



Meeting Minutes
City Council

Tuesday, October 22, 2019

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
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 Hallisey called the meeting to order at 6:08 p.m. and called the roll. All members of Council were present except Mr. Long.

Absent 1 - Mr. Nick Long

Present 7- Mayor Pat Hallisey, Mr. Andy Mann, Mr. Hank Dugie, Mr. Larry Millican, Mr. Todd Kinsey, Mr. Greg Gripon and Mr. Chad Tressler

2. **INVOCATION, PLEDGE OF ALLEGIANCE TO THE U.S. FLAG AND PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG**

The invocation was given by Dr. Jan Sattem of Good Shepherd Church. Mayor Hallisey led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 19-0570 September 10, 2019 Regular Meeting

3B. 19-0579 September 24, 2019 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. 19-0566 Community Spotlight - League City Community Concert Band (Mayor Hallisey)

4C 19-0577 Report from Dickinson Bayou Watershed Steering Committee (Mayor Hallisey)

The report was given by David Johnson.

4D. 19-0569 Report from League City Transportation and Infrastructure Committee (Mayor Hallisey)

The report was given by Ed Poole

4B. 19-0565 Report from Clear Creek Watershed Steering Committee (Mayor Hallisey)

The report was given by Peggy Zahler.

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
Chuck DiFalco	2118 Eastland Court	Zoning 9J
Peggy Zahler	1802 Rampart	Support 11B

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

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 – There is always great stuff going on at the library, go check out the website and find out what’s happening.

Andy Mann – Go Astros.

Hank Dugie – When we do surveys and studies going forth, I really would like to include a scientific survey. I’ve talked about it several times, so going forward when we’re doing studies, and we’re paying tens of thousands of dollars, I’d like to include a scientific survey.

Larry Millican – no comments

Greg Gripon – Go Astros

Chad Tressler – Just take it back, and Mr. Mayor, I’d like five seconds when the Scouts are up, if you don’t mind.

Mayor Hallisey – A week ago last Friday, as many here did, I had the opportunity to go to the Italian Heritage Festival. Monica Hughes, who runs the Butler Longhorn Museum, and her board president, Annette Conwell, hosted us all out there for dinner. More importantly, we were in the company of a good number of the original 12 families who settled here, their descendants were at the dinner, including the Arolfos. When Ed Poole stood up here and said thank God for Johnnie, Johnnie Arolfo was the City's first mayor. He was the one that made sure there was a library and there was a quote attributed to him at the time that said, "I don't know much about libraries, all I know is if we're going to have one, we're going to have the best damn library we can have." And he made it that when he was here and it has continued on over the years. Down that day was the Italian Cultural Officer, Aldo Nicosia, who was Sicilian. I told the audience she's Sicilian, please mind your P's and Q's because she'll take you out if you don't. It was a wonderful, wonderful evening, and I have to tell you every great city in this world preserves a portion of its history. League City is no different, you go to the Butler Longhorn Museum you can learn all about the Butler family. But the Heritage Park, which is out behind that on Walter Hall's old estate in the old part of town, is the beginning of the heritage. The Ghirardi House, which is being rebuilt by a very gracious home developer in this town at the request of a couple of people, the truth is doing a good job, not charging any of that to the taxpayers of this city, so we will always have the Ghirardi House out there. The Ghirardis are significant to the history of this city. Aside from being part of the originals who came, they also owned this land at one time, that you're sitting on. They sold the land to Mr. Arolfo's family somewhere during the history of this city, and I think when Johnnie was mayor sometime between 1962 and 1970 he made sure that the City complex, which you're in tonight, was built on this property that they owned at the time. He made the comment back whenever this was being conceived, that League City would be a town of 50,000 people one day, and people in town scoffed at him because they never believed it. And as we look out today at somewhere between 110,000 and 115,000 people, I think he lived long enough to see it get right close to 50,000. But these people came, they cared about the land, they brought their shovels, they planted crops and made a living here and they lasted here. And when you look out at who was at that celebration at the museum, you could see the pride that these folks had in this community, and we're just happy they did because look at what it's become today. Each one of us live here because they made it the kind of community that it is. So, we're very proud of our Italian heritage. I told everybody that day, I'm Irish by blood, but I'm giving it up to become Italian because they're such great people and been nice to me. Kevin Holland is here, he was restoring that Ghirardi House, he got the letter that was sent from the chairman. The Historic Commission, because of David Hoover and several others, got a Certificate of Appropriateness and now that house is in the process of being redone. So, a red-letter day for League City, maybe the first of many homes. That day our colors were posted by Scouts. Scouts were mingled in with all the Italian families that were there and how appropriate is that, that Scouts bring our colors forward. And I want to acknowledge the ones, and I know the second I start this I'm going to leave somebody out, so when I call your name, I want you to come up.

Charlie Malden, Teddy Malden, Harry Malden, Zachery Hughes, Blake Boykin, Tracy Velasquez, and Scout Leadership, Jeff Malden, Scout Master, Paul Gosling, Committee Chairman for this project, as well as, several Den Leaders. All of you that are associated with Scouting, come on up. I say all the time, where do good young people go to learn to be good young adults, they learn from their parents, they learn from Scouting. I don't call them Boy Scouts or Girl Scouts anymore, they're Scouts. We're giving Scouting a good name today. Mayor Pro Tem Kinsey is handing out pins. Thank you Scouts and go Astros. League City hosted the city's first Ecofest on Saturday, October 12, at the Civic Center. As I walked through the Civic Center, I was impressed how many people were there, and how many City staff came out on a Saturday. These departments all participated and I'm going to go through some names after this, but Animal Care and Control, Communications, Engineering, Library Services, Neighborhood Services, Parks and Recreation, Planning, Utility Billing, Wastewater, and Water. Keep in mind all those departments were out there on a Saturday, when they could be home with their families. Ecofest is that important to this community and to the people who work here. No clean water, no clear air, there's no us, it's that simple. (Mayor read list of staff members participating.) Thank you for demonstrating for this community, your commitment to the ecology of our community and the world. It was an important day to be there.

8. REPORTS FROM STAFF MEMBERS

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

Mayor Hallisey – This Thursday night, League City Police Department is holding a candlelight vigil, October 24 at 7:00 p.m. to raise awareness about domestic violence. They usually have people stand up and give personal testimony about that. It's worth being there, it'll put a tear in your eye, but we need to be there to support the folks that have been victims of domestic violence. The event is open to the public and will be held in front of the Public Safety Building which is right across the street. Local resources will be available at the vigil. Donations of personal hygiene products are being accepted for the Resource and Crisis Center of Galveston County. On Saturday, the League City Police Department is hosting a drug take-back event. Residents can drive up to the Public Safety Building from 10:00 to 2:00 and drop off their unwanted medication, no questions asked. League City Police Officers and volunteers from the Citizens Police Academy Alumni Association will be on hand to assist, and they ask that no sharps or needles be brought down there. League City Fire Station #4 is hosting their annual haunted house Saturday, October 24 from 6:00 to 10:00 p.m. Great place to take your kiddos. The event is free, open to everyone and is recommended for children 12 and up. It's at Station #4 which is located at 175 West Bay Area Blvd. Everybody is invited.

We want you to save the date for Tuesday, November 12. League City and Texas Department of Transportation are co-hosting a “Let’s Talk About Traffic” town hall meeting to discuss current and upcoming traffic and mobility projects in League City. Attendees will be able to ask questions and make comments after a short presentation. Finally, our Communications and Budgeting departments have teamed up to produce a new video to help our residents understand the value of their tax dollars.

John Baumgartner – we’re going to postpone the budget video on behalf of trying to get to the 7:08 game time, so we will do that at the next meeting.

9. CONSENT AGENDA

Approval of the Consent Agenda

Items 9E and 9H were pulled by Staff for no action. Item 9J was pulled by Mr. Millican.

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

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

Absent: 1 - Mr. Long

9A. 19-0563 Consider and take action on a resolution authorizing a one-year agreement with the Galveston County Daily News for various advertising services for an amount not to exceed \$22,000 and designating the Galveston County Daily News as the official newspaper for the City of League City (Director of Finance)

Approved on the Consent Agenda - Resolution No. 2019-173

9B. 19-0561 Consider and take action on a resolution authorizing an expenditure for a total amount not to exceed \$308,250 from Aqua Metrics through the Houston-Galveston Area Council Cooperative Purchasing Program for the purchase of water meters (Director of Finance)

Approved on the Consent Agenda - Resolution No. 2019-174

9C. 19-0562 Consider and take action on a resolution declaring the City's official intent to reimburse certain costs with the proceeds from tax-exempt obligations (Director of Finance)

Approved on the Consent Agenda - Resolution No. 2019-175

9D. 19-0553 Consider and take action on a resolution authorizing a variance to Chapter 110, Article I, Section 110-5 of the Code of Ordinances of the City of League City entitled "Parades and Processions Generally" for lane closures, and to waive the City costs associated with traffic control for the 2019 Holiday in the Park event (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2019-176

9E. 19-0552 Consider and take action on a resolution authorizing an agreement with Galls LLC through BuyBoard (Contract #587-19) for the purchase of Police Department uniforms and duty gear in an amount not to exceed \$500,000 (Chief of Police)

Pulled - No Action

- 9F. 19-0560 Consider and take action on a resolution authorizing a professional services agreement with Ardurra Group, Inc. for consultation and submission services related to the U.S. Environmental Protection Agency (EPA) mandated Risk and Resilience Assessments and Emergency Response Plans in Year 2020, known as the America's Water Infrastructure Act of 2018 (AWIA), in an amount not to exceed \$119,830 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2019-177

- 9G. 19-0573 Consider and take action on a resolution authorizing a construction contract with Aranda Industries, LLC for the FM518/SH3 Water Main Crossing Project (WT 1302B), in an amount not to exceed \$364,705, and authorizing an additional \$36,470 for a construction work change directive budget (Director of Budget & Project Management)

Approved on the Consent Agenda - Resolution No. 2019-178

- 9H. 19-0574 Consider and take action on a resolution authorizing a construction contract with Rally Construction, Inc., for the Landing Ditch Improvements at FM 518 Project (RE1803K), in the amount of \$673,990, and authorizing an additional \$67,400 for Construction Work Change Directive budget for a total construction budget of \$741,390 (Director of Budget & Project Management)

Pulled - No Action

- 9I. 19-0576 Consider and take action on a resolution authorizing a construction contract with RJ Construction Company, Inc., for the Countryside #1 Lift Station Improvement Project (WW1705), in an amount of \$798,000, and authorizing an additional \$79,800 for Construction Work Change Directive budget (Director of Budget & Project Management)

Approved on the Consent Agenda - Resolution No. 2019-179

- 9J. 19-0572 Consider and take action on Ordinance No. 2019-27 amending the Code of Ordinances of the City of League City amending Chapter 125, entitled "Zoning", regarding 1) Stacking, queuing, and drive through regulations; 2) residential definitions and uses; 3) land use regulations for non-retail sales tax generating uses; 4) nonconforming regulations; 5) accessory structure regulations; 6) mobile food vendor regulations; and 7) short term rentals - Second Reading (Director of Planning and Development)

Planning and Zoning Commission recommended approval 7-0-0 with one absent, on September 3, 2019.

City Council approved first reading 6-2-0 on October 08, 2019.

A motion was made by Mr. Dugie, seconded by Mr. Kinsey, to approve Ordinance No. 2019-27 Second Reading.

A motion was made by Mr. Gripon, seconded by Mr. Kinsey, to amend by removing Item #6. The amendment was accepted by the following vote:

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

The motion to approve the ordinance as amended passed by the following vote:

For: 4 - Mayor Hallisey, Mr. Dugie, Mr. Kinsey and Mr. Gripon

Opposed: 3 - Mr. Mann, Mr. Millican and Mr. Tressler

Absent: 1 - Mr. Long

A motion was made by Mr. Dugie, seconded by Mr. Tressler, to approve Item #6. The motion passed by the following vote:

For: 5 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican and Mr. Tressler

Opposed: 2 - Mr. Kinsey and Mr. Gripon

Absent: 1 - Mr. Long

- 9K. 19-0578** Consider and take action on Ordinance No. 2019-30 to set a 35 MPH speed limit along West Walker Street from the intersection with SH 3 to the westernmost driveway of the City's Public Safety Building, a distance of approximately 0.33 miles - Second Reading (Director of Engineering)

Council approved first reading 7-0-0 with 1 absent on October 8, 2019.

Approved on the Consent Agenda - Ordinance No. 2019-30 Second Reading

END OF CONSENT AGENDA

11. NEW BUSINESS

- 11A. 19-0559** Consider and take action on a resolution authorizing a three-year agreement with Yellowstone Landscape - Central, Inc. for city-wide mowing services (rough-cut mowing) from November 1, 2019 through September 30, 2022 in a total not to exceed amount of \$2,121,008.55 (Director of Public Works)

A motion was made by Mr. Tressler, seconded by Mr. Kinsey, to approve Resolution No. 2019-180 authorizing a three-year agreement with Yellowstone Landscape Central, Inc. for city wide mowing services (rough cut mowing) from November 1, 2019 through September 30, 2022 in a total not to exceed amount of \$2,121,008.55. The motion passed by the following vote:

For: 5 - Mayor Hallisey, Mr. Millican, Mr. Kinsey, Mr. Gripon and Mr. Tressler

Opposed: 2 - Mr. Mann and Mr. Dugie

Absent: 1 - Mr. Long

- 11B. 19-0575** Consider and take action on a resolution authorizing a professional services agreement with Freese & Nichols in the amount of \$1,296,900 for the Lower Clear Creek and Dickinson Bayou Watershed Study (DR1908) (Director of Budget & Project Management)

A motion was made by Mayor Hallisey, seconded by Mr. Millican, to approve Resolution No. 2019-181 authorizing a professional services agreement with Freese & Nichols in the amount of \$1,296,900 for the Lower Clear Creek and Dickinson Bayou Watershed Study. The motion passed by the following vote:

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

Absent: 1 - Mr. Long

12. FIRST READING OF ORDINANCES

- 12A. 19-0528** Consider and take action on an ordinance amending Ordinance No. 2016-05 by removing the school zone along SH 96 that begins 1,056 feet West of Lawrence Road and ends 1,215 feet East of Lawrence Road, a distance of approximately 0.10 miles (Director of Engineering)

A motion was made by Mr. Millican, seconded by Mr. Tressler, to approve Ordinance No. 2019-31 amending Ordinance No. 2016-05 by removing the school zone along SH 96 that begins 1,056 feet West of Lawrence Road and ends 1,215 feet East of Lawrence Road, a distance of approximately 0.10 miles. The motion passed by the following vote:

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

Absent: 1 - Mr. Long

13. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED

14. EXECUTIVE(CLOSED) SESSION(S)

At 7:26 p.m. Mayor Hallisey announced the City Council will now go into executive session to discuss the following items:

- 14A. 19-0554** 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)

- 14B. 19-0567** Texas Open Meeting Act, Section 551.072 Government Code - Deliberations about real property

Discuss potential purchase or sale of real property interests (Director of Budget & Project Management)

At 7:36 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. 19-0555** 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)

No Action

15B. 19-0568 Consider and take action on discussion concerning potential purchase or sale of real property interests (Director of Budget & Project Management)

A motion was made by Mr. Tressler, seconded by Mr. Dugie, to authorize staff to proceed with negotiations and approve an agreement of purchase and sale for a 0.1651-acre parcel of land from Frontier Southwest Incorporated, as discussed in Executive Session. This acquisition supports the Butler-Turner Improvements Project CIP# ST1501. The motion passed by the following vote:

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

Absent: 1 - Mr. Long

A motion was made by Mr. Kinsey, seconded by Mr. Tressler, to approve the purchase and sale agreement for the Frontier building as discussed in Executive Session. The motion passed by the following vote:

For: 6 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon and Mr. Tressler

Opposed: 1 - Mr. Mann

Absent: 1 - Mr. Long

16. ADJOURNMENT

At 7:38 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: