



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Agenda City Council

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Tuesday, November 28, 2017

6:00 PM

Council Chambers  
200 West Walker Street

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### 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, League City, Texas

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 Tyler Young, Minister of League City Church of Christ

3. **APPROVAL OF MINUTES**

- 3A. **17-0732** September 26, 2017 Regular Meeting  
*Attachments:* [Data Sheet](#)  
[September 26, 2017 Regular Meeting](#)

- 3B. **17-0733** October 24, 2017 Council Work Session  
*Attachments:* [Data Sheet](#)  
[10-24-17 Council Work Session](#)

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

- 4A. **17-0725** Presentation of the Planning Excellence Recognition for the City of League City by the Texas Chapter of the American Planning Association for 2017-2018 (Interim Director of Planning and Development)  
*Attachments:* [Data Sheet](#)
- 4B. **17-0722** Presentation by the Historic Commission (Interim Director of Planning and Development)  
*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. [17-0713](#) Hold a public hearing on proposed Land Use Assumptions in association with the Capital Recovery Fee update (Interim Director of Planning and Development)

*Attachments:*     [Data Sheet](#)  
                             [Land Use Assumptions Report](#)  
                             [Excerpt from P&Z Minutes on October 2, 2017](#)  
                             [Presentation](#)

- 6B. [17-0716](#) Consider and take action on an ordinance adopting Land Use Assumptions in association with the Capital Recovery Fee updates (Interim Director of Planning and Development)

Planning and Zoning Commission recommended approval 6-0-0 with 2 absent on October 2, 2017.  
Staff recommends approval of the Land Use Assumptions as proposed.

*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. [17-0666](#) Consider and take action on a resolution ratifying an agreement with Republic Services, Inc. for use of the North County Landfill for disposal of storm debris related to Hurricane Harvey (Director of Public Works)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Landfill Disposal Agreement](#)  
[City & TxDOT load tabulation spreadsheet](#)
- 9B. [17-0695](#) Consider and take action on a resolution authorizing utility conveyance and security agreements with Galveston County Municipal Utility District No. 45 for water, sanitary sewer, and drainage facilities associated with the following: (1) Hidden Lakes, Section 8B; and (2) Hidden Lakes, Section 10 (Director of Engineering)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Hidden Lakes 8B \(A-1\) and 10 \(A-2\) Agreement](#)  
[Approved Data Sheets](#)  
[MUD 45 Utility Agreement](#)  
[MUD 45 Utility Agreement - 1st Amendment](#)  
[MUD 45 Utility Agreement - 2nd Amendment](#)  
[MUD 45 Acceptance Letter](#)  
[Aerial Maps](#)
- 9C. [17-0720](#) Consider and take action on final acceptance of municipal infrastructure for Westwood Subdivision, Sector 7 (Director of Engineering)
- Attachments:* [Data Sheet](#)  
[Acceptance Letter](#)  
[Engineer's Certificate of Completion](#)  
[Engineer's Summary of Cost](#)  
[Aerial Map](#)
- 9D. [17-0711](#) Consider and take action on a resolution authorizing an Interlocal Agreement with the Department of Public Safety (DPS) for the purchase of supplies from the DPS General Store through August 31, 2021 (Chief of Police)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Interlocal Agreement](#)
- 9E. [17-0731](#) Consider and take action on a resolution ratifying an agreement with the Organized Crime Drug Enforcement Administration Task Force (OCDETF) sponsored by the Drug Enforcement Agency (DEA) for the purpose of fighting illegal drug trafficking trade and to provide up to \$3,000 of reimbursement to the City of League City for police officer overtime pay (Chief of Police)

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

- 9F.     [17-0707](#)     Consider and take action on a resolution consenting to the sale and issuance of Unlimited Tax bonds, Series 2018 for the Galveston County Municipal Utility District No. 14 in an amount not to exceed \$2,050,000 and authorizing the Mayor to execute and the City Secretary to attest same for and on behalf of the City of League City (Interim Director of Finance)

Attachments:     [Data Sheet](#)  
                          [Proposed Resolution](#)  
                          [Letter from First Southwest](#)  
                          [Resolution 2017-125](#)  
                          [Engineering Report - Summary of Costs](#)  
                          [Cash Flow Analysis](#)  
                          [Board Order](#)  
                          [TCEQ Order](#)  
                          [Utility Agreement](#)  
                          [Map](#)

- 9G.     [17-0709](#)     Consider and take action on a resolution authorizing development agreement with Gehan Homes, Ltd related to improvements in Tax Increment and Reinvestment Zone #2 in an amount not to exceed \$1,644,142 (Interim Director of Finance)

Attachments:     [Data Sheet](#)  
                          [Proposed Resolution](#)  
                          [Development Agreement - Gehan Homes](#)

- 9H.     [17-0730](#)     Consider and take action to excuse absences (City Secretary)

Attachments:     [Data Sheet](#)

## **END OF CONSENT AGENDA**

## **10.     OLD BUSINESS**

- 10A.   [17-0712](#)     Consider and take action on Ordinance No. 2017-32, an ordinance amending Chapter 125 of the Code of Ordinances of the City of League City entitled "Zoning" by creating Section 125-76 entitled "Olde Towne Districts" and amending Section 125-280.B. entitled "Terms Defined" to create a form based code for the Downtown Revitalization Area - Second Reading (Interim Director of Planning and Development)

Council approved first reading 4-3-0 with 1 absent on November 14, 2017.

Attachments:     [Data Sheet](#)  
                          [Ordinance 2017-32](#)  
                          [Exhibit A](#)

- 10B.**     [17-0726](#)     Consider and take action on a resolution authorizing the purchase of four (4) new vehicles and related equipment through GoodBuy for an amount not to exceed \$119,318.66 (Director of Public Works)

Council postponed 6-1-0 with 1 absent on November 14, 2017.

**Attachments:**     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [Exhibit A - New Vehicle List](#)  
                              [Vehicle Quotes - New](#)

- 10C.**     [17-0717](#)     Consider and take action on a resolution authorizing the replacement of seven (7) pieces of fleet equipment through various Buy Board and Good Buy state contracts in an amount not to exceed \$169,604 (Director of Public Works)

Council postponed 6-1-0 with 1 absent on November 14, 2017.

**Attachments:**     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [Exhibit A - Approved Equipment List](#)  
                              [Approved Budget](#)  
                              [Quotes](#)  
                              [Equipment Maintenance vs Depreciation](#)  
                              [Memorandum - Fleet Replacement Criteria](#)  
                              [Equipment Scores](#)

- 10D.**     [17-0715](#)     Consider and take action on a resolution authorizing the purchase of twenty-three (23) replacement vehicles and related equipment through various vendors and state contracts for an amount not to exceed \$794,366.84 (Director of Public Works)

Council postponed 6-1-0 with 1 absent on November 14, 2017.

**Attachments:**     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [Exhibit A - Approved Vehicle Replacement List](#)  
                              [Vehicle Quotes - Replacement](#)  
                              [Vehicle Maintenance vs Depreciation](#)  
                              [Memorandum - Fleet Replacement Criteria](#)  
                              [Vehicle Scores](#)

**11. NEW BUSINESS**

- 11A. [17-0700](#) Consider and take action on a resolution casting a ballot for the election of members to the Board of Directors of the Galveston Central Appraisal District for 2018-2019 (City Secretary)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Ballot](#)  
[RES 2017-148](#)
- 11B. [17-0699](#) Consider and take action on a resolution casting a ballot for the election of a person to the Board of Directors of the Harris County Appraisal District for 2018-2019 (City Secretary)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A](#)  
[RES 2017-159](#)
- 11C. [17-0727](#) Consider and take action on a resolution to approve and adopt a new salary grade chart for non-civil service employees and a new salary step chart for civil service employees (Director of Human Resources & Civil Service)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Proposed Non-Civil Service Salary Grade Chart](#)  
[Exhibit B - Proposed Civil Service Step Pay Chart](#)  
[Exhibit C - Proposed Implementation Schedule](#)  
[Salary Plan Implementation Options](#)  
[Civil Service Pay Grade Chart - Current Plan](#)  
[Public Safety Step Plan Comparison](#)  
[League City - Houston Area Market Data Report w Appendices](#)  
[League City TX Segal Final Report w Appendices](#)

**12. FIRST READING OF ORDINANCES****13. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED****14. EXECUTIVE(CLOSED) SESSION(S)**

- 14A. [17-0719](#) 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)
- Attachments:* [Data Sheet](#)

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

- 15A. [17-0721](#) 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)

Attachments:     [Data Sheet](#)

**16. ADJOURNMENT**

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**TODD KINSEY**  
**MAYOR PRO TEM**

**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 22nd day of November, 2017 prior to 12:30 p.m. as well as the City's public internet webpage, [www.leaguecity.com](http://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.

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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 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.**

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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.**