



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Agenda City Council

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Tuesday, January 12, 2021

6:00 PM

Johnnie Arolfo Civic Center  
400 West Walker Street

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### Regular Meeting

The physical meeting space shall be the following location: Johnnie Arolfo Civic Center 400 West Walker Street, League City, Texas. Members of the governmental body may attend the meeting via videoconference.

1. **CALL TO ORDER AND ROLL CALL OF MEMBERS**
2. **INVOCATION, PLEDGE OF ALLEGIANCE TO THE U.S. FLAG AND PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG**

Invocation given by Rev. Kyra Baehr of Unity Bay Area Houston

3. **APPROVAL OF MINUTES**

- 3A. **21-0001** November 10, 2020 Regular Meeting  
*Attachments:* [Data Sheet](#)  
[November 10, 2020 Regular Meeting](#)
- 3B. **21-0002** November 24, 2020 Council Work Session  
*Attachments:* [Data Sheet](#)  
[November 24, 2020 Council Work Session](#)
- 3C. **21-0003** November 24, 2020 Regular Meeting  
*Attachments:* [Data Sheet](#)  
[November 24, 2020 Regular Meeting](#)
- 3D. **21-0022** December 8, 2020 Regular Meeting  
*Attachments:* [Data Sheet](#)  
[December 8, 2020 Regular Meeting](#)

3E. [21-0033](#) December 23, 2020 Emergency Meeting

*Attachments:* [Data Sheet](#)  
[December 23, 2020 Emergency Meeting](#)

3F. [21-0041](#) December 28, 2020 Special Meeting

*Attachments:* [Data Sheet](#)  
[December 28, 2020 Special Meeting](#)

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

4A. [21-0004](#) Administer Oath of Office to new League City Volunteer Firefighter Academy graduates (Mayor Hallisey)

*Attachments:* [Data Sheet](#)  
[Oath of Office](#)  
[List of Graduates](#)

4B. [21-0023](#) Presentation by League City Convention & Visitors Bureau Advisory Board (Mayor Hallisey)

*Attachments:* [Data Sheet](#)

4C. [21-0024](#) Report from Emergency Turnaround Task Force (Mayor Hallisey)

*Attachments:* [Data Sheet](#)

#### 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.**

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

- 6A. [21-0012](#) Hold a public hearing on a request for a Special Use Permit, SUP-20-0001, (Baymark Pipeline, LLC.), to construct, operate, and maintain a 12.75-inch pipeline, with one shared above ground valve station, generally having an alignment between the north side of Clear Creek, west of Landing Boulevard, and the western city limits of League City within an existing CenterPoint Energy high power electrical corridor, in League City, Texas (Executive Director of Development Services)

*Attachments:* [Data Sheet](#)  
[Zoning Map](#)  
[Aerial Map](#)  
[Valve Site and Screening Exhibit](#)  
[Excerpt P and Z Minutes](#)  
[Planning and Zoning Commission Staff Report](#)

- 6B. [21-0013](#) Hold a public hearing on a request for a Special Use Permit, SUP-20-0002, (South Texas NGL Pipelines, LLC), to construct, operate, and maintain an 8-inch pipeline, with one shared above ground valve station, generally having an alignment between the north side of Clear Creek, west of Landing Boulevard, and the western city limits of League City within an existing CenterPoint Energy high power electrical corridor, in League City, Texas (Executive Director of Development Services)

*Attachments:* [Data Sheet](#)  
[Zoning Map](#)  
[Aerial Map](#)  
[Valve Site and Screening Exhibit](#)  
[Excerpt P and Z Minutes](#)  
[Planning and Zoning Commission Staff Report](#)

- 6C. [21-0018](#) Consider and take action on an ordinance approving a Special Use Permit, SUP-20-0001, (Baymark Pipeline, LLC), to construct, operate, and maintain an 12.75-inch pipeline, with one shared above ground valve station, generally having an alignment between the north side of Clear Creek, west of Landing Boulevard, and the western city limits of League City within an existing CenterPoint Energy high power electrical corridor, in League City, Texas (Executive Director of Development Services)

Planning and Zoning Commission approved the request, 7-0-0 with one absent.

*Attachments:* [Data Sheet](#)  
[Proposed Ordinance](#)  
[Exhibit A](#)

- 6D. [21-0019](#) Consider and take action on an ordinance approving a Special Use Permit, SUP-20-0002, (South Texas NGL Pipeline, LLC), to construct, operate, and maintain an 8-inch pipeline, with one shared above ground valve station, generally having an alignment between the north side of Clear Creek, west of Landing Boulevard, and the western city limits of League City within an existing CenterPoint Energy high power electrical corridor, in League City, Texas (Executive Director of Development Services)

Planning and Zoning Commission approved the request, 7-0-0 with one absent.

Attachments:    [Data Sheet](#)  
                          [Proposed Ordinance](#)  
                          [Exhibit A](#)

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

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

8.    **REPORTS FROM STAFF MEMBERS**

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

9.    **CONSENT AGENDA**

- 9A.    [21-0034](#)        Consider and take action on a resolution authorizing an interlocal agreement with the College of the Mainland for the creation and operation of an emergency medical services internship program (Fire Chief)

Attachments:    [Data Sheet](#)  
                          [Proposed Resolution](#)  
                          [Exhibit A - Interlocal Agreement](#)

- 9B.    [21-0006](#)        Consider and take action on a resolution authorizing the purchase of five (5) replacement vehicles with related emergency equipment for Public Safety Departments through various cooperative purchasing programs in an amount not to exceed \$308,341 (Director of Public Works)

Attachments:    [Data Sheet](#)  
                          [Proposed Resolution](#)  
                          [Exhibit A - Approved Public Safety Vehicle List](#)  
                          [Vehicle Expense Breakdown](#)  
                          [Vehicle Quotes](#)  
                          [Vehicle Operating Costs vs. Depreciation](#)  
                          [Vehicle Scores](#)

- 9C.    [21-0030](#)        Consider and take action on a resolution authorizing staff to reject all received bids for Invitation to Bid (ITB) 21-013 for the (WT1707) Westside Well and Booster Pump Station - Calder Road Project (Director of Budget & Project Management)

Attachments:    [Data Sheet](#)  
                          [Proposed Resolution](#)  
                          [Purchasing Department Memo - Recommendation to Reject Bids](#)  
                          [Bid Tab & Engineer's Cost Estimate](#)

- 9D. [21-0042](#) Consider and take action on a resolution authorizing a professional services agreement with HR Green, Inc. for design work related to the 3rd Street Asphalt Rehabilitation CDBG Project (RE1704G) in an amount not to exceed \$71,170 (Director of Budget & Project Management)

*Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Agreement with HR Green, Inc.](#)  
[Memo from Purchasing](#)  
[CIP Project Sheet](#)  
[Aerial Map - 3rd Street](#)  
[Vendor Report Card - HR Green](#)

- 9E. [20-0588](#) Consider and take action on a resolution authorizing a professional services agreement with Sander Engineering Corporation for design work related to the Annual Water System Improvements Project (WT1802) in an amount not to exceed \$220,000 (Director of Budget & Project Management)

*Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Agreement with Sander Engineering](#)  
[CIP Project Sheet](#)  
[Aerial Map](#)  
[Vendor Report Card](#)

- 9F. [20-0589](#) Consider and take action on a resolution authorizing a professional services agreement with Sander Engineering for design work related to the Glen Cove Lift Station Conversion Project (WW1901D) in an amount not to exceed \$180,000 (Director of Budget & Project Management)

*Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Agreement with Sander Engineering](#)  
[CIP Project Sheet](#)  
[Aerial Map](#)  
[Vendor Report Card](#)

- 9G. [21-0032](#) Consider and take action on a resolution authorizing a professional services agreement with ARKK Engineers, LLC for the design and construction phase services related to the Meadowbend 16-inch Force Main Replacement Project (WW1801F) in an amount not to exceed \$288,950 (Director of Budget and Project Management)

*Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Agreement with ARKK Engineers](#)  
[CIP Project Sheet](#)  
[Aerial Map](#)  
[Vendor Report Card](#)

- 9H. [21-0028](#) Consider and take action on a resolution authorizing Change Order #1 with Lucas Construction Co, for the Walker Street Upgrades Project (ST1803) in an amount not to exceed \$80,230 (Director of Budget and Project Management)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Change Order Proposal](#)  
[Project Aerial Map](#)
- 9I. [21-0040](#) Consider and take action to excuse absences (City Secretary)
- Attachments:* [Data Sheet](#)
- 9J. [21-0017](#) Consider and take action on a resolution authorizing the submission of a grant application to the Texas Department of Housing and Community Affairs (TDHCA) for Community Development Block Grant CARES Act (CDBG-CV) funds in the amount of \$150,000 for rental and utility assistance, and authorizing the Executive Director of Development Services, David Hoover, to accept such grant if awarded (Executive Director of Development Services)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)
- 9K. [21-0015](#) Consider and take action on Ordinance No. 2020-37, an ordinance approving a Special Use Permit, SUP-20-0003, (7-Eleven Fueling Station and Convenience Store), in a “CG” (General Commercial) zoning district, with an address of 1210 East FM 518 and generally located on the northwest corner of FM 518 and Lawrence Road, League City, Texas - Second Reading (Executive Director of Development Services)
- Planning and Zoning Commission recommended approval on November 16, 2020, 7-0-0 with 1 absent. City Council approved first reading, 6-0-0 with two absent.
- Attachments:* [Data Sheet](#)  
[Ordinance 2020-37](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Exhibit C](#)  
[Exhibit D](#)  
[Exhibit E](#)
- 9L. [21-0014](#) Consider and take action on Ordinance No. 2020-38, an ordinance approving a Rezoning, MAP-20-0002, (2801 Calder Drive), to rezone approximately 2.55 acres from “RSF-20” (Single-Family Residential with a minimum lot size of 20,000 square feet) to “CG” (General Commercial), generally located along the west side of Calder Drive, approximately 315 feet north of Oleander Lane with the address of 2801 Calder Drive - Second Reading (Executive Director of Development Services)

Planning and Zoning Commission recommended approval on November 16, 2020, 5-2-0 with 1 absent. City Council approved first reading, 6-0-0 with two absent.

*Attachments:* [Data Sheet](#)  
[Ordinance 2020-38](#)  
[Exhibit A](#)  
[Exhibit B](#)

**END OF CONSENT AGENDA**

**10. OLD BUSINESS**

**11. NEW BUSINESS**

- 11A. [21-0016](#) Consider and take action on a resolution authorizing the expenditure of an amount not to exceed \$270,000 to Texas New Mexico Power to upgrade proposed power poles from wood to concrete, generally located along the east side of Maple Leaf Drive, from West Main Street (FM 518) to the Seminole Substation (City Manager)

*Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Site Plan](#)

- 11B. [21-0038](#) Consider and take action on appointments to boards and commissions (Mayor Hallisey)

*Attachments:* [Data Sheet](#)

- 11C. [21-0011](#) Consider nominations to the Ethics Review Board (Mayor Hallisey)

*Attachments:* [Data Sheet](#)

- 11D. [21-0010](#) Consider and take action on an appointment to the Civil Service Commission (City Manager)

*Attachments:* [Data Sheet](#)

- 11E. [21-0009](#) Consider and take action on a resolution designating a Representative and an Alternate to the Houston-Galveston Area Council General Assembly and Board of Directors for the year 2021 (Mayor Hallisey)

*Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)

- 11F. [21-0020](#) Consider and take action on the appointment of a Primary Member and an Alternate to the Houston-Galveston Area Council (H-GAC) Transportation Policy Council (TPC) for the term year 2021 (Mayor Hallisey)

*Attachments:* [Data Sheet](#)  
[Appointment Letter](#)

- 11G. [21-0021](#) Consider and take action on appointment of a Primary Member and an Alternate to the Houston-Galveston Area Council (H-GAC) Technical Advisory Committee (TAC) for the term year February 2021 to January 2022 (Mayor Hallisey)

*Attachments:* [Data Sheet](#)  
[Appointment Letter](#)

12. **FIRST READING OF ORDINANCES**

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

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

- 14A. [21-0036](#) 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)

*Attachments:* [Data Sheet](#)

- 14B. [21-0007](#) 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 (Executive Director of Development Services)

*Attachments:* [Data Sheet](#)

- 14C. [21-0027](#) Texas Open Meetings Act, Section 551.071 Government Code - Consultation with City Attorney  
  
Consultation with City Attorney regarding pending or contemplated litigation, to wit: issues with Comcast franchise (City Attorney)

*Attachments:* [Data Sheet](#)

- 14D. [21-0047](#) Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney  
  
Consultation with City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, to-wit: Status update on Big League Dreams (City Attorney)

*Attachments:* [Data Sheet](#)

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

- 15A. [21-0037](#) Consider and take action on discussion concerning potential purchase or sale of real property interests (Director of Budget & Project Management)

*Attachments:* [Data Sheet](#)

- 15B. [21-0008](#) 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 (Executive Director of Development Services)
- Council postponed 5-1-0 with 2 absent on December 8, 2020.
- Attachments:* [Data Sheet](#)
- 15C. [21-0026](#) Consider and take action on consultation with City Attorney regarding pending or contemplated litigation, to wit: issues with Comcast franchise (City Attorney)
- Attachments:* [Data Sheet](#)
- 15D. [21-0048](#) Consider and take action regarding consultation with City Attorney, to-wit: Status update on Big League Dreams (City Attorney)
- Attachments:* [Data Sheet](#)
16. **ADJOURNMENT**

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PAT HALLISEY  
MAYOR

**CERTIFICATE OF NOTICE**

This is to certify that the above Notice of Meeting was posted on the bulletin board of City Hall of the City of League City, Texas, on or before the 8th day of January, 2021 prior to 12:30 p.m. as well as the City's public internet webpage, [www.leaguecitytx.gov](http://www.leaguecitytx.gov) and was posted in accordance with the Texas Open Meetings Act, Chapter 551, Government Code.

The City Council of the City of League City, Texas reserves the right to meet in closed session on any of the items listed above should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code: 551.071 Consultations with Attorney, 551.072 Deliberations about Real Property, 551.073 Deliberations about Gifts and Donations, 551.074 Personnel Matters, 551.076 Deliberations about Security Devices, and 551.087 Deliberations Regarding Economic Development Negotiations.

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**DIANA M. STAPP**  
**CITY SECRETARY**

(SEAL)

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**NOTE: In compliance with the Americans with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for special accommodations or interpretive services must be made at least 48 hours prior to this meeting. Please contact the City Secretary's Office at 281-554-1030 or by FAX 281-554-1020.**

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**Any invocation that may be offered during the ceremonial portion of the City Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent the religious beliefs or views of the Council in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to actively participate in the business of the Council.**