



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Agenda City Council

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Tuesday, May 11, 2021

6:00 PM

Johnnie Arolfo Civic Center  
400 West Walker Street

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### Regular Meeting

The physical meeting space shall be the following location: Johnnie Arolfo Civic Center 400 West Walker Street, League City, Texas. Members of the governmental body may attend the meeting via videoconference.

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 Candy Decker with Baha'i Faith Community

3. **APPROVAL OF MINUTES**

- 3A. [21-0270](#) April 27, 2021 Regular Meeting

Attachments: [Data Sheet](#)  
[April 27, 2021 Regular Meeting](#)

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

- 4A. [21-0267](#) National Society of the Sons of the American Revolution, Inc. recognition of League City Volunteer Firefighter Captain Steve Jones (Mayor Hallisey)

Attachments: [Data Sheet](#)

- 4B. [21-0259](#) Presentation of a proclamation declaring May 16-22, 2021 as National EMS Week (Mayor Hallisey)

Attachments: [Data Sheet](#)

- 4C. [21-0269](#) Presentation of a proclamation recognizing May 16-22, 2021 National Public Works Week (Mayor Hallisey)

Attachments: [Data Sheet](#)  
[Proclamation](#)

- 4D. [21-0230](#) Presentation by TIRZ #2 (Victory Lakes) and TIRZ #4 (Westwood) boards (Mayor Hallisey)  
*Attachments:* [Data Sheet](#)
- 4E. [21-0268](#) Report from Emergency Turnaround Task Force (Mayor Hallisey)  
*Attachments:* [Data Sheet](#)
- 4F. [21-0258](#) Report from Dickinson Bayou Watershed Steering Committee (Mayor Hallisey)  
*Attachments:* [Data Sheet](#)
- 4G. [21-0271](#) Community Spotlight - Clear Creek Independent School District (Mayor Hallisey and Mayor Pro Tem Dugie)  
*Attachments:* [Data Sheet](#)

5. **CITIZENS REQUEST FOR HEARING BEFORE CITY COUNCIL**

**Members of the public are invited to give comments at this time, lasting not longer than 3 minutes. Comments may be general in nature or may address a specific agenda item, and should be directed at the entire Council, not individual members of Council or staff. 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. [21-0260](#) Hold a public hearing on a request for a Rezoning, MAP-21-0003 (Hidden Lakes PUD and Unimproved ROW), to rezone approximately 10.24 acres from "OS" (Open Space) and "CM-PUD" (Commercial Mixed Use within the Hidden Lakes Planned Unit Development) to "CG" (General Commercial), generally located south of League City Parkway (SH 96), east of Tuscan Lakes Boulevard, and north of FM 646 (Executive Director of Development Services)  
*Attachments:* [Data Sheet](#)  
[Planning and Zoning Commission Staff Report](#)  
[Excerpt Minutes from the April 19, 2021, P&Z Commission Meeting](#)
- 6B. [21-0261](#) Consider and take action on an ordinance approving a Rezoning, MAP-21-0003 (Hidden Lakes PUD and Unimproved ROW), to rezone approximately 10.24 acres from "OS" (Open Space) and "CM-PUD" (Commercial Mixed Use within the Hidden Lakes Planned Unit Development) to "CG" (General Commercial), generally located south of League City Parkway (SH 96), east of Tuscan Lakes Boulevard, and north of FM 646 (Executive Director of Development Services)  
  
Planning and Zoning Commission recommended approval, 5-0-0 with 3 absent on 4/19/21.  
  
Staff requests approval on first and final reading.  
*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.**

- 8A. [21-0254](#) Presentation of the Economic Development Report for the Quarter Ending March 2021 (Director of Economic Development)

*Attachments:*     [Data Sheet](#)  
                                 [Economic Development Quarterly Report ending March 2021 - Final](#)

**9. CONSENT AGENDA**

- 9A. [21-0255](#) Consider and take action on a resolution authorizing a three-year agreement with Core and Main LP for the purchase of water and sewer line repair materials in an amount not to exceed \$544,870 (Director of Public Works)

*Attachments:*     [Data Sheet](#)  
                                 [Proposed Resolution](#)  
                                 [Exhibit A - Standard Agreement with Core and Main LP](#)  
                                 [Bid Tabulation](#)  
                                 [Recommendation Memorandum](#)  
                                 [Vendor Report Card](#)

- 9B. [21-0266](#) Consider and take action on a resolution authorizing a professional services agreement with ARKK Engineering for design work related to drainage improvements for the Oaks of Clear Creek Detention Pond Project (DR2101B) in an amount not to exceed \$423,020 (Director of Engineering)

*Attachments:*     [Data Sheet](#)  
                                 [Proposed Resolution](#)  
                                 [Exhibit A - Agreement with ARKK Engineering](#)  
                                 [Project Aerial Map](#)

- 9C. [21-0277](#) Consider and take action on a resolution authorizing a construction contract with Ardent Construction, LLC for the Hike & Bike Trails Wayfinding Phase One Project (PK1701), in the amount of \$144,320, authorizing the expenditure of an amount not to exceed \$14,432 for a work change directive budget, for a total construction budget of \$158,752 (Director of Budget & Project Management)

Attachments:     [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Agreement with Ardent Construction, LLC](#)  
[Letter of Recommendation and bid tab](#)  
[CIP Project Sheet](#)  
[Aerial map](#)

- 9D. [21-0276](#) Consider and take action on a resolution: 1) authorizing work change directive (WCD) #6 with Westway Construction for the Council Chambers Remodel Project (FM2002) in an amount not to exceed \$29,198.01 and 2) ratifying WCDs #1 through #5 (Director of Budget & Project Management)

Attachments:     [Data Sheet](#)  
[Proposed Resolution](#)  
[Work Change Directive No. 1](#)  
[Work Change Directive No. 3](#)  
[Work Change Directive No. 4](#)  
[Work Change Directive No. 5](#)  
[Work Change Directive No. 6](#)  
[Work Change Directives Chart](#)  
[October 13, 2020 Agenda Item 11B](#)  
[CIP Project Sheet](#)  
[Aerial Map](#)

- 9E. [21-0262](#) Consider and take action on Ordinance No. 2021-15, an ordinance approving a Rezoning, MAP-21-0001 (Multiple Parcels, Rights of Way and Easements along W. FM 646), to rezone approximately 15 acres of land area comprised of 20 parcels from "CO" (Office Commercial) to "CG" (General Commercial) and rezone the adjacent rights-of-way and easements from "OS" (Open Space) to "CG" (General Commercial), generally located along the south side of W. FM 646 and west of SH 3 - Second Reading (Executive Director of Development Services)

Planning and Zoning Commission recommended approval, 7-0-0 with 1 absent on 4/5/21.

Council approved first reading, 8-0-0 on 4/27/21.

Attachments:     [Data Sheet](#)  
[Ordinance No. 2021-15](#)  
[Exhibit A](#)

### **END OF CONSENT AGENDA**

### **10. OLD BUSINESS**

**11. NEW BUSINESS**

- 11A. [21-0265](#) Consider and take action on a resolution consenting to the sale and issuance of Unlimited Tax Bonds, Series 2021 for the Bay Colony West Municipal Utility District in an amount not to exceed \$4,800,000 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](#)  
[Request for League City Approval](#)  
[Schedule of Events](#)  
[Bay Colony West, 2003 Utility Agreement](#)  
[Board Compliance Letter](#)  
[Engineer Compliance Letter](#)  
[Draft Preliminary Official Statement](#)  
[TCEQ Order](#)  
[Debt Service Schedule](#)  
[No Growth Cash Flow](#)  
[Map](#)

- 11B. [21-0275](#) Consider and take action on a resolution authorizing a construction contract with Triple B Services, LLP for the Deer Ridge Drive Buyout and Overland Flow Improvements Project (DR1902), in an amount not to exceed \$2,384,436.83 and authorizing a work change directive budget of 238,443, for a total construction budget of \$2,622,879.83 (Director of Budget & Project Management)

**Attachments:**

[Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Agreement with Triple B Services, LLP](#)  
[Letter of Recommendation and Bid Tab](#)  
[CIP Project Sheet](#)  
[Aerial Map](#)

- 11C. [21-0263](#) Consider and take action on a resolution directing city staff to begin the process to increase the roadway capital recovery fees for League City and designating the Planning and Zoning Commission as the Capital Improvements Advisory Committee (Director of Engineering)

**Attachments:**

[Data Sheet](#)  
[Proposed Resolution](#)  
[Ordinance 2019-01 \(Current Roadway Fees\)](#)  
[Roadway CFR Study - \(November 2018\)](#)  
[Roadway Service Areas Map](#)

**12. FIRST READING OF ORDINANCES**

- 12A. [21-0264](#) Consider and take action on an ordinance amending Chapter 50 of the Code of Ordinances of the City of League City entitled, "Floods" regarding engineering standards for the minimization of flood losses.  
(Director of Engineering)

Staff requests approval on first and final reading.

Attachments:     [Data Sheet](#)  
                         [Proposed Ordinance](#)  
                         [Redline Changes](#)  
                         [FEMA, TWDB Letters](#)

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

- 14A. [21-0256](#) 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](#)

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

- 15A. [21-0257](#) Consider and take action regarding consultation with City Attorney, to-wit: Status update on Big League Dreams (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 7th day of May, 2021 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 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.**

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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.**