



City of League City, TX

300 West Walker
League City TX 77573

Meeting Agenda City Council

Tuesday, October 9, 2018

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, 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 Rev. Chris Cooksey of Bay Harbour United Methodist Church

3. **APPROVAL OF MINUTES**

- 3A. **18-0620** August 7, 2018 Budget Work Session
Attachments: [Data Sheet](#)
[August 7, 2018 Budget Work Session](#)
- 3B. **18-0622** August 14, 2018 Council Work Session
Attachments: [Data Sheet](#)
[August 14, 2018 Council Work Session](#)
- 3C. **18-0623** August 28, 2018 Council Work Session
Attachments: [Data Sheet](#)
[August 28, 2018 Council Work Session](#)

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

- 4A. **18-0614** Community Spotlight - American Heart Association - Bay Area Heart Walk (Mayor Hallisey)
Attachments: [Data Sheet](#)

- 4B. [18-0621](#) Recognition of an accomplished CCISD alumna and League City resident, Dr. Jennifer Kosty (Mayor Pro Tem Kinsey and Councilmember Becker)

Attachments: [Data Sheet](#)

- 4C. [18-0600](#) Presentation by Public Improvement District No. 1 (Director of Finance)

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. [18-0518](#) Hold a public hearing regarding assessments against properties in the League City Public Improvement District #1 (Magnolia Creek), Section 13 (Director of Finance)

Attachments: [Data Sheet](#)
[Public Hearing Notice](#)
[Recorded Plat](#)
[Aerial Map](#)

- 6B. [18-0519](#) Consider and take action on an ordinance amending the service & assessment plan and levying an assessment for and on behalf of City of League City Public Improvement District #1, Section 13 (Director of Finance)

Staff recommends approval on first and final reading.

Attachments: [Data Sheet](#)
[Proposed Ordinance](#)
[Exhibit A - Amended Service & Assessment Plan](#)
[Exhibit B - Section 13 Assessment Roll](#)
[Recorded Plat](#)
[Aerial Map](#)

- 6C. [18-0616](#) Hold a public hearing regarding the adoption of the Land Use Assumption and Capital Improvements Plan for which a roadway capital recovery fee may be imposed (Director of Engineering)
- Attachments: [Data Sheet](#)
 [Public Hearing Presentation](#)
 [Final Report](#)
 [Aerial Map](#)
- 6D. [18-0608](#) Consider and take action on an ordinance approving the adoption of the Land Use Assumption and Capital Improvements Plan for which a roadway capital recovery fee may be imposed (Director of Engineering)
- Staff requests a first and final reading of ordinance
- Attachments: [Data Sheet](#)
 [Proposed Ordinance](#)
 [Exhibit A - Land Use Assumptions aand CIP](#)
 [Public Hearing Slideshow](#)
 [Aerial Map](#)
- 6E. [18-0595](#) Hold a public hearing on a Special Use Permit application, SUP-18-0003 (B W Hunting, LLC), to allow an Auto Repair and Other Heavy Vehicle Service use on approximately 2.45 acres zoned “CG” (General Commercial), legally described as Lot 3, Block 1, Kenfield Collision, generally located west of the Gulf Freeway (I-45), and north of Big League Dreams Parkway, with the address of 2405 South Gulf Freeway, in League City, Texas (Director of Planning and Development)
- Attachments: [Data Sheet](#)
 [Zoning Map](#)
 [Excerpt From Minutes](#)
 [Staff Report](#)
- 6F. [18-0596](#) Consider and take action on an ordinance amending Ordinance No. 2005-24 for a Special Use Permit, SUP-18-0003 (B W Hunting, LLC), to allow an Auto Repair and Other Heavy Vehicle Service use on approximately 2.45 acres zoned “CG” (General Commercial), legally described as Lot 3, Block 1, Kenfield Collision, generally located west of the Gulf Freeway (I-45), and north of Big League Dreams Parkway, with the address of 2405 South Gulf Freeway, in League City, Texas (Director of Planning and Development)
- Planning and Zoning Commission recommended approval subject to conditions, 5-0-0 with 3 absent, on September 17, 2018.
- Attachments: [Data Sheet](#)
 [Proposed Ordinance](#)
 [Exhibit A](#)
 [Exhibit B](#)
 [Exhibit C](#)
 [Exhibit D](#)

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. [18-0582](#) Consider and take action on a resolution to ratify the contract with Base Construction for the emergency repair of the 8-inch gravity sanitary sewer on State Highway 3 in an amount not to exceed \$82,375.00 (Director of Public Works)

Attachments: [Data Sheet](#)
 [Proposed Resolution](#)
 [Exhibit A - Agreement with Base Construction](#)
 [Report Card](#)

- 9B. [18-0599](#) Consider and take action on a resolution authorizing an agreement with Semper Striping, LLC for roadway markings on-call in an amount not to exceed \$110,000.00 (Director of Public Works)

Attachments: [Data Sheet](#)
 [Proposed Resolution](#)
 [Exhibit A - Agreement with Semper Striping, LLC](#)
 [Addendum No. One \(1\)](#)
 [Recommendation Memorandum](#)
 [Bid Tabulation](#)

- 9C. [18-0583](#) Consider and take action on a resolution declaring the City's official intent to reimburse certain costs with the proceeds from tax-exempt obligations (Director of Finance)

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

- 9D. [18-0592](#) Consider and take action on a resolution authorizing the transfer of up to \$166,176.48 of charity funds collected by League City Police Department Community Outreach Division and held in trust by the City to an account managed by League City Community Outreach and Support Inc. (Chief of Police)

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

- 9E. [18-0579](#) Consider and take action on a resolution authorizing an expenditure of an amount not to exceed \$135,000 with Baker and Taylor, Inc. under Texas Smart Buy 715-M2 for the purchase of library print and audio-visual materials through August 31, 2019 (Director of Parks and Cultural Services)
- Attachments:* [Data Sheet](#)
[Proposed Resolution](#)
[Texas Smart Buy 715-M2 State Contract](#)
- 9F. [18-0597](#) Consider and take action on a resolution authorizing the first amendment to the professional services agreement with Burditt Consultants, LLC by providing for additional services for the FM270 Public Boat Ramp Renovation project (CIP# PK1804) and increasing the total compensation by \$93,000 (Director of Budget and Project Management)
- Attachments:* [Data Sheet](#)
[Proposed Resolution](#)
[Exhibit A - First Amendment](#)
[Original Agreement with Burditt Consultants, LLC](#)
[Aerial Map](#)
- 9G. [18-0594](#) Consider and take action on a resolution authorizing a professional services agreement with HR Green, Inc. for the Asphalt Streets Rehabilitation Project Package 4 (CIP# RE 1704D) in an amount not to exceed \$155,032.00 (Director of Budget and Project Management).
- Attachments:* [Data Sheet](#)
[Proposed Resolution](#)
[Exhibit A - Agreement with HR Green Inc.](#)
[GIS Aerial](#)
- 9H. [18-0586](#) Consider and take action to excuse absences (City Secretary)
- Attachments:* [Data Sheet](#)

END OF CONSENT AGENDA

10. OLD BUSINESS

- 10A. [18-0602](#) Consider and take action on Ordinance No. 2018-30 rezoning approximately 37.5 acres, PUD-17-0006 (Town Harbour Estates PUD), legally described as Tracts 2, 2-1, 2-2 and 4 of the M. Muldoon Survey, Lot 35 and the southern 10 feet of Lot 34, Block 5 of the Lakeside Addition Subdivision, Lot 34, Block 6 of the Lakeside Addition Subdivision and Lots 1 thru 16, Block 9 of the Lakeside Addition Subdivision, from "CM" (Commercial Mixed Use), "RSF-7" (Residential Single-Family with a minimum lot size of 7,000 square feet) and "RSF-5" (Residential Single-Family with a minimum lot size of 5,000 square feet) to "RSF-7-PUD" (Residential Single-Family with a minimum lot size of 7,000 square feet within a Planned Unit Development Overlay) and "RSF-5-PUD" (Residential Single-Family with a minimum lot size of 5,000 square feet within a Planned Unit Development Overlay), generally located on the west side of Lakeside Drive, north of Marina Bay Drive (FM 2094) and east of South Shore Boulevard in the 600 block of Lakeside Drive in League City, Texas - Second Reading (Director of Planning and Development)

Council approved first reading 6-1-0 with 1 absent on September 25, 2018.

Attachments: [Data Sheet](#)
[Ordinance No. 2018-30](#)
[Exhibit A - Zoning Map](#)
[Exhibit B -08-21-2018 Town Harbour Estates PUD document and attachments](#)
[Exhibit C - Drainage](#)

11. **NEW BUSINESS**

- 11A. [18-0587](#) Consider and take action on a resolution setting the dates for conducting regular meetings during the months of November and December 2018 (City Secretary)

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

- 11B. [18-0593](#) Consider and take action on a resolution authorizing a construction contract with Gamma Construction Company for the Fire Station #6 Project (CIP# FR1701), for an amount not to exceed \$4,358,000, and authorizing the expenditure of an additional \$152,374 for a Construction Work Change Directive budget (Director of Budget & Project Management)

Attachments: [Data Sheet](#)
[Proposed Resolution](#)
[Exhibit A - Agreement with Gamma Construction Company](#)
[Recommendation Memorandum](#)
[Financial Risk Analysis](#)
[Bid Tabulation](#)
[Total Project Costs Spreadsheet](#)
[Aerial Location Map](#)

- 11C. [18-0588](#) Consider and take action on appointments to boards and commissions (Mayor Hallisey)

Attachments: [Data Sheet](#)

- 11D. [18-0589](#) Consider nominations to the Ethics Review Board (Mayor Hallisey)

Attachments: [Data Sheet](#)

- 11E. [18-0601](#) Consider and take action on a resolution to authorize and direct the City Manager to determine alternatives to improve drainage of all waterways and to engage the participation of regional governmental entities that would also benefit from this comprehensive plan (Councilman Dugie and Councilman Millican)

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

12. FIRST READING OF ORDINANCES

- 12A. [18-0591](#) Consider and take action on an ordinance repealing Ordinance 2011-31 and creating the Convention and Visitors Bureau Advisory Board and replacing the Hotel Occupancy Tax (HOT) Advisory Board (Director of Communications & Media Relations)
- Attachments:* [Data Sheet](#)
[Proposed Ordinance](#)
[Ordinance 2011-31](#)
- 12B. [18-0603](#) Consider and take action on an ordinance appointing Dick Hoskins Gregg, III as the associate judge of the Municipal Court of Record in the city of League City for the remainder of a two-year term ending on January 31, 2020 and authorizing an agreement with Dick Hoskins Gregg, III for various judicial services at a rate of \$150 per hour (Assistant City Manager)
- Staff recommends approval on first and final reading.
- Attachments:* [Data Sheet](#)
[Proposed Ordinance](#)
- 12C. [18-0617](#) Consider and take action on an ordinance authorizing the issuance of City of League City, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2018; and levying an ad valorem tax; pledging certain net revenues; approving an official statement, authorizing the execution of a transfer and paying agency agreement; and other matters in connection therewith (Director of Finance)
- Attachments:* [Data Sheet](#)
[Proposed Ordinance](#)
[Project List](#)
[Preliminary Official Statement](#)
[Preliminary Notice of Sale](#)
[Draft Paying Agent Agreement](#)

13. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED**14. EXECUTIVE(CLOSED) SESSION(S)**

- 14A. [18-0584](#) 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](#)

- 14B. [18-0611](#) 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)

Attachments: [Data Sheet](#)

- 14C. [18-0618](#) 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 Public Improvement Districts (City Attorney)

Attachments: [Data Sheet](#)

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

- 15A. [18-0585](#) 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](#)

- 15B. [18-0612](#) Consider and take action on discussion concerning potential purchase or sale of real property interests (Director of Engineering)

Attachments: [Data Sheet](#)

- 15C. [18-0619](#) Consider and take action on legal issues related to Public Improvement Districts (City Attorney)

Attachments: [Data Sheet](#)

16. **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 5th day of October, 2018 prior to 12:30 p.m. as well as the City's public internet webpage, 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.

**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.