



Meeting Minutes  
City Council

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Tuesday, November 27, 2018

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  
Keith Gross  
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**

**Interim Chief of Police:**

**Gary Ratliff**

**Director of Budget/Project Management**

**Angie Steelman**

**Director of Engineering:**

**Christopher Sims**

**Director of Finance:**

**Allena Portis**

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

**Janet Shirley**

**Director of Parks & Cultural Services:**

**Chien Wei**

**Director of Planning/Development:**

**David Hoover**

**Director of Public Works:**

**Jody Hooks**

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

Mayor Hallisey called the meeting to order at 6:11 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. Keith Gross 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 Hallisey led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 18-0710 September 11, 2018 Regular Meeting

3B. 18-0711 September 25, 2018 Regular Meeting

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

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

4A. 18-0547 Presentation of Certificate of Achievement for Planning Excellence from the American Planning Association (APA) (Director of Planning & Development)

Item 4A was pulled.

4B. 18-0673 Presentation of the Certificate of Achievement for Excellence in Financial Reporting that has been awarded to the City of League City by the Government Finance Officers Association of the United States and Canada (GFOA) for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ending September 30, 2017 (Director of Finance)

Director of Finance Allena Portis gave an overview of this award and recognized members of her staff.

Mayor Hallisey made a motion to suspend the rules and move part of Item 7 forward.

The motion was approved by the following vote:

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

Mayor Hallisey read a proclamation recognizing the Cajun Navy and declaring November 27, 2018 as “Cajun Navy Day” in the City of League City.

4C. 18-0712 Community Spotlight - Family Promise of Clear Creek (Mayor Hallisey)

**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
Marika Fuller	2920 Marlin Ct.	Drainage/Bond
Janice Hallisey		21st Holiday in the Park
Shari Ferguson		Pet Parade
Ange Mertens		Holiday in the Park Parade
Arthur Olsen	123 Woodcrest	Environmental Awareness
Kiersten Ramirez		Miss Pre-Teen Texas – HIP Parade

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

6A. 18-0703 Hold a public hearing on the League City 2018 Master Water Plan and 2018 Master Wastewater Plan as an element of the Comprehensive Plan of the City of League City (Director of Engineering)

Mayor Hallisey opened the public hearing at 6:51 p.m.

No one signed up to speak

Mayor Hallisey closed the public hearing at 6:52 p.m.

6B. 18-0704 Consider and take action on an ordinance approving the League City 2018 Master Water Plan and 2018 Master Wastewater Plan as an element of the Comprehensive Plan of the City of League City (Director of Engineering)

Staff recommends approval on first and final reading.

A motion was made by Mr. Kinsey, seconded by Mr. Long, to approve Ordinance No. 2018-44 approving the League City 2018 Master Water Plan and 2018 Master Wastewater Plan as an element of the Comprehensive Plan of the City of League City. The motion passed by the following vote:

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

A motion was made by Mr. Kinsey, seconded by Mr. Dugie, that Ordinance No. 2018-44 be approved on first and final reading. The motion passed by the following vote:

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

6C. 18-0691 Hold a public hearing on a request to rezone approximately 41.65 acres from "RSF-7" (Single-Family Residential with a minimum lot size of 7,000 square feet) to "RSF-7-PUD" (Single-Family Residential with a minimum lot size of 7,000 square feet within a Planned Unit Development Overlay) and repeal and replace Ordinance No. 2006-65, PUD-17-0008 (Duncan PUD), to create a new Planned Unit Development totaling 1,747.4 acres in size, generally located along the north side of Farm to Market Road 517, south of League City Parkway and west of Calder Road in the 7000 to 8000 block of Farm to Market Road 517 in League City, Texas. (Director of Planning and Development)

Mayor Hallisey opened the public hearing at 6:54 p.m.

No one signed up to speak.

Planning Manager Kris Carpenter gave a brief presentation.

Matt Stoops of LJA Engineering was available for questions.

Mayor Hallisey closed the public hearing at 7:06 p.m.

6D. 18-0692 Consider and take action on an ordinance amending Ordinance No. 2005-24, to rezone approximately 41.65 acres from "RSF-7" (Single-Family Residential with a minimum lot size of 7,000 square feet) to "RSF-7-PUD" (Single-Family Residential with a minimum lot size of 7,000 square feet within a Planned Unit Development Overlay) and repeal and replace Ordinance No. 2006-65, PUD-17-0008 (Duncan PUD), to create a new Planned Unit Development totaling 1,747.4 acres in size, generally located along the north side of Farm to Market Road 517, south of League City Parkway and west of Calder Road in the 7000 to 8000 block of Farm to Market Road 517 in League City, Texas. (Director of Planning and Development)

Planning and Zoning Commission recommended approval of the PUD with 5 variance requests, 6-0-1 with one absent, on November 5, 2018.

Item 6D was pulled.

## 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 – At the Library, come learn about Basic Photo Editing using Microsoft Word and Paint on Wednesday, November 28 at 10:00 a.m. in the Computer Lab upstairs in the library. This computer class is part of our Wednesday morning Computer Class series for adults working on introductory computer skills. Volunteers looking for hours and projects to be a part of are welcome to come to our monthly Volunteer Night on Tuesday, December 4 in the Library Board Room from 6:30 to 7:30 p.m. Work with the City Librarian to create displays and promotions for the library. This event is open to teens and adults. Join us for the Happy Hour Book Club on Thursday, December 6 at 5:00 p.m. at the Craft 96 Draught House & Kitchen in League City. We will be discussing the book *The Strange Case of the Alchemist's Daughter*, by Theodora Goss. Our discussions are casual and fun! This program is for adults. Check the City website for all the events at the Library this coming week, with the Open House. It's a great time, with the Christmas tree lighting as well.

Larry Millican – Welcome everybody for coming and everybody at Channel 16 at home. I just wanted to remind everybody that Thursday we have a public meeting in the Civic Center. It's going to cover the last drainage project engineering study. It's going to be kind of crammed in if everybody wants to make Thursday afternoon an event. Come to the Library, Santa's going to be there, they'll light the Christmas tree, then you can run over with the rest of us the at the drainage study meeting at the Civic Center.

Greg Gripon – I appreciate everybody that came out and spoke tonight. I think it's a wonderful thing for citizens to get up here and talk, including your wife. Speaking of that, I've got my Christmas tie on since we're going to be celebrating the holidays here. I want to bring up safety for Saturday night. It's real important that if your kids are going to be on a float, have a set place to meet afterwards. We don't want any lost kids. If you're going to be on a float, we will be handing out candy, not throwing candy off the floats. Also, Sunday we will have our Senior Breakfast Sunday morning. League City Lions Club puts that on and seniors are welcome to come have a free breakfast. That's at 7:00 a.m.

Keith Gross – I just want to say welcome and Councilman Andy Mann, I missed your swearing in. I was just in the middle of the Caribbean and I could not even Skype in from there.

Nick Long – Thanks everybody for coming tonight. I just want to talk about the bond real quick since we're running so short. I am excited that we're taking steps to be proactive in looking at some of these projects. I just would think that maybe we need to slow down a little bit, trim the bond back slightly to around \$150 million range, somewhere in that realm. At the same time, go out for that sales tax, but do it in a way that it will pass this time. You know fifth time's a charm. And really spend the time to make sure that it is restrictive to only the things that we say it is going to be.

Not that you wouldn't take the City Council's word for it, but I think we need to go ahead and put legal restrictions behind that money to make sure that when this Council's gone that that money is still being used just for the infrastructure projects. So, I'm excited to see what Mr. Doan comes up with and how we work through that and how we create structure to guarantee the citizens that the money will be used for the express purpose that it was sold to them as. I'm looking forward to the tree lighting on Thursday, it's always a good time. I'm also looking forward to dragging my kids to the drainage meeting afterward the tree lighting. They'll be thrilled with that.

Andy Mann – I'd like to take a moment to bring my colleagues' attention to one item on tonight's agenda. Item 11A, election of Mayor Pro Tem. I'll be bringing forward the nomination of Todd Kinsey. Todd's distinguished himself during the Mayor's convalescence, executing the powers of the Mayor without bias, and I feel there is simply no one more qualified than him to be Mayor Pro Tem. I look forward to this debate and pledge to support whomever wins.

Hank Dugie – Thank you everyone for being here. Excited to see all of you and I'm excited that so many of you are at home watching us tonight. Santa Claus is over to my left, your right, and it gave me the idea that Ryan Smith should decorate the dais for the December meeting, maybe with some poinsettias, some holly. I have a little bit of a clause in the back, I will not be there for the December meeting, but Ryan if you can make it happen. On a more serious topic, the Dickinson Bayou Watershed Steering Committee will meet next week, and we will be discussing and hopefully passing a resolution in support of a bypass project on the bayou, as well as a gate system on the mouth of the bayou to protect against storm surge. That resolution will be directed toward the Army Corps of Engineers, as well as all of the more regional groups who are currently looking at flood mitigation projects. Things are happening regionally, albeit maybe slowly. But I want to reassure you that we are working on solutions that will significantly impact you in a positive way. Mr. Long spoke on the bond/sales tax. I don't want to beat a dead horse, I think a bond somewhere south of \$200 million with the projects that are important to citizens should be presented. I think May is a good time frame because I think people are eager for action now and it can't come soon enough so I'm excited to see how the process plays out in the next few months. I appreciate all the input that we've received so far and I encourage you if you haven't made your voice heard yet about what you think about the bond election as well as the sales tax election, please let us know what you think because we're trying to calculate it all into our decision about what goes onto a potential bond election. Last, but not least, I will be out of town December 6 through 18. I'm going to India for one of my best friend's weddings. If you know anything about Indian weddings, they're usually between 5 and 10 days and I will be dressing the part and she sent me a You Tube video of a dance I'm supposed to learn. If we have video of it I will send it out to all of you. I hope that we don't take video.

Mayor Hallisey – I'm going to start with the difficult part first. We lost somebody, part of our City family, within the last week. Our Ethics Board vice-chairman, Cheryl Bordwine, passed away November 20 at Clear Lake Hospital after suffering a massive stroke and heart attack. For those that knew Cheryl, she was a bright ray of let's go do something kind of person, ex-military. She had a 12-year-old son. I heard from several of her friends confirming this over the last week and I heard from her ex-husband the other morning, who had her son and was taking good care of him. The services, for those of you listening that were Cheryl's friends, will be tomorrow morning at 10:00 up in Magnolia. You might look up the funeral facility in Magnolia if you want to get any further details. We will miss Cheryl and will miss her on the Ethics Board as well. God bless her and she's certainly in a better place. I want to remind everybody that December 18 there is a runoff election in this city. We have one more Council position to pick. I can't remember, is it number 6, Mr. Tressler? Council Position 6 and Chad Tressler's here tonight, he's in the back. Chris Gross is the other candidate that's running and Mrs. Gross is here. He's at work tonight and you're here representing him and you want everybody to go vote for him,. And you want everybody to go vote for you, right? You've got people that are here tonight if you want to talk to them after the meeting you have an opportunity to do that. That's December 18, your regular polling places. I don't think there's anything different, or is there? Our City Secretary's out, but it will be on our website if you want to know exactly where to vote. I will say on the bond, I sort of agree with the others. I think \$150 million mark that is ad valorem tax neutral is a good way to go. That means that whatever we borrow does not increase our property taxes. We shall see what happens there. Since everybody else took a shot at it, I'm 110 per cent behind the library. I think this library has not been expanded since 1984. It is one of the finest libraries anywhere in this region. We're proud of everything that they've done. I doubt that there's any children in this city that did not learn to read at that library. The programming is exceptional, leadership is exceptional, and I think the board does a great job and I'm pushing the library this week. So vote whenever this bond election comes up. The drainage is important, I agree with all the comments said, and mobility is important. But I'm telling you, the library has waited longer than anybody for a slice of the pie in this community and they have been very patient in doing that. We always appreciate their patience, but I'm looking forward to seeing a west-side library. Holiday in the Park is this weekend. For every one of you here and at home, who love the small town feel of League City, it's not exemplified any greater than it is over this weekend, to community coming together to have a good time together in the most spiritual portion of the year. I'm going to say it again, the movie is Friday night and it's Scrooge and I know we don't have any of those around town. Oh, it's the Grinch, that's different than Scrooge. I'm sorry. Anyway, Saturday you've got all day to shop, there will be all kinds of vendors out there. The morning starts off with the children's parade. If you're under 10 years old, as they said earlier, show up at Butlers Courtyard and deck your children, put them in their wagons or on their bicycles or whatever. It's the cutest thing you ever saw. The Grand Night Parade is Saturday night. I'm sure there'll be 100 to 125 floats and marching bands and everything else.

Everybody lines the street, the Police Department once said they thought there was somewhere close to 30,000 people along the parade route. So be a part of that, it's your opportunity to make a statement for the small-town charm that you like. And Sunday is the pet parade, you saw all them. They dress them up. Last year there was somebody with a birdcage full of finch, all decked out in tuxedos. It was pretty neat, people go all out. I sometimes think the pets in our community are more important than your neighbors are. Friday, Saturday and Sunday. It's free to get in, doesn't cost anything, but be sure and be there and have a good time. I never like to close without saying that Thursday night is great, the Library Open House kind of kicks off the evening. And then there's the lighting of the Christmas tree. I see some new things under the Christmas tree today, there seem to be more lights and I think there's some gifts for all the kids in town. So be sure and bring them. I hope we've got enough, John. We're going into what I think most Christians around town consider is the most joyous time of the year. I'd like to challenge you to be joyous and to be Christ-like to your neighbors. You know this business of knocking each other around is just not what it's like in League City. We're trying to shed the reputation, be nice to your neighbors and enjoy your neighbors and if you're not Christian, Happy Hanukkah to you as well. We all are people of faith no matter what faith it is. Looking forward to seeing all of you out on the parade route and wandering around the festival.

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

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

City Manager John Baumgartner said we look forward to seeing everybody the next few days out there at the holiday festivals.

## **9. CONSENT AGENDA**

### **Approval of the Consent Agenda**

Item 9C was pulled by Mr. Long.

A motion was made by Mr. Kinsey to approve Consent Agenda Items 9A through 9K with the exception of 9C. The motion passed by the following vote:

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

- 9A. 18-0606 Consider and take action on a resolution to approve an agreement with the Municipal Emergency Services for Firefighter Bunker Gear in an amount not to exceed \$94,737.60 (Fire Chief)

Approved on the Consent Agenda - Resolution No. 2018-177

- 9B. 18-0610** Consider and take action on a resolution authorizing an agreement with Galls Inc. for the purchase of uniforms and accessories for the League City Fire Department, League City Fire Marshal Office and League City Emergency Medical Services through September 30, for an amount not to exceed \$73,000.00 (Fire Chief)

Approved on the Consent Agenda - Resolution No. 2018-178

- 9C. 18-0674** Consider and take action on a resolution to authorize a professional services agreement with PGAL for a library needs assessment in an amount not to exceed \$95,975 (Director of Parks and Cultural Services)

A motion was made by Mr. Millican, seconded by Mr. Kinsey to approve Resolution No. 2018-179 authorizing a professional services agreement with PGAL for a library needs assessment in an amount not to exceed \$95,975. The motion passed by the following vote:

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

- 9D. 18-0679** Consider and take action on a resolution authorizing the purchase of eight (8) replacement vehicles and related equipment through a state contract for an amount not to exceed \$244,962 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2018-180

- 9E. 18-0680** Consider and take action on a resolution authorizing the purchase of five (5) new vehicles and related equipment through GoodBuy for an amount not to exceed \$154,667 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2018-181

- 9F. 18-0681** Consider and take action on a resolution declaring seventeen (17) vehicles and two (2) dump trucks for a total of nineteen (19) items to be approved as surplus property and approve the method to be used to dispose of said property (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2018-182

- 9G. 18-0690** Consider and take action on a resolution accepting a Water Meter Easement conveyance from Alder Property Companies, LLC associated with the proposed development of Block 1, Lot 1R, John Eagle Honda of Clear Lake (Director of Engineering)

Approved on the Consent Agenda - Resolution No. 2018-183

- 9H. 18-0702** Consider and take action on a resolution for scheduling a Public Hearing on January 8, 2019, to consider adoption of Capital Recovery Fees for Roadway Facilities; directing the City Secretary to publish notice of said public hearing and directing the Capital Improvements Advisory Committee to consider and make a recommendation on the Capital Recovery Fee Report (Director of Engineering)

Approved on the Consent Agenda - Resolution No. 2018-184

- 9I. 18-0693** Consider and take action on a resolution authorizing a Memorandum of Understanding (MOU) executed between the League City Police Department (LCPD) and the Houston Police Department (HPD) whereby the Houston Police Department provides remote read-only access to its public safety records management system (RMS) to the League City Police Department's Crime Analyst Unit (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2018-185

- 9J. 18-0694 Consider and take action on a resolution authorizing a three-year interlocal agreement with Clear Creek Independent School District (CCISD) for the School Crossing Guard Program for an amount not to exceed \$248,927.58 (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2018-186

- 9K. 18-0698 Consider and take action on Ordinance No. 2018-40, amending Ordinance No. 2005-24 for a Zoning Change, MAP-18-0011 (386 S. Egret Bay Blvd.), a request to rezone approximately 6.24 acres from "RSF-7" (Residential Single-Family with a minimum lot size of 7,000 square feet) to "CG" (General Commercial), legally described as the southwest portion of Lot 15 (15-2), Division C League City, generally located at the northwest intersection of South Egret Bay Boulevard (FM 270) and Abilene Street, with the address of 386 South Egret Bay Boulevard (FM 270), in League City, Texas - Second Reading (Director of Planning and Development)

Planning and Zoning Commission recommended approval, 8-0-0, on October 15, 2018.  
City Council approved first reading 8-0-0, on November 13, 2018.

Approved on the Consent Agenda - Ordinance No. 2018-40 Second Reading

### **END OF CONSENT AGENDA**

### **10. OLD BUSINESS**

### **11. NEW BUSINESS**

- 11A. 18-0696 Consider and take action on the selection of Mayor Pro Tem (City Secretary)

A motion was made by Mr. Mann, seconded by Mr. Long, to appoint Todd Kinsey as Mayor Pro Tem. The motion passed by the following vote:

Abstained: 1 - Mr. Kinsey

For: 7 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Gripon, Mr. Gross and Mr. Long

### **12. FIRST READING OF ORDINANCES**

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

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

- 14A. 18-0699 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 (Director of Economic Development)

Pulled

**At 7:43 p.m. Mayor Hallisey announced that Item 14A had been pulled and that the City Council will now go into executive session to discuss the following item:**

- 14B. 18-0708 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 and Project Management and Director of Engineering)

**At 8:03 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 just concluded.**

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

- 15A. 18-0700 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 ( Director of Economic Development)

Pulled

- 15B. 18-0709 Consider and take action on discussion concerning potential purchase or sale of real property interests (Director of Budget and Project Management and Director of

No Action

**16. ADJOURNMENT**

**At 8:04 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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**JEANNE HAMMACK  
DEPUTY CITY SECRETARY**

**(SEAL)**