



City of League City, TX

300 West Walker
League City TX 77573

Meeting Agenda City Council

Tuesday, February 14, 2017

6:00 PM

Council Chambers
200 West Walker Street

Regular Meeting

The physical meeting space, where a quorum of the governmental body or the presiding officer will be in attendance, shall be the following location: Council Chambers - 200 West Walker Street

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 Pastor Jerry Hatfield of Turning Point Church

3. **APPROVAL OF MINUTES**

- 3A. **17-0079** December 13, 2016 Regular Meeting
Attachments: [Data Sheet](#)
[December 13, 2016 Regular Meeting](#)

- 3B. **17-0080** December 19, 2016 Special Meeting
Attachments: [Data Sheet](#)
[December 19, 2016 Special Meeting](#)

- 3C. **17-0086** January 9, 2017 Council Work Session
Attachments: [Data Sheet](#)
[January 9, 2017 Council Work Session](#)

- 3D. **17-0110** January 23, 2017 Council Work Session
Attachments: [Data Sheet](#)
[January 23, 2017 Council Work Session](#)

4. **APPOINTMENTS, PROCLAMATIONS, PRESENTATIONS, AWARDS**

5. COMMUNITY SPOTLIGHT**The Crossings – An MRC Healthy Living Community (Mayor Hallisey, Council Member Millican and Council Member Dugie)**

The Crossings, located in League City, is a planned non-profit Life Care community sponsored by MRC (Methodist Retirement Communities) that provides a full continuum of healthcare to serve Clear Lake and surrounding areas. The Crossings includes all levels of care, i.e., Independent Living, Assisted Living, Skilled Nursing and Memory Support. Inspired by the Wesleyan tradition of Christian faith and wholeness, MRC is committed to faith-based, quality living for senior adults

6. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 6A. 17-0094** Hold a public hearing on Special Use Permit Application, SUP16-03 (John Eagle Honda of Clear Lake), for an automobile/vehicle/equipment sales and services use [car dealership] on approximately 27.5 acres zoned “CG” (General Commercial) and “CM” (Mixed Use Commercial), generally located north of Big League Dreams Parkway, south of League City Parkway (SH 96), east of Calder Road, and west of the Gulf Freeway (I-45) with the approximate address being 2205 Gulf Freeway South in League City, Texas (Director of Planning and Development)
- Attachments:** [Data Sheet](#)
 [Zoning Map](#)
 [Excerpt Minutes from January 17, 2017 P&Z Meeting](#)
 [Staff Report](#)
 [Applicant Letter](#)
- 6B. 17-0097** Consider and take action on an ordinance, amending Ordinance No. 2005-24 for Special Use Permit Application, SUP16-03 (John Eagle Honda of Clear Lake), for an automobile/vehicle/equipment sales and services use [car dealership] on approximately 27.5 acres zoned “CG” (General Commercial) and “CM” (Mixed Use Commercial), generally located north of Big League Dreams Parkway, south of League City Parkway (SH 96), east of Calder Road, and west of the Gulf Freeway (I-45) with the approximate address being 2205 Gulf Freeway South in League City, Texas (Director of Planning and Development)
- Planning and Zoning Commission recommended approval with conditions, 6-0-0, with 2 absent on January 17, 2017.
- Attachments:** [Data Sheet](#)
 [Proposed Ordinance](#)
 [Exhibit A](#)
 [Exhibit B](#)
 [Exhibit C](#)

- 6C. [17-0098](#) Hold a public hearing on Special Use Permit Application, SUP16-09 (Joe Hudson Collision Center), to allow an Auto Repair and Other Heavy Vehicle Service use to be operated on a property zoned "CG" (General Commercial), generally located along the west side of the Gulf Freeway (I-45), approximately 800 feet north of Big League Dreams Parkway, with the address of 2401 Gulf Freeway South, in League City, Texas (Director of Planning and Development)

Attachments: [Data Sheet](#)
 [Zoning Map](#)
 [Staff Report](#)
 [Applicant Letter](#)

- 6D. [17-0100](#) Consider and take action on an ordinance, amending Ordinance No. 2005-24 for Special Use Permit Application, SUP16-09 (Joe Hudson Collision Center), to allow an Auto Repair and Other Heavy Vehicle Service use to be operated on a property zoned "CG" (General Commercial), generally located along the west side of the Gulf Freeway (I-45), approximately 800 feet north of Big League Dreams Parkway, with the address of 2401 Gulf Freeway South, in League City, Texas (Director of Planning and Development)

Planning and Zoning Commission recommended approval with conditions, 5-0-0 with 3 absent, on February 6, 2017.

Attachments: [Data Sheet](#)
 [Proposed Ordinance](#)
 [EXHIBIT A](#)
 [EXHIBIT B](#)
 [EXHIBIT C](#)
 [EXHIBIT D](#)

7. **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.

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

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

9. REPORTS FROM STAFF MEMBERS

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

- 9A. [17-0077](#) Presentation of the Financial Report for Quarter Ended September 30, 2016 (Assistant City Manager)

Attachments: [Data Sheet](#)
[Financial Report](#)

- 9B. [17-0082](#) Presentation of the Investment Report of the City of League City for the quarter ended September 30, 2016 (Assistant City Manager)

Attachments: [Data Sheet](#)
[Investment Report](#)

10. CONSENT AGENDA

- 10A. [17-0096](#) Consider and take action on a resolution to approve the purchase of a Spartan ERV Pumper with a Metro Star LFD Chassis and equipment as listed in the pumper specifications through H-GAC from Metro Fire Apparatus Specialists, Inc. in an amount not to exceed \$625,250 (Fire Chief)

Attachments: [Data Sheet](#)
[Proposed Resolution](#)
[Metro Fire Proposal](#)
[HGAC Contract Pricing Worksheet](#)

- 10B. [17-0087](#) Consider and take action on a resolution authorizing the development and construction of a dog park to be located at Lynn Gripon Park at Countryside in the amount not to exceed \$150,000 (Director of Parks and Cultural Services)

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

- 10C. [17-0085](#) Consider and take action on a request by the St. Mary Catholic School for a variance to the Code of Ordinances of the City of League City, Chapter 74, Article I, Section 74-1, and entitled "Hours for use of city parks and boat ramps" for use of Hometown Heroes Park on April 22, 2017 - April 23, 2017 (Director of Parks and Cultural Services)

Attachments: [Data Sheet](#)
[Contract - St. Marys](#)

- 10D. [17-0084](#) Consider and take action on a request by the League City Lions Club for a variance to Chapter 74, Article I, Section 74-1 of the Code of Ordinances of the City of League City entitled "Hours for use of city parks and boat ramps" for use of the Hometown Heroes Park on the first Sunday of each month from March 2017 to March 2018 (Director of Parks & Cultural Services)

Attachments: [Data Sheet](#)
[Contract - Lions Club](#)

10E. [17-0078](#)

Consider and take action on a resolution designating Wells Fargo Bank, N.A. to serve as the depository for the City of League City for the period of May 1, 2017 through April 30, 2020 with the option for two additional one-year renewals (Assistant City Manager)

Attachments:[Data Sheet](#)[Proposed Resolution](#)[RFA 17-001](#)[RFA 17-001 Evaluation Scoring Matrix](#)**10F. [17-0083](#)**

Consider and take action on a resolution approving the Investment Policy, Investment Strategies, List of Authorized Broker/Dealers and Safekeeping/Custodial Agents for the City of League City and for the City of League City Section 4B Industrial Development Corporation (Assistant City Manager)

Attachments:[Data Sheet](#)[Proposed Resolution](#)[Exhibit A - Investment Policy City of League City](#)[Exhibit B - Investment Policy City of League City 4B Industrial Development Cor](#)[GTOT Certificate](#)**10G. [17-0095](#)**

Consider and take action on a resolution authorizing an amendment to the contract with Meador Staffing Services, Inc. to extend the contract term through September 30, 2018 and increase the total compensation to an amount not to exceed \$170,000 (Assistant City Manager)

Attachments:[Data Sheet](#)[Proposed Resolution](#)[Proposed Amendment](#)[Contract](#)[RFP 16-038](#)**10H. [17-0093](#)**

Consider and take action on a resolution consenting to the sale and issuance of Unlimited Tax Bonds, Series 2017 for the Galveston County Municipal Utility District No. 44 in an amount not to exceed \$3,675,000 and authorizing the Mayor to execute and the City Secretary to attest same for and on behalf of the City of League City (Assistant City Manager)

Attachments:[Data Sheet](#)[Proposed Resolution](#)[Letter from RBC](#)[Engineering Report](#)[Proposed Debt Service Schedule](#)[Capacity Analysis](#)[Utility Agreement](#)[Utility Agreement - 1st Amendment](#)[Map](#)

- 10I. [17-0092](#) Consider and take action on a resolution authorizing a professional services agreement with Clark Condon Associates, Inc. for the Claremont Connector Hike and Bike Trail Project (PK1703) in an amount of \$115,000 (Public Works Director)

Attachments: [Data Sheet](#)
[Proposed Resolution](#)
[Proposed Professional Services Agreement](#)
[Clark Condon Proposal with Attachments](#)
[CIP Program Sheet](#)
[Aerial Map](#)

- 10J. [17-0088](#) Consider and take action on a resolution to ratify the contract with D. Wagner Construction Co., Inc. for the emergency repair of the 42-inch gravity sewer line on Butler Road in an amount not to exceed \$132,600 (Director of Public Works)

Attachments: [Data Sheet](#)
[Proposed Resolution](#)
[Proposed Vendor Agreement](#)
[Quotes](#)

- 10K. [17-0106](#) Consider and take action on a resolution authorizing the sale of 1) approximately 0.7583 acres located at the Northwest corner of Bradshaw Nursery Road and League City Parkway to Crystal Arnold for \$59,400 and 2) approximately 0.115 acres located at the Southeast corner of Bluebonnet Street and Lakeside Drive to A C Kantara for \$23,100 (Director of Planning and Development)

Attachments: [Data Sheet](#)
[Proposed Resolution](#)
[High Bid Confirmations from Renee' Bates Auctioneers](#)
[Minutes from July 26, 2016 City Council Meeting \(Item 11D.\)](#)

END OF CONSENT AGENDA

11. ITEMS REMOVED FROM CONSENT AGENDA

12. OLD BUSINESS

- 12A. [17-0101](#) Consider and take action on a resolution amending the City Council Governance Policy and Rules of Procedure (Mayor Hallisey and Council Member Millican)

Previous item to repeal was postponed by Council for 60 days 7-1-0 on December 13, 2016.

Attachments: [Data Sheet](#)
[Proposed Resolution](#)
[Rules of Procedure \(redlined\)](#)

13. NEW BUSINESS

- 13A. [17-0109](#) Consider and take action on a resolution expressing support for the application of DWR Primrose Manor, LP, to the Texas Department of Housing and Community Affairs for 2017 competitive nine-percent housing tax credits to develop affordable rental housing on a 10+ acre tract generally located at the southeast corner of West Galveston Street and Interurban Street (Mayor Hallisey and Council Member Gripon)

Attachments: [Data Sheet](#)
 [Proposed Resolution](#)
 [Pre-application from DWR Primrose Manor, LP to TDHCA](#)
 [Presentation from DWR Primrose Mano, LP](#)

14. FIRST READING OF ORDINANCES

- 14A. [17-0091](#) Consider and take action on an ordinance to temporarily reduce the posted speed along IH-45 southbound and northbound main lanes and frontage roads beginning from 0.452 miles south of FM 518 to north of FM 517 within city limits, for a distance of approximately 2.02 miles (Director of Public Works)

Attachments: [Data Sheet](#)
 [Proposed Ordinance](#)
 [TxDOT Letter](#)
 [Aerial Map](#)

15. TABLED ITEMS SUBJECT TO RECALL**16. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED****17. EXECUTIVE (CLOSED) SESSION (S)**

- 17A. [17-0089](#) Texas Open Meetings Act, Section 551.072 Government Code - Deliberations about real property

Discuss potential purchase or sale of real property interests (Director of Public Works)

Attachments: [Data Sheet](#)

- 17B. [17-0104](#) Texas Open Meetings Act, Section 551.074 Government Code - Personnel Matters

Discuss employment, appointment or evaluation of a public officer or employee, to-wit: City Manager (Mayor Hallisey and Council Member Dugie)

Attachments: [Data Sheet](#)

- 17C. [17-0102](#) Texas Open Meetings Act, Section 551.087 Government Code - Deliberations Concerning Economic Development Negotiations

Discussion of commercial information received from, and possible offers of incentives to, business prospects seeking location within the City of League City, Texas (Director of Economic Development)

Attachments: [Data Sheet](#)

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

- 18A. [17-0090](#) Consider and take action on discussion concerning potential purchase or sale of real property interests (Director of Public Works)

Attachments: [Data Sheet](#)

- 18B. [17-0105](#) Consider and take action on discussion regarding employment, appointment or evaluation of a public officer or employee, to-wit: City Manager (Mayor Hallisey and Council Member Dugie)

Attachments: [Data Sheet](#)

- 18C. [17-0103](#) Consider and take action on deliberation of economic incentives and development negotiations with a prospective business (Director of Economic Development)

Attachments: [Data Sheet](#)

19. **ADJOURNMENT**

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 10th day of February, 2017 prior to 12:30 p.m. as well as the City's public internet webpage, www.leaguecity.com 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.

**DIANA M. STAPP
CITY SECRETARY**

(SEAL)

NOTE: In compliance with the Americans with Disabilities Act, this facility is wheel chair 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.

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.