



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Tuesday, October 27, 2020

6:00 PM

Council Chambers  
200 West Walker Street

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### Regular Meeting

The City Council of the City of League City, Texas, met in a regular meeting in the Council Chambers at 200 West Walker Street on the above date at 6:00 p.m.

**Mayor:**

**Pat Hallisey**

**City Council Members:**

**Andy Mann  
Hank Dugie  
Larry Millican  
Todd Kinsey  
Greg Gripon  
Chad Tressler  
Nick Long**

**City Manager:**

**John Baumgartner**

**Assistant City Manager**

**Bo Bass**

**Assistant City Manager**

**Michael Kramm**

**City Attorney:**

**Nghiem Doan**

**City Secretary:**

**Diana M. Stapp**

**Chief of Police:**

**Gary Ratliff**

**Executive Director of Development Services**

**David Hoover**

**Director of Budget/Project Management**

**Angie Steelman**

**Director of Engineering:**

**Christopher Sims**

**Director of Finance:**

**Kristine Polian**

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

**Janet Shirley**

**Director of Parks & Cultural Services:**

**Chien Wei**

**Director of Public Works:**

**Jody Hooks**

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

Mayor Hallisey called the meeting to order at 6:00 p.m. and called the roll. All members of Council were present.

Present 8 - Mayor Pat Hallisey, Mr. Andy Mann, Mr. Hank Dugie, Mr. Larry Millican, Mr. Todd Kinsey, Mr. Greg Gripon, Mr. Chad Tressler and Mr. Nick Long

2. **INVOCATION, PLEDGE OF ALLEGIANCE TO THE U.S. FLAG AND PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG**

The invocation was given by Mayor Hallisey. He then led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

- 3A. [20-0484](#) September 8, 2020 Regular Meeting
- 3B. [20-0497](#) September 29, 2020 Council Work Session
- 3C. [20-0509](#) September 29, 2020 Regular Meeting

Mayor Hallisey asked if there were any corrections to the minutes. He said, hearing none, these minutes are approved.

4. **PROCLAMATIONS, PRESENTATIONS, AWARDS, AND COMMUNITY SPOTLIGHT**

- 4A. [20-0487](#) Presentation by the Chairman of the Historic Commission (Mayor Hallisey)  
  
No Report.
- 4B. [20-0479](#) Report from Emergency Turnaround Task Force (Mayor Hallisey)  
  
The report was given by Dave Johnson.
- 4C. [20-0480](#) Report from Clear Creek Watershed Steering Committee (Mayor Hallisey)  
  
The report was given by Peggy Zahler.
- 4D. [20-0486](#) Report from Dickinson Bayou Watershed Steering Committee (Mayor Hallisey)  
  
The report was given by Council Member Hank Dugie.

5. **CITIZENS REQUEST FOR HEARING BEFORE CITY COUNCIL**

The privilege of speaking at this time is limited to the following persons: residents, persons having an ownership interest in property or a business located within the City, or their attorneys.

A statement of no more than 3 minutes may be made. There will be no yielding of time to another person. State law prohibits the Mayor and members of the City Council from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire Council, not individual members of Council or staff. If addressing a specific agenda item, speakers must keep their remarks specific to the item being considered by the City Council. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated.

NAME	SUBJECT
Chuck DiFalco	MUD Districts
Peggy Zahler	COVID Surges, Support 9L
Lynn Davis	Business Owners/Esplanade project

6. **PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING**

7. **COMMENTS/REPORTS FROM MEMBERS OF COUNCIL**

Announcements concerning items of community interest. No action will be taken or discussed.

Mayor Pro Tem Todd Kinsey – Thank you, sir. Just quickly, over at the library the next couple of weeks, on Wednesday the 21st, from 1 to 3 p.m., join others who are interested in knitting and embroidery and other needlework crafting projects. Get together in a casual social event for adults to share ideas and tips. It will be held in the library theater. Register to pick up craft bundles for your young teenagers, middle school age for the Steam Tweens programming, Science, Technology Art and Math. You can pick up these craft to go kits on the 28th, all day at the Children’s Desk. This craft for this day will be all kids need to create and sculpt their own volcanoes. They talked about this at the meeting, it sounds like it’s going to be fun and messy. Finally, teens learn some tips on drawing Manga, which I did look up and is a large-headed type of cartooning, since I didn’t know what it was last time. It’s on Tuesday, November 3, from 5-6 p.m. in the library theater, and that’s for teenagers 12-18 years old. Finally, I just wish everybody happy Halloween. Get out and vote on November 3rd if you haven’t voted during early voting. It’s a fairly critical election nationally as well as locally. That’s all I’ve got this evening.

Nick Long – no comments.

Andy Mann – no comments.

**Hank Dugie – Thank you Mr. Mayor. I encourage everyone to go vote. Believe it or not, the census, you can still fill it out if you have not. We shouldn't have to tell you again, but we will. That's very important for a lot of different reasons, representation at the federal level and also, funding, so make sure you fill out the census if you have not. The Chamber of Commerce is doing a membership drive this week. If you are interested in being a member, contact myself or the Chamber of Commerce itself and we can get you signed up. Remember to shop local. The big box stores, the retailers, the online vendors, they made so much money during the lockdown and during this pandemic season, but your neighbors, the small business owners here in town, they're still hurting. Make sure that, as we're going into the holiday season, you spend your dollars here in League City. Shop Local. I promise you the big guys are going to be okay, and if they're not, would that be the worst thing? Last thing, I say we schedule another workshop, maybe work session here with council for these Main Street business owners. Thank you for coming tonight and speaking with us if you're still here.**

**Larry Millican – Thank you, Mayor, and I'm not going to be brief tonight. Welcome everybody, coming out tonight and I thank everyone for tuning in on Channel 16 and the web. I was having some days of reflection. I was sitting in a deer stand and thinking how miserable the hunting was and started thinking back about that I needed to roast the two council people who aren't going to be with us here soon. At any rate, I started reflecting on a lot of things that's happened over the years. When I started to jot down my notes, I started thinking about the first time I ever worked with Mr. Kinsey. It was in the Charter Review Committee. And in that Charter Review Committee, we did some things in the committees we were on. I started reflecting on those things, and I really got taken back by what's been accomplished, by what's up here on this dais, and the activities over these years. You start assembling some of those things and I was really shaken. That Charter Review Committee, that Peggy chaired by the way, we did some outstanding things. We gave the mayor the right to vote, that he didn't have before. That was a large change. We changed the election date to November 3, instead of May. We changed the terms of office to four years instead of three. You say, okay, those are changes, but I think they were significant changes because of the fact, when you look at it, it gave us, the people up here on this dais, the time to govern. One year, out of everybody's term, in the first time, is it's a year to govern. We're no longer in an election mode every year like we were. It's a genuine time to govern. I think that that's also important, no different than giving the mayor the right to vote. You say, well that's just a vote, but at the same time it changed the dynamics of the dais to where it takes five people to get something passed instead of four. That in itself is huge. When you think about some of those changes, when you look at changing the date of when we elect people. We went from having an electoral process of having 12,000 people participating to 40,000 people participating in city elections, and that's huge in my opinion. You start coupling that with the other activities, and I think that**

that set the stage, Todd. I couldn't let go of it because all of those things trickle down into other things that's happened up here on the dais and the way we do business. You look over the years, you look back at the years that Todd's been on council, and we had two members come on, the mayor and Dugie came on in a special election, and then Greg and I came on, and that's what made up this dais. This change and this activity, and you start thinking about how those things have affected government and how it works. I think that, looking back and reflecting on that, is things I think need to be considered is that you look at the time period we're talking about here from 2012. Our tax rate was at \$0.597, that's 59 cents, and the debt services to that tax rate was 22 cents. Then you look at 2020 and the budget that we just passed, that \$0.548, and the debt service was 14 cents. That's a big swing when you start talking about where the dollars go to, and how they're allocated. It didn't happen easily. There's a lot of things that go into how much debt you have and what that service rate is and how you get there. I applaud staff, and I applaud the people on this dais who worked to try to get those things done. We now have as a council and staff, we have a strategic planning session every year that gives priority direction to the staff and we discuss the vision forward for the city. Those are very, very important, because before we didn't have those as a city. They're institutionalized now. We have them every year. We have a facilitator. We get a lot of things done in one day's worth of service, and it helps staff and it helps people on this dais to focus in on a direction of where we're going. We took in all people reporting to this council directly, the city manager, the city attorney, the court clerk, the city secretary. All of those people now, it's been a dynamic shift, we manage with written goals and objectives for these people now. Everybody understands what the expectations are and how that performance is going to be measured, and it's been outstanding. It's happened because of these people up here on the dais and the reception of staff in how they work towards that. It's helped this city move forward in accomplishing all of those great tasks that you could go on and on about. John's been most impressive with the fact that he's been able to implement every one of those goals and objectives down to his front-line managers. It's huge the way that John has embraced that and gone forward with that. The next thing that I'd like to talk about is the stability of staff. Four years ago, we had swinging doors at this city. It was no more than we got a person trained then they went somewhere else to work. Currently people enjoy working here. It's through the great leadership that John and the HR team has that they've developed programs, making sure that all the employees understand that they're an important part of this organization and that they're wanted and needed. That didn't happen just because of the fact that it was just laying on the countertop and someone said that's a good idea. People had to be hired and put in place and work towards those activities. The next thing I want to talk about is transparent operations. It's a big word in government. Wants everybody to understand how government works. Well, I can tell you that the city took on that task and changed the software that the city runs on, that everybody except one department writes their budget on now. You look at that, and you look at the budget and the operations team and then you put a cherry on top when you hire Sarah. Her department has just been tremendous in getting the information out to the public. We're now on all sorts of different

mediums. You look at the city manager's report, you look at City Matters, you look at Facebook. Wherever you want to search and look, the city is so transparent today that it's easy to find. We rebuilt the website. Those things didn't happen just because of the fact that people felt like they needed to. It's these people up here giving direction and follow-through to staff to make those things. The city's gone leaps and bounds in that area of transparency. It's outstanding. I think that people up here on the dais have taken bold steps to do lots of things, and you look at the distance traveled and the organization that's now in place and I think back and I say wow, where is this all going to go because it's tremendous. If you look at the level that we're at now, we're so far greater than what we were. I look to think about what opportunities are next on the horizon. Right now, this dais works out in the public. There's no back room deals. Ideas are vetted and discussed in the open out here. It's usually unanimous in the direction that we travel. Not always. It's not that we always agree and everybody has a lot of different ideas, but for the most part I can certainly tell you that it's open and transparent and I believe that people enjoy that. To get down into the weeds and you start talking about some of the triumphs along the way over the last few years this list can go on. Important things to me is you look at the first bond package ever in 20 years and you think about \$145 million worth of drainage and infrastructure, roadwork projects, and it's fantastic. You put a quarter-cent sales tax in there and you think to yourself, how many times has this city tried to pass a quarter-cent sales tax? And it passed overwhelmingly. Everybody on this dais, we were all united in that action and that plan. It was very, very rewarding and I'm thankful for that. Approving the study for the lower Clear Creek and Dickinson watershed. To think about that project and the cost of that project and this dais sat up here, gave the directive to John and then funded that direction when not everybody was signed onto that program. We didn't have 100 percent participation. We took the biggest hit. We swallowed that dollar amount and went forward because we felt it was so important. That's a huge move for this city. For this whole region, as that matter goes, and it's these people up here on the dais that made that happen. You look as far as completing the master mobility plan. Implementing roadway impact fees, the first ones in this whole region who did that. It's up here, these people on the dais made that happen, directed staff to get that information and make that happen. Again, looking back and reflecting on Greg and Todd, it was overcoming to me. It's just outstanding. How about approving enough water to secure our future as a city? This city doesn't have to worry about the water. We have secured written agreements with the City of Houston through the Gulf Coast Water Authority that we have secured our future for water. People and the growth of this city don't have to worry about water and putting the tap on and not having water come out. There's not another jurisdiction around that has been as aggressive as what we have in the area of water supply. State of the art Fire Station No. 6, new Animal Care and Adoption Center. Or how about just the fact that we have a new ladder truck in League City? A \$1.5 million ladder truck paid for out of cash. That's because this city has a program that we put back, each and every month, money to redo vehicles when they have reached their useful life. That's tremendous. That gets back to that fact that we don't borrow money for vehicles. We don't borrow money for those

type items. It's huge. And it's people up here on this dais that took the knots on the head for the tax rate, the activities that happened, directing staff and working with staff to make those programs a reality. And I for one just wanted to say thank you to the guys. I think it's outstanding. Thank you.

Greg Gripon – Thank you, mayor. Larry, that was extremely well said and I so agree completely. We're light years ahead of four years ago. It's just amazing where we have gone. That's probably one of the reasons I decided not to re-run, the fact that we have come so far in these four years. I kind of look forward to not being up here but sitting out there and watching you all. I'll be out there criticizing you if you let this start going backwards. Let's keep this momentum going forward for the city. Thank you

Chad Tressler – no comments.

Mayor Hallisey – I'm always going to try to do one better. I think, a couple of things. It took some time to put all that together, but the city has come a long way. Bottom line. When I think about people punching each other at the dais up here and walking out on League City citizens that wanted to dissent, their constitutional right. We've come a long way. It's all these people up here who are responsible public servants who have made that happen. Kids are going to be out on Saturday night, it's Halloween. It's one of the fun things. They're going to have masks on and they're probably going to be social distancing. Every parent will decide whether it's good or bad for them to be out, but I hope they're out. It is one of the memorable days for children that are growing up. I think most of us, if we stop and think about, we all have interesting recollections of Halloween. Not all good, but we all have recollections of Halloween and what we did. One week from today the barrage of national attention on the television will be over and we can watch a ballgame without hearing who's good and who's bad, but I will say this to the crew of people who are running in town, our state folks that are running, state senators who run and our Congressional delegation, I have a high regard for anybody who sticks their neck out to try to do a job in public service. It's thankless. People can shoot at you at every turn of the day. You have to be pretty focused on what you want to accomplish. This crowd, this class of 2020 will be fine. There will be a winner. I'm reminded of the guys in Utah, and I thought that their advertisement that's been on the TV late at night, said that we kind of like each other and that we're from Utah, and win or lose we all come back together to work together, and I hope that's the case here. I've been bombarded with phone calls about the polls, some of the things going on out there. I try not to get too far into that. I just want to encourage people at home, don't listen to what's wrong with the other guy, ask them what they're going to do for you. That's the real key of public service. You can't get there by stomping on everybody. Everybody in the world can't be wrong and anybody that's put up with that in their lifetime knows that it's very uncomfortable for the candidate, it's very uncomfortable for, well the wives are the worst let me tell you, you could have a catfight on every corner you get those wives fired up, and also on children. People forget that a lot of

these candidates have kids at homes. Tell us what you're going to do for us, don't tell us what's wrong with the other guy. I agree with Mr. Dugie. If we have, another month on the census, we have got to get everybody to do it. You can do it online. Come to City Hall, we have a computer that will get you online and you can do it here if you don't have one at home. It is important that we get the representation we deserve, that we get rebates of federal money. It's not federal money. It's your money that you give in your personal income taxes that goes to Washington that funds things across this country. We'd like to get as much of that back here as possible, because every penny we get back is a penny you don't have to spend out of the local coffers. Do your census. Go vote. It is your duty to vote, it's not just your right, it is your duty. You get the government that you vote for. I hope that, at the end of it, everybody will be friends and will move on and make this the best community anywhere around. The best state in the nation, and the best country on the face of the Earth. So, please do that.

#### 8. REPORTS FROM STAFF MEMBERS

Announcements concerning items of community interest. No action will be taken or discussed.

John Baumgartner – I would like to say thank you to Larry and the council. I know it was tribute to Todd and Greg, but the kind words regarding staff, it's a true honor to serve this community and serve the council. I work with the best staff I've ever worked with before. Much of the success is due to them and certainly the contributions from the community too. Everybody has to work together to make this the very best community in Texas and I appreciate the efforts of all the council and certainly just getting the chance to serve you. A couple of quick updates. Let's start with a few CIP announcements. I try to measure CIP, how many dollars did we invest. Two weeks ago we talked about \$50 million. We are continuing to count because we take into consideration every dollar spent in Fiscal Year 2020, which ended September 30. So, the last few of those invoices for work done are still coming in, but we are \$57.8 million, we may make \$60 million, I'm optimistic. Obviously, the goal for Angie and Christopher gets bigger and bigger because if we got \$60 million this year we can probably have \$70-75 million next year. I'm sure they're both up to the task. They're excited. We'll see. You've provided additional resources, so I'm sure they're up to that challenge, and they're all working hard and certainly the folks in CIP, the CIP project managers are energized by the little bit of competition to see where we get. It's endless, because it was \$40 million and now it's \$50 million and soon it will be \$75 million. We have a robust CIP. We have high demands from the community. They want to see the drainage and transportation projects in particular implemented, so we're working our way through those.

A couple of other announcements. The Bay Colony Park Master Plan continues to move forward. There will be a public meeting November 12 at 6 p.m. at the Johnnie Arolfo Civic Center. It will be an opportunity for the city's consultants, TBG, to present feedback from the recent online survey, discussion with user groups, and issues from the 2017 Parks and Trails Open Space Master Plan. There will be a presentation, present bubble drawings with recommendations for Phase 1 of Bay Colony and collect and address public comments. We're getting bids West Side Well and Booster Pump Station. We've been working on that a couple of years on Calder Road. Some successes, we've completed the rehabilitation of the South Shore Harbour ground storage tanks and then the Glen Cove water and wastewater line replacements. That's step one to kind of overhaul infrastructure in that subdivision. The next phase is the asphalt street reconstructions, and then replace the fall surface at the boundless playground, that's complete. Then I guess most exciting is the League Park ground opening. The park is open now. The park has been closed most of 2020. It's part of a large-scale project to improve drainage in the Historic District as well as renovate and revitalize the park, which includes new lighting, pavers, landscaping, etc. The construction fence was removed. We have some exciting activities planned for League Park as we enter the holiday season, including the grand re-opening event with characters from the Nutcracker Ballet. We're partnering Bay Area Houston Ballet and Theater to host ballet lessons with the Sugar Plum Fairy and sword building classes with the Mouse King inside the park. That event requires pre-registration. To sign up, for information, visit [leaguacity.com](http://leaguacity.com). It's a great facility, I think everybody will be pleased at what we have out there. I encourage the public to go by anytime they want, because again it looks great. We're still working on basketball courts, I don't think there's a schedule to get those re-open. March if all goes well with COVID. League City has become the only Texas city to have four certified municipal court clerks. They include Aimee Roe, who recently became certified, Lacy Zapalac, Jessica Utton and Amy Baldwin. In addition, Amy Baldwin was recently awarded the Distinguished Service Award by the Texas Court Clerks Association. We're real excited for them. Congratulations to the entire municipal courts team. This is really a pretty big deal. Congratulations are also in order for the city's Director of Engineering Christopher Sims, Floodplain Administrator Sonia Phillips and Floodplain Coordinator Alex Noel. League City was recently moved from a Class 6 city to a Class 5 city in the National Flood Insurance Program Community Rating System. The new rating means League City's continual floodplain management efforts are helping reduce flooding losses in our city and are providing our residents with savings in their flood insurance. By becoming a Class 5 city flood policies within the 100 year floodplain qualify for a 25 percent discount, up five percent from the 20 percent policy holders were receiving. League City is only the fourth city in Texas to receive a Class 5 designation. The other cities are Houston, Dallas and Grand Prairie. So, a pretty distinguished class. This is another one of those things through the strategic planning process that was identified, that we've been working on a couple of years to get there. A lot of it's record keeping. A lot of it is making our city safer. Texas doesn't have any cities rated higher than a Class 5 at this time. We talked about the watershed steering committees. We're

having virtual meetings tomorrow night at 6:30 and on the November 4th to talk about the phases of lower Clear Creek and Dickinson Bayou watershed. It is important for the public to participate and give their ideas. I think all of us know we've looked at Clear Creek for many, many years, probably approaching 50 years. We have trouble getting to a consensus and moving forward with a project. If there's things that important to you this is a chance to provide input about some of ideas that are out there. Our goal, again, is to make our community more resilient to flooding. I think it was Council Member Dugie said, reduce the flood levels on the creek as much as possible, looking at feet of difference versus a few inches here and there. Obviously, we also talked about the flood barrier wall to prevent surges is also important. I know a few years ago council had passed a resolution supporting that flood barrier project. It's important to remain committed to that to make sure something happens. Again, the public meetings, virtual, are tomorrow night and again on November 4th. Halloween trick-or-treating, we've covered that. Then lastly, the League City Public Works Department has a new home. Staff recently relocated to the new Public Works Operations Center located on the west side of town at 1701 League City Parkway. It was the GTE Building and the Frontier Building there at Butler and League City Parkway. The building was purchased from Frontier Communications in 2020 after Hurricane Harvey severely damaged the previous Public Works Building located on Dickinson Avenue. Staff from water production, streets, urban forestry services and stormwater and traffic departments have moved into the new building and I believe we have a video to show. (Video Plays) On behalf of the staff we'd like to thank the council for having the wisdom to purchase that building and we look forward to many years operating there.

## 9. CONSENT AGENDA

Approval of the Consent Agenda

Items 9B and 9L were pulled for discussion.

A motion was made by Mr. Kinsey, seconded by Mr. Tressler, to approve the remaining Consent Agenda Items. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

- 9A. [20-0475](#) Consider and take action on a resolution to approve an agreement with Municipal Emergency Services for Firefighter Bunker Gear in an amount not to exceed \$97,026.00 for FY 2021 (Fire Chief)

Approved on the Consent Agenda - Resolution No. 2020-148

- 9B. [20-0505](#) Consider and take action on a resolution authorizing a professional services agreement with JNS Engineers, LLC for the design and construction phase services related to the League City Pkwy Right Turn Lane - Calder to Butler (ST2004) in an amount not to exceed \$221,121 (Director of Budget and Project Management)

A motion was made by Mr. Mann, seconded by Mr. Tressler, to approve Resolution No. 2020-149 authorizing a professional services agreement with JNS Engineers, LLC for the design and construction phase services related to the League City Pkwy Right Turn Lane Calder to Butler (ST2004) in an amount not to exceed \$221,121. The motion passed by the following vote:

**For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

9C. [20-0498](#) Consider and take action on a resolution authorizing a professional services agreement with Terracon Consultants, Inc. for Materials Testing for the Bay Ridge Flood Reduction - Phase 3 Project (DR1901), in an amount not to exceed \$177,065 (Director of Budget & Project Management)

**Approved on the Consent Agenda - Resolution No. 2020-150**

9D. [20-0499](#) Consider and take action on a resolution authorizing a Professional Services Agreement with Freese and Nichols, Inc for CIP Project Management Assistance in an amount not to exceed \$398,000 (Director of Budget & Project Management)

**Approved on the Consent Agenda - Resolution No. 2020-151**

9E. [20-0500](#) Consider and take action on a resolution authorizing a construction contract with The Trevino Group, Inc. for Public Safety Building Special Vehicles Building Expansion project in an amount not to exceed \$78,000 and authorizing an expenditure of an additional \$7,800 for a construction work change directive budget, for a total construction budget of \$85,800 (Director of Budget and Project Management)

**Approved on the Consent Agenda - Resolution No. 2020-152**

9F. [20-0490](#) Consider and take action on a resolution authorizing: 1) expenditures with Tyler Technologies, Inc. for annual software maintenance, 2) expenditures with CentralSquare Technologies for annual software maintenance, 3) expenditures with SirsiDynix for annual software maintenance, 4) expenditures with PS Lightwave, Inc. for internet & fiber connectivity, 5) expenditures with ESRI for the City's three (3) year maintenance renewal for GIS mapping software and 6) expenditures with AT&T, Verizon Wireless & T-Mobile (formerly Sprint) for the City's cellular phone, Data & GPS Vehicle Tracking service (Director of Information Technology and Facilities)

**Approved on the Consent Agenda - Resolution No. 2020-153**

9G. [20-0494](#) Consider and take action on a resolution authorizing an expenditure with Cummins Sales and Service for repair of the Public Safety Building natural gas generator in an amount not to exceed \$117,409.78 (Director of Information Technology and Facilities)

**Approved on the Consent Agenda - Resolution No. 2020-154**

9H. [20-0476](#) Consider and take action on a resolution approving utility conveyance and security agreements with Galveston County Municipal Utility District No. 44 for water, sanitary sewer, and drainage facilities associated with the following: (1) Tuscan Lakes Development Southeast Quadrant - Phase 1 Drainage Improvements, (2) North Detention Basin to serve The Villages at Tuscan Lakes, (3) South Detention Basin to serve The Villages at Tuscan Lakes, (4) Tuscan Lakes SF 55-1 SE, SF 55-4 SE and SF 60-1 SE (Director of Engineering)

**Approved on the Consent Agenda - Resolution No. 2020-155**

- 9I. [20-0477](#) Consider and take action on a resolution approving the special warranty deed with Galveston County Municipal Utility District No. 45 formally conveying Restricted Reserve "C" of the Final Plat of Coastal Point, Section 2 associated with the Coastal Point Subdivision Sanitary Sewer Lift Station to the City of League City (Director of Engineering)
- Approved on the Consent Agenda - Resolution No. 2020-156**
- 9J. [20-0478](#) Consider and take action on a resolution amending Resolution 2020-117 (Shortlist of Professional Consultants) to add several qualified consultants (Director of Engineering)
- Approved on the Consent Agenda - Resolution No. 2020-157**
- 9K. [20-0482](#) Consider and take action on a resolution authorizing an expenditure of an amount not to exceed \$100,475 with Baker and Taylor, Inc. under Texas Smart Buy 715-M2 for the purchase of library print and audio-visual materials through September 30, 2021 (Director of Parks & Cultural Services)
- Approved on the Consent Agenda - Resolution No. 2020-158**
- 9L. [20-0485](#) Consider and take action on a resolution authorizing an agreement with the Bay Area Coastal Protection Alliance (BACPA) for the completion of a financial study related to a regional coast barrier system in an amount not to exceed \$7,500 (City Manager)
- A motion was made by Mayor Hallisey, seconded by Mr. Kinsey, to amend the amount to \$15,000.**
- A motion was made by Mr. Dugie, seconded by Mr. Kinsey, to postpone to the next meeting. The motion to postpone passed by the following vote:**
- For:** 7 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long
- Opposed:** 1 - Mr. Mann
- 9M. [20-0491](#) Consider and take action on Ordinance No. 2020-33, an ordinance amending Chapter 22 of the Code of Ordinances of the City of League City entitled "Building and Building Regulations" to adopt the National Electric Code, 2020 Edition - Second Reading (Executive Director of Development Services)
- Council approved first reading, 7-0-0 with one absent on October 13, 2020.
- Approved on the Consent Agenda - Ordinance No. 2020-33 Second Reading**

### **END OF CONSENT AGENDA**

### **10. OLD BUSINESS**

### **11. NEW BUSINESS**

- 11A. [20-0503](#) Consider and take action on a resolution authorizing a construction contract with C3 Constructors, LLC. for the Dickinson GST & Generator Project (WT1906), in the amount of \$1,069,000, authorizing the expenditure of an amount not to exceed \$106,900 for a work change directive budget, and authorizing a construction materials testing services contract with Terracon in an amount not to exceed ---\$14,720 for a total construction budget of \$1,190,620 (Director of Project Management/Budget)

A motion was made by Mr. Millican, seconded by Mr. Tressler, to approve Resolution No. 2020-159 authorizing a construction contract with C3 Constructors, LLC. for the Dickinson GST & Generator Project (WT1906), in the amount of \$1,069,000, authorizing the expenditure of an amount not to exceed \$106,900 for a work change directive budget, and authorizing a construction materials testing services contract with Terracon in an amount not to exceed ---\$14,720 for a total construction budget of \$1,190,620. The motion passed by the following vote:

**For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

**11B.** [20-0506](#)

Consider and take action on a resolution consenting to the creation of Galveston County Municipal Utility District No. 81 and making certain findings related thereto (Executive Director of Development Services)

A motion was made by Mr. Millican, seconded by Mr. Dugie, to approve Resolution No. 2020-160 consenting to the creation of Galveston County Municipal Utility District No. 81 and making certain findings related thereto. The motion passed by the following vote:

**For:** 6 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon and Mr. Tressler

**Opposed:** 2 - Mr. Mann and Mr. Long

**11C.** [20-0507](#)

Consider and take action on a resolution consenting to the creation of Galveston County Municipal Utility District No. 82 and making certain findings related thereto (Executive Director of Development Services)

A motion was made by Mr. Millican, seconded by Mr. Kinsey, to approve Resolution No. 2020-161 consenting to the creation of Galveston County Municipal Utility District No. 82 and making certain findings related thereto. The motion passed by the following vote:

**For:** 6 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon and Mr. Tressler

**Opposed:** 2 - Mr. Mann and Mr. Long

**12. FIRST READING OF ORDINANCES**

**12A.** [20-0504](#)

Consider and take action on an ordinance authorizing a Utility Agreement with Wesley West Minerals, Ltd. on behalf of the proposed Galveston County Municipal Utility District No. 81 (Executive Director of Development Services)

Staff recommends approval on first and final reading.

A motion was made by Mr. Millican, seconded by Mr. Dugie, to approve Ordinance No. 2020-35 ordinance authorizing a Utility Agreement with Wesley West Minerals, Ltd. on behalf of the proposed Galveston County Municipal Utility District No. 81. The motion passed by the following vote:

**For:** 6 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon and Mr. Tressler

**Opposed:** 2 - Mr. Mann and Mr. Long

A motion was made by Mr. Kinsey, seconded by Mr. Tressler, to approve Ordinance No. 2020-035 on First and Final Reading. (Four-fifths affirmative vote required to approve first and final reading.) The motion failed by the following vote:

**For:** 5 - Mayor Hallisey, Mr. Millican, Mr. Kinsey, Mr. Gripon and Mr. Tressler

**Opposed:** 3 - Mr. Mann, Mr. Dugie and Mr. Long

- 12B. [20-0508](#) Consider and take action on an ordinance authorizing a Utility Agreement with Wesley West Cattle, L.P. and Wesley West Descendants Trust on behalf of the proposed Galveston County Municipal Utility District No. 82 (Executive Director of Development Services)

Staff recommends approval on first and final reading.

**A motion was made by Mr. Dugie, seconded by Mr. Tressler, to approve Ordinance No. 2020-036 authorizing a Utility Agreement with Wesley West Cattle, L.P. and Wesley West Descendants Trust on behalf of the proposed Galveston County Municipal Utility District No. 82. The motion passed by the following vote:**

**For:** 6 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon and Mr. Tressler

**Opposed:** 2 - Mr. Mann and Mr. Long

**A motion was made by Mr. Kinsey, seconded by Mayor Hallisey, to approve Ordinance No. 2020-036 on First and Final Reading. The motion failed by the following vote:**

**For:** 5 - Mayor Hallisey, Mr. Millican, Mr. Kinsey, Mr. Gripon and Mr. Tressler

**Opposed:** 3 - Mr. Mann, Mr. Dugie and Mr. Long

### 13. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED

### 14. EXECUTIVE(CLOSED) SESSION(S)

**At 8:57 p.m. Mayor Hallisey announced an executive session would be held to discuss the following items:**

- 14A. [20-0488](#) Texas Open Meetings Act, Section 551.072 Government Code - Deliberations about real property

Discuss potential purchase or sale of real property interests (Director of Budget & Project Management)

- 14B. [20-0495](#) Texas Open Meetings Act, Section 551.087 Government Code - Deliberations Regarding Economic Development Negotiations

Discuss the offer of a financial or other incentive to a business prospect that seeks to locate, stay, or expand within the City of League City, Texas (Executive Director of Development Services)

**At 9:45 p.m. Mayor Hallisey reconvened the regular meeting and announced there was no final action, decision, or vote with regard to any matter considered in the executive session concluded.**

15. **ACTION ITEM(S) FROM EXECUTIVE SESSION(S)**

15A. **20-0489** Consider and take action on discussion concerning potential purchase or sale of real property interests (Director of Budget & Project Management)

**A motion was made by Mr. Tressler, seconded by Mr. Long, to authorize staff to proceed with negotiations and approve an Offer to Sell and Purchase Agreement for a waterline easement and the abandonment of Right-Of-Ways as discussed in Executive Session. This acquisition supports the Southeast Service Area Trunks Project, CIP #WT1105. The motion passed by the following vote:**

**For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

15B. **20-0496** Consider and take action on the offer of a financial or other incentive to a business prospect that seeks to locate, stay, or expand within the City of League City, Texas (Executive Director of Development Services)

**No Action.**

16. **ADJOURNMENT**

**At 9:46 p.m. Mayor Hallisey said there being no further business, this meeting is adjourned.**

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**PAT HALLISEY  
MAYOR**

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**DIANA M. STAPP  
CITY SECRETARY**

**(SEAL)**

**MINUTES APPROVED: December 8, 2020**