



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Agenda City Council

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Tuesday, November 19, 2019

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 and 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 Jerry Hatfield of Turning Point Church

3. **APPROVAL OF MINUTES**
4. **PROCLAMATIONS, PRESENTATIONS, AWARDS, AND COMMUNITY SPOTLIGHT**

- 4A. **19-0608** Presentation of the "Art Hewitt Volunteer Spirit Award" and the "Steve Jones Inspiration Award" (Mayor Hallisey)  
*Attachments:* [Data Sheet](#)
- 4B. **19-0632** Presentation of a proclamation recognizing November as National Epilepsy Awareness Month (Mayor Hallisey)  
*Attachments:* [Data Sheet](#)
- 4C. **19-0626** Presentation by Chairperson of the Historic Commission (Executive Director of Development Services)  
*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. [19-0622](#) Hold a public hearing on a request to rezone approximately 33.85 acres from “CG” (General Commercial) to “RSF-5” (Residential Single Family with a minimum lot size of 5,000 square feet), MAP-19-0013 (FM 646 Tract), legally described as Abstract 36 of the WG Banks Survey, Tracts 13 and 13-2, generally located along the south side of Farm to Market Road 646 and east of Caroline Street, in League City, Texas (Executive Director of Development Services)

**Attachments:**

[Data Sheet](#)

[2. Location Map](#)

[3. Excerpt from Minutes](#)

[4. Planning and Zoning Commission Staff Report](#)

- 6B. [19-0624](#) Consider and take action on an ordinance amending Ordinance No. 2005-24 and Ordinance No. 2013-30 to rezone approximately 33.85 acres (MAP-19-0013 FM 646 Tract) from “CG” (General Commercial) to “RSF-5” (Residential Single Family with a minimum lot size of 5,000 square feet), legally described as Abstract 36 of the WG Banks Survey, Tracts 13 and 13-2, generally located along the south side of Farm to Market Road 646 and east of Caroline Street, in League City, Texas (Executive Director of Development Services)

Planning and Zoning Commission recommended approval, 7-0-0, with 1 member absent on November 4, 2019.

**Attachments:**

[Data Sheet](#)

[Proposed Ordinance](#)

[Exhibit A](#)

- 6C. [19-0637](#) Hold a public hearing on TPWD Outdoor Grant Application for Bay Colony Park - Phase 1 (PK2001) to review Grant Project construction impact to wetland and floodplain areas (Director of Budget & Project Management)

**Attachments:**

[Data Sheet](#)

[Bay Colony Wetlands & Floodplain Map](#)

- 6D. [19-0638](#) Consider and take action on a resolution: 1) authorizing the submission of a grant application to the Texas Parks and Wildlife Department for a 50%/50% State/City matching grant for an amount up to \$750,000 supporting the Bay Colony Park - Phase 1 Project (PK2001), 2) authorizing the receipt of any awarded funds and 3) authorizing the city manager to sign any or all documents pertaining to the project (Director of Budget & Project Management)

Attachments:     [Data Sheet](#)  
[Proposed Resolution](#)  
[Grant Application Pre-Approval form](#)  
[Proposed Site Plans & OPCC](#)  
[Aerial Map & CIP Project Sheet](#)

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.     [19-0633](#)     Presentation regarding General Obligation Refunding and Improvement Bonds, Series 2019 (Director of Finance)

Attachments:     [Data Sheet](#)

9.     **CONSENT AGENDA**

- 9A.     [19-0602](#)     Consider and take action on a resolution authorizing a three-year agreement with Cornerstone Maintenance and Landscaping for city-wide manicured mowing services in an amount not to exceed \$871,916.58 (Director of Public Works)

Attachments:     [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Agreement with Cornerstone Maintenance and Landscaping](#)  
[Recommendation Memorandum](#)  
[Bid Tabulation \(Exhibit B\)](#)

- 9B.     [19-0620](#)     Consider and take action on a resolution authorizing an agreement with Rolltechs Specialty Vehicles, LLC for the completion of phase 2 of the arson command trailer in the amount not to exceed \$76,750.57 (Fire Chief)

**Attachments:**     [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Agreement with Rolltech Speciality Vehicles](#)  
[Arson/Command Trailer Grant Timeline](#)  
[RFP 19-FireMar-004A](#)  
[Original Bid from Rolltechs Specialty Vehicles, LLC](#)  
[Rolltechs Specialty Vehicles, LLC phase 1 quote and contract](#)  
[Rolltechs Specialty Vehicles, LLC quote for Phase 2](#)  
[Approved Data Sheet for Resolution 2019-37](#)  
[Signed Resolution 2019-37](#)  
[Statement of Grant Award](#)

- 9C.     [19-0619](#)     Consider and take action on a resolution authorizing an agreement with Cop Stop, Inc. to purchase uniforms and accessories for the League City Fire Department in an amount not to exceed \$70,000 (Fire Chief)

**Attachments:**     [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Agreement with Cop Stop](#)  
[Bid Package - ITB 19-Fire-039](#)  
[Procurement Memo](#)

- 9D.     [19-0618](#)     Consider and take action on a resolution waiving the bond issue minimum on a one-time basis and consenting to the sale and issuance of Unlimited Tax Bonds, Series 2019A and Unlimited Tax Park Bonds, Series 2019B, for the Galveston County Municipal Utility District #46 in amounts not to exceed \$3,500,000 and \$800,000, respectively, 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](#)  
[Request for Approval Letter](#)  
[Bond Application Report](#)  
[Utility Agreement](#)  
[Cash Flow Analysis](#)  
[Engineer certification of compliance](#)  
[MUD 46 Board President compliance attestation](#)  
[Map](#)

- 9E.     [19-0605](#)     Consider and take action on a resolution authorizing a three-year agreement with the Galveston County Daily News for printing services for the City Matters magazine in an amount not to exceed \$138,000 (Director of Communications and Media Relations)

**Attachments:**     [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Agreement with Galveston Daily News](#)  
[Bid Tab](#)

- 9F.     [19-0588](#)     Consider and take action on a resolution authorizing a contract with Bay Area Houston Convention & Visitors Bureau to assist in advertising, marketing, and promotion of tourism and conventions for League City (Director of Communications and Media Relations)
- Attachments:     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [Exhibit A - Agreement with BAHCVB](#)
- 9G.     [19-0634](#)     Consider and take action on a resolution authorizing a construction contract with Rally Construction, Inc., for the Landing Ditch Improvements at FM518 Project (RE1803K), in the amount of \$487,585, and authorizing an additional \$48,800 for Construction Work Change Directive budget for a total construction budget of \$536,385 (Director of Budget & Project Management)
- Attachments:     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [Exhibit A - Construction Contract with Rally Construction](#)  
                              [Letter of Recommendation with Bid Tabulation](#)  
                              [CIP Project Sheet](#)  
                              [Aerial Map](#)
- 9H.     [19-0641](#)     Consider and take action on a resolution: 1) authorizing a construction contract with Teamwork Construction Services for the SSH/SH96 Right-turn-lane & SSH Fire Station 6 Median Cut (ST1912) in an amount not to exceed \$376,956.74 and 2) authorizing an additional \$37,696 for a construction work change directive budget for a total construction budget of \$414,652.74 (Director of Budget & Project Management)
- Attachments:     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [Exhibit A - Agreement with Teamwork Construction Services](#)  
                              [Recommendation Letter & Bid Tab](#)  
                              [CIP project sheet](#)  
                              [Aerial Map](#)
- 9I.     [19-0644](#)     Consider and take action on a resolution authorizing a professional services agreement with iGET Services, LLC for the design and construction phase services related to the State Highway 96 at State Highway 3 Intersection Improvements (ST2001) in an amount not to exceed \$173,275 (Director of Budget and Project Management)
- Attachments:     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [Exhibit A - Agreement & Proposal](#)  
                              [CIP Project Sheet](#)  
                              [Aerial Map](#)
- 9J.     [19-0640](#)     Consider and take action on a resolution authorizing a fourth amendment to the professional services agreement with Jackson & Ryan Architects for the League City Animal Care and Adoption Center Project (PD1502) to perform additional engineering design and construction phase services, in an amount not to exceed \$13,975 (Director of Budget & Project Management)

**Attachments:**     [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - 4th Amendment](#)  
[Original Agreement](#)  
[Approved 1st Amendment](#)  
[Approved 2nd Amendment](#)  
[Approved 3rd Amendment](#)  
[Aerial Location Map](#)

- 9K.     [19-0643](#)     Consider and take action on a resolution authorizing work change directives to the construction contract agreement with Conrad Construction Co., Ltd. for the Downtown Revitalization Plan - Park Avenue Reconstruction Project (ED1503) in an amount not to exceed \$37,512.89 (Director of Budget & Project Management)

**Attachments:**     [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A1 - Draft WCD No. 3](#)  
[Exhibit A2 - Draft WCD No. 4](#)  
[Original Agreement](#)  
[Approved WCD No. 1](#)  
[Approved WCD No. 2](#)  
[Aerial Map](#)

- 9L.     [19-0645](#)     Consider and take action on a resolution awarding a construction contract to Corrosion Eliminators, LLC for the South Shore Harbor Ground Storage Tank Rehab Project (WT1802B) in an amount not to exceed \$569,668 and authorizing an additional \$57,000 for a construction work change directive budget for a total construction budget of \$626,668 (Director of Budget and Project Management)

**Attachments:**     [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Agreement with Corrosion Eliminators, LLC](#)  
[Letter of Recommendation with Bid Tab](#)  
[CIP Project Sheet](#)  
[Aerial Map](#)

**END OF CONSENT AGENDA**

10.     **OLD BUSINESS**

**11. NEW BUSINESS**

- 11A. [19-0557](#) 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 2020-2021 (Mayor Hallisey)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A](#)  
[RES 2019-170](#)  
[GCAD Letter](#)
- 11B. [19-0556](#) 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 2020-2021 (Mayor Hallisey)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[RES 2019-149](#)  
[HCAD Letter](#)
- 11C. [19-0609](#) Consider and take action on the appointment of a representative and an alternate to the Houston-Galveston Area Council (H-GAC) Transportation Policy Council (TPC) for the term year 2020 (Mayor Hallisey)
- Attachments:* [Data Sheet](#)  
[Appointment Letter](#)
- 11D. [19-0610](#) Consider and take action on appointment of a Primary Member and an Alternate to the Houston-Galveston Area Council (H-GAC) Technical Advisory Committee for the term year February 2020 to January 2021 (Mayor Hallisey)
- Attachments:* [Data Sheet](#)  
[Appointment Letter](#)
- 11E. [19-0621](#) Consider and take action on a resolution approving an amended application submitted by Centerpoint Energy Resources Corp. d/b/a Centerpoint Energy Entex ("Centerpoint") on or about October 11, 2019 for authority to issue a refund to customers; directing Centerpoint to issue a refund; directing Centerpoint to reimburse the City of League City's rate case expenses; finding that the meeting complies with the open meetings act; and making other findings and provisions related to the subject (City Attorney)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution w Exhibit](#)

**12. FIRST READING OF ORDINANCES****13. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED**

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

- 14A. [19-0628](#) 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 (Executive Director of Development Services)

Attachments:     [Data Sheet](#)

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

- 15A. [19-0630](#) 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 (Executive Director of Development Services)

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 15th day of November, 2019 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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**JEANNE HAMMACK**  
**DEPUTY 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.**