



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, August 9, 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.

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 Greg Thurstonson of the Dominion Church. Mayor Hallisey led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

- 3A. [22-0365](#) July 18, 2022 Council Budget & CIP Workshop
- 3B. [22-0371](#) July 26, 2022 Council Work Session
- 3C. [22-0372](#) July 26, 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. [22-0355](#) Report from Library Board (Mayor Hallisey)
The report was given by Lillian Murphy.
- 4B. [22-0286](#) Report from Clear Creek Watershed Steering Committee (Mayor Hallisey)
The report was given by Council Member Larry Millican.
- 4C. [22-0368](#) 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**

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
Dewan Clayborn	Enterprise Ave	Economic Development

6. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 6A. [22-0362](#) Hold a Public Hearing on the City of League City's FY2023 Proposed Annual Budget
(Executive Director of Finance & Budget)

Mayor Hallisey opened the public hearing at 6:45 p.m.

Angie Steelman, Executive Director of Finance/Project Management, gave a presentation.

Mayor Hallisey closed the public hearing at 6:50 p.m.

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 – Thank you, Mayor. The mayor said I did this monotone last time, so I'll pick it up. Take part in our Nutrition Education Class on Thursday, August 11 at the Galveston County Food Bank promoting healthy eating. It goes from 10 to 11 a.m. and is for adults. Learn to take risks and think on your feet through fun improv games. This program is co-hosted by a Teen Advisory Board member. Join us on Tuesday, August 16 from 5 to 6:30 p.m. This program is for ages 12 to 18. Bring your little ones to learn as they use their senses to discover new things in our Little Explorers Sensory Workshop on Friday, August 19 from 10:30 a.m. to noon. This program is designed for ages birth to 3 years. Thank you, Mayor.

John Bowen – Thank you, Mr. Mayor. This last weekend I was at the TML Region 14 meeting that was held in Galveston. The TML is the Texas Municipal League and it's where the cities get together and they share their information with each other about things that are happening in Austin, federal projects, or federal things that are going to affect the individual cities. I have an item on the agenda tonight that I'm going to talk about further that I did get a chance to talk to several elected state officials at this meeting, including a lot of cities. It is for competitive bidding on engineering professional services. Most of the elected officials didn't know we didn't have the ability to actually do a competitive bid. They were very receptive to that information. Also, a lot of the cities thought there was a considerable cost savings in their planning and engineering services and professional services that they could reap from this type of change. It was a very productive meeting. No, I didn't spend the night or go to the beach or anything like that. I'm responsible with your money, but it was a good meeting. Thank you all.

Justin Hicks – Is beep baseball this weekend? Are we going to talk about that? 8:30, Hometown Heroes Park. 8:30 a.m. I'm going to it, so I hope everybody else comes out.

Chad Tressler – No comments

Andy Mann – I'm down for some beep ball. If someone wants to put a team together, maybe council versus staff, maybe half the council versus half the staff. I'm sure they'll let us beep ball.

Hank Dugie – Thank you, Mr. Mayor. I just want to thank my colleagues and IT staff for allowing me to participate in our budgeting council meetings while I was abroad. I had a once in a lifetime trip to Tanzania over in Africa. I've been blessed to travel to a lot of different places in my adult life. The thing I'm reminded of every time I return to League City is we truly do live in the greatest society on the planet. We are fortunate to have been born here and been able to grow up here. I'm glad League City's my home. I'm sure you feel the same way. I've had great experiences in other countries, but there's none quite like being home in the United States. Moments of reflections with Hank, thank you, Mr. Mayor.

Larry Millican – Thank you, Mayor. Well, same topic that I talked on the last time. Signs. Political signs. The sign fairies have arrived. After the political filings we now have more political signs out in places where they shouldn't be. It's pretty easy, simple question you need to ask – who gave you permission to put the sign where you put it. It's just that simple. If nobody gave you permission, it's probably in the wrong place. People want to say well it's a drainage right-of-way or a drainage easement, or an electric right-of-way or an electric easement, roadway right-of-way, but let me just say it's very easy. The law is pretty clear. If you put a sign up, you need to have the owner's permission. If you have the owner's permission, you get to put it up. If you don't, you shouldn't put it up. There's obviously a lot of signs around this city that no one got permission, because the state won't give you permission, the city won't give you permission. I can't speak for some of the electrical right-of-ways or gas lines, but let me say that I know those two won't give you permission. I, for one, would like to make sure that signs are put out where they should be and removed where they are not supposed to be. Thank you, Mayor.

Mayor Hallisey – A couple of things, I am going to beep baseball at 8:30 a.m. Bright and early. I also have to be out at Lynn Gripon Park at Countryside because the great canoe challenge is taking place, coming down from Friendswood and ending at Lynn Gripon Park, which is another cool deal. For you old people like me you'll remember, well anyway, his band Cool Beans always plays out there. He's a really nice guy. Janice and I did a project with him in Galveston a long time ago. It's a good time had by everybody, a good place for League Citians and Friendswoodians to get together and sort of share in some good times. It's one of the cool things that happens on the creek. I did it one year, I'll never do it again. I thought I was going to die. I'm sure I went to the hospital for oxygen, but these kids are all young and they're used to doing it. A couple of other things real quick. On the 30th, and this is as much for everybody at this table as citizens in town. On the 30th, as a

region, we are all going up to the TxDOT board meeting. We are, once again, as we did several years back, trying to express to them our strong desire to get off this merry-go-round of the Grand Parkway. We need that to come through if for no other reason, than to make Mr. Mann happy that he can get out of his neighborhood and get to work in the morning, but equally as important, when that Grand Parkway is finished, not only will we have the ability to go north, east and west to escape the storms that come into this coastal prairie, and we have seen our share of all of this. We're doing what we can to stop flooding, but we need to get out of here when the time comes because water kills. Rain does not, but water kills. It's really important. We are going up. Most of the mayors and council members from the region will be going, and a lot of the big businesses here will be going once again. If you did not write a letter, if you weren't part of the chain to write a letter to TxDOT, call our office in the morning, we'll give you the address to let them know how important this highway is to the people of League City, Galveston County and the region. We're trying to get it done. The city has done a lot of roadwork over there. It's all going to connect to 517, or the Grand Parkway sooner or later. John's laid out a good plan internally for us to move people. We just need the major highways. Sixty-five percent of our working population in League City goes to the northwest corner of Harris County, which is where the energy corridor is. We'd love to have all these people working down here in the region. Commercial development has been the battlecry for all the years that I've been here, but we have not made a dent in that. We get some, but we have not made a big dent. It's going to happen because the big gorilla up north is coming south. It's been League City's mainstay for the 50 years I've been here. It's just grown like crazy. Every time I see the mayor of Houston, he said how are things in the 'burbs? I said you know, as long as you keep growing, we keep growing. It's just the way it is. We're happy with here we're at. We know we're going to double in size in the next 25 years. We know where it's going to be. It's all going to be along the Grand Parkway corridor, which will help. I-45, since I was 5 years old, which was 67 years ago, they've been working on that freeway. They're going to always work on it. It will never carry the load to get us out of the way of major storms. The highway department has got the funding. It is a toll road. We've made this case time and time again up there, but we are going to go back because we'll never give up until we are able to relieve some of this major traffic stuff. Also, for those of you who are interested in that stuff, BayTran, Bay Area Transportation, is having a meeting, a luncheon, at the Marriott up by Airport Boulevard on Thursday, 11:30 to 1. Most everybody that's involved in this will be there. A lot of good discussion, plus TxDOT Commissioner Laura Ryan will be there. Who's coming with her? Eliza Paul, who lives across the creek from us but she's the district engineer and a fine person. If you have an interest in Grand Parkway stuff, it's a good place to go.

8. REPORTS FROM STAFF MEMBERS

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

John Baumgatner – The whole conversation on west side traffic is a great segue into what's going on and the conversation about I-45 being under construction forever. Our section of I-45 is continuing to wrap up. TxDOT still is predicting the section between 518 and Dickinson to be complete right around the end of the year, and then the section that is so important, when you get on 45 between 518 and Nasa One, is probably early in 2023. Weather permitting. We've had this long spell of dry weather, the contractor continues to make good progress. Starting September 6, TxDOT is going to start one of their last phases. It will affect west side traffic. They're going to reconstruct the interchange, underneath the freeway on 518 from Wesley Drive to Hobbs Road. While it won't be a total closure, it will close it down to essentially one lane each direction with some left turn lanes at the freeway. They predict it will be four different phases. The first couple of phases are the toughest, and will take, they're estimating 90 days, but let's just say it starts September 6 and by the end of the year that construction should be mostly complete. As I talk about construction and congestion and that kind of thing, if you can use an alternate route, take one. If you can't, please allow extra time. It will be much like when they reconstructed 646, that was a total closure. Obviously, there's more traffic on 518. Then we went through the reconstruction of 96 a couple of years ago. While we are seeing the end of it we have one more tough spot and that's the interchange at 518. That's coming starting September 6. They will do construction seven days a week and the stuff they can do at night they'll do at night. It'll be a rough end of the year. We should start seeing our part of the freeway look much like the portion that's just north of us. Good news for that. If you have travel further south, you work in Galveston or something like that, you have years of construction to go through. It's unfortunate, but we're still rooting for the Grand Parkway to help alleviate some of that. Then one more quick announcement. The registration for League City University is open. It's a 10-week period. It's Thursday from 6-8 p.m. Each session includes an interactive presentation from city staff on various city services and issues. For more information talk to our Community and Special Events Coordinator, Ashley Jackson and that's on the website. Again, League City University, I know there are a large number of people that have taken it, usually 20 people each time. It's a great class and a great way to get to know folks on the staff, put faces with names and learn a lot about how city operations work. If we have time I think they have a brief video about dispatchers. (Video Plays) As the council knows, we have struggled a little bit with recruitment on the dispatcher side, the police side, frankly a lot of different city positions. Dispatching is one of those callings. It is a 7 day a week, 24-hour operation, they work in 12-hour shifts, either nights or days. That's all I have tonight, sir.

- 8A. [22-0366](#) Report on certified tax roll, certified estimate of collection rate, certified excess debt collections, and no-new-revenue tax rate and voter-approval rate calculations (Executive Director of Finance & Budget)

The report was presented by Angie Steelman, Executive Director of Finance and Budget.

9. **CONSENT AGENDA**

Approval of the Consent Agenda

A motion was made by Mr. Tressler, seconded by Mr. Hicks, 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. [22-0335](#) Consider and take action to confirm appointment to the Ethics Review Board (Mayor Hallisey)

Approved on the Consent Agenda - Vera Lewis-Jasper

- 9B. [22-0336](#) Consider and take action on appointment to the Planning & Zoning Commission (Mayor Hallisey)

Approved on the Consent Agenda - Ruth Morrison

- 9C. [22-0353](#) Consider and take action on a resolution approving the Transportation Development Agreement associated with Galveston County Municipal Utility District No. 35 as it relates to conditions set forth in the City's Master Mobility Plan and the existing Utility Agreement between the City and Galveston County Municipal Utility District No. 35 (Director of Engineering)

Approved on the Consent Agenda - Resolution No. 2022-103

- 9D. [22-0361](#) Consider and take action on a resolution approving the Transportation Development Agreement associated with Galveston County Municipal Utility District No. 80 as it relates to conditions set forth in the City's Master Mobility Plan and the existing Utility Agreement between the City and Galveston County Municipal Utility District No. 80 (Director of Engineering)

Approved on the Consent Agenda - Resolution No. 2022-104

- 9E. [22-0360](#) Consider and take action on a resolution approving the utility conveyance and security agreement with Galveston County Municipal Utility District No. 45 for water, sanitary sewer, paving and drainage facilities associated with the Coastal Point Subdivision, Section 4 (Director of Engineering)

Approved on the Consent Agenda - Resolution No. 2022-105

- 9F. [22-0358](#) Consider and take action on a resolution approving the Continuing Disclosure Agreement with Gulf Coast Water Authority for Series 2022 Revenue Bonds for the 54-inch Water Line Replace 42-inch Line on SH3 (WT1502) (Executive Director of Finance and Budget)

Approved on the Consent Agenda - Resolution No. 2022-106

- 9G. [22-0343](#) Consider and take action on a resolution authorizing a one-year renewal agreement with Kustom Sweeping, LLC for street sweeping services at various locations in an amount not to exceed \$74,160 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2022-107

- 9H. [22-0346](#) Consider and take action on Ordinance No. 2022-25, an ordinance amending the Code of Ordinances of the City of League City, amending Chapter 125, entitled “Unified Development Code”, including amendments to Article 3, entitled “Zoning”; Article 4, entitled “Site Development Standards”; and Article 5, entitled “Subdivisions” - Second Reading (Executive Director of Development Services)

The Planning and Zoning Commission recommended approval, 3-1-0 with three members absent on July 5, 2022.

City Council approved the first reading, 7-0-0 with 1 member absent on July 26, 2022.

Approved on the Consent Agenda - Ordinance No. 2022-25 Second Reading

END OF CONSENT AGENDA

10. OLD BUSINESS

- 10A. [22-0332](#) 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)

Council postponed 7-1-0 on June 28, 2022.

Staff requests approval on first and final reading.

A motion was made by Mr. Tressler, seconded by Mr. Long, to approve Ordinance No. 2022-28 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 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. Hicks, seconded by Mr. Tressler, to approve Ordinance No. 2022-28 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

- 10B. [22-0333](#) Consider and take action on a resolution updating the schedule of fees pertaining to fire protection and prevention regulations (Fire Chief)

Council postponed 7-1-0 on June 28, 2022.

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Resolution No. 2022-108 updating the schedule of fees pertaining to fire protection and prevention regulations. 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

11. NEW BUSINESS

- 11A. [22-0374](#) Consider and take action on a resolution requesting that the Texas Legislature consider amending the Texas Professional Services Procurement Act to allow for competitive procurement of the professional services defined in the Act by home-rule municipalities (Council Member Bowen and Council Member Tressler)

A motion was made by Mr. Tressler, seconded by Mr. Mann, to approve Resolution No. 2022-109 requesting that the Texas Legislature consider amending the Texas Professional Services Procurement Act to allow for competitive procurement of the professional services defined in the Act by home rule municipalities. 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. [22-0351](#) Consider and take action on a resolution appointing the City of League City Planning and Zoning Commission as the City's Capital Improvements Advisory Committee in association with the City's 2022 Master Water and Wastewater Plan Updates (Director of Engineering)

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Resolution No. 2022-110 appointing the City of League City Planning and Zoning Commission as the City's Capital Improvements Advisory Committee in association with the City's 2022 Master Water and Wastewater Plan Updates. 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. [22-0356](#) Consider and take action on a resolution authorizing a construction contract with Sprint Sand & Clay, LLC for the Dove Meadows and Borden's Gully Detention Pond Project (DR1903) in an amount of \$2,811,142.17 and authorizing a work change directive budget of \$281,115 for a total construction budget of \$3,092,257.17 (Executive Director of Capital Projects)

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Resolution No. 2022-111 authorizing a construction contract with Sprint Sand & Clay, LLC for the Dove Meadows and Borden's Gully Detention Pond Project (DR1903) in an amount of \$2,811,142.17 and authorizing a work change directive budget of \$281,115 for a total construction budget of \$3,092,257.17. 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. [22-0367](#) Consider and take action on the 2022 proposed ad valorem tax rate (Fiscal Year 2023 - October 1, 2022 to September 30, 2023) of \$0.420887. The tax rate will be adopted as an action item at the September 13, 2022 Council meeting. (Executive Director of Finance & Budget)

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to postpone the item to the next meeting. 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

13. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED

13A. [22-0352](#) Consider and take action on a resolution authorizing of a Professional Services Agreement with Freese and Nichols, Inc. (FNI) to perform a Water and Wastewater Master Plan and Capital Recovery Fee Update (WT/WW 1704) in an amount not to exceed \$645,000 (Director of Engineering)

A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Resolution No. 2022-112 authorizing of a Professional Services Agreement with Freese and Nichols, Inc. (FNI) to perform a Water and Wastewater Master Plan and Capital Recovery Fee Update (WT/WW 1704) in an amount not to exceed \$645,000. 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

14. EXECUTIVE(CLOSED) SESSION(S)

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

16. ADJOURNMENT

At 7:24 p.m. Mayor Hallisey said, there being no further business this meeting is adjourned.

**PAT HALLISEY
MAYOR**

**DIANA M. STAPP
CITY SECRETARY**

(SEAL)

MINUTES APPROVED: August 23, 2022