



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Agenda City Council

---

Tuesday, November 10, 2020

6:00 PM

Council Chambers  
200 West Walker Street

---

### Regular Meeting - Revised

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 Dr. Jan Sattem of Good Shepherd Church

3. **APPROVAL OF MINUTES**
- 3A. **20-0545**      October 13, 2020 Regular Meeting  
*Attachments:*      [Data Sheet](#)  
                                 [October 13, 2020 Regular Meeting](#)
4. **PROCLAMATIONS, PRESENTATIONS, AWARDS, AND COMMUNITY SPOTLIGHT**
- 4A. **20-0528**      Presentation by Chairman of the Historic Commission (Mayor Hallisey)  
*Attachments:*      [Data Sheet](#)
- 4B. **20-0531**      Report from Emergency Turnaround Task Force (Mayor Hallisey)  
*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. [20-0526](#) Hold a public hearing on a request on a Special Use Permit Application, SUP-20-0004 (7-Eleven), to allow a “Fueling Station and Convenience Store” to be located on a 2.46 acre tract zoned “CG” (Commercial General), legally described as Lot 1, Block 1, JHH, Firestone Subdivision (2020) Abstract 3, generally located at the southeast corner of West Main Street (FM 518) and Newport Boulevard, with the address of 2051 West Main Street (FM 518), League City, Texas. (Executive Director of Development Services)

**Attachments:**

[Data Sheet](#)

[Excerpt from P and Z Minutes](#)

[Planning and Zoning Commission Staff Report](#)

- 6B. [20-0525](#) Consider and take action on an ordinance approving a Special Use Permit, SUP-20-0004 (7-Eleven), to allow a “Fueling Station and Convenience Store” to be located on a 2.46 acre tract zoned “CG” (Commercial General), legally described as Lot 1, Block 1, JHH, Firestone Subdivision (2020) Abstract 3, generally located at the southeast corner of West Main Street (FM 518) and Newport Boulevard, with the address of 2051 West Main Street (FM 518), League City, Texas. (Executive Director of Development Services)

Planning and Zoning Commission denied the request 7-0-0 with one absent, on October 19, 2020.

**Attachments:**

[Data Sheet](#)

[Proposed Ordinance](#)

[Exhibit A - Plat](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Elevations](#)

[Exhibit D - Landscape Plan](#)

**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. [20-0544](#) Update on COVID Funding (Emergency Management Coordinator)

Attachments: [Data Sheet](#)

9. **CONSENT AGENDA**

- 9A. [20-0523](#) Consider and take action on a resolution authorizing a professional services agreement with Gauge Engineering, LLC. for design work related to the Leisure Lane & Orange Grove Area Drainage Study (DR2102) in an amount not to exceed \$104,905 (Director of Engineering)

Attachments: [Data Sheet](#)  
[Proposed Resolution](#)  
[PSA for Leisure Lane & Orange Grove Area Drainage Study](#)  
[Aerial Map](#)

- 9B. [20-0512](#) Consider and take action on a resolution authorizing the submission of a Community Block Grant Disaster Recovery (CDBG-DR) Application to the Texas General Land Office and authorizing the City Manager to act as the City's Executive Officer and authorized representative in all matters pertaining to the City's participation in the CDBG-DR Program (Director of Engineering)

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

- 9C. [20-0527](#) Consider and take action on a resolution authorizing an expenditure of an amount not to exceed \$220,000 for the purchase and maintenance of four (4) Stryker Medical Power Load Stretcher Systems for the EMS Department (Fire Chief)

Attachments: [Data Sheet](#)  
[Proposed Resolution](#)  
[Stryker Medical – PowerLoad Stretcher System Quote](#)  
[Stryker Medical – PowerLoad Stretcher System Information](#)  
[Stryker Medical – PowerLoad Stretcher System and Stretcher Sole Source](#)  
[Approved Installer Letter from Stryker](#)  
[Emsar – Third-party Install Quote](#)  
[Frazerbilt – Ambulance Manufacturer Install Quote](#)

- 9D. [20-0513](#) Consider and take action on a resolution establishing a Legislative Program as a part of the City of League City's Advocacy Program (Assistant City Manager)

Attachments: [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - 2021 Legislative Program](#)

- 9E. [20-0514](#) Consider and take action on a resolution to ratify the contract with Cherry Demolition for the demolition of the Dallas Salmon Wastewater Treatment Plant Administration Building (703 N. Wisconsin Ave), the Public Works Building (1535 Dickinson Ave), and the Animal Control Facility (821 N. Kansas Ave) in an amount not to exceed \$52,225 (Director of Public Works)

Attachments:     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [Exhibit A - Agreement with Cherry Demolition](#)  
                              [Quote - Non-friable Asbestos Removal](#)

- 9F. [20-0524](#) Consider and take action on a resolution appointing officers who are authorized to sign on behalf of the City in banking and other monetary transactions (Director of Finance)

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

### **END OF CONSENT AGENDA**

## **10. OLD BUSINESS**

- 10A. [20-0532](#) Consider and take action on a resolution authorizing an agreement with the Bay Area Coastal Protection Alliance (BACPA) for the completion of a financial study related to a regional coastal barrier system in an amount not to exceed \$7,500 (City Manager)

Attachments:     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [Exhibit A - Agreement with BACPA](#)  
                              [Request from Mayor Bechtel](#)  
                              [RES 2013-29](#)  
                              [Aerial View of Coastal Region](#)

- 10B. [20-0533](#) Consider and take action on Ordinance 2020-35 authorizing a utility agreement with Wesley West Minerals, Ltd. on behalf of the proposed Galveston County Municipal Utility District No. 81 (Executive Director of Development Services)

Council approved on first reading by a vote of 6-2-0 on October 27, 2020.

Attachments:     [Data Sheet](#)  
                              [Ordinance 2020-35](#)  
                              [Exhibit A - Utility Agreement with MUD 81](#)  
                              [Aerial Map](#)

- 10C. [20-0534](#) Consider and take action on Ordinance 2020-36 authorizing a Utility Agreement with Wesley West Cattle, L.P. and Wesley West Descendants Trust on behalf of the proposed Galveston County Municipal Utility District No. 82 (Executive Director of Development Services)

Council approved on first reading by a vote of 6-2-0 on October 27, 2020.

Attachments:     [Data Sheet](#)  
                         [Ordinance 2020-36](#)  
                         [Exhibit A - Utility Agreement with MUD 82](#)  
                         [Aerial Map](#)

## 11. NEW BUSINESS

- 11A. [20-0540](#) Consider and take action on a resolution authorizing a construction contract with Durwood Greene Construction Co. for the Asphalt Street Reconstruction Package 5 Project (RE1704E), in the amount of \$3,788,561.50, authorizing the expenditure of an amount not to exceed \$378,856 for a work change directive budget, and authorizing a construction material testing services contract with Terracon in an amount not to exceed \$83,387 for a total construction budget of \$4,250,804.50 (Director of Budget & Project Management)

Attachments:     [Data Sheet](#)  
                         [Proposed Resolution](#)  
                         [Exhibit A-1 - Agreement with Durwood Greene Construction Co](#)  
                         [Exhibit A-2 - Agreement with Terracon](#)  
                         [Letter of Recommendation and Bid Tab](#)  
                         [Vendor Report Cards - Terracon](#)  
                         [CIP Project Sheet](#)  
                         [Aerial Map](#)

- 11B. [20-0535](#) Consider and take action on a resolution determining that land is needed for the construction and improvements associated with the Grissom Road Reconstruction Project in the City of League City Texas, specifically a tract of land containing 5.1094 acres believed to be owned by Clearfield Realty Inc. and authorizing the institution of eminent domain proceedings (Director of Budget & Project Management)

Attachments:     [Data Sheet](#)  
                         [Proposed Resolution](#)  
                         [Exhibit A - Property Description](#)  
                         [Aerial Map](#)

- 11C. [20-0542](#) Consider and take action on a resolution determining that land is needed for the construction and improvements associated with the DR1902 Deer Ridge Drive Buy-out & Overland Flow Improvements, DR1902 Oaks of Clear Creek Phase 1 (Bradshaw Ditch), and DR 2001A Oaks of Clear Creek Phase 2 (Detention Pond) Projects in the City of League City, Texas, specifically a tract of land containing 1.1030 acres believed to be owned by Silk Road Properties LLC and authorizing the institution of eminent domain proceedings (Director of Budget & Project Management)

Attachments:     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [Exhibit A: Property Description](#)

- 11D. [20-0536](#) Consider and take action on a resolution authorizing a three-year agreement with Bay Oil Company for the purchase and delivery of fuel and petroleum products in an amount not to exceed \$2,500,000 (Director of Public Works and Director of Finance)

Attachments:     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [Exhibit A - Agreement with Bay Oil Company](#)  
                              [Evaluation Scoring Matrix Summary](#)

- 11E. [20-0543](#) Consider and take action on a resolution authorizing staff to negotiate an agreement with Gulf Coast Water Authority (GCWA) to acquire new available water capacity in Thomas Mackey Water Treatment Plant (TMWTP) for up to 3,000,000 gallons per day (MGD) at an estimated cost of \$8,400,000 (Director of Public Works)

Attachments:     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [GCWA Notice of Opportunity Letter dated 9.10.2020](#)  
                              [League City - Future Water Demand Analysis](#)

- 11F. [20-0546](#) Consider and possibly act to direct staff to evaluate the City's park dedication requirements and fees and to present to Council any recommendations for revisions by January 2021 (Council Members Dugie and Tressler)

Attachments:     [Data Sheet](#)

12.     **FIRST READING OF ORDINANCES**

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

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

- 14A. [20-0517](#) 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](#)

- 14B. [20-0529](#) Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney
- Consultation with City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, to-wit: Status update on Big League Dreams (City Attorney)
- Attachments: [Data Sheet](#)
- 14C. [20-0537](#) Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney
- Consultation with City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (City Attorney)
- Attachments: [Data Sheet](#)
15. **ACTION ITEM(S) FROM EXECUTIVE SESSION(S)**
- 15A. [20-0518](#) 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](#)
- 15B. [20-0530](#) Consider and take action regarding consultation with City Attorney, to-wit: Status update on Big League Dreams (City Attorney)
- Attachments: [Data Sheet](#)
- 15C. [20-0538](#) Consider and take action regarding consultation with City Attorney (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 6th day of November, 2020 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.**

---

**DIANA M. STAPP  
CITY SECRETARY**

**(SEAL)**

---

**NOTE: In compliance with the Americans with Disabilities Act, this facility is wheelchair 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.**