of Santa Fe, Galveston County, Texas. The motion passed the roll call vote unanimously.

City Business (Other):

Old Business:

1. Consideration and possible action: Appointment of member to serve on the Library Advisory Board for a two-year term to expire July, 2021

City Manager Joe Dickson said Library Director Brenda Cheatham has spoken with applicant Jennifer Meier and recommends she be appointed to fill the Position 5 vacancy on the Library Advisory Board. Motion by Councilmember O'Brien, seconded by Councilmember Hoke to appoint Jennifer Meier to serve on the Library Advisory Board for a two-year term to expire July, 2021. The motion passed the roll call vote unanimously.

2. Consideration and possible action: Appointment/reappointment of members to serve on the Santa Fe Economic Development Corporation for a two-year term to expire June, 2021

Mayor Tabor said this item was tabled at the last meeting. City Manager Joe Dickson said he spoke with Carlton Schwab, the President and CEO of the Texas Economic Development Council, who said appointments to the board could be staggered by appointing members for one and two year terms. Councilmember Hoke asked why the current members did not reapply to continue to serve. Mr. Dickson said current board members on any board of the city have not been asked to reapply but only to express their interest in whether they wish to continue to serve or not. Councilmember Leija said he does not know any of the current members and he said he was elected to provide new leadership. Councilmember Pittman said the continuity on the board is important. Motion by Councilmember Pittman, seconded by Councilmember Jannett to appoint Robert Cheek, Joe Carothers, Pat McCrary, and Ralph Stenzel for a one-year term and to appoint Simon Martinez, Gregg Vicknair, and Robert Bracknell for a two-year term. The motion failed the roll call vote. Those voting for: Councilmember Pittman and Councilmember Jannett. Those voting against: Councilmember O'Brien, Councilmember Leija, and Councilmember Hoke. Motion by Councilmember Leija, seconded by Councilmember Hoke to appoint Matt Crable, Ashley Carner, Robert Bracknell, Gregg Vicknair, Jody Davis, Jason O'Brien, and Fidencio Leija to the board for a two-year term. Councilmember O'Brien amended the motion to remove himself as a nominee and to appoint Bob Wylie and the amended motion was seconded by Councilmember Hoke. The amendment passed the roll call vote three to two. Those voting for: Councilmember O'Brien, Councilmember Leija, and Councilmember Hoke. Those voting against: Councilmember Pittman and Councilmember Jannett. The amended motion then failed the roll call vote. Those voting for: Councilmember Leija and Councilmember Hoke. Those voting against: Councilmember Pittman, Councilmember Jannett, and Councilmember O'Brien. Motion by Councilmember Leija, seconded by Councilmember Hoke to reappoint Pat McCrary and to appoint Bob Wylie, Matt Crable, Ashley Carner, Robert Bracknell, Gregg Vicknair, and Fidencio Leija as members of the Santa Fe Economic Development Corporation for a two-year term to expire June, 2021. The motion passed the roll call vote three to two. Those voting for: Councilmember O'Brien, Councilmember Leija, and Councilmember Hoke. Those voting against: Councilmember Pittman and Councilmember Jannett.

New Business:

1. Consideration and possible action: Appointment/reappointment of members to serve on the Planning and Zoning Commission for an unexpired term to expire May, 2021, and for a three-year term to expire May, 2022

Community Services Director Diana Steelquist said Donald Davis submitted his resignation from the board and we received applications from three community members to fill the vacancy. She said Mr. Wylie was just appointed to the Santa Fe Economic Development Corporation so that leaves applicants Glennie Hefner and Maureen

Hertenberger for the vacant position. Motion by Councilmember Pittman, seconded by Councilmember O'Brien to appoint Glennie Hefner to serve on the Planning and Zoning Commission for an unexpired term through May, 2021. The motion passed the roll call vote unanimously. Motion by Councilmember Pittman, seconded by Councilmember O'Brien to table appointments/reappointments to the Planning and Zoning Commission for the expired terms of Vince Megale and Winnie Corsaro. The motion passed the roll call vote unanimously.

2. Consideration and possible action: Appointment/reappointment of members to serve on the Zoning Board of Adjustment for a two-year term to expire July, 2021

Community Services Director Diana Steelquist said there is a vacancy on the Board of Adjustment since IV Hoke was recently elected to Council, and we now have a second vacancy since Gregg Vicknair was appointed to the Economic Development Board. She recommended we move the two alternates, Wayne Bacot and Ron Istre, to vacant positions 3 and 4. Motion by Councilmember Pittman, seconded by Councilmember Jannett to reappoint Mark Mazoch and to appoint Wayne Bacot and Ron Istre to the Zoning Board of Adjustment for a two-year term to expire July, 2021, leaving both alternate positions vacant at this time. The motion passed the roll call vote unanimously.

3. Consideration and possible action: Appointment/reappointment of members to serve on the Park and Recreation Board for a two-year term to expire February, 2021

Community Services Director Diana Steelquist said the term of Ron Dailey, Jodi Gidley, and Karlin Higgins expired in February and Jodi Gidley and Karlin Higgins are unable to continue serving on the board. She said we have received applications from Sheri Born and Rebecca Martinez to fill those two positions. Motion by Councilmember O'Brien, seconded by Councilmember Hoke to reappoint Ron Dailey and to appoint Sheri Born and Rebecca Martinez as members to serve on the Park and Recreation Board for a two-year term to expire February, 2021. The motion passed the roll call vote unanimously.

4. Consideration and possible action: Adoption of a resolution reviewing and approving the Code of Conduct for public officials and employees

City Manager Joe Dickson said this is the annual review and approval of the city's Code of Conduct, renewing our commitment to the highest standards of moral and ethical behavior by Council and staff. Motion by Councilmember Pittman, seconded by Councilmember Jannett to adopt the resolution reviewing and approving the Code of Conduct for public officials and employees. The motion passed the roll call vote unanimously.

5. Consideration and possible action: Adoption of a resolution amending those representatives authorized to conduct business with LOGIC

City Manager Joe Dickson said LOGIC is a governmental investment pool the city utilizes for short-term, liquid investments, and with the selection of a new Mayor Pro-tem, the representatives authorized to conduct business with LOGIC need to be updated to the Mayor, Mayor Pro-tem, and City Secretary. Motion by Councilmember Hoke, seconded by Councilmember O'Brien to adopt the resolution amending those representatives authorized to conduct business with LOGIC. The motion passed the roll call vote unanimously.

6. Consideration and possible action: Adoption of a resolution amending those representatives authorized to conduct business with TexPool and TexPool Prime

City Manager Joe Dickson said TexPool and TexPool Prime is a governmental investment pool the city utilizes for short-term, liquid investments, and with the selection of a new Mayor Pro-tem, the representatives authorized to conduct business with TexPool need to be updated to the Mayor, Mayor Pro-tem, and City Secretary. Motion by Councilmember O'Brien, seconded by Councilmember Jannett to adopt the resolution amending those

representatives authorized to conduct business with TexPool and TexPool Prime. The motion passed the roll call vote unanimously.

7. Consideration and possible action: Adoption of a resolution finding that CenterPoint Energy Houston Electric, LLC's requested increase to its electric transmission and distribution rates and charges within the city should be denied; and finding that the city's reasonable rate case expenses shall be reimbursed by the company

City Manager Joe Dickson said CenterPoint Energy Houston Electric filed an application in April to increase transmission and distribution rates. Our legal counsel recommended we suspend the rate increase for 90 days to provide time to determine if the proposed rate increase was unreasonable. Our legal counsel has determined that the proposed rate is unreasonable and they are recommending denial of the requested rate change. Motion by Councilmember Jannett, seconded by Councilmember Pittman to adopt the resolution finding that CenterPoint Energy Houston Electric, LLC's requested increase to its electric transmission and distribution rates and charges within the city should be denied; and finding that the city's reasonable rate case expenses shall be reimbursed by the company. The motion passed the roll call vote unanimously.

8. Consideration and possible action: Granting/denying request to abandon a portion of the unopened Downey Street right-of-way between 6th Street and 7th Street

Community Services Director Diana Steelquist said staff has received a request by the abutting property owner to abandon a portion of the unopened Downey Street right of way. She said the neighbors were notified and are not opposed, but rather concerned about a potential change in the drainage in the area if the property is developed. Ms. Steelquist said the applicants, which are both abutting owners, only want to remove the vegetation and erect a fence which should not change the drainage flow. Motion by Councilmember Pittman, seconded by Councilmember Jannett to grant the request to abandon a portion of the unopened Downey Street right-of-way between 6th Street and 7th Street. The motion passed the roll call vote unanimously.

9. Consideration and possible action: Authorizing staff to seek Request for Proposals for Executive Search Firms for a City Manager

City Manager Joe Dickson said he previously announced his intent to retire in January, 2020, and rather than using staff to conduct a search for a new City Manager, he recommends hiring a professional search firm to market and solicit applications for the position. Motion by Councilmember Jannett, seconded by Councilmember Pittman to authorize staff to seek request for proposals for executive search firms for a city manager. The motion passed the roll call vote unanimously.

10. Consideration and possible action: Authorizing Mayor to execute lease agreement with County of Galveston for a portion of Runge Park

Mayor Tabor said he has been in negotiations with County staff about a lease agreement for a portion of Runge Park, including the community building, pavilion, and adjacent parking lot. Councilmember Pittman asked if the city could use the park right now without an agreement, and Mayor Tabor said we could for a fee. Councilmember Pittman said he remembers when the county wanted to give us the park so why do they now want to charge \$18,000 a year to lease it to us. Mayor Tabor said the entire park would not be advantageous to us at this time, but this lease would allow us to see if we can benefit by utilizing the park for city programs, including some of the programs currently held at the Santa Fe Strong Resiliency Center at the Aldersgate United Methodist Church. He said the city needs to move in the direction of acquiring the park which already has public water availability, and the mental health professionals have recommended that counseling sessions be moved out of a faith-based facility. Councilmember Jannett expressed concerns with the fact that the resiliency center steering committee may not be

on board with the move at this time. Councilmember Leija also expressed concerns about the lack of support from the steering committee even though we have all known that the church was a temporary location to provide support services. He said he agreed we need to find a more permanent location, especially with the recommendation of the health professionals, and he has looked into leasing other facilities but does not have all that information yet. Councilmember Leija said we should consider other options and the seek the steering committee's input and support. Motion by Councilmember Pittman, seconded by Councilmember O'Brien to table this item. The motion passed the roll call vote unanimously.

Announcements: Hurricane preparations are under way in anticipation of Tropical Storm Barry moving our way.

Summary of action from this agenda, request for future agenda items, and scheduling future meetings
The next community potluck gatherings are scheduled for September and December at Runge Park. Council scheduled a goal-setting workshop on July 30 at 6 p.m. and budget workshops for August 7 and August 13 at 6 p.m.

Motion by Councilmember Pittman, seconded by Councilmember Jannett to adjourn. The motion passed and the meeting adjourned at 8:30 p.m.

JASON TABOR, MAYOR

ATTEST:

Janet L. Davis, City Secretary