



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Tuesday, November 19, 2019

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 Pro Tem Kinsey called the meeting to order at 6:05 p.m. and called the roll. All members of Council were present except Mayor Pat Hallisey.

Absent 1 - Mayor Pat Hallisey

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Present 7- 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 Pastor Jerry Hatfield of Turning Point Church. Mayor Pro Tem Kinsey led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

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

4A. 19-0608 Presentation of the “Art Hewitt Volunteer Spirit Award” and the “Steve Jones Inspiration Award” (Mayor Hallisey)

The Art Hewitt Volunteer Spirit Award was presented to Margaret Joann Lindsay.  
The Steve Jones Inspiration Award was presented to Silvio Vincenzo.

4B. 19-0632 Presentation of a proclamation recognizing November as National Epilepsy Awareness Month (Mayor Hallisey)

Trysten Pearson accepted the proclamation and gave a presentation.

4C. 19-0626 Presentation by Chairperson of the Historic Commission (Executive Director of Development Services)

The presentation was given by Dave Hake.

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	ADDRESS	SUBJECT
Dave Johnson	2426 Thorndon Park Ct.	Dickinson Bayou Watershed Steering Committee
Daniel Henn	2601 Admiral	Holiday in the Park
Penny Brockway	2366 Calypso Ln	Holiday in the Park
Libby Johnson	404 Avondale	Holiday in the Park
Ange Mertens & TJ Aulds		Holiday in the Park
Faithful Friends		
Peggy Zahler	1802 Rampart	Clear Creek Watershed Steering Committee

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

6A. 19-0622 Hold a public hearing on a request to rezone approximately 33.85 acres from “CG” (General Commercial) to “RSF-5” (Residential Single Family with a minimum lot size of 5,000 square feet), MAP-19-0013 (FM 646 Tract), legally described as Abstract 36 of the WG Banks Survey, Tracts 13 and 13-2, generally located along the south side of Farm to Market Road 646 and east of Caroline Street, in League City, Texas (Executive Director of Development Services)

Mayor Pro Tem Kinsey opened the public hearing at 6:51 p.m.

Executive Director of Planning Services David Hoover gave an overview.  
Sam Boyd (applicant) spoke

Mayor Pro Tem Kinsey closed the public hearing at 7:19 p.m.

6B. 19-0624 Consider and take action on an ordinance amending Ordinance No. 2005-24 and Ordinance No. 2013-30 to rezone approximately 33.85 acres (MAP-19-0013 FM 646 Tract) from “CG” (General Commercial) to “RSF-5” (Residential Single Family with a minimum lot size of 5,000 square feet), legally described as Abstract 36 of the WG Banks Survey, Tracts 13 and 13-2, generally located along the south side of Farm to Market Road 646 and east of Caroline Street, in League City, Texas (Executive Director of Development Services)

Planning and Zoning Commission recommended approval, 7-0-0, with 1 member absent on November 4, 2019.

A motion was made by Mr. Mann, seconded by Mr. Dugie, to approve the ordinance.

A motion was made by Mr. Gripon, seconded by Mr. Dugie, to postpone to the second meeting in December (Dec. 17th). The motion passed by the following vote:

- For: 4 - Mr. Dugie, Mr. Kinsey, Mr. Gripon and Mr. Long
- Opposed: 3 - Mr. Mann, Mr. Millican and Mr. Tressler
- Absent: 1 - Mayor Hallisey

- 6C. 19-0637 Hold a public hearing on TPWD Outdoor Grant Application for Bay Colony Park - Phase 1 (PK2001) to review Grant Project construction impact to wetland and floodplain areas (Director of Budget & Project Management)

Mayor Pro Tem Kinsey opened the public hearing at 7:42 p.m.

Mayor Pro Tem Kinsey closed the public hearing at 7:42 p.m.

- 6D. 19-0638 Consider and take action on a resolution: 1) authorizing the submission of a grant application to the Texas Parks and Wildlife Department for a 50%/50% State/City matching grant for an amount up to \$750,000 supporting the Bay Colony Park - Phase 1 Project (PK2001), 2) authorizing the receipt of any awarded funds and 3) authorizing the city manager to sign any or all documents pertaining to the project (Director of Budget & Project Management)

A motion was made by Mr. Long, seconded by Mr. Mann, to approve Resolution No. 2019-192 authorizing the submission of a grant application to the Texas Parks and Wildlife Department for a 50%/50% State/City matching grant for an amount up to \$750,000 supporting the Bay Colony Park Phase 1 Project (PK2001); authorizing the receipt of any awarded funds; and authorizing the city manager to sign any or all documents pertaining to the project. The motion passed by the following vote:

For: 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

Absent: 1 - Mayor Hallisey

## 7. COMMENTS/REPORTS FROM MEMBERS OF COUNCIL

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

Larry Millican – no comments.

Greg Gripon – no comments.

Chad Tressler – no comments.

Nick Long – no comments.

Andy Mann – no comments.

**Hank Dugie – For those of you watching, you can tell that I have something growing on my face. It is “No Shave November”. Back in 2003 in Australia, some gentlemen came up with a charity called “Movember”, where men would grow mustaches. Then they would give to prostate cancer research. They had a lot of success with it. In 2009, a gentleman in Chicago by the name of Matthew Hill died of colon cancer and his family started a Facebook campaign encouraging men to grow their facial hair instead of spending money on the razors and other tools they would need, to give that to colon cancer research.**

So, I'm growing out facial hair in November to grow awareness for several different types of cancer. I'd like to encourage all of you make a donation to the cancer charity of your choice. It's something that impacts pretty much every family across the world in some shape, form or another. It's important for us to be aware and to continue to support those in need.

Mayor Pro Tem Todd Kinsey – At the Library this month, the Antiques Roundtable on Monday, December 2 from 1:00 to 3:00 p.m. in the Library Board Room. We'll be sharing and talking about Radko ornaments. This program is for adults. Don't miss the library's annual Holiday Open House on Thursday, December 5. The festivities take place from 5:00 to 6:30 p.m. all throughout the library and include photos with Santa, cookies and other holiday snacks, crafts and other fun activities. The Tree Lighting Ceremony will take place after the Holiday Open House. This program is for all ages. Throughout the month of December, make sure you come and check out our Community in Focus Art exhibit. This month will feature the aerial drone photos of Abbas Raja. They will be viewed on the first and second floors of the library.

## **8. REPORTS FROM STAFF MEMBERS**

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

John Baumgartner – Thanksgiving is next week, so next week League City Facilities will start closing at 1:30 on Wednesday, November 27 and will remain closed for the Thanksgiving holiday until Monday, December 2. This includes City Hall, the City Hall Annex, and Municipal Court building. Helen Hall Library will close at 2:00 p.m. on Wednesday, November 27 and will remain closed until December 2. Hometown Heroes gym will close at 6:00 p.m. on Wednesday, the 27th and will remain closed throughout the weekend until December 2. City parks will remain open all of the holiday. There will be no trash collection on Thursday, November 28, so the folks with Monday-Thursday trash service will get to keep their trash until the next Monday. Trash service will operate as normal on Friday, November 29 and Saturday, November 30. Also, this week, sneak preview of the new Animal Care and Adoption Center. Tickets are still available for the November 22 Sneak Preview and Fundraiser for the new League City Animal Care and Adoption Center. This event will be Friday from 7:00 to 9:00 and includes dinner, drinks, music, pet photos with Santa, and a tour of the new facility, which will open in early 2000. All proceeds will benefit the non-profit group, The Friends of the League City Animal Shelter, and will go towards supplies and additional enrichments and amenities for the shelter. For more information and to purchase tickets, go to [leaguacity.com](http://leaguacity.com).

- 8A. 19-0633 Presentation regarding General Obligation Refunding and Improvement Bonds, Series 2019 (Director of Finance)
- The presentation was given by Kristine Polian, Director of Finance and Joe Morrow of Hilltop Securities.

9. **CONSENT AGENDA**

**Approval of the Consent Agenda**

Item 9C was pulled by Staff for no action. Items 9D and 9I were pulled by Mr. Dugie.

A motion was made by Mr. Mann, seconded by Mr. Dugie, to approve the remaining Consent Agenda items. The motion passed by the following vote:

For: 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

Absent: 1 - Mayor Hallisey

- 9A. 19-0602 Consider and take action on a resolution authorizing a three-year agreement with Cornerstone Maintenance and Landscaping for city-wide manicured mowing services in an amount not to exceed \$871,916.58 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2019-193

- 9B. 19-0620 Consider and take action on a resolution authorizing an agreement with Rolltechs Specialty Vehicles, LLC for the completion of phase 2 of the arson command trailer in the amount not to exceed \$76,750.57 (Fire Chief)

Approved on the Consent Agenda - Resolution No. 2019-194

- 9C. 19-0619 Consider and take action on a resolution authorizing an agreement with Cop Stop, Inc. to purchase uniforms and accessories for the League City Fire Department in an amount not to exceed \$70,000 (Fire Chief)

Pulled

- 9D. 19-0618 Consider and take action on a resolution waiving the bond issue minimum on a one-time basis and consenting to the sale and issuance of Unlimited Tax Bonds, Series 2019A and Unlimited Tax Park Bonds, Series 2019B, for the Galveston County Municipal Utility District #46 in amounts not to exceed \$3,500,000 and \$800,000, respectively, and authorizing the Mayor to execute and the City Secretary to attest same for and on behalf of the City of League City (Director of Finance)

A motion was made by Mr. Dugie, seconded by Mr. Mann, to approve Resolution No. 2019-195 waiving the bond issue minimum on a one time basis and consenting to the sale and issuance of Unlimited Tax Bonds, Series 2019A and Unlimited Tax Park Bonds, Series 2019B, for the Galveston County Municipal Utility District #46 in amounts not to exceed \$3,500,000 and \$800,000, respectively, and authorizing the Mayor to execute and the City Secretary to attest same for and on behalf of the City of League City. The motion passed by the following vote:

**For:** 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

**Absent:** 1 - Mayor Hallisey

**9E. 19-0605** Consider and take action on a resolution authorizing a three-year agreement with the Galveston County Daily News for printing services for the City Matters magazine in an amount not to exceed \$138,000 (Director of Communications and Media Relations)

Approved on the Consent Agenda - Resolution No. 2019-196

**9F. 19-0588** Consider and take action on a resolution authorizing a contract with Bay Area Houston Convention & Visitors Bureau to assist in advertising, marketing, and promotion of tourism and conventions for League City (Director of Communications and Media Relations)

Approved on the Consent Agenda - Resolution No. 2019-197

**9G. 19-0634** Consider and take action on a resolution authorizing a construction contract with Rally Construction, Inc., for the Landing Ditch Improvements at FM518 Project (RE1803K), in the amount of \$487,585, and authorizing an additional \$48,800 for Construction Work Change Directive budget for a total construction budget of \$536,385 (Director of Budget & Project Management)

Approved on the Consent Agenda - Resolution No. 2019-198

**9H. 19-0641** Consider and take action on a resolution: 1) authorizing a construction contract with Teamwork Construction Services for the SSH/SH96 Right-turn-lane & SSH Fire Station 6 Median Cut (ST1912) in an amount not to exceed \$376,956.74 and 2) authorizing an additional \$37,696 for a construction work change directive budget for a total construction budget of \$414,652.74 (Director of Budget & Project Management)

Approved on the Consent Agenda - Resolution No. 2019-199

**9I. 19-0644** Consider and take action on a resolution authorizing a professional services agreement with iGET Services, LLC for the design and construction phase services related to the State Highway 96 at State Highway 3 Intersection Improvements (ST2001) in an amount not to exceed \$173,275 (Director of Budget and Project Management)

A motion was made by Mr. Dugie, seconded by Mr. Long, to approve Resolution No. 2019-200 authorizing a professional services agreement with iGET Services, LLC for the design and construction phase services related to the State Highway 96 at State Highway 3 Intersection Improvements (ST2001) in an amount not to exceed \$173,275. The motion passed by the following vote:

**For:** 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

**Absent:** 1 - Mayor Hallisey

**9J. 19-0640** Consider and take action on a resolution authorizing a fourth amendment to the professional services agreement with Jackson & Ryan Architects for the League City Animal Care and Adoption Center Project (PD1502) to perform additional engineering design and construction phase services, in an amount not to exceed \$13,975 (Director of Budget & Project Management)

Approved on the Consent Agenda - Resolution No. 2019-201

- 9K. 19-0643 Consider and take action on a resolution authorizing work change directives to the construction contract agreement with Conrad Construction Co., Ltd. for the Downtown Revitalization Plan - Park Avenue Reconstruction Project (ED1503) in an amount not to exceed \$37,512.89 (Director of Budget & Project Management)

Approved on the Consent Agenda - Resolution No. 2019-202

- 9L. 19-0645 Consider and take action on a resolution awarding a construction contract to Corrosion Eliminators, LLC for the South Shore Harbor Ground Storage Tank Rehab Project (WT1802B) in an amount not to exceed \$569,668 and authorizing an additional \$57,000 for a construction work change directive budget for a total construction budget of \$626,668 (Director of Budget and Project Management)

Approved on the Consent Agenda - Resolution No. 2019-203

### **END OF CONSENT AGENDA**

### **10. OLD BUSINESS**

### **11. NEW BUSINESS**

- 11A. 19-0557 Consider and take action on a resolution casting a ballot for the election of members to the Board of Directors of the Galveston Central Appraisal District for 2020-2021 (Mayor Hallisey)

Pulled

- 11B. 19-0556 Consider and take action on a resolution casting a ballot for the election of a person to the Board of Directors of the Harris County Appraisal District for 2020-2021 (Mayor Hallisey)

Pulled

- 11C. 19-0609 Consider and take action on the appointment of a representative and an alternate to the Houston-Galveston Area Council (H-GAC) Transportation Policy Council (TPC) for the term year 2020 (Mayor Hallisey)

Pulled

- 11D. 19-0610 Consider and take action on appointment of a Primary Member and an Alternate to the Houston-Galveston Area Council (H-GAC) Technical Advisory Committee for the term year February 2020 to January 2021 (Mayor Hallisey)

Pulled

- 11E. 19-0621 Consider and take action on a resolution approving an amended application submitted by Centerpoint Energy Resources Corp. d/b/a Centerpoint Energy Entex ("Centerpoint") on or about October 11, 2019 for authority to issue a refund to customers; directing Centerpoint to issue a refund; directing Centerpoint to reimburse the City of League City's rate case expenses; finding that the meeting complies with the open meetings act; and making other findings and provisions related to the subject (City Attorney)

A motion was made by Mr. Tressler, seconded by Mr. Long, to approve an amended application submitted by Centerpoint Energy Resources Corp. d/b/a Centerpoint Energy Entex ("Centerpoint") on or about October 11, 2019 for authority to issue a refund to customers; directing Centerpoint to issue a refund; directing Centerpoint to reimburse the City of League City's rate case expenses; finding that the meeting complies with the open

meetings act; and making other findings and provisions related to the subject. The motion passed by the following vote:

For: 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

Absent: 1 - Mayor Hallisey

12. **FIRST READING OF ORDINANCES**

13. **ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED**

- 13A. 19-0648 Consider and take action on a resolution authorizing a construction contract with Lucas Construction Company, Inc. for the Downtown Revitalization Plan - League Park & Drainage Improvements Project (ED1503), in the amount of \$3,735,745, and authorizing an additional \$420,138 for a Construction Work Change Directive budget and Construction Material Testing Services budget for a total construction budget of \$4,155,883 (Director of Budget & Project Management)

A motion was made by Mr. Millican, seconded by Mr. Tressler, to approve Resolution No. 2019-205 authorizing a construction contract with Lucas Construction Company, Inc. for the Downtown Revitalization Plan - League Park & Drainage Improvements Project (ED1503), in the amount of \$3,735,745, and authorizing an additional \$420,138 for a Construction Work Change Directive budget and Construction Material Testing Services budget for a total construction budget of \$4,155,883. The motion passed by the following vote:

For: 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

Absent: 1 - Mayor Hallisey

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

At 8:17 p.m. Mayor Pro Tem Kinsey announced the City Council will now go into executive session to discuss the following items

- 14A. 19-0628 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 8:35 p.m. Mayor Pro Tem Kinsey reconvened the regular meeting and announced there was no final action, decision or vote with regard to any matter considered in the executive session just concluded.

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

- 15A. 19-0630** 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 8:35 pm. Mayor Pro Tem Kinsey 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:**