



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Tuesday, December 3, 2019

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:**

**Andy Mann  
Hank Dugie  
Larry Millican  
Todd Kinsey  
Greg Gripon  
Chad Tressler  
Nick Long**

**City Manager:**

**John Baumgartner**

**Assistant City Manager**

**Bo Bass**

**Assistant City Manager**

**Michael Kramm**

**City Attorney:**

**Nghiem Doan**

**City Secretary:**

**Diana M. Stapp**

**Chief of Police:**

**Gary Ratliff**

**Executive Director of Development Services**

**David Hoover**

**Director of Budget/Project Management**

**Angie Steelman**

**Director of Engineering:**

**Christopher Sims**

**Director of Finance:**

**Kristine Polian**

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

**Janet Shirley**

**Director of Parks & Cultural Services:**

**Chien Wei**

**Director of Public Works:**

**Jody Hooks**

### 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. Andy Mann, Mr. Hank Dugie, Mr. Larry Millican, Mr. Todd Kinsey, Mr. Greg Gripon, Mr. Chad Tressler 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 Cory Myers, Minister of League City Church of Christ. Mayor Hallisey led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 19-0661                      October 3, 2019 Regular Meeting

Mayor Hallisey asked if there were any corrections. He said hearing none, these minutes are approved.

4. **PROCLAMATIONS, PRESENTATIONS, AWARDS, AND COMMUNITY SPOTLIGHT**

4A. 19-0658                      Presentation of the City of League City's Citizen University certificates (Mayor Hallisey)

4B. 19-0660                      Presentation regarding park improvements through private/public partnership (Council Member Long and Mayor Hallisey)

5. **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. 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 Act. Comments should be directed to the entire Council, not individual members of Council or staff. If addressing a specific agenda item, speakers must keep their remarks specific to the item being considered by the City Council. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated.

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NAME	ADDRESS	SUBJECT
Melanie Sweeney	1751 W. Walker St.	Holiday in the Park
James Worthington	2105 Summer Shore Dr.	Holiday in the Park
Linda Worthington	2105 Summer Shore Dr.	Holiday in the Park
Dave Person	3981 Lake Star Dr.	Rezone/Gum Bayou
Janice Hallisey	League City Proud Org.	Holiday in the Park

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

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

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

Mayor Pro Tem Todd Kinsey – I hope everybody had a great Thanksgiving, I know our family did. My older son missed it, his first Thanksgiving this year which was strange and kind of cool at the same time. At the Library, join Helen Hall Library staff and members of our community as we celebrate the holidays with our annual Holiday Open House. Families and patrons of all ages are welcome to join us as we meet Santa, enjoy holiday snacks and drinks and take part in fun activities such as a photo booth and face painting. Don't miss the tree lighting ceremony afterwards! This event takes place on Thursday, December 5 from 5:00 to 6:30 p.m. The library's annual town hall will take place on Thursday, December 12 from 6:30 to 8:30 p.m. in the Library Theater. This event provides the opportunity to give feedback and receive the very latest information on current and future library services. Staff will present what the library has been doing all year and participants will have the chance to ask questions of our City Librarian and other library staff. Refreshments will be served. During the whole month of December, stop by and view our new capsule museums. Some of our staff are displaying their personal collections, such as Star Wars figurines and Pyrex glassware. These exhibits will showcase the collections of staff and the public. If you are interested in sharing some of your collections with the community, please call the library for more information.

Greg Gripon – December is always my favorite month. I have a birthday in December, but that's not why. December is just so much fun, all the festivities going on. Come out to the Grand Night Parade, I have a feeling this year it's going to be extra special. Also, the League City Lions Club on December 20 will be having a breakfast for dinner at Hometown Heroes Park. There will be more information coming out, but it will be a great evening.

Chad Tressler had no comments.

Nick Long – I'm just sitting here thinking about all the stuff we've already heard tonight, the Citizens' University, the Volunteer Fire Department, the Lions Club, the Wildcats, the Historical Society, or the Holiday in the Park people. It's kind of unique where you got to see people giving back to their community in a variety of different ways. I think that's part of the thing that makes League City special, makes League City different, and I just love to see all the different ways that people have gotten involved and it's kind of neat that this meeting during the holidays you can highlight all those different ways. I'm proud of all those people that did the Citizens' University and I'm a little jealous about the historical tour. Remind me to get a Council historical tour too.

Andy Mann – I just have one thing. If you are someone affected by the Mag Creek drilling situation, there will be a meeting tomorrow with the developer at the Magnolia Creek clubhouse, it'll be around 6:30 or 7:00. Everyone is invited to attend, it'll be just good Christian fellowship, so come on out. Again, Mag Creek is who is directly impacted, but anyone is free to come. Might learn a little bit about the whole process and how we plan to wrap it up.

Hank Dugie – I just want to say thank you for the opportunity to serve here. I love serving on Council with the rest of these gentlemen and I hope that through our efforts and for the community you've seen our city grow and become better to live, work, and play in for the last few years. Also, today is my dad's birthday, so Happy Birthday, Dad. I love you.

Larry Millican had no comments.

Mayor Hallisey – A couple of things, Holiday in the Park and Little League Baseball are small-town Americana at its absolute best in this country. You live in a town that's growing by leaps and bounds, almost to the point we can't control it all, but it is coming at us because the big gorilla up I-45 is growing and as they grow, we grow. Nobody wants to live in Houston, they want to live in the suburbs. So, they're here. We're going through a lot of pains as that growth comes. You see it on I-45, you see it on roads all through town. But you've got to remember, once those things are done, think about what it's like up by Baybrook Mall, all 10 lanes, that go north and south, how quickly traffic moves. Our dream here is when I-45 is done we're going to move people, there are a lot of that were part of the bond issue of last May, internal transportation issues. Talking about Gum Bayou, one of the big issues on our drainage issues was to try to get that cleared out. You've got the county working, along with Dickinson and League City trying to take care of Gum Bayou. It has been the major flooding reason for Bayridge and other communities along it and everyone is working diligently to resolve those issues. You were kind enough to pass those bond issues back in May, and John works every morning with his project team to try to get those projects moved along so that we are not going to be in the way of growth that comes at us. Not to say that it's not smart to take a look at all growth and take a look at what's coming. I hope everybody had a great Thanksgiving, certainly did at my house.

The library public hearing is next week. The library has had a major study done on improvements that need to be made to the library. A lot of that is big ticket items, we've asked that library board to pare that down to something that we can understand and that they can understand. They're in the process of doing that. I would anticipate sometime in the next two to three years, you're probably going to see a library bond issue submitted to you, and you can decide how important a library is to the future of your children and your children's children who will come afterward. So, be thinking about it. We all, up here, want to hear from you. If you don't like libraries, say so, let us know. If you like libraries, let us know, as well. We want to know what you think. We've been asking every Monday on Mondays. With the Mayor to please call in, tell us what you think about this and let's go forward. We're going through the same process we did on drainage and transportation. If it's important to you, it's important to us. If it's not important to you, I guarantee you it won't be all that important to us. So, think about what you want to see in this town for the future. Holiday in the Park, I can't let that go. 22 years I've had to live with Janice, who absolutely wants something for our children to do during the most joyous season of the year and she extends herself. I'll be glad when it's over so I can have some rest. She does the work but I'm tired from all that morning, noon, and night. She mentioned last night, I have to say this so you'll understand, she had a crowd of a couple hundred people at the Civic Center and she said what keeps me up at night is safety, the number one issue that we all worry about. And I was sitting there thinking, keeps you up at night? Because every night when I go to bed, her head hits that pillow and she's out long before me. Safety is important. I say that in jest. Kids are important and that's who it's being done for. We hope all of you will participate from the neighborhoods and enjoy your time. Also, before we meet again, Mr. Millican will be into a new decade. He is the oldest person at this table, he is going to be 70 years old. He will be the oldest, but he is not the prettiest. He may think he is, and his wife may think he is, but he is not. I am the prettiest and I don't mind I am the second oldest up here. I'm a day behind him, but he will be 70 before I will. So, Larry, happy birthday. I hope your wife does something nice for you. I'm not going to talk to you, I don't want to feel as old as you. I'm going to live an extra day before I join you in the decade.

## **8. REPORTS FROM STAFF MEMBERS**

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

**John Baumgartner** – I'd like to introduce a new staff member. Ms. Carlene Neeley is new to our staff up on the second floor. She comes to us indirectly from the City of Kemah and she's going to help out with our Council packets and agenda items and help out with the meeting, etc., so we'll be seeing her around. I've heard Doctor in front of her name a couple of times, she said just call me Carlene, though. A couple more items on Holiday in the Park, obviously it starts Friday at 5:00 p.m. The City's Communication Department will be out there, joined by our League City Citizens University graduates. They'll be handing out complimentary hot chocolate throughout the evening. Stop by and see us and say hello. On Saturday, throughout the day they'll hand out some League City swag and prizes. Then on Saturday night look for the City's float in the Grand Night Parade. I'm excited to see what staff has created this year, they've been working on our float for several weeks. They promised me we're going to take home top prize this year. I'm not sure what Citymark Church has to say about that. But we've thrown down quite the challenge for Sarah and her team of snowmen, maybe? Some secret thing they won't tell me about. Parade starts at 6:00 p.m. Lastly, we've partnered with I-45 Now. They'll be broadcasting the parade live on the City's Facebook page and our Facebook page in case you can't make it out. Briefly, I think the library townhall the Mayor mentioned, is Thursday, December 12, from 6:30 to 8:30 at the Helen Hall Library. The agenda for the evening will include staff presentation followed by comments, questions and answers by the City Librarian and other staff. Refreshments will be served. As we're into the holiday season, what happens before the next meeting, the Christmas Boat Lane Parade is Saturday, December 14. League City is joining forces with Kemah, Nassau Bay, Clear Lake Shores, and Seabrook to sponsor the 58th Annual Clear Lake Area Chamber of Commerce Christmas Boat Lane Parade. The parade this year has a new extended route along Davis Road canal and Constellation Point in League City. Mayor Pay Hallisey will be selecting the best League City boat entered in the parade and will present the winner with the Mayor's trophy. Start decorating your watercraft and sign up to be part of the fun. For more information to go [leaguecity.com](http://leaguecity.com). Look forward to the next couple weeks of holiday celebration, etc.

## **9. CONSENT AGENDA**

### **Approval of the Consent Agenda**

A motion was made by Mr. Tressler, seconded by Mr. Gripon, to approve Consent Agenda Items 9A through 9D. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

- 9A. 19-0652 Consider and take action on a resolution authorizing a professional services agreement with LJA Engineering, Inc. (LJA) for design work related to the City-Wide 2-D Drainage Model (DR2007) in an amount not to exceed \$772,588 (Director of Engineering)

Approved on the Consent Agenda - Resolution No. 2019-206

- 9B. 19-0649 Consider and take action on a resolution authorizing an amendment to the agreement with Century Asphalt, LTD to increase the total compensation by \$25,000 and extend the contract term through January 31, 2020 to allow for the purchase of additional asphalt materials in a total not to exceed amount of \$75,000 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2019-207

- 9C. 19-0651 Consider and take action on a resolution authorizing an agreement with Utilis Inc. for Satellite Imagery Leak Detection Analysis and follow-up Acoustic Detection in an amount not to exceed \$187,000 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2019-208

- 9D. 19-0646 Consider and take action on a resolution authorizing staff to reject all previous bids for ITB 20-Fire-001 for the All Hazard Response Boat (Fire Chief)

Approved on the Consent Agenda - Resolution No. 2019-209

### **END OF CONSENT AGENDA**

### **10. OLD BUSINESS**

### **11. NEW BUSINESS**

- 11A. 19-0654 Consider and take action on a resolution casting a ballot for the election of members to the Board of Directors of the Galveston Central Appraisal District for 2020-2021 (Mayor  
Mayor's recommendation: split vote between Donald Gartman and Chad Tressler (154-153) with the larger number going to Mr. Tressler.

A motion was made by Mr. Dugie, to cast one vote each for Scott Brast, Bruce Clawson, Tom Farmer, Don Gartman, Roney McCrary and 302 for Chad Tressler.

A motion was made by Mayor Hallisey, seconded by Mr. Kinsey, to cast 154 votes for Chad Tressler and 153 votes for Donald Gartman.

Mr. Dugie called the question. The motion to call the question passed by the following vote:

For: 6 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Kinsey, Mr. Tressler and Mr. Long

Opposed: 2 - Mr. Millican and Mr. Gripon

The motion by Mayor Hallisey to split the vote between Mr. Tressler and Mr. Gartman failed by the following vote:

For: 2 - Mayor Hallisey and Mr. Kinsey

Opposed: 6 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Gripon, Mr. Tressler and Mr. Long

A motion was made by Mr. Dugie, seconded by Mr. Long, to approve Resolution No. 2019-210 allocating votes as follows: one vote each to Scott Brast, Bruce Clawson, Tom Farmer, Don Gartman, Roney McCrary and 302 votes to Chad Tressler. The motion passed by the following vote:

**For:** 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

**Opposed:** 1 - Mayor Hallisey

**11B. 19-0655** Consider and take action on a resolution casting a ballot for the election of a person to the Board of Directors of the Harris County Appraisal District for 2020-2021 (Mayor Hallisey)

Mike Sullivan is the only person on the ballot for the board position representing cities other than the City of Houston.

A motion was made by Mr. Long, seconded by Mr. Kinsey, to approve Resolution No. 2019-211 casting a ballot for the election of Mike Sullivan to the Board of Directors of the Harris County Appraisal District for 2020-2021. The motion passed by the following vote:

**For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

**11C. 19-0558** Consider and take action on a resolution designating a Representative and an Alternate to the Houston-Galveston Area Council General Assembly and Board of Directors for the year 2020 (Mayor Hallisey)

Mayor's appointments:  
Representative – Pat Hallisey  
Alternate – Andy Mann

A motion was made by Mr. Dugie, seconded by Mr. Mann, to approve Resolution No. 2019-212 designating Pat Hallisey as Representative and Andy Mann as Alternate to the Houston-Galveston Area Council General Assembly and Board of Directors for the year 2020. The motion passed by the following vote:

**For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

**11D. 19-0657** Consider and take action on the appointment of a representative and an alternate to the Houston-Galveston Area Council (H-GAC) Transportation Policy Council (TPC) for the term year 2020 (Mayor Hallisey)

Mayor's recommendation:  
Representative – Greg Gripon  
Alternate – Chad Tressler

A motion was made by Mayor Hallisey, seconded by Mr. Kinsey, to approve the appointments.

Mr. Gripon declined the appointment as Representative.

Mayor's recommendation: Representative - Andy Mann, Alternate - Greg Gripon

The motion failed by the following vote:

**For:** 4 - Mayor Hallisey, Mr. Mann, Mr. Kinsey and Mr. Long

**Opposed:** 4 - Mr. Dugie, Mr. Millican, Mr. Gripon and Mr. Tressler



A motion was made by Mr. Dugie, seconded by Mr. Long, to appoint Larry Millican as Representative and Greg Gripon as Alternate to the Houston-Galveston Area Council Transportation Policy Council for the year 2020. The motion passed by the following vote:

For: 6 - Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

Opposed: 2 - Mayor Hallisey and Mr. Mann

- 11E. 19-0656 Consider and take action on appointment of a Primary Member and an Alternate to the Houston-Galveston Area Council (H-GAC) Technical Advisory Committee (TAC) for the term year February 2020 to January 2021 (Mayor Hallisey)

Mayor's recommendations:

Representative – Christopher Sims

Alternate – Chad Tressler

A motion was made by Mr. Long, seconded by Mr. Kinsey, to approve the appointment of Christopher Sims as Primary Member and Chad Tressler as Alternate Member to the Houston-Galveston Area Council Technical Advisory Committee for the year February 2020 to January 2021. The motion passed by the following vote:

For: 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

Opposed: 1 - Mayor Hallisey

12. **FIRST READING OF ORDINANCES**

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

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

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

16. **ADJOURNMENT**

At 7:02 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:**