



Meeting Minutes  
City Council

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Monday, July 17, 2023

6:00 PM

Johnnie Arolfo Civic Center  
400 West Walker Street

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**Council Budget & CIP Workshop**

The City Council of the City of League City, Texas, met in a workshop in the Johnnie Arolfo Civic Center at 400 West Walker Street on the above date at 6:00 p.m.

**Mayor:**

**Nick Long**

**City Council Members:**

**Andy Mann  
Tommy Cones  
Tom Crews  
John Bowen  
Justin Hicks  
Chad Tressler  
Sean Saunders**

**City Manager:**

**John Baumgartner**

**Assistant City Manager**

**Rick Davis**

**Assistant City Manger-CFO**

**Angie Steelman**

**City Attorney:**

**Nghiem Doan**

**City Secretary:**

**Diana M. Stapp**

**Interim Chief of Police:**

**Cliff Woitena**

**Executive Director of Capital Projects**

**Ron Bavarian**

**Director of Engineering:**

**Christopher Sims**

**Director of Finance:**

**Kimberly Corell**

**Director of Human Resources/Civil Service:**

**James Brumm**

**Director of Parks & Cultural Services:**

**Chien Wei**

**Director of Public Works:**

**Jody Hooks**

**1. CALL TO ORDER AND ROLL CALL OF MEMBERS**

Mayor Pro Tem Mann called the meeting to order at 6:00 p.m. and called the roll. All members of Council were present except John Bowen. Mayor Long and Sean Saunders attended via videoconference.

Absent 1 - Mr. John Bowen

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Present 7- Mayor Nick Long, Mr. Andy Mann, Mr. Tommy Cones, Mr. Tom Crews, Mr. Justin Hicks, Mr. Chad Tressler and Mr. Sean Saunders

2. **PUBLIC COMMENTS**

3. **DISCUSSION REGARDING THE CITY OF LEAGUE CITY FY2024-2028 CAPITAL IMPROVEMENT PROGRAM AND PROPOSED FY2024 BUDGET**

John Baumgartner, City Manager, gave remarks introducing the proposed FY2024-2028 Capital Improvement Plan and proposed FY2024 Budget.

Just kind of an introduction for tonight. I know we have a stop at 7:45 with a hard stop at 8 o'clock, due to scheduling commitments. We'll try to get you out of here quickly. Angie will go through the CIP high level overview, and then if you've got questions about anything that she talks about or specific projects, or what have you. We're going to focus on primarily short term what are we doing in 24, maybe we'll talk about 25, yes. The out years are a little more of a challenge. We've constrained it a little more than we have in the past, financially. If there's not an identifiable funding source, we've put it on a list of, hey, here's some great ideas, it's in the book on page six. It's getting to be a fairly long list, about \$300-400 million, but until we come up with a funding source it's difficult to add, particularly new tax supported projects. Obviously, the projects that are supported by 4B, parks funds, water, sewer revenues are a little bit easier to manage our way through. Most of those come with master plans that we're working toward a funding goal.

Angie Steelman, Assistant City Manager – CFO, gave a presentation.

**Tax Supported & Revenue Supported Programs**

**Tax Supported – 53.8% - \$358.14 million**

**Revenue Supported – 46.2% - \$308.10 million**

**Investment by Program****Proposed Spending By Program FY2024-2028**

**Reinvestment – 6.29%**  
**Streets/Traffic – 17.20%**  
**Drainage – 11.50%**  
**Facilities – 0.14%**  
**Parks – 18.63%**  
**Water – 27.68%**  
**Wastewater – 18.56%**

**Tax Supported Program****FY2024 Tax Supported Program**

**Reinvestment – 9.1%**  
**Streets/Traffic – 59.9%**  
**Drainage – 24.4%**  
**Facilities – 0.7%**  
**Parks – 5.9%**

**Reinvestment****Reinvestment Overview**

**Total Program for FY2024 - \$12.43 million**

**9.1% of the Tax Supported Program for FY2024**

- **The cash transfer from the General Fund for the Reinvestment Program in FY2024 is \$5 million.**

**Reinvestment**

**Sidewalk repair and replacement - \$750,000**  
**Street reconstruction and drainage improvements - \$4,410,000**  
**Annual stormwater improvements - \$150,000**  
**Asphalt road rehabilitation - \$2,450,000**  
**Facilities reinvestment - \$400,000**  
**Parks facilities renewal - \$328,000**  
**Traffic signal reconstruction - \$490,000**  
**Intersection lighted street signs - \$170,000**  
**Main Street Sidewalks - \$325,000**

**Streets & Traffic****Streets & Traffic Overview**

**Total program for FY2024 - \$81.86 million****59.9% of the Tax Supported Program for FY2024**

- **6 Projects with Design Phases**
- **3 Projects with Land Phases**
- **9 Projects with Construction Phases**

**New FY2024 Streets Projects****TxDOT Roadway Intersection Improvements****(FM 518 and Bay Area, SH 96 and FM 270, SH 96 and Columbia Memorial Parkway)**

- **Grant Funded with City Match Programmed at 25%**

**FM 2094 @ Enterprise, Lakeside, & Twin Oaks Intersection Study**

- **Cash Funded**
- **Currently, we do not have an identifiable funding source for Construction**

**Maple Leaf and League City Parkway Traffic Signal**

- **Cash Funded**

**New FY2024 Streets Projects (Continued)****Street Light Upgrades to LED Lamps**

- **Cash Funded**

**School Zone Safety Improvements**

- **Cash Funded**

**TxDOT Traffic Signal Improvements**

- **75/25% TxDOT Funded**

**Marina Bay Dr Pedestrian Sidewalk and Multi-use Trail Extension**

- **This project will be re-programmed into the Parks Program using Park Dedication Fees and/or Cash.**

**Drainage****Drainage Overview****Total program for FY2024 - \$33.33 million****24.4% of the Tax Supported program for FY2024**

- **8 Projects with Design Phases**
- **3 Projects with Land Phases**
- **7 Projects with Construction Phases**

**New FY2024 Drainage Projects****Master Drainage Plan - CRS Update**

- **Grant Funded**

**Master Drainage Plan - Subdivision Update**

- **Grant Funded**
- **If Grant is not awarded, the project will not move forward**

**Master Drainage Plan - Historic District Update**

- **Grant Funded**
- **If Grant is not awarded, the project will not move forward**

**Facilities****Facilities Overview**

**Total program for FY2024 - \$948,156**

**0.7% of the Tax Supported program for FY2024**

**1 Project with Equipment Purchases & Installation**

**Generators for City Facilities**

- **Grant Funded**
- **City Match is Cash Funded (25%)**

**Parks****Parks Overview**

**Total program for FY2024 - \$8.07 million**

**5.9% of the Tax Supported program for FY2024**

- **5 Projects with Design Phases**
- **2 Projects with Land Phases**
- **7 Projects with Construction Phases**

**New FY2024 Parks Projects****Newport Park Redevelopment**

- **Park Dedication Fees**

**East Side Dog Park Parking Access**

- **4B Funded**
- **4B Board requested to have the name changed to “Additional Access to 5K Loop” at 7.10.2023 meeting**

**Revenue Supported Program**

**FY2024 Revenue Supported Program****Wastewater – 51.7%****Water – 48.3%****Water****Water Overview****Total program for FY2024 - \$8.07 million**

- **48% of the Tax Supported program for FY2024**
- **5 Projects with Design Phases**
- **0 Projects with Land Phases**
- **6 Projects with Construction Phases**
- **\$1.39 million programmed for debt service payments**

**Wastewater****Wastewater Overview****Total program for FY2024 - \$8.64 million****52% of the Tax Supported program for FY2024**

- **1 Project with Design Phases**
- **2 Projects with Land Phases**
- **5 Projects with Construction Phases**

**Major Projects FY2024-2028****North Landing**

- **Current Phase – Land Acquisition**
- **Construction Estimate - \$69.8 million (HGAC, PROP A GO Bond Funds, & Webster’s contribution for their portion)**

**20 MGD Expansion of SEWPP**

- **Design Estimate - \$13.13 million**
- **Construction Estimate - \$87.5 million (Water CRF funds & Future Debt)**

**4.0 MGD Expansion of the SWWFR**

- **Current Phase – Design**
- **Construction Estimate - \$94.48 million (Wastewater CRF funds & Future Debt)**

**The Future of the Capital Improvement Program****“More great ideas than dollars...” – John Baumgartner**

**Chart of “Other Identified Unfunded Projects” page 6 of FY2024-2024 CIP  
Current List of unfunded CIP projects is \$300-400 million  
No-new-revenue tax rate**

### **Funding Capital Projects**

#### **Transfers**

- **\$5 million from General Fund to Reinvestment Cash (5017)**
- **\$1.6 million from General Fund to Miscellaneous Capital Projects Fund (5015)**
- **\$7.05 million from Utility Fund to Miscellaneous Utility Capital Projects Fund (1055)**

#### **CIP Sales Tax (Slide)**

**CIP Sales tax revenue is projected based on an average 6% annual growth rate.**

#### **CIP Sales Tax Original Plan vs Current (Slide)**

#### **GO Bond Election (Slide)**

**Approved by voters May 2019**

**Proposition A – 21 projects/\$73 million**

- **Flood Protection and Drainage Improvements**

**Proposition B – 10 Projects/\$72 million**

- **Streets, Roadways and Mobility Improvements**

#### **2023 Debt Issuance (Slide)**

- **North Landing Extension - \$17,300,000**
- **Highway 3 & FM 518 Intersection Improvements - \$2,000,000**
- **New Winfield Road (I-45 Frontage Road to Hobbs Road) - \$1,040,000**
- **Matching Funds for Partnerships (City’s match for TxDOT Projects) - \$560,00**

**Grand Total - \$20,900,000**

#### **One-on-One Meetings**

- **July 24-Aug 21 Time for Councilmember one-on-one meetings with City Manager to discuss Budget & CIP**

#### **FY2024 Proposed Budget Overview**

#### **Highlights (Slide)**

**Budget is prepared in keeping with the Strategic Plan**

#### **Top Revenue Sources**

**PROPERTY TAX – \$39.53 million (GF only)**

- **40% of General Fund Revenue**  
**SALES TAX - \$29.71 million**
- **30% of General Fund Revenue**  
**WATER & WASTEWATER SALES – \$45.19 million**
- **97% of Utility Fund Revenue**

**Budget Schedule****July 31 Council workshop:**

- **City Secretary, City Attorney, City Council, City Auditor, City Manager, Emergency Management, Police, Animal Control, Fire, EMS, Fire Marshal, Library, Parks Operations, Parks Recreation, Communications, Accounting, Courts, Purchasing, Utility Billing, Human Resources, Budget office**

**Aug 1 Council workshop:**

- **outstanding issues, including property tax rate calculations**

**Aug 8 Council Meeting:**

- **Report on property tax values and rates**
- **Proposed Property Tax Rate**
- **Public Hearing on FY2024 Budget**

**Aug 22 Council Meeting:**

- **Required Public Hearing on FY2024 Budget**
- **First reading of FY2024 Budget Ordinance**

**Sept 12 Council Meeting:**

- **Second & final reading of FY2024 Budget Ordinance**
- **Ratify tax increase (if needed)**
- **Adopt Property Tax Rate**

**Public Hearing on Budget: August 8 & 22****Adopt FY2024 Budget: August 22 & September 12****TAX RATE ADOPTION PROCESS (assuming tax rate at or below VAR):****July 25 – will have certified tax rolls for NNR & VAR tax rate calculations****Tuesday, August 8 – Propose Tax Rate****Tuesday, Sept 12:**

- **Ratify the Property Tax Increase (if needed)**
- **Adopt tax rate**



4. **ADJOURNMENT**

At 7:26 p.m. Mayor Pro Tem Mann said, there being no further business this meeting is adjourned.

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**NICK LONG**  
**MAYOR**

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**DIANA M. STAPP**  
**CITY SECRETARY**

(SEAL)

**MINUTES APPROVED:**