



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Agenda City Council

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Tuesday, April 24, 2018

6:00 PM

Council Chambers  
200 West Walker Street

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### Regular Meeting - Revised Agenda

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 Pastor Aaron Lutz of Clear Creek Community Church

3. **APPROVAL OF MINUTES**

- 3A. **18-0204** March 13, 2018 Council Work Session  
*Attachments:* [Data Sheet](#)  
[March 13, 2018 Council Work Session](#)
- 3B. **18-0205** March 13, 2018 Regular Meeting  
*Attachments:* [Data Sheet](#)  
[March 13, 2018 Regular Meeting](#)
- 3C. **18-0207** March 19, 2018 Special Council Meeting  
*Attachments:* [Data Sheet](#)  
[March 19, 2018 Special Council Meeting](#)
- 3D. **18-0218** March 27, 2018 Council Work Session  
*Attachments:* [Data Sheet](#)  
[March 27, 2018 Council Work Session](#)

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

- 4A. [18-0212](#) Community Spotlight - League City Lions Club (Council Member Gripon and Council Member Dugie)

Mission: To empower volunteers to serve our community, meet humanitarian needs, encourage peace and promote understanding through our Lions Club

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**

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.

- 8A. [18-0190](#) Presentation of the Investment Report of the Section 4B Industrial Development Corporation for the quarter ended December 31, 2017 (Director of Finance)

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

**9. CONSENT AGENDA**

- 9A. [18-0171](#) Consider and take action on a resolution authorizing an encroachment agreement with Galveston County Management District No. 1 providing for certain private improvements within the Brookport Drive right-of-way (Director of Planning and Development)

**Attachments:**[Data Sheet](#)[Proposed Resolution](#)[Exhibit A - Encroachment Agreement](#)[Permit Application](#)[Aerial Map](#)

- 9B. [18-0189](#) 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. 45 (Hidden Lakes) in an amount not to exceed \$6,275,000 and authorizing the Mayor to execute and the City Secretary to attest same for and on behalf of the City of League City (Director of Finance)

**Attachments:**[Data Sheet](#)[Proposed Resolution](#)[Letter from Baird](#)[Engineering Report](#)[Proposed Debt Service Schedule](#)[Capacity Analysis](#)[TCEQ Order](#)[Utility Agreement](#)[Utility Agreement - First Amendment](#)[Map](#)[GCAD Certificate of Appraised Value](#)[Estimate of Assessed Valuation](#)

- 9C. [18-0186](#) Consider and take action on a resolution authorizing an encroachment agreement with Mar Bella Community, Inc. to allow certain private irrigation and landscape improvements within the City's public road right-of-way, utility easements and restricted reserves within the Mar Bella Master Planned Community (Director of Engineering)

**Attachments:**[Data Sheet](#)[Proposed Resolution](#)[Exhibit A - Encroachment Agreement](#)[Aerial Map](#)

- 9D. [18-0199](#) Consider and take action on a resolution authorizing an encroachment agreement with Genesis Pipeline Texas LP, for the City's benefit that allows the City to install an earthen berm from south of the Washington Street and FM 3 intersection to Bradshaw Ditch within the existing Genesis Pipeline easement for an amount not to exceed \$3,500 (Director of Engineering)
- Attachments:*     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [Exhibit A - Encroachment Agreement](#)  
                              [Genesis Application and Construction Plan Exhibit](#)  
                              [Aerial Map](#)
- 9E. [18-0198](#) Consider and take action on a resolution to accept the conveyance of water line and sanitary sewer easement from League City Investors, Ltd. to serve the Franklin Business Subdivision commercial development located in the 3900 block of East FM 646 (Director of Engineering)
- Attachments:*     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [Exhibit A - Easement Conveyance Agreement](#)  
                              [Water Line and Sanitary Sewer Line Construction Plan Sheet](#)  
                              [Aerial Map](#)
- 9F. [18-0162](#) Consider and take action on a resolution accepting a Water Line, Fire Hydrant and Water Meter Easement conveyance from NHF Management, LLC associated with the proposed development of Block 1, Lot 3, Butler Road Business Park (Director of Engineering)
- Attachments:*     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [Exhibit A - Easement Conveyance](#)  
                              [Butler Road Business Park Final Plat](#)  
                              [Site Plan Sheet Revision](#)  
                              [Aerial Map](#)
- 9G. [18-0197](#) Consider and take action on a resolution approving a utility conveyance and security agreement with Galveston County Municipal Utility District No. 46 for water, sanitary sewer, and drainage facilities associated with the Mar Bella Subdivision, Section 14A (Director of Engineering)
- Attachments:*     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [Exhibit A - Utility Conveyance and Security Agreement](#)  
                              [City Acceptance Documentation](#)  
                              [Aerial Map](#)

- 9H. [18-0211](#) Consider and take action on a resolution authorizing an interlocal agreement with Harris County for participation in the Regional Watershed Protection Education Program in an amount not to exceed \$24,085.32 (Director of Engineering)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Interlocal Agreement](#)
- 9I. [18-0193](#) Consider and take action on a resolution approving an interlocal agreement between the City of League City and the Harris-Galveston Subsidence District (HGSD) for participation in the “Learning to be Water Wise” Program for an amount not to exceed \$11,330 (Director of Public works)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Interlocal Agreement](#)  
[Groundwater Credits Spreadsheet](#)
- 9J. [18-0210](#) Consider and take action on Ordinance No. 2018-09 authorizing an amended and restated utility agreement with Forestar (USA) Real Estate Group, Inc. regarding Galveston County Municipal Utility District No. 36 - Second Reading (Director of Planning & Development)
- Council postponed 6-2-0 on March 27, 2018.  
Council approved first reading, with conditions, 7-0-0 with 1 absent, on April 10, 2018.
- Attachments:* [Data Sheet](#)  
[Ordinance No. 2018-09](#)  
[Exhibit A - Amended and Restated Utility Agreement](#)  
[Developer Concessions](#)  
[Resolution 2006-33](#)  
[Ordinance 2006-77](#)  
[Aerial Map](#)

### **END OF CONSENT AGENDA**

### **10. OLD BUSINESS**

### **11. NEW BUSINESS**

- 11A. [18-0203](#) Consider and take action on a resolution authorizing the City of League City’s Economic Development Investment Policy (Director of Economic Development)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Economic Development Investment Policy](#)  
[Economic Development Investment Application](#)  
[Economic Development Investment Pre-Qualification Sheet](#)

- 11B. [18-0213](#) Consider and take action on a resolution authorizing Change Order No. 3 with Texas Sterling Construction Co. for the Calder Road Improvements Project (ST1002) in an amount of \$468,911.55 for a total increased contract amount of \$8,248,042.49 (Director of Budget & Project Management)

Attachments:     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [Change Order No. 3](#)  
                              [Cost Overrun Letter](#)

- 11C. [18-0217](#) Consider and take action on a resolution requesting that the State of Texas seek a waiver to the requirement that 70% of the overall benefit of Housing and Urban Development Block Grant Disaster Recovery Funds be used to support low-to-moderate income persons and supporting Galveston County's efforts in seeking said waiver (Assistant City Manager)

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

12.     **FIRST READING OF ORDINANCES**

- 12A. [18-0188](#) Consider and take action on an ordinance amending Chapter 54 of the Code of Ordinances of the City of League City entitled "Health and Sanitation" by amending Section 54-32 to prohibit property conditions that cause pest infestation (Director of Planning and Development)

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

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

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

- 14A. [18-0208](#) Texas Open Meetings Act, Section 551.071 Government Code - Consultation with City Attorney

Consultation with City Attorney regarding CenterPoint Energy's proposed adjustment in rates related to their GRIP application filed with the Texas Railroad Commission on or about March 29, 2018 (City Attorney)

Attachments:     [Data Sheet](#)

- 14B. [18-0201](#) Texas Open Meetings Act, Section 551.072 Government Code - Deliberations about real property

Discuss potential purchase or sale of real property interests (Director of Engineering, Director of Budget & Project Management)

Attachments:     [Data Sheet](#)

- 14C. [18-0220](#) Texas Open Meetings Act Section 551.071 Government Code - Consultation with Attorney

Consultation with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct to the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, to-wit: legal issues related to MUD 6 (City Attorney)

Attachments:     [Data Sheet](#)

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

- 15A.     [18-0209](#)     Consider and take action on CenterPoint Energy's proposed adjustment in rates related to their GRIP application filed with the Texas Railroad Commission on or about March 29, 2018 (City Attorney)

Attachments:     [Data Sheet](#)

- 15B.     [18-0202](#)     Consider and take action on discussion concerning potential purchase or sale of real property interests (Director of Engineering, Director of Budget & Project Management)

Attachments:     [Data Sheet](#)

- 15C.     [18-0221](#)     Consider and take action on legal matters related to MUD 6 (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 20th day of April, 2018 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 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.**