



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, July 12, 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 6:07 p.m. and called the roll. All members of Council were present except Mr. Tressler.

Absent 1 - Mr. Chad Tressler

Present 7 - Mayor Pat Hallisey, Mr. Andy Mann, Mr. Hank Dugie, Mr. Larry Millican, Mr. John Bowen, Mr. Justin Hicks 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 Mike McMullen of Baha'i Faith Community. Mayor Hallisey led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 22-0313 June 14, 2022 Council Work Session

3B. 22-0310 June 28, 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. 22-0308 Report from the Section 4B Industrial Development Corp. (Mayor Hallisey)

Report was given by Malcolm Daly, Section 4B Industrial Development Corporation President

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.

No members of the public requested to address Council.

6. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 6A. 22-0311 Conduct a public hearing on the proposed Outdoor grant application to Texas Parks and Wildlife Department (TPWD) for development of Bay Colony Park, a portion of which is located within a floodplain and may include construction within a wetland area. (Director of Parks and Cultural Services)

Mayor Hallisey opened the hearing at 6:20 p.m.

Bob Duke, Parks Planner/Project Manager, gave a presentation.

Mayor Hallisey closed the hearing at 6:25 p.m.

- 6B. 22-0309 Consider and take action on a resolution authorizing the submission of a grant application to the Texas Department of Parks and Wildlife for the Outdoor Recreation Grant Program for Bay Colony Park development and authorizing the acceptance of any award (Director of Parks and Cultural Services)

A motion was made by Mr. Bowen, seconded by Mr. Dugie, to approve Resolution No. 2022-94 authorizing the submission of a grant application to the Texas Department of Parks and Wildlife for the Outdoor Recreation Grant Program for Bay Colony Park development and authorizing the acceptance of any award. The motion passed by the following vote:

For: 7 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks and Mr. Long

Absent: 1 - Mr. Tressler

- 6C. 22-0294 Hold a public hearing on a request to rezone approximately 164.7 acres from “RSF-7” (Single-Family Residential with a minimum lot size of 7,000 square feet) to “RSF-7-PUD” (Single-Family Residential with a minimum lot size of 7,000 square feet within a Planned Unit Development) and replace the existing 639.7-acre Stedman-West PUD, to create a new Stedman-West PUD being 804.4 acres in size, Zoning Change Application, PUD-22-0008 (Stedman-West PUD Addition), generally located south of League City / Friendswood Parkway, and west of McFarland Road in League City, Texas (Executive Director of Development Services)

Mayor Hallisey opened the hearing at 6:27 p.m.

David Hoover, Executive Director of Development Services, gave a presentation.

Mayor Hallisey closed the hearing at 6:41 p.m.

- 6D. 22-0295** Consider and take action on an ordinance rezoning approximately 164.7 acres from “RSF-7” (Single-Family Residential with a minimum lot size of 7,000 square feet) to “RSF-7-PUD” (Single-Family Residential with a minimum lot size of 7,000 square feet within a Planned Unit Development) and replacing the existing 639.7-acre Stedman-West PUD, to create a new Stedman-West PUD being 804.4 acres in size, Zoning Change Application, PUD-22-0008 (Stedman-West PUD Addition), generally located south of League City / Friendswood Parkway, and west of McFarland Road in League City, Texas (Executive Director of Development Services)

Planning and Zoning Commission recommended approval, 4-0-0 with 3 members absent on July 5, 2022.

The applicant has requested a first and final reading of the ordinance.

A motion was made by Mr. Dugie, seconded by Mr. Hicks, to approve Ordinance No. 2022-22 rezoning approximately 164.7 acres from RSF-7 (Single Family Residential with a minimum lot size of 7,000 square feet) to RSF-7 PUD “Single-Family Planned Unit Development) and replacing the existing 639.7 acre Stedman-West PUD, to create a new Stedman-West PUD being 804.4 acres in size, Zoning Change Application PUD-22-0008 (Stedman-West PUD Addition), generally located south of League City/Friendswood Parkway and west of McFarland Road in League City, Texas. And I further move that this ordinance will take effect on the earlier of either the closing of the real estate sale of the Westleigh Tract between its Owner and a Hillwood Affiliate or, September 30, 2022 on First Reading.

A motion was made by Mr. Mann, seconded by Mr. Hicks, to call the question. The motion passed by the following vote:

For: Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Hicks, and Mr. Long

Opposed: Mr. Bowen

Absent: Mr. Tressler

The original motion passed by the following vote:

For: 6 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks and Mr. Long

Opposed: 1 - Mr. Mann

Absent: 1 - Mr. Tressler

A motion was made by Mr. Hicks, seconded by Mr. Dugie, to approve Ordinance No. 2022-22 on First and Final Reading. The motion passed by the following vote:

For: 6 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks and Mr. Long

Opposed: 1 - Mr. Mann

Absent: 1 - Mr. Tressler

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. In Library news, explore the excitement of watersports on Saturday, July 16 from 1 to 2 p.m. Captain Dave will introduce the exhilarating sports of kitesurfing and foilboarding. Find out more about it on the library's website. This program is for all ages. On Wednesday, July 20, learn about how the surrounding bodies of water impact our weather. This program is presented by the National Oceanic and Atmospheric Administration and will be held at the Civic Center from 2 to 3 p.m. for Kindergarten to 5th grade children and their families. Teens, come be a part of our Teen Late Night: Mario Kart Marathon on Friday, July 22 from 6 to 7:30 p.m. The race is a head-to-head and see who comes out the victor. This program is for teens ages 12 to 18. That's all I have, Mayor.

Hank Dugie – Very quickly, thank you to staff for fantastic festivities on the 3rd and the 4th. Always one of the best programs the city puts on. Thank you for a job well done again. That's it, thank you.

Larry Millican – Thank you, Mayor. I'd like to start off tonight thanking everybody for coming out or tuning into Channel 16 or live streaming or however you're viewing the meeting tonight. The first announcement I want to talk about is from H-GAC. They're going to be having a meeting of the Clear Creek Watershed Partnership, this Friday on the 15th, from 1:30 to 3:30 at the Pearland Public Library. You can attend it virtually, and you can get the website from H-GAC or I think that I gave that to Ms. Osborne, that she is going to post it on public media, too. This is a study for Clear Creek and the water quality issues for Clear Creek. It includes the entire watershed and this is going to be the second or third meeting that they've had on that. Then, I also wanted to talk about that I had Diana send to all of the Council and again I had Ms. Osborne send that on the public media, too, H-GAC is conducting a transportation vision survey. This is all electronic, it will take you about five minutes, but you'll have the ability to give your comments and rate what you'd like to see on the transportation side of our region and what's most important to you as far whether or not your commuting is important, or whatever facet of transportation whether it be transit or activities. There's a multiple-choice questionnaire and it will take you about five minutes and I'd like to have everybody in League City participate. I think the more that we have participate the better outcome it's going to have for our citizens in the future of transportation in our region.

Also, I'd like to make sure that everybody's aware of the method of distribution. We talked about it I think at the last meeting. It has been signed off on by HUD and the GLO. Those dollars are working their way down, but we've got public meetings that have to take place. One of them is going to take place later this week, on Thursday from 5:30 to 7:30, it's a virtual meeting. That's going to be a question and answer, and anybody can come in and discuss their concerns with the panel that's going to be presenting. This is a federal project, this discussion will be recorded and acted upon, and when I say that, just remember, important to all the people in League City is that the conditions and requirements for the low-to-moderate income at 51 percent is going to pretty much put us in a bind as far as using those funds. If you have a concern about the distribution of those dollars or the use of those dollars, then I would suggest that you speak up and be heard. There's also going to be an in-person meeting, virtual, but that meeting is going to be nothing more than a presentation meeting and it's going to be held on the following week on the 21st. That's all I had Mayor, thank you sir.

John Bowen – No comments

Justin Hicks – No comments

Andy Mann – No comments

Mayor Hallisey – We lost a great League City citizen over the last week. Many of you will remember last month we had Betty Nelson in here, a long-time volunteer with EMS. She passed away. She is the wife of former Councilman Jim Nelson, a great champion for seniors in our town. We're going to miss her. Her visitation I believe is on the 20th, her service is on the 21st. Anybody that needs to know the details of that can call up here, I'll make sure Diana and her staff have all of that. Thank you, Betty. We're going to miss you and thank you for all your service to this community. We don't say that enough to people who spend lifetimes traipsing around and helping people when they're down and out. Thank you to the Communications Department and Ashley Jackson for a fantastic fireworks show. If you weren't there you missed a great show. Well done. Every year it seems to get better and better and better. That's Sarah's group over there. Not only is Sarah outstanding at what she does, but her staff is outstanding at what they do. To Chien and Kenny and the rest of the Parks Department who put together the Citizens Appreciation Day, I had so many hotdogs I immediately had to go home and take a nap, but they were good. Lots of mustard on them to get the burnt taste out of them. You see a lot of friends and a lot of neighbors and I'm reminded about the old saying about League City, shady oaks and friendly folks. It's little events like Citizens Appreciation Day when everybody comes together that you get a chance to meet a lot of your neighbors that you wouldn't meet anywhere else. If you missed it you missed a great time. It was a lot of fun and a huge turnout. I heard nothing but praise for the entire weekend. Fireworks were outstanding. Citizens Appreciation Day was outstanding. Everybody enjoyed it. A lot of

people who were new to town said we just can't believe you do this for your community. Well, it's a tradition. It's been around here for a few years and we're proud of it. Last, well not last, but we acquired a new citizen. Sarah Osborne and her husband Robert, who I've been calling Dave all these months. No wonder he doesn't talk to me. They moved to League City and had their house built, and we're happy to have them as League Citizens. I know it's got to be a lot easier than that drive every morning to get up and be five minutes away from where you need to be. Sunday, I was the only one who showed up for this, but I'm glad I did. Camp Possibilities kicked off at the new League City Community Center in the old part of town, put together by the Christina Sullivan Foundation and Kenny Walsh and Chien Wei from the Parks and Rec Department. They were teaching them how to play tennis. I'm going to tell you something, the eyeballs on those children were absolutely phenomenal with excitement. They were having a great time. They're going to be playing baseball, which is coming, tennis, and a myriad of other things. This is a collaborative effort between the Sullivan Foundation and League City Parks and Rec. There were probably 40 some-odd children there. All the Hewitt's Heroes were there that I see when I go up to the fire station, but they were all there and they were as cute as they could be. I'm always reminded of a bible verse, I'm Catholic we don't recite bible verses, but I said this to Mr. Dugie this morning, what you do for the least in our communities, you do in my name. That's a good thing to think about. This is an underserved population. I couldn't be prouder of Kenny and Chien and Sarah for getting this going. Now they're going to be out there wanting to take on Malcolm's baseball teams and everything else. Of course, the cheerleader is Christian Bennet, who has been here, made many speeches before this group he's a cute kid. They're not kids, I said to one of the ladies who goes to Hewitt's Heroes, that's a group Kenny put together to go wash fire trucks at the fire station and other things. I said my gosh you've grown up, how old are you now? Twelve, thirteen? She looked at me with this cute look and said no, I'm 29. I went really, when did that happen? Because I just saw them a couple of years ago. When they look and they talk to you they're so sincere and just cute as they can be and they were just having a blast. So, kudos to the Parks Department and the foundation.

8. REPORTS FROM STAFF MEMBERS

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

John Baumgartner – Thank you for your kind words regarding staff. They work real hard on the Fourth of July and the Third of July fireworks and all of those things. Certainly, couldn't do it without the support of the entire council. We're delighted to provide that for the community and that kind of thing. Just one reminder, I think the council, by their side, has their new budget book bag with the 26 pounds of budget documents. And just a reminder to the public that starting July 18 the budget workshops will begin. July 18 and July 19 are the first two budget workshops. That's next Monday and Tuesday at the Civic Center. Those who want to participate, come on down. Thank you, sir.

9. CONSENT AGENDA**Approval of the Consent Agenda**

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

For: 7 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks and Mr. Long

Absent: 1 - Mr. Tressler

- 9A. 22-0300 Consider and take action on a resolution authorizing a contract for election services between the Election Officer of the County of Galveston, the County of Galveston and the City of League City for a General Election on November 8, 2022 and a Runoff Election on December 6, 2022, if necessary (City Secretary)

Approved on the Consent Agenda - Resolution No. 2022-95

- 9B. 22-0299 Consider and take action on a resolution authorizing a one-year renewal of professional services agreement with Belt Harris Pachacek, LLLP for external auditing services in an amount not to exceed \$96,785 (Director of Finance)

Approved on the Consent Agenda - Resolution No. 2022-96

- 9C. 22-0302 Consider and take action on a resolution authorizing Amendment No. 5 to the Professional Services Agreement (PSA) with TBG Partners of Houston (TBG) for the Bay Colony Park-Master Plan and Park Design Project (PK2001) in the amount of \$314,700 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2022-97

- 9D. 22-0304 Consider and take action on a resolution authorizing a professional services agreement with ARKK Engineers to provide design and construction phase services associated with the Sanitary Sewer Annual Rehab - East Main 24-inch Force Main Replacement Project (WW1801I) in an amount not to exceed \$350,349 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2022-98

- 9E. 22-0296 Consider and take action on Ordinance No. 2022-20, 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 - Second Reading (Executive Director of Development Services)

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

City Council approved first reading, 8-0-0 on June 28, 2022.

Approved on the Consent Agenda - Ordinance No. 2022-20 Second Reading

END OF CONSENT AGENDA

10. OLD BUSINESS**11. NEW BUSINESS**

- 11A. 22-0301** Consider and take action setting the date for the public hearing of the FY2023 Proposed Budget for August 23, 2022 and an additional public hearing for August 9, 2022 (Executive Director of Finance & Budget)

Staff recommends approval.

A motion was made by Mr. Bowen, seconded by Mr. Hicks, to approve setting the date for the public hearing of the FY2023 Proposed Budget for August 23, 2022 and an additional public hearing for August 9, 2022. The motion passed by the following vote:

For: 7 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks and Mr. Long

Absent: 1 - Mr. Tressler

12. FIRST READING OF ORDINANCES

- 12A. 22-0303** Consider and take action on an ordinance amending Ordinance 2022-01 to increase the size of the Big League Dreams Review Committee from seven to nine members (City Attorney)

Staff requests approval on first and final reading.

A motion was made by Mr. Long, seconded by Mr. Bowen, to approve Ordinance No. 2022-23 amending Ordinance 2022 01 to increase the size of the Big League Dreams Review Committee from seven to nine members on First Reading. The motion passed by the following vote:

For: 7 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks and Mr. Long

Absent: 1 - Mr. Tressler

A motion was made by Mr. Hicks, seconded by Mr. Bowen, to approve Ordinance No. 2022-23 on First and Final Reading. The motion passed by the following vote:

For: 7 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks and Mr. Long

Absent: 1 - Mr. Tressler

- 12B. 22-0306 Consider and take action on an ordinance ordering a General Election for the City of League City, Texas on Tuesday, November 8, 2022 to elect a Mayor and Council Members to Positions 1, 2, 6 and 7; ordering a Runoff Election on Tuesday, December 6, 2022, if necessary (City Secretary)

Staff requests approval on first and final reading.

A motion was made by Mr. Bowen, seconded by Mr. Hicks, to approve Ordinance No. 2022-24 ordering a General Election for the City of League City, Texas on Tuesday, November 8, 2022 to elect a Mayor and Council Members to Positions 1, 2, 6 and 7; ordering a Runoff Election on Tuesday, December 6, 2022, if necessary on First Reading. The motion passed by the following vote:

For: 7 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks and Mr. Long

Absent: 1 - Mr. Tressler

A motion was made by Mr. Hicks, seconded by Mr. Bowen, to approve Ordinance No. 2022-24 on First and Final Reading. The motion passed by the following vote:

For: 7 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks and Mr. Long

Absent: 1 - Mr. Tressler

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

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

At 7:37 p.m. Mayor Hallisey announced the City Council will now go into executive session to discuss the following items:

- 14A. 22-0314 Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney

Consultation with the City Attorney regarding pending litigation, to-wit: 310 Houston vs The City of League City, Texas (City Attorney)

At 7:58 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. 22-0315 Consider and take action on consultation with City Attorney regarding pending litigation, to-wit: 310 Houston vs The City of League City, Texas (City Attorney)

No Action

16. ADJOURNMENT

At 7:59 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: