



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, June 28, 2022

6:00 PM

Council Chambers
200 West Walker Street

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
John Bowen
Justin Hicks
Chad Tressler
Nick Long**

City Manager:

John Baumgartner

Assistant City Manager

Bo Bass

City Attorney:

Nghiem Doan

City Secretary:

Diana M. Stapp

Chief of Police:

Gary Ratliff

Executive Director of Development Services

David Hoover

Executive Director of Finance/Project Management

Angie Steelman

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 Hallisey called the meeting to order at 6:00 p.m. and called the roll. All members of Council were present. Mr. Dugie attended via videoconference.

Present 8 - Mayor Pat Hallisey, Mr. Andy Mann, Mr. Hank Dugie, Mr. Larry Millican, Mr. John Bowen, Mr. Justin Hicks, 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 Brian Young from Word Power Church. Mayor Hallisey led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. **22-0291** June 14, 2022 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. **22-0221** Presentation by Kelsey-Seybold on their Bay Area Clinic Expansion Projects in League City (Mayor Hallisey)

4B. **22-0287** Report from Animal Shelter Advisory Committee (Mayor Hallisey)

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

Members of the public are invited to give comments at this time, lasting not longer than 3 minutes. Comments may be general in nature or may address a specific agenda item, and should be directed at the entire Council, not individual members of Council or staff. 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 Bowman	310 Seabreeze Ct.	Bayridge Phase 2
Marika Fuller	2920 Marlin	Bayridge Phase 2

- 13A. [22-0297](#) Consider and take action on a resolution authorizing a construction contract with C4 Partners, LLC for the Bay Ridge Flood Reduction - Phase 2 (DR2005), in an amount not to exceed \$8,526,953.80, authorizing \$700,000 for a work change directive budget, and authorizing a construction material testing services contract with Terracon Consultants in an amount not to exceed \$33,788 for a total construction budget of \$9,260,741.80 (Executive Director of Capital Projects)

A motion was made by Mr. Long, seconded by Mr. Tressler, to suspend the rule and take up Item 13A. The motion passed by the following vote:

For - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Resolution No. 2022-87 authorizing a construction contract with C4 Partners, LLC for the Bay Ridge Flood Reduction Phase 2 (DR2005), in an amount not to exceed \$8,526,953.80, authorizing \$700,000 for a work change directive budget, and authorizing a construction material testing services contract with Terracon Consultants in an amount not to exceed \$33,788 for a total construction budget of \$9,260,741.80. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

6. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 6A. [22-0278](#) Hold a public hearing on a request for a Special Use Permit, SUP-21-0005, (Prime Spot Fuel), for a “vehicle fueling station” use in a “CG” (General Commercial) zoning district, generally located on the northwest corner of East FM 518 and Lawrence Road, with an address of 1210 East FM 518 (Executive Director of Development Services)

Mayor Hallisey opened the hearing at 6:48 p.m.

No members of the public requested to address Council.

Mayor Hallisey closed the hearing at 6:51 p.m.

- 6B. [22-0279](#) Consider and take action on an ordinance adopting a Special Use Permit, SUP-21-0005, (Prime Spot Fuel), for a “vehicle fueling station” use in a “CG” (General Commercial) zoning district, generally located on the northwest corner of East FM 518 and Lawrence Road, with an address of 1210 East FM 518 (Executive Director of Development Services)

Planning and Zoning Commission recommended approval 6-0-0 with one member absent on June 6, 2022.

A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Ordinance No. 2022-20 adopting a Special Use Permit, SUP 21 0005, (Prime Spot Fuel), for a “vehicle fueling station” use in a “CG” (General Commercial) zoning district, generally located on the northwest corner of East FM 518 and Lawrence Road, with an address of 1210 East FM 518, subject to terms specified by staff, on First Reading. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

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

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

Mayor Pro Tem Nick Long – A report from the library. Visit with the folks from the Armand Bayou Nature Center on Wednesday, June 29 from 2 to 3 p.m. at the Civic Center and learn about local outrageous reptiles. This program is especially for those from Kindergarten to 5th grade. The Library will be closed on July 3 and 4 to celebrate Independence Day. We will reopen on July 5. Enjoy your family celebrations. The History Club welcomes Lou Graves MacBeth to the library to tell the story of what happened to Jean Lafitte's pirate crew. Join us on Monday, July 11 from 7 to 8 p.m. This program is for all ages. Thank you, Mayor.

Andy Mann – I just have one comment about White Linen Night. For those of you who didn't attend, you missed an incredible event. I just wanted to thank staff for putting together something that, you know, when you walk through old town you always imagine what it could be, at least those of us who have been here for a while, and it was that for that day. Thank you very much for that.

Hank Dugie – No comments

Larry Millican – No comments

John Bowen – I'd just like to reiterate on the White Linen Nights, the feedback I've been getting from the citizens who attend is just phenomenal. I think those are events that we could utilize more often going forward.

Justin Hicks – No comments

Chad Tressler – No comments

Mayor Hallisey - To echo what's already been said, last Saturday was an awesome event in League City, the First Annual White Linen Night. Sarah, our Communications Director, put that together and I'm going to tell you something, she outdid herself. It took over the entire Historic District, from League Park all the way down to the one-room schoolhouse and beyond with vendors and everybody else. It was a first-class event.

As we continue to celebrate League City's 60th Anniversary, thank you to everybody in the community who participated and I want to invite everyone this weekend on Sunday night, starting at 4 p.m. out to the Sportsplex, where will be having another first-class fireworks display. There are plenty of places for you to be. It's Americana at its best. There will probably be a hot dog out there, I don't there will be any beer. Maybe there what do I know? Everybody is invited. It's free to the public. Bring your kids. I assume there will be bouncy houses for the kids and all kinds of things. It will be a fun afternoon. Food trucks will be out there so you can eat. I asked today who was doing the music at this. There will be some kind of band out there at the fireworks. All of these guys will be dancing, I will not. Then we go, on Monday, come out to Citizens Appreciation Day at Hometown Heroes Park for fun, friends and food. It's all free for everybody who lives here. Enjoy the League City Concert Band. It's a fun way to meet your neighbors. It's, again, we used to have it at the park and it was Americana at its finest on the Fourth of July. We may be inside because there will be air conditioning. We're all slaves to air conditioning now that the heat has gotten to be so miserable. Come out and enjoy yourself, get to know your neighbors. I think the pool will be open, there will be activities out there. Bring the whole family and whoever else you want to bring to show them League City.

8. REPORTS FROM STAFF MEMBERS

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

John Baumgartner – On League City Citizens Appreciation Day on July 4, that's from 10 a.m. to 2 p.m. at Hometown Heroes. The pool will be open. The fireworks on July 3, the park opens at 6 p.m. and the fireworks will go off shortly after sunset. On the White Linen Night Art Crawl, I would just like to say thanks to staff who put on the event and spent the whole afternoon in the heat and all the citizens who came out and supported the event in the heat, also. Sarah says we've received nothing but positive feedback and we hope to be out there again in 2023 with the second White Linen Night Art Crawl. It was a big success. We've talked a little bit about drainage projects, and where we are with the bond program. We have several projects that are continuing to make their way forward. We have a public hearing for Bay Colony Park grant application at the July 12 city council meeting. In June we're bidding the Dove Meadows detention pond improvements. That should go to council in August for award. Also bidding, Countryside drainage improvements, with construction award anticipated in September. Then intersection improvements at Highway 3, bottleneck improvements at Highway 3 and League City Parkway will bid in August with anticipated award in September. We continue to make progress on all the bond projects and can soon see construction continuing to take over and move those projects to implementation as the community asked for. That's all I have for tonight, thank you sir.

9. CONSENT AGENDA

Approval of the Consent Agenda

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

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

- 9A. [22-0226](#)** Consider and take action on a resolution approving interlocal agreements with the Santa Fe Fire Department, the City of Webster and the Kemah Volunteer Fire Department to provide automatic mutual aid for structure fires (Fire Chief)
Approved on the Consent Agenda - Resolution No. 2022-88
- 9B. [22-0281](#)** Consider and take action on a resolution authorizing an Interlocal Agreement for the cooperative purchase of goods and services with the City of Sugar Land (Chief of Police)
Approved on the Consent Agenda - Resolution No. 2022-89
- 9C. [22-0276](#)** Consider and take action on a resolution authorizing the purchase of a Caterpillar Model 308 07A Mini Excavator from Mustang CAT through the FEMA Public Assistance Grant DR-4332 for Hurricane Harvey in an amount not to exceed \$158,238.00 (Director of Public Works)
Approved on the Consent Agenda - Resolution No. 2022-90
- 9D. [22-0285](#)** Consider and take action on Ordinance No. 2022-19, an ordinance adopting a Zoning Change, PUD-21-0006 (Westland Ranch PUD), repealing ordinance No. 2006-67 (McAlister PUD) and replacing it with a new PUD (Westland Ranch PUD) on approximately 838.3 acres on properties zoned "RSF-7-PUD" (Single-Family Residential with a minimum lot size of 7,000 square feet within a Planned Unit Development Overlay), generally located on the north side of Farm to Market Road 517 and east of Maple Leaf Drive in League City, Texas - Second Reading (Executive Director of Development Services)

Planning and Zoning Commission recommended approval 6-0-0 with one member absent on May 16, 2022.

City Council approved first reading, 8-0-0 on June 14, 2022.
Approved on the Consent Agenda - Ordinance No. 2022-19 - Second Reading

END OF CONSENT AGENDA**10. OLD BUSINESS**

11. NEW BUSINESS

- 11A. [22-0277](#) Consider and take action on a resolution supporting construction of Grand Parkway Segment B (Mayor Hallisey)

A motion was made by Mr. Long, seconded by Mr. Millican, to approve Resolution No. 2022-91 supporting construction of Grand Parkway Segment B. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

- 11B. [22-0284](#) Consider and take action on an appointment to the Civil Service Commission (City Manager)

A motion was made by Mayor Hallisey, seconded by Mr. Long, to approve the appointment of David Madden to the Civil Service Commission. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

- 11C. [22-0282](#) Consider and take action on a resolution authorizing a construction contract with Sterling Site Services, LLC for the Oaks of Clear Creek Drainage Improvements - Phase 2 Detention Project (DR2201), in the amount not to exceed \$912,096.50, authorizing \$90,000 for a work change directive budget, and authorizing a construction materials testing services contract with Terracon Consultants, Inc, in the amount not to exceed \$20,479, for a total construction budget of \$1,022,575.50 (Executive Director of Capital Projects)

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Resolution No. 2022-92 authorizing a construction contract with Sterling Site Services, LLC for the Oaks of Clear Creek Drainage Improvements Phase 2 Detention Project (DR2201), in the amount not to exceed \$912,096.50, authorizing \$90,000 for a work change directive budget, and authorizing a construction materials testing services contract with Terracon Consultants, Inc, in the amount not to exceed \$20,479, for a total construction budget of \$1,022,575.50. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

- 11D. [22-0283](#) Consider and take action on a resolution authorizing a construction contract with Matula & Matula Construction, Inc. for the Glen Cove Lift Station Improvements Project (WW1901D), in an amount not to exceed \$1,759,705.00, authorizing \$175,970 for a work change directive budget for a total construction budget of \$1,935,675 (Executive Director of Capital Projects)

A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Resolution No. 2022-93 authorizing a construction contract with Matula & Matula Construction, Inc. for the Glen Cove Lift Station Improvements Project (WW1901D), in an amount not to exceed \$1,759,705.00, authorizing \$175,970 for a work change directive budget for a total construction budget of \$1,935,675. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

- 11E. [22-0290](#) Consider and take action on a resolution updating the schedule of fees pertaining to fire protection and prevention regulations (Fire Chief)
- A motion was made by Mr. Long, seconded by Mr. Tressler, to postpone Agenda Item 11E. The motion passed by the following vote:**
- For:** 7 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long
- Opposed:** 1 - Mr. Millican

12. FIRST READING OF ORDINANCES

- 12A. [22-0210](#) Consider and take action on an Ordinance amending Chapter 46 (Fire Protection and Prevention) of the Code of Ordinances to adopt the 2021 edition of the International Fire Codes, and the Life Safety Code, references, and appendices (Fire Chief)
- Staff requests approval on first and final reading.
- A motion was made by Mr. Long, seconded by Mr. Tressler, to postpone Agenda Item 12A. The motion passed by the following vote:**
- For:** 7 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long
- Opposed:** 1 - Mr. Millican

- 12B. [22-0240](#) Consider and take action on an Ordinance amending Chapter 70, entitled "Offenses and Miscellaneous Provisions" to repeal Section 70-2, entitled "Route for Transporting Fireworks" of the Code of Ordinances of the City of League City (Fire Chief)
- Staff requests approval on first and final reading.
- A motion was made by Mr. Bowen, seconded by Mr. Tressler, to approve Ordinance No. 2022-21 amending Chapter 70, entitled "Offenses and Miscellaneous Provisions" to repeal Section 70 2, entitled "Route for Transporting Fireworks" of the Code of Ordinances of the City of League City on First Reading. The motion passed by the following vote:**
- For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long
- A motion was made by Mr. Long, seconded by Mr. Tressler, to approve Ordinance No. 2022-21 on First and Final Reading. The motion passed by the following vote:**
- For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

13. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED

- 13A. [22-0297](#) Consider and take action on a resolution authorizing a construction contract with C4 Partners, LLC for the Bay Ridge Flood Reduction - Phase 2 (DR2005), in an amount not to exceed \$8,526,953.80, authorizing \$700,000 for a work change directive budget, and authorizing a construction material testing services contract with Terracon Consultants in an amount not to exceed \$33,788 for a total construction budget of \$9,260,741.80 (Executive Director of Capital Projects)
- Item 13A was previously addressed earlier in the meeting.**

14. EXECUTIVE(CLOSED) SESSION(S)

At 7:28 p.m. Mayor Hallisey announced the City Council will now go into executive session to discuss the following items:

- 14A. [22-0288](#) Texas Open Meetings Act, Section 551.074 Government Code - Personnel Matters
- Discuss employment, appointment, or evaluation of a public officer or employee, to-wit: City Auditor (Council Member Bowen and Council Member Hicks)
- 14B. [22-0292](#) Texas Open Meetings Act, Section 551.072 Government Code - Deliberations about real property
- Discuss potential purchase or sale of real property interests (Executive Director of Capital Projects)

At 7:46 p.m. Mayor Pro Tem Long 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. [22-0289](#) Consider and take action on discussion regarding the employment, appointment or evaluation of a public officer or employee, to-wit: City Auditor (Council Member Bowen and Council Member Hicks)
- A motion was made by Mr. Bowen, seconded by Mr. Tressler, to approve items as discussed in executive session. The motion passed by the following vote:**
- For:** 6 - Mayor Hallisey, Mr. Mann, Mr. Millican, Mr. Bowen, Mr. Tressler and Mr. Long
- Opposed:** 1 - Mr. Hicks
- Absent:** 1 - Mr. Dugie
- 15B. [22-0293](#) Consider and take action on discussion concerning potential purchase or sale of real property interests (Executive Director of Capital Projects)
- A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve the settlement agreement for the real property acquisition as discussed in executive session. The motion passed by the following vote:**
- For:** 7 - Mayor Hallisey, Mr. Mann, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long
- Absent:** 1 - Mr. Dugie

16. **ADJOURNMENT**

At 7:47 p.m. Mayor Pro Tem Long said, there being no further business this meeting is adjourned.

PAT HALLISEY
MAYOR

DIANA M. STAPP
CITY SECRETARY

(SEAL)

MINUTES APPROVED: July 12, 2022