



Meeting Minutes  
City Council

Tuesday, February 27, 2024

5:00 PM

Council Chambers  
200 West Walker Street

Council Work Session

The City Council of the City of League City, Texas, met in a work session in Council Chambers at 200 West Walker Street on the above date at 5:00 p.m.

Mayor:

Nick Long

City Council Members:

Andy Mann  
Tommy Cones  
Tom Crews  
Courtney Chadwell  
Justin Hicks  
Chad Tressler  
Sean Saunders

City Manager:

John Baumgartner

Assistant City Manager:

Rick Davis

Assistant City Manger-CFO:

Angie Steelman

Interim City Attorney:

Michelle Villarreal

City Secretary:

Diana M. Stapp

Chief of Police:

Cliff Woitena

Executive Director of Capital Projects

Ron Bavarian

Executive Director of Development Services:

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 Long called the meeting to order at 5:07 p.m. and called the roll. All members of Council were present.

Present 8 - Mayor Nick Long, Mr. Andy Mann, Mr. Tommy Cones, Mr. Tom Crews, Mr. Courtney Chadwell, Mr. Justin Hicks, Mr. Chad Tressler and Mr. Sean Saunders

2. PUBLIC COMMENTS

A motion was made by Mr. Tressler, seconded by Mr. Saunders, to suspend the rules and take up Item 4. The motion passed by the following vote:

For: 8 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Crews, Mr. Chadwell, Mr. Hicks, Mr. Tressler and Mr. Saunders

### 3. PRESENTATION REGARDING THE ETC INSTITUTE CITIZEN SURVEY REPORT

Presented by ETC Institute - February 2024

ETC Institute is a National Leader in Market Research for Local Governmental Organizations.

For more than 40 years, our mission has been to help local governments gather and use survey data to enhance organizational performance.

More than 2,500,000 persons surveyed since 2014 for more than 1,000 communities in 49 states.

#### Agenda

Purpose and Methodology

What We Learned

Major Findings

Summary

Questions

#### Purpose

- To objectively assess resident satisfaction with the delivery of major City services.
- To help determine priorities for the community.
- To measure trends from the previous surveys.
- To compare the City's performance with other communities regionally and nationally.

#### Methodology

##### Survey Description –

- Seven-page survey; takes approximately 15-20 minutes to complete.
- 3rd Community Survey conducted for League City.

##### Method of Administration –

- By mail and online to randomly selected sample of City residents.

##### Sample Size –

- 418 completed surveys (goal was 400).
- Margin of error: +/- 4.8% at the 95% level of confidence.

### Location of Survey Respondents

- Good representation throughout the city.
- Demographics of survey respondents reflects the actual population of the city:
  - Age
  - Race/Ethnicity
  - Gender

### What We Learned

#### Residents Have a Very Positive Perception of League City –

- 95% Rated League City as an Excellent or Good Place to Live
- 93% Rated League City as an Excellent or Good Place to Raise

#### Children

#### Overall, Satisfaction Ratings Have Increased Slightly Since 2021

- Satisfaction Ratings Have Increased in 56 of 97 Areas Since 2021

#### Satisfaction with City Services is Much Higher in League City Than Other Communities

- League City Rates Above the U.S. Average in 52 of 56 Areas
- Satisfaction with the Overall Quality of City Services is 22% Above the

#### U.S. Average

- Satisfaction with Customer Service from City Employees is 37% Above

#### the U.S. Average

#### Top Priorities for City Services –

- Traffic Flow and Congestion
- Drainage and Stormwater Efforts
- Maintenance of City Streets, Sidewalks, Utilities

### Topic #1 - Residents Have a Very Positive Perception of League City

**Q1. Overall Ratings of the City - by percentage of respondents who rated the item as 1 to 5 on a 5-point scale (excluding “don’t know”). Over 90% of Respondents Rated League City as an Excellent or Good Place to Live and Raise Children.**

**Q4. Satisfaction with Items That Influence Perceptions of the City – by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding “don’t know”). 71% Are Satisfied with the Overall Quality of City Services; Only 4% are Dissatisfied.**

**Q2. Overall Satisfaction with City Services by Major Category - by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding “don’t know”). City Services Received High Satisfaction Ratings.**

**Q9. Feeling of Safety in Various Situations - by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding “don’t know”). Residents Feel Safe in League City.**

### Topic #2 – Satisfaction with City Services is High in All Areas of the City – (Maps of City and corresponding geographical data)

**Quality of League City Governmental Services – See Map – All Areas Are in Blue, Indicating That Residents in All Parts of the City Are Satisfied with the Overall Quality of City Services.**

**Overall Quality of Life in League City – See Map – All Areas Are in Blue, Indicating That Residents in All Parts of the City Are Satisfied with the Overall Quality of Life in League City.**

**Topic #3 – Satisfaction with City Services is Much Higher in League City Than Other Communities**

**Benchmarking Analysis –**

**League City Rates Above the U.S. Average in 52 of 56 Areas**

**League City Rates Significantly Higher (5% or more) in 48 Areas**

**League City Rates Above the Texas Average in 49 of 56 Areas**

**League City Rates Significantly Higher (5% or more) in 47 Areas**

**Overall Ratings of the City - League City vs. the U.S. vs. Texas – by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was “excellent” and 1 was “poor” (excluding “don’t know”). League City as a Place to Live Rates 44% Above the U.S. Average**

**Satisfaction with Items That Influence Perceptions of the City – League City vs. the U.S. vs. Texas - by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was “very satisfied” and 1 was “very dissatisfied” (excluding “don’t know”). – Satisfaction with Overall Quality of City Services Rates 22% Above the U.S. Average.**

**Overall Satisfaction with Major Categories of City Services – League City vs. The U.S. vs. Texas - by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was “very satisfied” and 1 was “very dissatisfied” (excluding “don’t know”). Satisfaction with Customer Service Rates 37% Above the U.S. Average.**

**Satisfaction with Public Works Services – League City vs. the U.S. vs. Texas - by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was “very satisfied” and 1 was “very dissatisfied” (excluding “don’t know”). – See graph –**

**Feeling of Safety in Various Situations – League City vs. the U.S. vs. Texas - by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was “very safe” and 1 was “very unsafe” (excluding “don’t know”). – See graph -**

**Satisfaction with Police Services/Animal Services – League City vs. the U.S. vs. Texas - by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was “very satisfied” and 1 was “very dissatisfied” (excluding “don’t know”). – See graph –**

**Satisfaction with Fire and EMS Services – League City vs. the U.S. vs. Texas - by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was “very satisfied” and 1 was “very dissatisfied” (excluding “don’t know”). – See graph –**

**Topic #4 – Overall, Satisfaction Ratings Have Increased Slightly Since 2021**

**Trends: Satisfaction with Items That Influence Perceptions of the City – 2021 to 2023 – by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (“excluding “don’t know”) – See graph –**

**Trends: Overall Satisfaction with City Services by Major Category – 2021 to 2023 – by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding “don’t know”) – See graph –**

**Topic #5 – Top Priorities**

**Q3. City Services That Should Receive the Most Emphasis Over the Next Two Years by Major Category – by percentage of respondents who selected the item as one of their top three choices. – See graph –**  
**2023 Importance-Satisfaction Rating – League City, Texas – Major Categories of City Services – See Table –**  
**2023 Importance-Satisfaction Rating – League City, Texas – Public Works Services – See Table -**  
**2023 Importance-Satisfaction Rating – League City, Texas – Public Safety – See Table -**  
**2023 Importance-Satisfaction Rating – League City, Texas – Code Enforcement – See Table –**

**Summary –**

- **Residents Have a Very Positive Perception of League City**
  - **95% Rated League City as an Excellent or Good Place to Live**
  - **93% Rated League City as an Excellent or Good Place to Raise Children**
- **Overall, Satisfaction Ratings Have Increased Slightly Since 2021**
  - **Satisfaction Ratings Have Increased in 56 of 97 Areas Since 2021**
- **Satisfaction with City Services is Much Higher in League City Than Other Communities**
  - **League City Rates Above the U.S. Average in 52 of 56 Areas**
  - **Satisfaction with Overall Quality of City Services is 22% Above the U.S. Average**
- **Satisfaction with Customer Service from City Employees is 37% Above the U.S. Average**
- **Top Priorities for City Services**
  - **Traffic Flow and Congestion**
  - **Drainage and Stormwater Efforts**
  - **Maintenance of City Streets, Sidewalks, Utilities**

**4. PRESENTATION REGARDING THE PROPERTY TAX COLLECTION UPDATE**

**Mark Ciavaglia, Managing Partner with Linebarger Attorneys at Law gave the presentation.**

**Property Tax Calendar**

**October – Tax bills mailed.**

**February 1 – (following the year in which taxes were originally due) Unpaid taxes begin accruing penalty and interest.**

**July 1 - (following the year in which taxes were originally due) Unpaid taxes are referred to delinquent tax attorney for collection.**

**Percentage of taxes paid as of July 1 is = ‘Current Collection Rate’**

**Taxes unpaid as of July 1 = ‘Turnover’**

**Graphs****Turnover and Collections in Dollars****Runover and Collections in Percentages****Cumulative Collection Rate for Tax Years 2005-2022 (98.89%)****Notice and Collection Process****October – Tax bills mailed.****February – ‘Reminder’ notice from Galveston County Tax Office****May – Statutory letter pursuant to Tax Code 33.07****July – Delinquent collection process begins.**

- **Initial contact letter, with follow up letters.**
- **Call campaigns**
- **Site visits on business personal property**

**Payment Options****Current taxes –****Split payment option – ½ by November 30, remaining ½ by June 30  
(no penalty or interest)****Over 65 and disability homesteads – four installment payment option (no penalty or interest)****Tax office payment agreement before June 30 (no attorney fee)****Delinquent taxes –****Homestead agreement – statutory mandatory agreement****Optional agreements – on any delinquent tax account - \*Statutory limit of 36 months****There are currently 58 delinquent accounts in active payment agreements being monitored by our office.****Litigation – Foreclosure Lawsuits****The Tax Code provides that a lawsuit can be filed at any time after a tax becomes delinquent.****The attorneys in our office review each account before filing suit:**

- **Is there an active payment agreement in place?**
- **Are payments being made?**
- **Have we sent contact letter(s)? Are the letter(s) being returned?**
- **Are we having dialogue with property owners about a plan to resolve the delinquency?**
  
- **Do circumstances exist that prohibit legal action –**
  - **Bankruptcy**
  - **Over 65/disability homestead**
  - **Pending CAD valuation litigation**

**Delinquent Collections – Penalty, Interest, Collection Fee**

**Delinquent property taxes begin accruing penalty and interest on the February 1 following the year in which the taxes were originally due.**

- **On February 1 – an unpaid tax accrues 6% penalty and 1% interest on the base levy.**
- **From March through June – 1% penalty and 1% interest accrues each month.**
- **From July through full payment – 1% interest accrues per month on the base levy.**
- **On July 1, an additional collection 20% collection fee is added to the balance.**

**(This is the fee paid to the delinquent tax attorney – we are a zero-cost service to the City of League City.)**

#### **Delinquent Tax Collections on Homesteads**

**The homestead exemption decreases the taxable value of the homestead.**

**Homesteads are subject to all of the legal collection remedies.**

**Installment payment agreements are available for homesteads.**

- **Our office encourages property owners to contact us to make arrangements.**
- **Doing so avoids the additional costs and fees that result from a collection lawsuit.**
- **Educating property owners is a constant feature of our work.**

#### **Value Added Services**

**Special assessment lien collections**

**Staff support – research**

**Eminent domain lawsuits**

**... all at zero cost to the City of League City**

## **5. ADJOURNMENT**

**At p.m. 5:48 Mayor Long said, there being no further business this meeting is adjourned.**

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**NICK LONG  
MAYOR**

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**DIANA M. STAPP  
CITY SECRETARY**

**(SEAL)**

**MINUTES APPROVED:**