



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Monday, January 13, 2014

6:00 PM

Council Chambers - 200 West Walker Street

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### Council Work Session

The City Council of the City of League City, Texas met in a work session in the Council Chambers at 200 West Walker Street on the above date at 6:00 p.m.

**Mayor:**

**Tim Paulissen**

**City Council Members:**

**Dan Becker  
Dennis O'Keeffe  
Heidi Thiess  
Todd Kinsey  
Geri Bentley  
Andy Mann  
Joanna S. Dawson**

**Acting City Manager:**

**John Baumgartner**

**City Attorney:**

**Arnold Polanco**

**City Secretary:**

**Diana M. Stapp**

**Chief of Police:**

**Michael Kramm**

**Director of Engineering:**

**Linc Wright**

**Director of Finance:**

**Rebecca Underhill**

**Director of Human Resources/Civil Service:**

**Queenell Fox**

**Director of Parks & Cultural Services:**

**Chien Wei**

**Director of Planning & Development:**

**Tony Allender**

### **1. CALL TO ORDER AND ROLL CALL OF MEMBERS**

Mayor Paulissen called the meeting to order at 6:01 p.m. and called the roll. All members of Council were present except Andy Mann.

Absent    1 -    Mr. Andy Mann

Present    7 -    Mayor Tim Paulissen, Mr. Dan Becker, Mr. Dennis O'Keeffe, Ms. Heidi Thiess, Mr. Todd Kinsey, Ms. Geri Bentley and Ms. Joanna Dawson

2. **DISCUSSION REGARDING UPCOMING COUNCIL STRATEGIC PLANNING SESSION, WITH DIRECTION TO STAFF AS APPROPRIATE**

John Baumgartner, Acting City Manager, said I know you all have been asking me when we are going to fill the HR Director position. I am delighted to announce that Queenell Fox has joined us. She brings us a wealth of experiences, mostly from the state of Florida. We're excited to have her; she is in the audience tonight.

Mr. Baumgartner continued, as Council knows we've been talking about getting together for a Strategic Planning Session. I think we have come to a conclusion that February 1 is the date that works the best for the majority, if not all, of us. We've planned that from 10:00 a.m. to 2:00 p.m. We are working on a location and I think right now it is either the Drill Field Training Room or at the Library in the theater area. We are seeking input on topics. We've talked about potential topics including the FY15 budget preparation, perhaps some input on what is important to you. I've probably got a little questionnaire and perhaps a memo to send out to get some thought going on that process. Where do we want to go with capital funding sources, do we want to look at a sales tax election, or a general obligation bond process, that all would intertwine with a November standardized election date. How do we do that? Perhaps look at a retreat with SGR sometime before the selection of a City Manager, and then like we did last year, look at some of the other special projects and initiatives that we came away with to focus some attention on for this fiscal year. Again, if you have input or thoughts on what you want see on that agenda it would be great to hear from you.

No action was taken.

3. **PRESENTATIONS FROM CITY STAFF AND CITIZENS REGARDING PROPOSED DEVELOPMENT IMPACTS IN AUTUMN LAKES SUBDIVISION IN THE VICINITY OF MASSENGALE LANE, WITH DISCUSSION AND DIRECTION TO STAFF AS APPROPRIATE (COUNCIL MEMBER OKEEFFE AND COUNCIL MEMBER MANN)**

Mr. O'Keeffe said I will lead off this item as sponsored by myself and Council Member Mann. The purpose of this item is for some citizen representatives for the adjacent neighborhood to express some concerns they have regarding a preliminary plat that was approved by P&Z last Monday night for Section 5 of Autumn Lakes and how that development may impact their neighborhood. The presentation from staff will be followed by two short power point presentations from community representatives.

Tony Allender, Director of Planning and Development, said just to give you a quick overview for Autumn Lakes Subdivision, it's been under development as approved in May of 2003. It has 467 lots in total. That number is going to change a little based on some of the things I am going to be presenting to you tonight, this is something that has been ongoing for a while. The portion that has raised discussion recently is Section 5 and this is the piece that was approved this month during the Planning and Zoning Commission meeting. Some of what has caused some of the concerns is that Section 5 is the piece that now abuts the areas that were previously developed along Massengale Lane on Grissom Road, some of the things on the Harris County side that have been there for a while. The development standards were different at each time. The area that was developed around Massengale Lane was there and approved by Harris County prior to being annexed into the City in 1985 and 1986. So there is a different series of standards there and that is where we see some of the issues coming up that have been raised by some of the surrounding area.

Some of the issues that were raised by residents prior to the plan, the section being approved, some issues concerning drainage, in particular the drainage that naturally flows across the area and how Section 5 was going to be addressing that drainage and any drainage that naturally occurs once that issue has been addressed. A lot of this will be addressed during the construction documents but they showed how the water that would normally come across the area would be diverted as a result of this development. So a lot of that will be contained and will not be necessarily running off onto the folks on Massengale Lane. One of the other questions that was raised was dealing with right-of-way. When looking at the going back to what is Massengale Lane and where it comes across, as what I am now told is Upper Massengale and Lower Massengale, the area is almost directly abutting the subdivision. This is a very small road so it is primarily meant for one lane of traffic for the most part, it's a rural road. So the question was what we do in a case where we have right-of-way that close to an existing subdivision. And so that's where some of the issue was raised particularly if that road for whatever reason was to be expanded or infrastructure was needed to be added. The third point that was brought up, and it is just something we need to always be aware of, is Grissom Road and the quality of Grissom Road. The fact that we are continuing to develop on that roadway and the roadway is not in the best of shape. So we need to keep that in mind as we are trying to deal with roadway improvements in this area.

As a frame of reference, we literally received a plan a couple of hours ago after meeting with the surveying and engineering team for the developer. What he has proposed as an alternative to help with the situation is some of the concerns some of the residents had raised about the drainage that will still continue to occur on their side, even drainage that does not come off of this development, was to add a 20-foot easement along the back of the property. This will allow for some additional drainage, it essentially will help alleviate some of the concerns there.

Also regarding the roadway, the developer has proposed to reduce the size of the cul-de-sac and eliminated seven lots in the area that will allow it to become part of a nature preserve, for the area of the natural open space and will match the surrounding open space and allows for future expansion. If for some reason we should need to come done here and acquire right-of-way or do any expansion, we now do not have to worry about houses adjacent in order to contend with. The developer has done a number of things to try to address some of the concerns that were raised by adjacent property owners.

Mr. Allender continued, the City Manager asked if I could talk about the historic drainage pattern and the revised drainage pattern. With the natural flow across the area the drainage that was trying to work its way down to the creek would sheet flow into the properties along Massengale. The properties along Massengale have been developed over time, so they have been developed to a certain series of different standards, so you see some that are more highly elevated than others. But certainly none of which are elevated to the standards that you see applied to Section 5. What the developer has done is they do what is an A format lot, which essentially means that all the water has to drain from the back of the lot to the front and all the water drains ultimately to the roadway and to the storm drainage system. Any flow across the area that would impact the folks is now captured by the system, maintained there and ultimately drained down into the creek. Any of the natural drainage that had caused problems historically is addressed by this design. There is still some continued concern, I believe and I think come of the folks are going to speak to this, as to what this potentially means for their property and does that in fact create a situation where some of their area now has an opportunity to kind of dam up when they have rain because it can't flow and pools in the area, it would be some concern.

John Baumgartner, City Manager said the next phase of the project is to develop detailed construction plans. During that process the developer is required to develop a drainage area map that is validated by a topographic survey. That is when it will get validated, if in fact that presumption that it drains towards the creek and downstream of the creek from the southwest to the northeast is incorrect then we will have to look at it. If you look at the plan that is provided, if there is an issue obviously there is an additional 20 foot buffer between Section 6 and the homes that are on Massengale Lane that certainly can provide some alternatives to redirect water.

**Citizen Presentations:**

**Linda Whiteley, 3007 Massengale Lane**

**Dustin Gohmert, 2922 Massengale Lane**

**4. UPDATE REGARDING FM518 ACCESS MANAGEMENT PROJECT**

Linc Wright, Director of Engineering, said I want to update you on the status of the FM518 Access Management Project. That project is moving forward. TxDOT has let it. They put it out for bids. Contracts have been awarded and finally signed in Austin and we do have a schedule for construction for when it will begin. So I wanted to refresh your memory on what the project consisted of and where we are and some issues that have come up recently that we are addressing and working with TxDOT on. First is the Palomino/Spring Landing intersection with 518. If you remember when this project first started it was medians basically from Bay Area Boulevard along 518 all the way to five-corners. Due to the citizen involvement and some re-scoping, this project has been shifted to four key areas, the first one being this one, Spring Landing and Palomino. The project itself in this area includes the modification of existing median on Palomino, extending that back farther to increase the storage for the buses and the students coming out of the high school, and then some improvements on Spring Landing in the existing median where we are removing part of the median and putting in a left turn lane. It also includes a redesign and new installation for the traffic signal there at the intersection as well. What this does at this particular intersection, right now our operation allows us to run the east/west movements, they run together and get the bulk of the time for the traffic signal. Right now because of the lane configurations we have to run the southbound approach separately from the northbound approach. Those through movements cannot be run together, which gives us what is called a split phase operation. It increases the delay on the arterial along 518, eastbound and westbound directions, because of having to operate the traffic signal in the fashion that we are. The changes to the Spring Landing side by adding the left turn lane allows us to eliminate the split phase operation and improves the efficiency of the intersection. It decreases the delay, both eastbound and westbound as well as the delay for northbound and southbound. I will go into some more detail on what is going on at that intersection, but I want to run through the rest of the project real fast.

The next location is the Hobbs/IH45 area. In this area we will be installing a median that will run from Hobbs/Lafayette all the way to IH45. We are also putting in an additional lane here and improving the right turn lane. We will be carrying a through lane through in the eastbound direction underneath the bridge at IH45 giving us some additional capacity underneath IH45 going eastbound, change the configuration there of the lanes where we have two dual lefts and two through lanes going through. We will be making improvements on the northbound and southbound approaches where right now you have an exclusive U-turn lane, you have a left turn lane, a shared lane that is a left through and a right and a right turn lane on the southbound side. We are now making that a U-turn, left turn lane, shared, then you will have a through lane and a shared left, a through lane with a shared right, and a right. Basically the same approach without the dual right on the northbound approach, which gives us an additional lane of capacity going through both northbound and southbound, which will help improve the operation of the signal.

The next location of the project is Highway 3 and 518. This is a very simple set of improvements. We are actually doing some improvements behind the Starbucks to try and help alleviate some of the traffic that is generated by the Starbucks. On Magnolia we are changing the pattern to try and eliminate some of the conflicts that we have in this area with the McDonalds and Magnolia Street and the traffic that goes through there because of the way that the intersection is laid out at this point in time.

The final area is the five corners area. We have improvements that are going in. They'll start at Texas and move east and they end at the main entrance that feeds the Whataburger, the storage complex. What we have coming in is we have hooded lefts coming into the Krogers, coming into the complex that has the Jack-in-the-Box, the bank and the Panda Express. We have a hooded left for Red River Bar-B-Que, then we have the left turn for Texas. A hooded left is a median opening that allows you to turn off the main street to turn into a property, but you can't do any other movement through it other than turning into that property.

I have received TxDOT's schedule. Construction is to begin on February 2, they will be starting down at the Hobbs/IH45 intersection. That construction will be done at night. That is being done to reduce the impact to traffic along FM518. Based upon the schedule that they provided, they will be starting at the IH45 area. About a month later they will start the Magnolia construction at Highway 3. Then they will move to the five corners area. And the last area will be the Palomino/Spring Landing intersection, which they will start before school gets out but the impacts during school time will be minimal by putting that last. The contract does call for five months for all this to be completed. That's what this schedule shows, we'll see. It's very aggressive.

We do have some current issues. The residents of the Village of Oak Creek Colony have expressed concerns of the impacts on the median on Spring Landing Boulevard. Their concerns include the removal of trees, the landscaping and the sprinkler system that are in the median now. They are concerned that the left turn lane itself and the improvements to the traffic signal operation will increase cut-through traffic through their subdivision. I did meet with the HOA board last week and I also met with their HOA the same night as a courtesy to the board to explain what was going on. Working with them in discussions I had with them and TxDOT, we have come up with a compromise on the median to maintain as much as the median as we can so that landscaping and some trees could be put into the median, such as crape myrtles to keep what they have out there now since we are removing some oak trees and the landscaping they have in place. The median originally was planned to be concreted, they were going to put the curb on top of it and fill it with concrete. I'm working with TxDOT to get that removed so that we can maintain the median with the landscaping.

Mr. Baumgartner said one of the things to overcome as we go forward, is classically TxDOT pay for the replacement of landscaping irrigation system so that's something we need to consider doing ourselves, or working with the HOA on how to achieve that and then of course development of the landscape plan that's acceptable and keeps an attractive entrance there. Obviously they have the big monument signs and oak trees on the sides in the median that's there today.

Mr. Wright said I have been working with the City's consultant on this. They have provided me with a new drawing that shows the changes to the median, which I will be providing to TxDOT for their contractor on those changes. That is basically where we are on this project. As I said based upon the discussion I had with their HOA and board, work with TxDOT to get them to actually move this project to the back end of the construction time period so that we give the City and residents' time to look at what is going to be happening out there.

**5. PRESENTATION AND DISCUSSION REGARDING CITY COUNCIL CHAMBERS RENOVATION PROJECT, WITH DIRECTION TO STAFF AS APPROPRIATE**

Kristi Wyatt, Director of Communications, said back in June our Communications Staff attended our annual communications conference and one of the topics was how to use our public access funds in new and innovative ways. The City of Baytown was there and they presented information about using their PEG funds to renovate council chambers. So we came back to the City with that idea and in October 2013 City Council approved a professional services agreement with PGAL for the design of the City Council Chamber Renovation Project. At that time Council directed staff to come back with a more limited scope of work for the project than was originally presented. Today PGAL has provided us concepts for two design options and staff is seeking council approval or council suggestions of a scope of work based on one of the options. Just to go through a little about the public education government channel franchise and the uses for that, I'm sure all of you already know, but just for a review. The funds that we get from Comcast are paid by citizens who utilize Comcast. Those funds can be used as allowable by Federal law. The law allows the City to consider the Council Chambers a studio or PEG facility and the funds can be used to support PEG facilities. They must be used on capital cost items, and these are items with a useful life of more than a year that enhance the PEG access channel facility. Some of the items that we could use these funds on are fiber lines, physical connections, production studios and studio office furnishings and sets, production facilities, vans, cameras and other capital property.

We have two project options that we have for you to consider today. Option A includes a limited scope of work that addresses improvements to the current technology and aesthetics of the Council Chamber. However, Option A doesn't drastically change the look or feel of this room. It is going to look very similar; the majority of the funds are used in technology. Option B includes all of the scope of work that is included in Option A, but it also includes some further enhancements in the technology and aesthetics of this room. There is also one other option available for additional expansion of this particular room.

Option A is a budgeted amount of \$301,500. It includes a new ceiling and flooring, removing the step in front of the dais. We have had some people who tripped and had some accidents here on the step during court, which this room is also used for court. It would add a ramp to help us with ADA compliance. Right now we have to use a temporary ramp if someone has to access the dais. Also included are new wall finishes, new television monitors, new seating for staff and jury, new cladding of the dais, new document camera, monitors at the Council desk, and I will explain more about that later. There is a security item and the judge has requested this and IT has also talked about the need for this and that is security cameras. This would not be paid for with PEG funds, but with CIP or General Fund money. New cabling and upgrades to the sound system.

Option B would change the look and feel of the room. It would be a drastic makeover, a big renovation, difference you would be able to tell. About \$150,000 of the dollars would be spent on technology, but it is a total budget of \$535,000. It includes everything in Option A, but it would replace the dais with a new dais, make repairs to the HVAC system, there would be a new back wall, new broadcast lighting, a new control center, a panic button, and this is another one of those safety items that we discussed with the judge and IT and would not be PEG fund eligible but it is something we thought you might want to consider. Also included are new audience seating, new dais furniture and new finishes in the back corridor and the lobby. It does not include any changes to the existing lobby restrooms.

So just to go over some of those upgrades we talked about in that second option, the new dais would be one continuous dais that would have 12 seats instead of the 11 we have here. It would also have equal lighting for each seat to enhance the broadcast quality. We would have sound system upgrades. Our current system does not allow us to input any new microphones, so we would be able to upgrade the sound system to add more microphone inputs. The new back wall would create a space in the back for our IT people who run the meeting. They would have a little office area where they could run the meeting and not be on the dais. It would also create a more aesthetically pleasing backdrop for the meeting. The new finishes to the back corridor and lobby would upgrade those areas to match the feel of this room once it is complete. The panic buttons is a safety resource for emergency situations that would silently alert the police. We do normally have officers at our meetings, however, we usually have one officer and as you can see, you can't see who is coming in and out of the building if the officer is sitting inside this building, so it gives us another safety measure. It is much less expensive than hiring an additional police officer.



New audience seating, I know that Council discussed this before when we talked about renovations but just to let you know why PEG funds would pay for new seating. One of the things that we have had to do on occasion, when we have a joint meeting with the other boards, or we want to have a different setting than the setting at the dais, we had to move our meeting to the Civic Center or another location. If we could move our seats we would be able to have the meetings in this room where we have the camera equipment and the microphones in place. So that is an option we put here for consideration because it would give us more versatility and better use of this facility and the equipment that we would place in this room. The current chairs, if you elected to go with this option, would be reused, possibly at the Butler Longhorn Museum. Also, new dais furniture, the chairs you're sitting in are over 12 years old and we would want to upgrade them if possible. New seating for staff and jury, the diagram shows the dais with a new area where staff or a jury could sit. It looks sort of like a jury box and this would include seating for them. Right now we either roll chairs in from other areas or we utilize chairs from wherever we can snag them for our staff to sit up here or for the jury when there is court in session.

The other option I talked about is an actual separate room on property that right now is empty property and would be a conference room/jury room. Again, PEG funds would not be utilized in the building of this. If this is an option that Council wanted to consider this would have to be paid for with CIP money. The estimated cost if you wanted to build out that additional room would be \$358,281.

Mayor Paulissen asked Council Members for an informal poll on Option A or B. The majority of Council chose Option B with the exception of Mr. Becker who preferred Option A.

**6. CONDUCT A WORK SESSION OF THE CITY COUNCIL TO RECEIVE INFORMATION CONCERNING AGENDA ITEMS APPEARING ON THE MEETING AGENDA FOR THE JANUARY 14, 2014 MEETING OF THE CITY COUNCIL OF THE CITY OF LEAGUE CITY.**

**NO VOTE OR ACTION WILL BE TAKEN ON ANY ITEM UNDER CONSIDERATION**

A motion was made by Mayor Paulissen, seconded by Mr. O'Keeffe, to extend the work session to 8:15 p.m. The motion passed by the following vote:

For: 5 - Mayor Paulissen, Mr. O'Keeffe, Ms. Thiess, Ms. Bentley and Ms. Dawson

Opposed: 2 - Mr. Becker and Mr. Kinsey

Absent: 1 - Mr. Mann

**7. ADJOURNMENT**

At 8:17 p.m. Mayor Paulissen said there being no further business this meeting is adjourned.

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**TIMOTHY PAULISSEN**  
**MAYOR**

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**DIANA M. STAPP**  
**CITY SECRETARY**

**(SEAL)**

**MINUTES APPROVED:**