



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Tuesday, May 10, 2016

6:00 PM

Council Chambers  
200 West Walker Street

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### Regular Meeting

The City Council of the City of League City, Texas, met in a regular meeting in the Council Chambers at 200 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**

**Rick Harrah**

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

Mayor Hallisey called the meeting to order at 6:00 p.m. and called the roll. All members of Council were present.

Present 8 - Mayor Pat Hallisey, Mr. Dan Becker, Mr. Hank Dugie, Ms. Heidi Hansing, Mr. Todd Kinsey, Ms. Geri Bentley, Mr. Keith Gross and Mr. Nick Long

### **2. INVOCATION, PLEDGE OF ALLEGIANCE TO THE U.S. FLAG AND PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG**

The invocation was given by Dr. Jan Sattlem of Good Shepherd Church. Mayor Hallisey led in the pledges of allegiance to the flags.

3. APPROVAL OF MINUTES

4. APPOINTMENTS, PROCLAMATIONS, PRESENTATIONS, AWARDS

- 4A. 16-0987 Presentation of a proclamation recognizing May 2016 as “Motorcycle Safety Awareness Month” (Mayor Hallisey and Council Member Dugie)

Ron Bastien, Vice President of the Bay Area V-Twins Motorcycle Riders Club, accepted the proclamation on behalf of the Club.

- 4B. 16-0990 Consider and take action on appointments to Boards and Commissions (Mayor Hallisey and Council Member Dugie)

Council postponed 8-0-0 on April 26, 2016.

A motion was made by Mr. Long, seconded by Mr. Dugie, to appoint Mayor Hallisey to the Bay Area Houston Convention & Visitors Bureau. The motion passed by the following vote:

For: 7 - Mayor Hallisey, Mr. Becker, Mr. Dugie, Mr. Kinsey, Ms. Bentley, Mr. Gross and Mr. Long

Opposed: 1 - Ms. Hansing

A motion was made by Mr. Becker, seconded by Ms. Bentley, to appoint the Director of Economic Development (staff is currently vetting candidates for that position) to the Bay Area Houston Economic Partnership. The motion passed by the following vote:

For: 7 - Mr. Becker, Mr. Dugie, Ms. Hansing, Mr. Kinsey, Ms. Bentley, Mr. Gross and Mr. Long

Opposed: 1 - Mayor Hallisey

A motion was made by Mr. Becker, seconded by Mr. Gross, to appoint John Baumgartner as Representative to the Houston-Galveston Area Council Transportation Policy Council and an Alternate to be designated by Mr. Baumgartner. The motion passed by the following vote:

For: 7 - Mr. Becker, Mr. Dugie, Ms. Hansing, Mr. Kinsey, Ms. Bentley, Mr. Gross and Mr. Long

Opposed: 1 - Mayor Hallisey

- 4C. 16-0991 Consider and take action on a resolution for the appointment of a representative to the Galveston County Transit District for FY2016 and FY2017 (Mayor Hallisey and Council Member Dugie)

Council postponed 8-0-0 on April 26, 2016.

A motion was made by Mr. Becker, seconded by Ms. Bentley, to approve Resolution No. 2016-41 appointing Rick Harrah, Director of Public Works, as representation to the Galveston County Transit District for FY2016 and FY2017 and also to appoint Earl Smith, Director of Engineering as an alternate. The motion passed by the following vote:

For: 6 - Mr. Becker, Ms. Hansing, Mr. Kinsey, Ms. Bentley, Mr. Gross and Mr. Long

Opposed: 2 - Mayor Hallisey and Mr. Dugie

5. **COMMUNITY SPOTLIGHT**

6. **PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING**

7. **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 on items of general relevance. 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 Law. Comments should be directed to the entire Council, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges and expulsion from Council Chambers.

NAME	ADDRESS	SUBJECT
William Heins	1505 Lanier	Public Notice
Jeff Harrison	2973 Rising Tide	Mayor's Office

8. **COMMENTS/REPORTS FROM MEMBERS OF COUNCIL**

Announcements concerning items of community interest. No action will be taken or discussed.

Keith Gross said good evening and thank you for attending. I need to talk about something that is kind of important. It has come to my attention from multiple people that I and my wife own property very close to the downtown revitalization project. I have a law office at 250 Park Avenue which is maybe just a little bit more than a couple of hundred yards away from the boundaries of the revitalization project. It has also come out that there are citizens that have concerns about council who would be voting on this project that could economically benefit and to avoid any appearance of impropriety that I would be voting on something to substantially increase the value of my law office, I feel that to avoid the appearance of impropriety, I'm disclosing that my law office is just a short distance away from the boundary lines and that I could benefit one way or the other so I believe that it's in the best interest that I abstain from voting on the project.

Nick Long said I don't think I've ever seen so many people in the council chamber so this is pretty exciting. I'm looking forward to the presentation as well. I'm not going to go into a whole lot of stuff except to say that the Lion's Club did an awesome job at the event. It was really good. Clint Black was awesome. Also, I would like to cede the rest of my time to Mr. Doan just to introduce our new interns and kind of go into a little bit about the legal intern program because I think it's a pretty great idea and a great way for us to serve the people of League City and get some free labor out of the whole thing.

Mayor Hallisey said the Lion's Club Village Fair has been in town 50-plus years and I'm going to tell you something, any of you that were out there had to be taken by what was going on. Thursday was Special Needs Day. Lots and lots of special needs children getting lots of love. Lion's taking care of them. I just was amazed. On Friday, I sat at that front gate and watched so many people come in there with happy faces. It was unbelievable. Jason Long got me to judge a barbeque cook off and when we were going back there, I thought maybe there would be ten teams. That's what I remember the last time I was at the barbeque cook off at a fair. There were 68 teams. All of them decked out with motor homes. It's a new day for cooking food in League City. I was honored. Greg Gripon asked me to welcome the crowd on Saturday night. I stood before a probably 5,000 to 6,000 people, maybe more. We had no way of knowing, to welcome them to the fastest growing city in Texas and to say hello to all our residents that were there. I looked at that crowd and all I could say was, you look like Woodstock scattered across the frontier and it was a beautiful sight. We talked about Rett Syndrome. How many of you know what Rett Syndrome is? It was a big thing to Clint and Kevin Black. Kevin Black lost a 16 year old daughter to Rett Syndrome. Clint's the national spokesperson. It attacks females primarily and you start to notice it between 6 months and 18 months. If you don't know about Rett Syndrome please go to your internet and look it up because you need to know about it if you're going to be having children. Last week I had the opportunity to speak at UTMB opening their new hospital out here on the freeway. It was well-attended. It's just exciting what's going on, that they've made that kind of commitment to League City so if you have an opportunity to use them, please do that. I want to compliment the police department on the very good job they did at the shooting at McDonald's on Saturday to make sure nobody else was hurt. It's unfortunate that that element comes into our town but I guess they should know, as Ms. Hansing might tell you, that we have more concealed handgun permits in this town than anywhere in Texas, so to all the people who might want to come here and take something that doesn't belong to them, take a look at the results. We had a public meeting two weeks ago on the post office. It was an opportunity for people to come out and talk about the problems they're having with the post office. We had about 150 people. It was a good turnout. I'm happy to report that the door at the post office has been fixed. That seemed to be a big issue so I'm happy about that and I hope that the mail is being delivered to your home, not to your neighbors or a neighbor down the street. It's just an opportunity where the City can be helpful to its citizens and trying to facilitate issues that come up as we go on. I did already introduce Jeff Harrison as a former mayor, and I know I'm going to miss somebody but Dee Scott our former school board chairman is here as well, and our Chamber of Commerce President Steve Paterson.

Dan Becker had no comments.

Hank Dugie said I would like to recognize two groups that are sitting in the audience tonight. The first group at the risk of beating a dead horse, I'll be brief, the Lion's Club. We mentioned Mr. Jason Long. I'd also like to introduce Lion President Corey Thomas, Lion Sebastian Lofaro and Lion Mike Bowman. So for those of you who don't know, I am also a Lion's Club member and I spent about 30 hours out there this weekend which a lot of you are probably thinking that's a lot but compared to these four guys. They probably spent 70, 80, 90 hours between Thursday and Sunday. I might be underestimating but these guys literally brought campers to the site and stayed there. They would be up until 3:00 a.m. shutting the event down, get maybe two hours of sleep before somebody calls them with an issue and then they would be right back up making sure that the event was running smoothly. By show of hands, how many people were able to take advantage of the music festival this weekend. That's a good amount. We do it every year. We'll do it again next year. All the money we raise at the event goes to charities so it's definitely something we want in the community and we want to keep growing every year. The second group I'd like to recognize, I didn't catch their names, but it's a group of young basketball players. These guys play basketball over at League Park off of Main Street and they heard through the grapevine that there would be an agenda item that might be of their interest and they came out. I'm not sure who told them or how they found out but I'm glad that they're here and I'm glad that some young people are getting engaged and taking action.

Heidi Hansing said I want to thank you all for coming out. It is always really exciting when we have a room full and tonight there's going to be really good news forthcoming for everyone so I'm glad that there's as many eyes and ears here tonight as there are, so welcome to everyone for coming. Also, I too would like to add my congratulations to League City police department for how they handled that recent fatal shooting at McDonald's, but additionally I would also like to congratulate the father who had to take those steps to protect himself and his toddler son because as good and as superior as our police department is, it does take them a few minutes to get there and that father would not have stood a chance if he had to wait for police to help him. So I just want to congratulate that young father as well. As you know, Ms. Bentley and I attended the Texas Grid Security Summit last week and we brought a ton of information back including some books that we will be able to hand out to our fellow council members for homework and we'll be bringing something forward to share with you and the rest of council very shortly. It was a panel that was packed with world class expertise and insight on the topic of the electric grid security. It covered everything from a cyber-attack, all the way through an EMP and also solar geomagnetic activity and other threats to your electric security. It was really packed with information and we're going to do our best to educate our fellow council members who weren't able to attend. I don't want to get too much into that because we'll have more information forthcoming on that soon and I really want to get to our presentation tonight.

Todd Kinsey said tomorrow night at the library the new Writer's Club will meet in the Board Room from 5:30 p.m. to 6:30 p.m. On May 16 the Book Discussion Club will meet in the theater to discuss "The Man Who Mistook His Wife For A Hat" by Oliver Sax from 7:00 p.m. to 8:00 p.m. and on May 23 the Meditation Group will meet from 6:30 p.m. to 8:00 p.m. in the library theater.

Geri Bentley said I'm so glad to see a full house tonight. I'm excited about what's coming up. I wanted to also, as several people have already mentioned, the people who belong to the Lion's Club and participated in this weekend's event are absolute work horses. These people, men and women, worked so hard to put this on. I was fortunate enough to volunteer for a couple of days for a couple of hours each and saw firsthand what they do. They do an awesome job so when this comes around next year if you didn't make it this year, please plan to attend next year. The symposium that Heidi and I attended was so awesome. Some information that is not out a lot and I'm really anxious that we can get this out to you as soon as we can put all these things together. On another note this morning, very early in the morning, Ms. Underhill and myself were at the University of Houston and I testified before the State Committee on tax reform. They are trying to put a cap on taxes on cities. The problem is the cities only, out of all the tax money that you pay, only 16 percent of that is charged by the cities. The cities are really not the problem. The school districts charge 55 percent of what you pay. I'm not saying that's a problem it's just those are the facts. So we really do need to look at some reform on that. The City of League City, our tax base is .5735. We've reduced it twice in the past several years. That is a savings to the citizens of \$1.7 million dollars. We also raised the homestead from 10 to 20 percent. That is another savings for the homeowners of this city. I think we're doing a really good job. What the state government wants to do is to tell us how to run our cities. I mentioned to them that they didn't like when the federal government tells them how to run Texas. We in turn don't care for the State telling us how to run our cities. I think we're doing a pretty good job and when we're not, I told them, you're here. You're here every couple of weeks, you tell us whether you like or don't like what we do and we listen to you. They weren't real happy to hear what I had to say. Also, one of the solutions that I gave them was to not have property taxes because I believe that property tax is unfair. If you own your own home, you are always a tenant to the taxing authorities. You're never free and clear. A solution to that would be a consumption tax, a sales tax that everybody pays. It would take some time to do that but that is a solution to that and that is what I gave them today. Thank you very much. I'm working for you to try to save taxes.

## **9. REPORTS FROM STAFF MEMBERS**

Announcements concerning items of community interest. No action will be taken or discussed.

- 9A. 16-0994 Report by Crime Victims Advocate regarding Crime Victims' Rights and available resources (Chief of Police)

Crime Victims Advocate Stephanie Jones presented the report.

**9B. 16-0993 Presentation of the Downtown Redevelopment Plan (City Manager)**

Mark Rohr, City Manager said first of all this isn't my plan this is the City's plan and I have had a very capable staff working side by side with me in doing the research that enables this presentation to be made here this evening. On January 24th, 2015 we held a city-wide envisioning process at the Johnnie Arolfo Civic Center. This meeting was an important part of the "DO IT" Community Development process. At that meeting, a wealth of great ideas were advanced including "the development of the central business district" along with the bullet points of revitalizing Main Street, preserving our historic identity and enhancing streetscaping. This development of the central business district was the second highest ranked project, as scored by the City Council, receiving 7 out of a possible 8 dots by individual members. Other related topics were discussed at the envisioning process including economic development, and establishing a sense of place downtown, and elsewhere in the community. On 2/24/15, City Council unanimously approved the overall Roadmap to the Future providing clear direction for the City's administration to develop a plan for redevelopment of our downtown area. We are here tonight to present the first phase of that effort.

Upon my arrival in League City, I engaged in the first step of the "DO IT" process, of which the envisioning exercise is part of, that being "A Period of Observation". In doing so, I tried to determine what League City's niche is or could be. What could make us unique in our area? To our north in the Webster area, there is a traditional type mall that is expanding exponentially. We have a sizeable outlet mall to our south that is also expanding. In League City, we recently opened a Cabela's Store – which is an example of "destination retail" – that is we have people coming from all over into the City of League City to shop there. Furthermore there are 3,500,000 a year visiting Kemah, over 6,000,000 a year visiting Galveston and nearly a million people a year visiting the Johnson Space Center. Incidentally the visitors to Galveston produce approximately \$40 million per year in local sales tax to be utilized by the City of Galveston. I ask you for minute to think of what if we could capture in addition to what Galveston realizes – certainly don't want to take anything away from our friends to the south – one out of every 5 of those \$40 million. You can do the math yourself, that amounts to \$8 million. And in light of some of the challenges we discussed here within the City recently, as recently as last night, that \$8 million could really come in handy. The point is we a captive audience. Those people are here in our area, they are circling around us and it gives us an opportunity to avail ourselves to the fact that they are already here. What is a unique and different offering for those coming to Cabela's and to the other venues in our area as a whole, that we can offer, that isn't provided elsewhere?

My thoughts on this matter are centered around a traditional, fully-developed downtown with a unique village appeal that offers residents and visitors alike the opportunity to slow down their pace, to turn back the clock when times were simpler. In essence a return to yesteryear. Why is the downtown of any city important? First of all I would argue it is the most recognizable part of any city. Think of cities you've visited. I would hazard a guess that the image that flashes in your mind of that city, more often than not, is of the downtown of that particular town. As such, it is an opportunity to make a positive statement about that community and more specifically our community. Your downtown is the community gathering spot where we come together and share the things we have in common, including our life's choice to live in the same city together. In doing so, we start to feel like we are a part of something bigger than ourselves. I would argue that this sense of belonging and feeling of place becomes increasingly important in a fast-paced, digital, big-box world where connectivity is at a premium. Your downtown is a bellwether for the overall state of the city's economy and culture. The three hallmarks of a livable city are character, walkability and proximity of home to work. A downtown redevelopment plan can address all three of these points.

I also believe that it is important to preserve our history. History is a vital part of culture. Recalling where we've been as a city, helps us chart our future. I believe people want that feeling of connection to their community these days, even more when so much of our lives are directed outward, as they tend to be in League City. Your downtown can be a Tourist Destination and as I stated before those people are already in our area. There is no reason why we can't make our downtown and other parts a tourist destination to leverage the funds that those people spend when they are visiting a place. There are other factors that make downtown important. I ask your patience for those of you who have seen the 3 Legged Stool, here it is once again. The 3 Legged Stool is a metaphor for Economic Development and there are three parts to that. The first part is your residential tax base that we pay, your property taxes is the residential component of your economic development resource within the City. Second is commercial and the third is industrial/business. Nearly 82% of the City's tax base and the monies that we have to work with in putting a budget together comes from you the residents. Wouldn't you like to get some help with that? 18.1% comes from those properties designated as commercial and in the definition of commercial – which I don't make – applies to non-tax paying entities such as the school system. And .1% comes from the business or industrial sector.

So when we talk about the things that we want to do and the things that we don't have in the community we have diagnosed why that is - because it is so weighted towards the residential tax base and the money that you pay each and every year. Another additional analysis that was done, and this is new, is the ESRI Report (Environmental Systems Research Institute). It is a private company, a GIS software management application and they provide information that we use for economic development purposes to understand what is going on in our community and the surrounding area.



ESRI has 31 different retail categories which includes furniture purchases, groceries, clothing, things that you would anticipate being included in that analysis. We have only 1 category out of those 31 categories in League City where we have more money coming in than going out. The interesting thing is the category - beer, wine, liquor sales. That means that money is going outside the community and we are going elsewhere to spend our money as opposed to spending money in our community or getting other people to come within our community and spending money. And what does that total up to, what is the lost tax revenue based on our current condition as indicated by the ESRI Report. We lose \$13.1 million per year in revenue because of that. So imagine if that weren't the case and imagine if we had that \$13.1 million that we are spending elsewhere coming into the City. That would net over \$26 million. And in light of some of the challenges that we talked about as recently as night that would go a long way to addressing some of the needs that we have in the community. Just stating it simple – we need to get some help with the tax burden within the City of League City.

In order to have a fully vibrant and dynamic downtown area we have some work to do. The good news is we have assets and framework in place to make our efforts easier, including but not limited to: League Park, the Stately Butler Oaks, period retail in Founder's Square, beautiful Helen's Garden, the Butler Museum and 1 Room Schoolhouse, Walding Station, Butler's Courtyard and many revitalized period homes in the downtown area. In addition we have viable active Merchant's Association that the City worked with to form last year in preparation for this very presentation and project. And some of those officials of that association are with us here tonight. What is missing from our downtown? First of all an overarching theme and the infrastructure that links all these assets together, creating a unique synergy and providing the opportunity to add more assets. Also what is missing and has been missing in the past is the City's leadership and investment in a public/private partnership to lead the way for future private sector investment in our downtown area. Thirdly a pedestrian-friendly, mixed use development offering a broad spectrum of retail, entertainment and other options. Next a phased plan to accomplish all of this, that protects what we have now – tonight the first phase of that plan will be introduced. And lastly how do you achieve that look. I have had experience with this in the past in three different cities, but the look you are trying to achieve just doesn't happen or come together on its own. You have to have things in place that help you create that look to help you fully implement and realize your vision. You do that through DRS – Design Review Standards – your vision articulated into words that govern the development in the downtown area.

What will this plan consist of? That is why you are all here tonight. First of all I am going to urge you to keep in mind that this is a conceptual plan. There are a lot of specifics that will be pinpointed in the design phase of the project. That is what's on Council's agenda this evening. So we are following a linear path, a rational path to get to the point where you can actually get something done. There is a conceptual plan here. You are going to ask questions or you may have questions in your mind that we are not going to have the answers to at this point in time because we have to go down there and work with the specifics of the environment and the circumstances that we currently have, take the theme and fit it all together, put it in a package and bid it out.

I would also urge you to keep in mind that there may be part or parts of the plan that you may not like, but I ask you to judge it on the balance and measure of the entire plan. We will never have a plan that 100 percent of the components are accepted by 100 percent of the people. The important thing is that we finally get something done, we stop talking about it and move forward. The boundaries of Phase 1 of the downtown redevelopment plan will be on 518 from SH3 to Iowa and on Park Avenue from Wilkins to just north of 3rd St. What will the plan consist of?

On Main Street (FM518) from Highway 3 to Park Avenue – the entryway to the downtown will include a gateway sign, denoted with pedestrian plazas, key entry markers and new or redeveloped buildings framing the space that we have in that area of the City, pedestrian crossings at intersections, marked with enhanced crosswalks for pedestrian safety and overall development framing the roadway, with buildings closer to the street and parking to the rear or side of the building. The composition of the development is mixed use, with lofts and retail as a focal point promoting the live/work concept. Improved parking in public right of way along Park Ave. Park Avenue is a blank landscape. If you stand in the park and look in that direction there are so many things that can be done because there is so many things that aren't there right now and it gives us the great opportunity to be creative and actually make a statement. Enhanced streetscaping with trees, period lighting, benches, bike facilities, street signage and wayfinding signage, hanging flower baskets and flags. Benches would face the buildings, directing pedestrian activity towards the buildings and creating a pedestrian path, as an area of circulation and activity. Buried and relocated overhead utilities. The use of historic roadway markers from League City. There are old roadway markers, and I wouldn't have known it if my Street Department had not told me about it, that were in use years ago and we would propose using them again. (presentation of actual pictures of details: pedestrian crossings, framed mixed use buildings on the street, streetscaping designs). Individual details of the streetscaping includes brick pavers that form the area right next to the curb that runs in a linear manner and that is where you bury the utilities underneath and where you put the wiring necessary for the ornamental street lights. The brick paver strips allows easy access to the conduit and wiring below. The street lights that we have now don't light the roadway. They are pedestrian, period and nice but we think we can enhance the safety in the downtown area by having street lights that will serve the pedestrians and more safe traffic flow. Other details that help round out the streetscaping includes trash receptacles, that are black in color to compliment the look of the street lights, park benches (also black in color) for pedestrian activity and leisurely pace that you are trying to create in the downtown, and lastly your street tree. We are going to add to the tree count in the downtown area. Our City Arborist has come up with a list of trees that are conducive to our climate, the environment they will be exposed to in the downtown, and the limited growth being within a sidewalk type environment. The list includes crape myrtle, eastern redbud, bottlebrush, savannah holly and highrise oak. We can gather public input at a later date and get different ideas. Lighting - the type of lighting we are proposing to place within the paver strip is pedestrian level, 12-14'. The ones we have now are too small in terms of providing street lighting but you don't want them so big/tall that they are intimidating as you walk by.

**Street Furniture** - examples of street furniture that would be placed within the street paver includes benches and trash receptacles. **Bike Facilities** - we are going to talk about trails in a little bit so we have to have mechanisms in place to allow that and enable that to happen in the downtown area. So we would propose bike racks as part of the street furniture. Details are important, downtowns are very visual. We would propose profunctional street signs something along the magnitude that gives a historical look. Even the font of the lettering is important in terms of trying to create the look you want in the downtown. **Wayfinding Signage** – people at the One Room Schoolhouse and Museum expressed concerns. I know we have somethings in place now but I think we can do better and have more amenities called attention to with more signs. Some of the most popular aspects of downtown redevelop are small little things but do create excitement. Hanging flower baskets, if you spec your street light out you can allow for hanging flower baskets that provide a dramatic impact of color in your downtown area. It gives us the opportunity to have framework for banners to call attention to different events and holiday flags. **Historic Roadway Markers** – we would say these would be more ornamental than practical but there is no reason we can't recreate these to give the true period effect and what actually was in League City at one time in the past.

The next area is Main Street (518) from Park Avenue to Iowa, we need to maintain Butler Oaks health and viability. In order to do so, we will be using water-permeable products for the work in this section and customize the overall streetscaping design in this area of the project to reflect the presence of the Butler Oaks. So we would have at least two separate types of trees. This is the area prevalence for the Butler Oaks. We are a little lacking on the north side as opposed to the south side and we would propose that we would use a similar type tree as a compliment to what is already down there now. (Heather McKnight, City Arborist presented a descendent of an acorn from an actual Butler Oak in the downtown area). We would recommend using these trees on the north side of that section of the City to compliment and over time growth to the size and stateliness of the ones on the north side and create that canopy effect as you go through that section of the City. It is approximately a two block area. We would have improved streetscaping with period lighting, benches, bike racks and wayfinding signage, much like previously described. That will have to be customized because there's different circumstances in terms of the width in the area you have to work with there. That is why we need the engineering again. Pedestrian crossings at intersections in this section of the project, marked with delineated crosswalks. And once again in the areas that appropriate new development framing the roadway, with the buildings closer to roadway and parking to the rear or side of the building. We realize there's a lot of public features down there that that wouldn't apply to but the areas that it could we would recommend the same approach in the other section of the project.

**Park Avenue** – the intersection of Park Avenue and Main Street (Milby's Corner) which is the property that we have acquired will be repaved to be a large pedestrian crosswalk, enhancing the connection and safety between Park Avenue and League Park. Milby Butler was George Washington Butler's son and a well-known longhorn breeder in this area.

We would like to mark street parking (angled and parallel) along Park Avenue adding to the downtown parking options. We know we are going to get more people so you have got to have the plans in place to accommodate them. The overall parking impact of the Phase 1 plan is 399 spaces. This includes above ground parking, reciprocal parking areas and agreements with certain downtown property owners for that purpose and land to be acquired. Enhanced streetscape with trees, period lighting, benches, bike facilities and wayfinding signage, a complimentary look to rest of the streetscaping in that area. Once again a redeveloped “blue building” site as mixed use retail/residential/office with a shared public parking garage. The parking garage would be wrapped by retail/residential development (picture of retail wrapped garage from Addison Circle, Addison, Texas).

League Park – we are proposing an “Enhanced” League Park that is a destination and serves additional uses such as a Truck Crop farmer’s market, live performances and concerts, a water feature (Muldoon’s Run) along the western boundary of the park, which also serves a drainage function, to help improve the overall drainage situation in the area. The Farmer’s Market will follow the path of the stream. Incidentally, Miguel Muldoon was an Irish Catholic priest and one of the earliest land owners in town. We would provide for a strengthened connection between League Park and Walding Station by relocating the caboose, removing the shrubs and installing thematic fence and gates to improve safety in that section of town. We would propose to use the same fencing that is utilized in Helen’s Gardens so there is some consistency in knitting together the theme and look in the downtown area. I have had people implore me to get something done this year, something visual. The engineering package that is before Council is broken into four phases and this is one of the phases, one of the projects in the first phase that I believe if we get started can get done this year. Furthermore installation of a stage and plaza area for concerts in the park and other live performances and events. A trail system connecting the proposed trailhead at the northern end of League Park. The trailhead could include a vendor and bike rental kiosk. A basketball court relocated to the parking lot on Phase 1 with a planned additional spot for Phase 2 of the project. A water plaza/splash pad where the basketball courts are currently located to promote the family atmosphere we seek in the downtown area. Redeveloped office space or other potential retail use of the Parks & Rec Department building for a restaurant or other business activity in the downtown area provided the documents that we researched so far and led to believe we can do that and utilize that for retail purposes. That will actually help fund some of the improvements that we are talking about here. Protection of existing trees and gazebo. We are proposing a touchstone, we think it is important to build family traditions within League City. We are proposing a Lucky Longhorn sculpture in League Park, touching it will signify good luck and prosperity for generations to come. Mrs. Lewis from the One Room School House has offered bricks that were made in the local brick yard Circa 1910 in League City and I would propose using them as the base for Lucky Longhorn. Finally we hear constantly of the need to spruce up, update and enhance League Park. I think it has been awhile since we have put City funds back into it and we would propose doing so in the remainder of League Park to round out this portion of the project.

(presentation of actual pictures of details in League Park)

First Muldoon's Run – this is the water feature. At the head of the water feature is the other aspect in Phase 1 of the engineering which is a fountain which will be located by FM518 and is patterned after the fountain, for those of you who have gone to Sugar Land to see the Skeeter's game, on the entryway, it would be much smaller than that but the look is what we are talking about with the main flowing proactive head in the middle and then jets that shoot in on either side. That would be the head of the water feature and the drainage improvement and that would be located right next to FM518 and the stream would go in a northerly direction. Secondly the farmers market – we will have a plaza area that follows the water feature and we would propose having a farmers market perhaps every Saturday where we could all come together as a community and buy produce and maybe some other acceptable things that Council determines at a later date. For the strengthened connection between Walding Station and League Park we think putting the thematic fence there offers some barrier visually but not as much as the shrubs and can enhance for safety of the children we want to have in the downtown area. Once again it would look like the fencing in Helen's Garden and would like to work out something that when the train comes through that area it would automatically close the gates to allow for the safety of the pedestrians in that section of the city. Trails – we want to try to find a way to help our friends out at the Museum and the One Room School House. So we are proposing what we call the Heritage Trail. The trail would run in the direction towards League Park and end up at the trail head on the northern part of League Park connecting up those features and other features in our downtown area. Splash Pad – interactive water feature where the basketball courts are currently located. And finally the touchstone – historic themed touchstone piece, Lucky Longhorn.

So let me describe how we could utilize the trail system. It is a concept that I have developed before and presented and it has gone well. It is called the Hub & Spokes Concept. The hub is your downtown area. The spokes are the trails radiating out through your community that lead into the downtown area. The ideal concept is for a family related event where you would get the bikes out at home, load up the SUV, go to a trail head at the different trails that we have interspersed through the City, unload the bikes with your family and ride into the downtown area for an event, farmers market, eating at a restaurant or shopping at the shops and doing family oriented activities. Spend the day down there, hopefully spend a lot of money, then load up, go back on your bikes, load up the SUV, and go home. That is what we would like to promote with the trails in the downtown area, connecting up at different amenities. We already have some nice annual festivals down there and I would think it would set the stage literally because we would have a stage for other similar type annual events in the downtown area and I believe allow us to enhance the events that we have there now.

I hope you would agree that we have put some time into this research. We looked into other cities and we have some case studies that we think it is important to go over to give you an idea of what it can do for a community. The three cities that we selected were Conroe, McKinney and Roanake, Texas. First Conroe, Texas – the date of improvements was 1990-2010 and include sidewalks, lighting/pavers, buried utilities, purchase/remodel of buildings. The city's investment was \$10-\$15 million and the impact is the downtown is full, commercial space is 99% leased and there is a mix of shopping, restaurants and entertainment. The impact to the city is it now serves as a gathering place, sense of pride for the community, increased private investment, increased tourism, destination for entertainment and shopping. Next we go to McKinney, Texas – the date of improvements was 2006 to present and include a courthouse, infrastructure (streets, drainage, water & sewer, signals streetscape, pedestrian elements). The city's investment was \$9.5 million for the courthouse and \$15 million in infrastructure. The impact is property values have increased 30% from 2006-2013, 7 development projects have been announced since adoption of the Code in 2013, and 12 projects were in the pipeline in 2014. Impacts to the city – development was created in adjacent areas, downtown housing was created, increased revenues for the city, increased momentum with more private investment and public infrastructure projects on the whole. Roanake, Texas – we actually visited here. They are a smaller town and their project went from 2004 – 2009. One of their main efforts is what they call a rock building (2007). On Oak Street they put in curbs, light fixtures, gutters, storm drain system and parking. Their initial investment was a 20 year bond for \$8 million. The average taxable value from 2006 – 2014 increased by 245%. Their average annual restaurant sales is \$600 per square foot. They have nine new structures totaling the private sector investment of \$6.4 million. They use the theme “Unique Dining Capital of Texas” as their trademark and try to promote. Impacts include increased tourism and revenues, a central gathering area, and their return of investment has allowed them to expand and undertake in other projects. Their original investment was scheduled to be paid out over 20 years however they have done so well that we are told they are paying off in 10 years. So what are the overall themes? What is unique in these three circumstances? And what can we hope to achieve by the investment in our downtown area. First, the commonality is when private investment follows public investment by creating renewed interest in the downtown. Secondly when new businesses including office, retail and restaurants occur. Thirdly rehabilitated buildings and new facades are created. Fourth increased property values. And lastly a sense of place for residents and visitors. At this time I want to introduce Paul Menzies, Director of Planning/Development to make a few comments about protecting the assets and the surrounding areas in the downtown that we currently enjoy because we want to make sure that we do nothing to detract from that and hopefully enhance that.

Mr. Menzies said so how do we achieve that desired look and feel of the historic downtown that the City Manager has been talking about. As part of the implementation of the downtown plan what is referred to as form based zoning regulations will be proposed to fulfill the vision for the Main Street / Park Avenue commercial court area.

Simply put, form based zoning emphasizes a buildings design and orientation (its form) to encourage a mix of uses in a pedestrian centric manner. As opposed to conventional zoning which I think we are all familiar with which emphasizes separation of uses and little if any of a buildings design. Effectively form based zoning prescribes for example the façade design such as brick or other acceptable material, a buildings orientation towards the street, site design such as buildings height, vehicle parking in the rear, and signage with a secondary emphasis or focus on types uses. The effect is a classic downtown structure close to the street. The City is currently compiling a list of qualified consulting firms to assist in proposing amendments to the city's existing zoning ordinance to provide for these types of prescriptive design regulations to advance the downtown plan. A second all be it equally as important component of the downtown plan that the City Manager has tasked me and my directorate with is how we preserve the residential character of the surrounding residential neighborhood. I want to emphasize that as the plans for the downtown commercial core area continue to be developed priority is being given to developing and implementing a concurrent plan to preserve the residential character of the surrounding area and that of individual residences. As such several methods are currently being evaluated and being considered for implementation to advance this residential preservation goal. First we would like to work with the City's Historic Commission to review and update the current Historic District Residential Design Standards to ensure the preservation of the existing character of the existing homes. Secondly develop and implement zoning regulations in the nearby commercial core that preserve and in some instances enhance the neighborhood integrity of the existing residential areas from that of today. An example method that has proven successful, and certainly I have seen proven successful in other cities preserving residential neighborhoods that are adjacent to downtown areas, could be what is referred to as "transitional zoning" which creates a buffer area or a transition between the downtown commercial core and existing residential areas. And possible regulations in this transition area could include mixed use residential, limits on commercial use to only that within a new or existing structure that resembles a historic style residence and small monument style signage. So any questions, or most importantly any suggestions from residents over the next few months regarding additional ideas to advance the mentioned residential preservation goal can be conveyed to my office directly. My contact information is easily found on the City's website. For those of you in attendance this evening I will be here after the meeting and can provide my contact information then if you choose.

Mr. Rohr said how do we accomplish our objectives in terms of the private sector investment that we desire in our downtown area? There are some tools that we have in place now that we can utilize. We are not trying to force people to comply. If they don't choose to make an investment, they just want to keep their building as it exists now they are entitled to do that. We hope to create market incentives and market momentum where that won't be the case. In addition there are other tools that we can use at our disposal for economic development to assist them if they do want to make some improvements in the downtown area. So of the other tools that are available include Federal and Texas Historical Tax Credits and I have had experience with these in the past, not in Texas. They total 45% of the improvements to qualified historic building.

You can get 45% of your investment back to improvements that you make according to the standards in place, 25% comes from a tax credit on improvements from State of Texas which was enacted and put in place effective 1/1/15; the Federal Government tax credit of 20% on improvements have been in place since 1976.

So how much is this going to cost. Let's be practical. There are different components to this but the basic package that I focused on was the streetscaping improvements, the burying of the utilities, and the park improvements. We have had review of those numbers by two separate engineering firms and for that aspect of the project we have come up with an estimated cost of \$10.4 million. I don't want to be accused of misleading, there are other aspects of the project such as the trails, utility improvements, and improve traffic flow which totals \$3.25 million however those are funding mechanisms that we have in place in the city budget each and every year and we are going to spend it somewhere within the City. All we are proposing as part of this plan for that portion is moving the downtown projects to the front of the list. That is a priority of ours as decided by Council and we want to do that. So let's go back to the \$10.4 million. How do we pay for that? I would argue that 58% of that cost is paid for organically from the project itself in grant money that is only available to be used in specific sections of the City. So 58% of the \$10.4 million comes from what I call as organic, meaning the project itself produces that revenue and grant money which is referred to as Community Development Block Grant (CDBG) money within the City. So how are we going to do this? CDBG has a 108 program and staff (Finance Department and Planning Department) has researched this and we can borrow on that. \$1,585,000 represents 5 years of CDBG money into the future. So we borrow that money on the front end for the improvements and we pay it back with the annual allotment that we get back for CDBG funds within the City. Secondly another organic cost, Tax Increment Reinvestment Zone (TIRZ). This is what I believe they used in Roanoke. They got so much private investment that they were able to pay off a 20 year note in 10 years. What you do is establish the base line year for property taxes before you make the improvements. Then anything that is added above and beyond that point in time in terms of private sector investment you use to pay for the improvements themselves. You borrow that money and then you use that increment, the additional add on property taxes that accrue based on the improvements that are made in the private sector investments to retire the debt. Rebecca and I wrestled on this, the conservative side went out and we used her number which was \$2.5 million. I think we can do better than that but nevertheless that is what we are presenting here this evening. Some of the investment we are making is in League Park. We have approximately \$3 million in the fund balance for park improvement funds and we are proposing to pay for some of the improvements in the park out of that fund balance to the tune of \$1 million. Drainage improvements, this is in a future CIP (2017). We all know we have drainage problems in the downtown area and this is the first step in the localized area in that section of the downtown redevelopment project where we can use the drainage monies that we have allocated in future years in the CIP for the water feature which also helps us with addressing those drainage problems. Once again here is that same acronym CDBG.



We are backed up, they give you a certain amount of time frame to use these monies and we have a fund balance that has been building up because we haven't used it in a timely manner. We are not in any trouble but we have to use it. They don't give it to you to put in the bank. So we would propose using the fund balance, the money that we have sitting in the bank to be spent as part of the upfront cost for the improvements. The next aspect is the birdhouse that is currently housing the Parks and Recreation Department offices. We would propose moving those offices up to City Hall. We think we can provide the citizens with a higher level of service in doing so and if we are permitted based on the research that the City Attorney has done and I believe that we can rent that out for a commercial type activity that is consistent with the theme in the downtown area and generates money for the project. In addition I believe that we increase tourism by virtue of these projects and that we can justify using \$80,000 per year in HOT funds which is approximately 20% of the amount of revenue that comes in on an annual basis. And incidentally contrary to some things that have been circulating in the community our fund balance in the HOT fund is approximately \$930,000 at this point in time. Lastly is additional CIP that is already in your CIP and that would be part of the inclusion that we would propose for Council's budget for the upcoming year. You already have money in there for land acquisition and for engineering in this year's budget. You add all of those up and you get \$10.4 million. That includes a 10% engineers work contingency and a 5% owners contingency so we are not cutting it so close that if we encounter some things that we didn't anticipate that we don't have money already built into the \$10.4 million. We have \$1.6 million in this year's budget for engineering and the council agenda item this evening is for \$895,000 of the \$1.6 million.

On 1/24/15 at the envisioning process the citizens called the city into action. City Council accepted that mandate that day and on 2/24/15, by approving the Roadmap to the Future. We have a unique opportunity to create the dominant thread in the tapestry of a city that we are trying to weave. We have an opportunity to add another amenity in our city to provide a more complete city as a whole. We have an opportunity to fill a niche that is unserved in our area. We have an opportunity to create a viable, vibrant, and dynamic downtown. I believe the time to act is now!

A motion was made by Mr. Becker, seconded by Mayor Hallisey, to suspend the rules and move Item 9Bii ahead of Item 9Bi. The motion passed by the following vote.

The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Becker, Mr. Dugie, Ms. Hansing, Mr. Kinsey, Ms. Bentley, Mr. Gross and Mr. Long

9B.ii. 16-1000 Public hearing regarding the Downtown Redevelopment Plan (Mayor Hallisey and Council Member Dugie)

Mayor Hallisey opened the public hearing at 7:43 p.m.

Mayor Hallisey closed the public hearing at 8:28 p.m.

9B.i. 16-0999 Council comments and questions regarding the Downtown Redevelopment Plan (City Manager)

**10. CONSENT AGENDA****Approval of the Consent Agenda**

A motion was made by Mr. Kinsey, seconded by Mr. Becker, to approve Consent Agenda Items 10A and 10B. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Becker, Mr. Dugie, Ms. Hansing, Mr. Kinsey, Ms. Bentley, Mr. Gross and Mr. Long

- 10A. 16-0992 Consider and take action on a resolution authorizing a one year agreement with Republic Services for grit screening/sludge transportation and disposal services in an amount not to exceed \$286,340.00 with an option to renew the agreement for two additional one year periods (Director of Finance)

Resolution No. 2016-42 was approved on the Consent Agenda

- 10B. 16-0986 Consider and take action on Ordinance No. 2016-12, amending Ordinance No. 2005-24, to rezone approximately 9.5 acres (Z15-20 Highway 3 & Olive Street) of the Moore's Addition Subdivision from "OS" (Open Space) and "IL" (Limited Industrial) to "CG" (General Commercial), generally located south of Olive Street and east of State Highway 3 in League City, Texas - Second Reading (Director of Planning and Development)

Council approved first reading 8-0-0 on April 26, 2016.

Ordinance No. 2016-12 Second Reading was approved on the Consent Agenda

**END OF CONSENT AGENDA****11. ITEMS REMOVED FROM CONSENT AGENDA****12. OLD BUSINESS****13. NEW BUSINESS**

- 13A. 16-0996 Consider and take action on a resolution authorizing a professional services agreement with Huitt-Zollars, Inc. for planning and design services related to the Downtown Redevelopment Plan in an amount of \$895,400 (Deputy City Manager)

A motion was made by Mr. Kinsey, seconded by Mr. Becker, to approve Resolution No. 2016-43 authorizing a professional services agreement with Huitt-Zollars, Inc. for planning and design services related to the Downtown Redevelopment Plan in an amount of \$895,400.

A motion to amend was made by Mayor Hallisey, seconded by Mr. Dugie, to approve Phase 1 only. The motion to amend failed by the following vote:

Abstained: 1 - Mr. Gross

For: 2 - Mayor Hallisey and Mr. Dugie

Opposed: 5 - Mr. Becker, Ms. Hansing, Mr. Kinsey, Ms. Bentley and Mr. Long

The motion to approve the resolution passed by the following vote:

Abstained: 1 - Mr. Gross

For: 6 - Mr. Becker, Mr. Dugie, Ms. Hansing, Mr. Kinsey, Ms. Bentley and Mr. Long

Opposed: 1 - Mayor Hallisey

**14. FIRST READING OF ORDINANCES**

**15. TABLED ITEMS SUBJECT TO RECALL**

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

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

At 9:15 p.m. Mayor Hallisey announced the City Council will now go into executive session to discuss the following items:

- 17A. 16-0997 Texas Open Meetings Act, Section 551.072 Government Code - Deliberations about real property

Discuss potential purchase or sale of real property interests (Deputy City Manager)

At 9:36 p.m. Mayor Hallisey reconvened the regular meeting and announced there was no final action, decision or vote with regard to any matter considered in the executive session just concluded.

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

- 18A. 16-0998 Consider and take action on discussion concerning potential purchase or sale of real property interests (Deputy City Manager)

A motion was made by Mr. Kinsey, seconded by Mr. Becker, to direct staff to proceed as directed in executive session. The motion passed by the following vote:

Abstained: 1 - Mr. Gross

For: 6 - Mr. Becker, Mr. Dugie, Ms. Hansing, Mr. Kinsey, Ms. Bentley and Mr. Long

Opposed: 1 - Mayor Hallisey

**19. ADJOURNMENT**

**At 9:37 p.m. Mayor Hallisey said, there being no further business this meeting is adjourned.**

\_\_\_\_\_  
**PAT HALLISEY**  
**MAYOR**

\_\_\_\_\_  
**DIANA M. STAPP**  
**CITY SECRETARY**

**(SEAL)**

**MINUTES APPROVED:**