



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Monday, May 23, 2016

6:00 PM

Johnnie Arolfo Civic Center
400 West Walker Street

Council Work Session

The City Council of the City of League City, Texas, met in a work session in the Johnnie Arolfo Civic Center at 400 West Walker Street on the above date at 6:00 p.m.

Mayor:

Pat Hallisey

City Council Members:

**Dan Becker
Hank Dugie
Heidi Hansing
Todd Kinsey
Geri Bentley
Keith Gross
Nick Long**

City Manager:

Mark Rohr

Deputy City Manager:

John Baumgartner

Asst. City Manager/Director of Finance:

Rebecca Underhill

City Attorney:

Nghiem V. Doan

City Secretary:

Diana M. Stapp

Chief of Police:

Michael Kramm

Director of Engineering:

Earl Smith

Director of Human Resources/Civil Service:

Queenell Fox

Director of Parks & Cultural Services:

Chien Wei

Director of Planning & Development:

Paul Menzies

Director of Public Works

Vacant

1. CALL TO ORDER AND ROLL CALL OF MEMBERS

Mayor Pro Tem Kinsey called the meeting to order at 6:00 p.m. and called the roll. All members of Council were present except Mayor Hallisey and Hank Dugie.

Absent 2 - Mayor Pat Hallisey and Mr. Hank Dugie

Present 6 - Mr. Dan Becker, Ms. Heidi Hansing, Mr. Todd Kinsey, Ms. Geri Bentley, Mr. Keith Gross and Mr. Nick Long

2. **PRESENTATION OF THE DR. NED AND FAY DUDNEY CLEAR CREEK NATURE CENTER MANAGEMENT PLAN**

Chien Wei, Director of Parks & Cultural Services said I would like to introduce our special guest this evening - Jan Culbertson, Coastal Ecologist with Texas Parks and Wildlife Department. Tonight you have before you the business management plan for the Dr. Ned and Fay Dudney Clear Creek Nature Center. This was a park that we acquired back in 2002 and is 148 acres sitting between Nasa Road 1 and FM 518. If going north on FM 270 the park is on both sides just before the boat ramp, 27 acres on the west side and 112 acres on the east side. There is also 9 acres along Davis Road separated by Robinson's Gully. The park was dedicated in November 2008. The land was acquired with grant funds from Texas Parks and Wildlife (\$1.15 million) and U.S. Fish & Wildlife Services (\$1 million). We received additional funding from the City of League City in Park Dedication Funds (\$700,000), Galveston County and Galveston Bay Estuary Program. The property was acquired for preservation and protection of valuable coastal riparian wetland habitats in the Clear Creek watershed. The document is a guideline for the long term protection and habitat management of the Nature Center. It is a document that City staff will work toward with a cooperative effort with volunteers and local environmental resource agencies and experts. The document consists of three components: Natural Resource Management Plan, Public Access Plan and Public Education Plan. Some of the highlights of this document, the plan is a deliverable of the original grant agreement. Where as part of us securing the grant funding for this particular park in the agreement we stated that we would develop a Management Plan. We are into a number of years since that plan should have been developed but it is developed as we speak today. The Plan was developed through volunteers and city staff. I would like to thank and recognize four individuals that dedicated a lot of their time and efforts towards this particular plan: Vaness Hamilton, City of League City Parks Board Member, John Orsag, City of League City Parks Coordinator, Jan Culbertson, Coastal Ecologist with Texas Parks and Wildlife Department and Wood Woodrow, Fish and Wildlife Biologist with U.S. Fish and Wildlife Service. Ms. Hamilton and Mr. Orsag developed the plan. Ms. Culbertson on behalf of Texas Parks and Wildlife, Mr. Woodrow on behalf of U.S. Fish & Wildlife Service actually went out, walked and verified the plan, made changes and confirmed that the document was accurate. The Plan provides specific goals, objectives and tasks for future sustainability. If you look at the Plan, each section has at least a minimum of 6-7 goals that staff can work towards in the future. Most of these goals are projects that we work in a collaborative effort with volunteers, environmental experts and agencies to get those accomplished. The completion will fulfill the City's obligation to the Texas Parks and Wildlife and will allow us an opportunity to apply for future grant funding. In order for us to apply for future grant funding this obligation needs to be met. The plan was approved by the League City Parks Board on May 5, 2016. I think this is a plan that we can be very proud of and will be recognized in the future. There was an effort where we contacted several environmental agencies such as Galveston Bay Foundation and looked at what other similar nature parks had done in the past. Staff will bring the plan to Council for approval at the June 14 meeting.

To highlight, there are several sections that we are already addressing. One of them in the estuarine wetlands is the culvert that is currently under repair and was included in our CIP. Another large project out there is the invasive species of tallow trees and we are going to have to do some type of eradication for that. We are currently working with Parks and Wildlife to treat the spread of water hyacinth and are in a program along with our neighbors to the north because it is a bigger issue than just along Clear Creek. Regarding trails, there is 1.2 miles out there. The concrete trails are in pretty good shape but along the east side there is a new trail consisting of crushed material (fly ash) that is coming apart. At some point in the future we need to address that loop trail on the east component of the nature center. It was constructed back in 2008 and the width now has basically shrunk to half its width and is a mound shape.

3. **PRESENTATION ON ANIMAL SHELTER UPDATE INCLUDING FINANCE OPTIONS**

Mark Rohr, City Manager said we have discussed this in the past and think our moving for some kind of approach to advance to council. Police Chief Kramm has been working with John Baumgartner on this project. John is ill and not able to be here this evening. Rebecca Underhill, Assistant City Manager has worked with the City Attorney to develop four approaches that have been advanced to council.

Ms. Underhill said I worked with the legal department to come up with options including ballot language which I have provided to you. Last time we talked about this project it was suggested that there be some type of opportunity for the voters to weigh in on an issue. My assumptions based on the numbers provided are included in the language and can obviously be changed as the scope of the project and the costs are refined. The first funding/ballot option is Certificates of Obligation (CO). Option 1a would be to just incorporate a project into the current CIP and work it through the funding flow that we have for the rest of that program. But Option 1b if the council is interested in CO's for this project specifically the City Attorney helped me work up the language that you see before you, which is basically a referendum that says "Shall the City Council of the City of League City issue debt in the amount of [determined by the scope of the project] to build a new animal shelter, when the total cost of interest and retiring the debt will result in an increase in the city's ad valorem tax rate of up to [based on the current scope it would be \$.01] per \$100 valuation of taxable property in the city for twenty years, plus an additional increase of \$0.005 per \$100 valuation perpetually to pay for the maintenance and operations of the animal shelter once built?". This would be basically a non-binding referendum but it would give the council an insight into the voter's feelings towards this project.

The second option is a General Obligation Bond. That is a typical bond authorization and we provided two examples of sample language. Option 2a is the basic bond ballot language that says "Shall the City Council of the City of League City be authorized to issue and sell general obligation bonds in the aggregate principal amount of [amount to be determined] for the public purpose of constructing and equipping an animal shelter and the acquisition of land and interests in land necessary therefor?". That is just basic bond language. Then Option 2b is more comprehensive language which is similar to the CO language above and defines the impact on the tax rate of being bond election.

Mr. Rohr said if I could add to that to give some financial perspective, we have been having our meetings with respect to the need of increased revenues within the City that meet our CIP needs for the long term. And a little insight of this year's budget, trying to incorporate the capital improvement needs that reflect the true needs on an annual basis within the City, which we have done at this point in time, puts us \$23.5 million of expenditures over revenues. This does not include what has been requested in terms of 32.5 new positions within the City. And keep in mind I haven't had a chance to look at the budget yet, this was an overview that Becky gave us. So I think that is important to frame your discussions tonight and keep that in mind as we are moving forward. In the meantime maybe the Chief can give us a run down. I think we demonstrated an abundance of good faith and started the implementation of the short term improvements at the existing facility, realizing of course that is not the long term solution.

Chief Kramm said we have been meeting weekly on the interim improvements after Council granted an additional revenue amount for us to expend on those improvements of \$150,000. We have the temporary pad in, that went in last week but we had some weather delays because of the rain. We should be receiving the box trailer as soon as the vendor complies with all of our requirements. We have electrical and plumbing lined up. We already have bids on cleaning the existing shelter and repainting/sealing the floor so that it prevents the spread of disease. We also have an approved purchase order for an exterior tuff shed. We presented it all to the Historic Commission and they approved the site plan as it was and so we are moving forward. Within the next two weeks if you drive down there you should see most of this in place so they can begin moving people into the newer facility and starting to use that as a quieter, more sublime adoption center for dealing with public.

Council requested that staff go back to the consultant to further examine some numbers and bring back alternatives for Council review.

4. ADJOURNMENT

At 7:05 p.m. Mayor Pro Tem Kinsey said, there being no further business this meeting is adjourned.

**TODD KINSEY
MAYOR PRO TEM**

**DIANA M. STAPP
CITY SECRETARY**

(SEAL)

MINUTES APPROVED: