



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Monday, August 21, 2017

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 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  
Larry Millican  
Todd Kinsey  
Greg Gripon  
Keith Gross  
Nick Long**

**City Manager:**

**John Baumgartner**

**Assistant City Manager/Director of Finance:**

**Rebecca Underhill**

**Assistant City Manager:**

**Bo Bass**

**City Attorney:**

**Nghiem Doan**

**City Secretary:**

**Diana M. Stapp**

**Chief of Police:**

**Michael Kramm**

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

**Janet Shirley**

**Director of Parks & Cultural Services:**

**Chien Wei**

**Director of Planning/Development:**

**Paul Menzies**

**Interim Director of Public Works:**

**Jody Hooks**

**Interim City Engineer:**

**Christopher Sims**

### 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, Mr. Larry Millican, Mr. Todd Kinsey, Mr. Greg Gripon, Mr. Keith Gross and Mr. Nick Long

2. **PUBLIC COMMENTS**

3. **DISCUSSION REGARDING THE CITY OF LEAGUE CITY 2018-2022 CAPITAL IMPROVEMENT PLAN AND PROPOSED BUDGET FOR FY2017-2018**

John Baumgartner, City Manager, said just to reflect back on the last budget conversation, there was some interest in having some more time to talk about the Capital Improvement Program (CIP) and the budget in general. We are prepared to address any of your questions, in addition to the data that we have provided previously. As it relates to the FY 2017-2018 budget, in the packet we sent out we included an additional memo that talked about the \$.542, versus \$.55, versus the other supplemental items we didn't include in the budget. Again, I understood there was interest specifically in the CIP, but we are prepared to talk about that or the budget.

**Discussions included:**

**Program: Reinvestment**

**Project Name: Street Reconstruction – Reprioritize Turner/Butler over Ervin Connector**

John Baumgartner – Ervin was Hobbs/Ervin. The Sedona developer built Hobbs all the way down to Ervin as part of Phase 5. Driven by a series of council initiatives that we move the Ervin project forward, we have been working on that for the past two years. The design is nearly complete and we are into land acquisition for two or three parcels associated with that. When we looked at the reinvestment program there are more projects than resources. We prioritized them based on condition and traffic, and brought forward a list of projects that included Kansas (north of 4th street), St. Christopher, Dickinson Ave, and Calder (south). The next tier projects included Turner/Butler Connection and Grissom Road. As we have tried to move that program forward we are financially constrained so those timelines have moved out because the resources are not there to move the projects forward at one time.

**Program: Streets / Traffic**

**Project Name: North Landing Extension. Propose increasing the number of lanes on FM518 to 6-lanes, from Landing to IH-45; extend Palomino Ln. across the creek to IH 45.**

John Baumgartner – the Palomino vs Landing Blvd discussion was held by previous council with the decision to remove Palomino Extension from the CIP. We have thus far tried to push Landing Blvd forward with State Funding. We project the State's participation on Landing Blvd is about \$27 million and our share would be north of \$20 million, predominantly because of the long bridge associated with that, high cost of land acquisition, and some environmental challenges. We are still a number of years off (3-4 years) and are not environmentally cleared with the Landing Blvd route. Because we take State or Federal monies we must go through their environmental process to get cleared for a finding of no significant impact.

If you look at Palomino, it depends on how you want to fund that, we think if the alignment is along the west side of Challenger Park that is a \$15 million project to tie into West Nasa One. If you were to take that project on by yourself and self-fund it maybe we could get some funds from Galveston or Harris County to mitigate those costs. I think you could complete Palomino along the same timeline that we are looking at for Landing Blvd. If you want to leverage your local funds with State and Federal funds that process will be elongated out probably 4-5 years. To increase the number of lanes on FM518, my suggestion would be to pick one side or the other to widen the road. You would have to acquire at least 24 feet of right-of-way to widen it from 5 to 7 lanes.

**Program: Drainage**

**Project Name:** Nottingham Ditch Improvements – reprioritize and utilize the funds for design of the Palomino bridge.

John Baumgartner – this project is important to staff, one as it relates to maintenance and two there has been some slope failure which is part of the reason to move it forward a number of years ago.

**Program: Downtown Revitalization**

**Project Name:** Downtown Revitalization Plan - Define project

John Baumgartner – staff has divided the project into four phases. Phase 1 – Park Avenue, estimated at \$1.9 million. Most of that is paid with CDBG funds, dedicated funding. The land acquisition is nearing completion. The utility relocation is underway, we paid Texas-New Mexico Power about \$700,000 to start that process. We expect construction to begin early 2018, dependent on progress of land acquisition and utility relocation. Phase 2 – League Park Budget estimated at \$3.1 million. League Park improvements, including parking and relocating parking, is estimated at \$2.2 million. Drainage estimated at \$457,123 – is tied to both Park Avenue and the Historic District, with some re-routing under the railroad for more direction into the creek. There is some utility relocation associated with the park at \$230,000 and a contingency at \$227,350. Land acquisition is underway, the project is expected to bid early 2018 with completion within a year. Schedule is contingent on land acquisition and approval from the railroad. The project is varying and a change order to the consulting contract will be presented to Council at the next meeting. Phase 3 – Main Street is estimated at \$5.3 million. West of the railroad is estimated at \$4.4 million, associated with utility relocation, underground utilities, sidewalks and right-of-way. East of the railroad is estimated at \$862,383, associated with rework of the sidewalk and lighting. We have spent some money on surveying, not much on design so if there is a difference to be made now is the time.

**Lobby Galveston County on their bond issue for League City projects.**

John Baumgartner – one of the projects that the County has discussed funding with the bond program is Dickinson Avenue, currently in the CIP at \$7.5 million of reinvestment funding. Those dollars could be used to bridge the gap on some of the other projects.

4. **CONDUCT A WORK SESSION OF THE CITY COUNCIL TO RECEIVE INFORMATION CONCERNING AGENDA ITEMS APPEARING ON THE MEETING AGENDA FOR THE AUGUST 22, 2017 MEETING OF THE CITY COUNCIL OF THE CITY OF LEAGUE CITY.**

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

5. **ADJOURNMENT**

At 8:22 p.m. Mayor Hallisey said, there being no further business this meeting is adjourned.

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**PAT HALLISEY  
MAYOR**

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**DIANA M. STAPP  
CITY SECRETARY**

**(SEAL)**

**MINUTES APPROVED:**