



City of League City, TX

300 West Walker
League City TX 77573

Meeting Agenda City Council

Tuesday, September 28, 2021

6:00 PM

Johnnie Arolfo Civic Center
400 West Walker Street

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 of Baha'i Faith Community

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

- 4A. [21-0526](#) Presentation of a proclamation recognizing October 2021 as "National Domestic Violence Awareness Month 2021" (Mayor Hallisey)

Attachments: [Data Sheet](#)

- 4B. [21-0527](#) Presentation of a proclamation recognizing the week of October 3-9, 2021 as "Fire Prevention Week" (Mayor Hallisey)

Attachments: [Data Sheet](#)

- 4C. [21-0548](#) Presentation of a proclamation recognizing October 5, 2021 as "World Teachers' Day" (Mayor Hallisey)

Attachments: [Data Sheet](#)

- 4D. [21-0532](#) Presentation by the Vice-Chairperson of the Planning and Zoning Commission (Mayor Hallisey)

Attachments: [Data Sheet](#)

- 4E. [21-0549](#) Report from Dickinson Bayou Watershed Steering Committee (Mayor Hallisey)

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**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. [21-0545](#) Presentation of the Financial Report for Quarter Ended June 30, 2021 (Executive Director of Finance & Project Management)

Attachments: [2Data Sheet](#)
[FY2021 Third Quarter Financial Report](#)

9. CONSENT AGENDA

- 9A. [21-0528](#) Consider and take action on a resolution authorizing the submittal of three separate grant applications (Fire Department Training, Volunteer Firefighter Insurance, and Fire Department Equipment) for the Texas Forest Service Rural Volunteer Fire Department Assistant Program HB2604 and HB3367 (Fire Chief)

Attachments: [Data Sheet](#)
[Proposed Resolution](#)
[Grant Application Pre-Approval Form - Training](#)
[Grant Application Pre-Approval Form - Insurance](#)
[Grant Application Pre-Approval Form - Equipment](#)

- 9B. [21-0530](#) Consider and take action on a resolution authorizing a professional services agreement with Halff Associates, Inc. for the mountain bike trail planning and design/maintenance recommendations in the amount of \$39,500 (Director of Parks & Cultural Services)

Attachments: [Data Sheet](#)
[Proposed Resolution](#)
[Exhibit A - Agreement with Halff Associates](#)

- 9C. [21-0529](#) Consider and take action on a resolution authorizing an Addendum to the City's contract with Bay Area Houston Convention & Visitors Bureau (Director of Communications and Media Relations)

Attachments:

[Data Sheet](#)

[Proposed Resolution](#)

[Exhibit A - Addendum to BAHCVB Contract](#)

[RES 2019-197](#)

- 9D. [21-0524](#) Consider and take action on a resolution authorizing a three-year contract renewal with Commercial Chemical Products, Inc. DBA Poolsure for swimming pool chemicals for an amount not to exceed \$119,826.40 (Director of Parks & Cultural Services)

Attachments:

[Data Sheet](#)

[Proposed Resolution](#)

[Exhibit A - Agreement with Poolsure](#)

[Vendor Report Card](#)

[Form 1295](#)

- 9E. [21-0531](#) Consider and take action on a resolution authorizing an Acceptance and Assumption Agreement with Galveston County Municipal District No. 80 and CND-Westleigh, LLC for assumption of the development obligations in the Utility Agreement and the Transportation Development Agreement for MUD 80 (Executive Director of Development Services)

Attachments:

[Data Sheet](#)

[Proposed Resolution](#)

[Exhibit A - Acceptance and Assumption Agreement](#)

[MUD 80 Utility Agreement](#)

[MUD 80 Transportation Development Agreement](#)

- 9F. [21-0539](#) Consider and take action on a resolution authorizing a professional services agreement with Terracon Consultants, Inc. for Materials Testing for the Deer Ridge Drive Buyout and Overland Flow Improvements Project (DR1902), in an amount not to exceed \$81,410 (Executive Director of Finance & Project Management)

Attachments:

[Data Sheet](#)

[Proposed Resolution](#)

[Exhibit A - Agreement with Terracon Consultants, Inc](#)

[Approved Agenda Item 11H \(6-22-21\)](#)

[Aerial Map](#)

[CIP Project Sheet](#)

[Vendor Report Card](#)

- 9G. [21-0540](#) Consider and take action on a resolution authorizing a professional services agreement with Terracon Consultants, Inc. for materials testing for the 36-Inch Transmission Main from State Highway 3 Booster Pump Station to South Shore Harbour Booster Pump Station Project (WT1109) in an estimated amount not to exceed \$53,205 (Executive Director of Finance & Project Management)

Attachments: [Data Sheet](#)
 [Proposed Resolution](#)
 [Exhibit A - Agreement with Terracon Consultants, Inc.](#)
 [Approved Agenda Item \(6-22-21\)](#)
 [CIP Project Sheet](#)
 [Aerial Map](#)
 [Vendor Report Card](#)

- 9H. [21-0533](#) Consider and take action on Ordinance 2021-37 approving a Special Use Permit Application, SUP-21-0001, (Power Mart), to allow a “Vehicle Fueling” use to operate in a “CG” (General Commercial) zoning district, generally located west of the South Gulf Freeway (I-45), at the southwest intersection of West Main Street (FM 518) and Maple Leaf Drive with the address of 6205 West Main Street (FM 518), in League City, Texas - Second Reading (Executive Director of Development Services)

Planning and Zoning Commission recommended approval, 6-0-0 with 2 absent on 8/18/21.
City Council approved first reading, 8-0-0 with 0 absent on 9/14/21.

Attachments: [Data Sheet](#)
 [Ordinance 2021-37](#)
 [Exhibit A](#)
 [Exhibit B](#)
 [Exhibit C](#)
 [Exhibit D](#)

END OF CONSENT AGENDA

10. OLD BUSINESS

11. NEW BUSINESS

- 11A. [21-0541](#) Consider and take action on replacing the alternate voting member to the Houston-Galveston Area Council (H-GAC) Transportation Advisory Committee (TAC) for the remaining term year February 2021 to January 2022 (Mayor Hallisey)

Attachments: [Data Sheet](#)

- 11B. [21-0501](#) Consider and take action on a resolution setting the dates for conducting regular meetings during the months of November and December 2021 (City Secretary)

Staff recommends setting meeting dates on November 9, November 30 and December 14.

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

- 11C. [21-0525](#) Consider and take action on a resolution authorizing the annual internal audit plan for the City of League City for the fiscal year ending September 30, 2022 (City Auditor)
- Attachments:* [Data Sheet](#)
 [Proposed Resolution](#)
 [Exhibit A - FY22 Annual Audit Plan](#)
- 11D. [21-0538](#) Consider and take action on a resolution authorizing a one-year agreement with Thirkettle Corporation DBA Aqua-Metric Sales Company for various water meters and supplies in an amount not to exceed \$400,000 (Interim Director of Finance)
- Attachments:* [Data Sheet](#)
 [Proposed Resolution](#)
 [Exhibit A - Agreement with Aqua Metric](#)
 [Sole Source Letter](#)
 [Sole Source Validation Memo](#)
 [Contractor Report Card](#)
 [Form 1295](#)
- 11E. [21-0534](#) Consider and take action on a resolution consenting to the sale and issuance of Unlimited Tax Bonds, Series 2021 for the Galveston County Municipal Utility District No. 44 in an amount not to exceed \$4,650,000 and authorizing the Mayor to execute and the City Secretary to attest same for and on behalf of the City of League City (Interim Director of Finance)
- Attachments:* [Data Sheet](#)
 [Proposed Resolution](#)
 [Letter to League City](#)
 [Draft Preliminary Official Statement](#)
 [Letter of Compliance](#)
 [Existing Debt Service Schedule](#)
 [Proposed Debt Service Schedule](#)
 [Debt Service Cashflow Worksheet](#)
 [Schedule of Events](#)
 [Engineering Report with Summary of Costs](#)
 [Engineer Approval Letter](#)
 [TCEQ Order and Staff Memo](#)

12. FIRST READING OF ORDINANCES

- 12A. [21-0535](#) Consider and take action on an ordinance approving the 2021-22 annual service and assessment plan update for the League City Public Improvement District No. 1 (Magnolia Creek) (Interim Finance Director)

Staff requests approval on first and final reading.

Attachments: [Data Sheet](#)
 [Proposed Ordinance](#)
 [Exhibit A - PID #1 2021-22 Annual Service Plan Update](#)

- 12B. [21-0536](#) Consider and take action on an ordinance approving the 2021-22 annual service and assessment plan update for the League City Public Improvement District No. 2 (Victory Center) (Interim Finance Director)

Staff requests approval on first and final reading.

Attachments: [Data Sheet](#)
 [Proposed Ordinance](#)
 [Exhibit A - PID #2 2021-22 Annual Service Plan Update](#)

- 12C. [21-0537](#) Consider and take action on an ordinance approving the 2021-22 annual service and assessment plan update for the League City Public Improvement District No. 3 (Centerpointe) (Interim Finance Director)

Staff requests approval on first and final reading.

Attachments: [Data Sheet](#)
 [Proposed Ordinance](#)
 [Exhibit A - Pid #3 2021-22 Annual Service Plan Update](#)

- 12D. [21-0546](#) Consider and take action on an ordinance amending the City of League City, Texas, Governmental, Proprietary, and Capital Funds Budget for Fiscal Year 2021 by amending Ordinance No. 2020-24, Ordinance No. 2021-10 and Ordinance No. 2021-29 to adjust the operating and capital budget for actual and projected expenditures (Executive Director of Finance & Project Management)
Staff requests approval on first and final reading.

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

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

- 14A. [21-0442](#) 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: Lobit Park (City Attorney)

Attachments: [Data Sheet](#)

- 14B. [21-0550](#) 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: City Manager Contract (City Attorney)
- Attachments: [Data Sheet](#)
15. **ACTION ITEM(S) FROM EXECUTIVE SESSION(S)**
- 15A. [21-0443](#) Consider and take action regarding consultation with City Attorney, to-wit: Lobit Park (City Attorney)
- Attachments: [Data Sheet](#)
- 15B. [21-0551](#) Consider and take action regarding consultation with City Attorney, to-wit: City Manager Contract (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 24th day of September, 2021 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 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.