



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, June 11, 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 Manager-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 5:00 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

NAME	ADDRESS	SUBJECT
Laura Teatsworth	9518 Small Cedar	BESS Standards
Gray Meyer	1306 Mossy Oak	
Mary Gibson	1244 Mossy Oak	BESS
Kevin Conger	104 Wildrose	BESS
Christine Thomas	1305 Fawn Valley	BESS
Chuck DiFalco	2118 Eastland Court	Public Benefit
Becky Eldridge	1245 Coleman Boylan	BESS
Peggy Zahler	1802 Rampart	BESS

3. PRESENTATION AND DISCUSSION REGARDING BATTERY ENERGY STORAGE SYSTEM SITES

B.E.S.S. stands for Battery Energy Storage System, one or more devices (i.e. group of batteries) assembled together and capable of storing energy in order to supply electrical energy at a future time. BESS facilities receive electricity from the electrical grid when there is excess electrical power, store it in a series of batteries and then return it to the grid when additional electricity is needed during high demand.

City Council Concerns - Safety, Plume Modeling, Worst Case Fire Modeling, Risks during flooding events, Cost Burdens on Emergency Services, Training for Emergency Responders, Bonding/Insurance Requirements, Decommissioning, Emergency Response Plan, Monitoring and Security of Site, Property Tax Collection.

Use Classification and SUP Application – Classified as a “Private Utility Use” and requires a Special Use Permit (SUP) to operate within League City. Requires an additional \$5,000 fee to review an SUP for BESS site. Specifically lists required documents to be submitted with an SUP.

Third Party Review and Inspection – The City contracted with a 3rd party expert to review the BESS sites. Duties include General Safety Analysis of proposed BESS Site, Review of applicable permit and Special Use Permit information, Inspections during construction, Any other matters requested by the City.

Fire and Life Safety - Specified NFPA and IFC codes applicable to BESS facilities, Environmental Site Plan (runoff), Air Monitoring System, Water Flow Analysis, Applicant provides equipment to Fire Department for air and water monitoring and firefighting,

Annual Training, Fire Service Command Center regulations, Nonconforming Clause, Hazardous Material Response Team, Water Meter for Fire Water Monitoring, Exhaust Fan Plan

Emergency Response Plan - Specifies Procedures in the event of an emergency, Required per NFPA 855, Reviewed and approved by the Fire Marshal and 3rd Party Reviewer as condition of the SUP.

Setbacks and Location - Meet the minimum setbacks established by the zoning district; No closer than 1,500 feet from another BESS site; No closer than 200 feet from a residentially zoned property; Setbacks can be increased based on plume modeling, testing data, and proximity to pipelines, railroad tracks, and overhead utilities; Spacing of containers is determined by Hazard Mitigation Analysis and UL 9540A Fire Testing; Preference given to sites not located along major roadways.

Landscaping and Screening - Type B Buffer Yard required along perimeter of site; Masonry Wall required along perimeter of the site; Wall shall be at least the height of the containers above grade; Wall shall match in material and style to adjacent communities; Wall shall be designed to withstand blast door from container; A continuous hedge shall be installed along the perimeter of the masonry wall.

Noise - If a BESS site is located within 500 feet of a property zoned for single-family use, a noise study shall be provided indicating that noise level shall not exceed an ambient level measured at the single-family property line.

Remote Monitoring - 24/7 remote monitoring required; System Alerts are sent directly to emergency services in the event of a thermal runaway, smoke detector activation, or gas detector activation; Alerts and detections trigger BESS unit shutdown and exhaust fan initiation; Secondary source of power required for monitoring system; Backup power plan required.

Listing and Testing of Site - BESS Sites shall be listed to latest addition of UL standards: UL 1741, UL 1973, UL 9540, UL 1642; Full Scale Testing Required: UL 9540A, Large-scale destructive fire test.

Supervision of Site - Technical Expert shall be available and able to respond in the event of an emergency. The expert shall: Be trained and knowledgeable of the systems, Possess manufactures installation and operation specs, Report emergency conditions to Fire Department, Provide technical assistance in the event of an emergency.

Event Response - Technical Expert shall respond to site within one-hour of remote monitoring alert; All city costs related to any emergency response must be reimbursed by the property owner; Any third-party response requested by the City shall be reimbursed by the property owner.

Insurance - Liability insurance required in form and content satisfactory to HR Director with the City named as additional insured. Flood Risks - Batteries shall be installed subject to Chapter 50, Floods, Elevation, mitigation, etc. required for BESS sites.

Decommissioning - Site must be returned to pre-developed state; Any adverse substances that may have entered the ground must be removed and disposed of; Decommissioning Bond required. Signage - Sign shall be posted conspicuously at the entrance to the facility; Sign Display Requirements; Sign must be inspected annually.

Plume Modeling - Plume modeling required for worst-case scenarios; Flaming and non-flaming scenarios; Varying weather conditions; All costs reimbursed by the applicant.

Property Tax Agreement - Payment in lieu of taxes agreement required; Transfer of Ownership - The City shall be notified in writing of any transfer in ownership; The new owner shall be held liable for compliance with all SUP conditions and restrictions within this ordinance.

4. ADJOURNMENT

At 5:56 p.m. Mayor Long said, there being no further business this meeting is adjourned.

**NICK LONG
MAYOR**

**DIANA M. STAPP
CITY SECRETARY**

(SEAL)

MINUTES APPROVED: