



# City of League City, TX

300 West Walker  
League City TX  
77573

## Meeting Minutes City Council

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Tuesday, March 9, 2021

6:00 PM

Johnnie Arolfo Civic Center  
400 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 Johnnie Arolfo Civic Center at 400 West Walker Street on the above date at 6:00 p.m.

**Mayor:**

**Pat Hallisey**

**City Council Members:**

**Andy Mann  
Hank Dugie  
Larry Millican  
John Bowen  
Justin Hicks  
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**

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

**James Brumm**

**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. John Bowen, Mr. Justin Hicks, 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**

Invocation given by Pastor Matt Jones of Citymark Church. Mayor Hallisey led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 21-0145 February 9, 2021 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. 21-0140 Presentation of Economic Excellence Recognition awarded to the City of League City by the Texas Economic Development Council for 2020 (Director of Economic Development)

Scott Livingston, Director of Economic Development, gave the presentation

4B. 21-0141 Report from Emergency Turnaround Task Force (Mayor Hallisey)

Dave Johnson gave a presentation

4C. 21-0146 Report from Dickinson Bayou Watershed Steering Committee (Mayor Hallisey)

Mayor Pro Tem Dugie gave a presentation

**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.

NAME	ADDRESS	SUBJECT
Sean Saunders	3106 Zachary Bay Ln	Calder Traffic
Chuck DiFalco	2218 Eastland Ct	Apartments, drainage
Peggy Zahler	1802 Rampart	HB 3029

**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 Hank Dugie – Thank you Mr. Mayor, and in true Todd Kinsey fashion, I’ve been asked to give the library update tonight. It’s an honor to do that, I hope I can do it justice. Here are some of the library happenings. Thursday, March 11, join us to take part in our small business start-up series, from 10:15 a.m. to 1:30 p.m. We will learn how to create an online presence. This program is for adults and is in the theater. That’s March 11, Thursday, small business start-up at 10:15 a.m. Children can take part in our gardening in the evenings program on Wednesday, March 17, from 5-to-6 p.m. Please RSVP to the library to secure your spot. This program is for children and their families and will take place outside on the front lawn if weather is permitting. Again, that’s gardening in the evenings for children and their families on Wednesday, March 17, 5 p.m.

Then on Thursday, March 18, the library will offer Avatar Day for the teens from 5-to-7 p.m. also on the front lawn, weather permitting. This program will be a fun time of elemental themed games and is for teens from ages of 12 to 18. I know it said this is for teens but I want to poll the council members, who here knows what Avatar Day is, is anyone familiar with The Last Airbender? I guess, for those of you in the community who are Avatar fans, this is your day, March 18 at the library, 5-7 p.m. That's it as far as it goes for library updates. I do just want to say in regards to COVID and the changes that are being made, I've been very clear from the beginning I'm against all mandates. Was, am, always will be, but I do think people should continue to show respect to one another. If a business owner, private property owner, puts up signs and asks people to wear a mask when they go into their establishment, I don't think there should be any questions, you should wear a mask. We are a strong property rights state, and I think in order for us to all get along as a society, we have to respect other people's wishes, their property, what they decide to do with themselves and their family. I'm glad that the mandates have been lifted, but I do encourage people to be a good neighbor, show respect. That's about it. Thank you, Mr. Mayor.

Andy Mann – I just wanted to encourage everyone that, if you're having any hesitancy about getting the vaccine, I'd encourage you to take the opportunity to go online to UTMB and get your name signed up. I've been to a couple of funerals in the last couple of weeks. We actually had this situation where, you might feel like you missed this, you're not in a high risk group, but the fact of the matter is, if you don't get vaccinated, you still might be exposing people in those high risk groups. I know that, during my wedding, Mr. Hallisey, had COVID, and the thought that we created an environment where he could have got it. It's one of those things that you definitely don't want to be on that side of the fence on. Come to find out, he was the one who was giving it all to us. It doesn't change the situation one bit. I wanted to put that out there, because I read a poll the other day that 28 percent of Republicans are still vaccine hesitant. I completely understand it, but at the same time, the thought that I have high risk people in my orbit all the time. That's why I got my first shot and am looking forward to the second one. Thank you.

Larry Millican – no comment

John Bowen – I'd like to tell everybody about an event that I spent the weekend with. It was the fishing extravaganza that the city holds at the city pool right over there. It was a great event, attended by a lot of residents. There's nothing better than watching a 5, 6, 7, 8, 10 year old kid catching their first fish, even though they were catfish about that long. It was fun to watch, and I think everybody had a good time, and staff did a great job in hosting that event and a very well-run system. We did have one little guy that got a little carried away and dropped over into the water, but he jumped out just as quick as he fell in because it was so cold. Great event, and if you didn't participate, I encourage you to come out next year and enjoy the fun. Thank you.

Justin Hicks – no comment

Chad Tressler – no comment

Nick Long – I just wanted to mention this, the blood donations are significantly down across the nation since COVID started. When my wife went and donated blood the other day, they were just lamenting how it's been. I guess that makes sense, people getting out less, but the need hasn't, of course, gone down for the blood donations. If you do go donate blood you can actually put your totals towards the City of League City totals, which is a little contest going on. That would be a good thing to do. Also, if you give blood, you get a free antibody test, as well. A little incentive. You also get a cookie.

Mayor Hallisey – I just have a couple of items. I had a great time Saturday, I was out at Bay Area Church, the Baptist church on the west side of town. Lu Hunt was being recognized for her 57 years of teaching our young people. She spent 15 years just across the city line in Kemah at the elementary school and she spent 40 years at Bay Area Christian School. Delightful woman, who had two sons who looked like Green Bay Packer middle linebackers. We were out there with Pastor Brian, and it was a good turnout. We all know about teachers, and how important they are in our lives, but I want to tell you, the number of young people who came to the microphone to talk about Lu Hunt was just phenomenal. She was loved by everybody. I can't imagine, she was such a nice woman, that she ever had anybody but friends in life. It was a great time, and it's one of the fun things that I get to do, is thank people, citizens, for being great citizens. I just want to say something about the growth. You know, growth is a tough deal. This city grew so fast in the beginning, and it's easy to say, let's just say no, but state law says we can't say no. If somebody comes to town and wants to develop and they follow our rules, unless we do a moratorium, a moratorium is a city-wide election to stop a development. It's happened here before, it happened in 1978. We brought development to a halt because we had a sewer plant that was discharging raw sewage into Clear Creek. Zoning came in in 1999 and was supposed to make it more organized. People who spend their money on a tract of land and come and say they want to do something, it becomes our job to fit them into a zoning situation. The apartments have been zoned like that for 15 years, it's nothing new. They were going to do retail out there, but as all of you know that read the paper, retail is down. We got \$15-20 million invested in that project out there through a 380 agreement. We haven't done real good with 380 agreements. This council has not provided one for anybody, but we're dealing with the ends of them. We're trying to make chicken salad out of a pretty tough deal out there. We have to have taxable property to recover our money. It becomes a difficult item, compounded with the fact, it's my belief, and there are many out there who disagree, we're growing, and we have to grow our way through the circumstances because we are so far behind on drainage issues. We are so far behind on road and traffic issues. We are busting our hump to get the Grand Parkway in between 517 and 96, actually it'll be an extension of 646. The traffic plans for the west side are to take

Bay Area Boulevard all the way to 517, to take Maple Leaf all the way to 517, and to take Hobbs Road and Landing Boulevard out there. We're also looking at across the creek issue. This particular council has worked diligently to try to find resolve to the problems we're facing in League City. Nothing gets done overnight. Nothing is easy. We sat here last night, we passed a \$150 million bond issue and I think Mr. Saunders said this, it's \$1 million in the red. We can't afford to do everything we said we'd do. I think \$1 million is a conservative view from what I saw last night. We're moving items to the back of the list in hopes that we can get to them at a different time. But trying to make decisions on how to keep this city solvent, moving forward, and to provide the items that people who live here want to have, which is decent traffic, they want places for their kids to go, and we found ways to do that without charging that back to the tax rate. Mr. Millican came up with road impact fees so that now we're not going back to paying for those out of tax dollars. They're being paid by new developers so that new development pays its own way. We got overrun with MUD districts over the last 40 years. MUD districts were a way for new developments to pay their own way. The city didn't have to pay for sewer, didn't have to pay for water. It was all being paid by the district itself. It's a convoluted mess when you try to figure it all out. The important thing to understand, is really, for the last 40 years, this city has had a philosophy that new development pays its own way, best it can. Now, when we look at the master plan of this community, and I go drive Maple Leaf, which is going all the way to 517, it comes to 518. If we wanted to take that across the creek we'd have to eliminate half of a neighborhood in Countryside North. We're not going to do that. Displacing people is not our goal. We're struggling with how we're going to expand Landing Boulevard to four lanes and still maintain all the people who open up, their driveways open up. I'm not making excuses; I'm just saying it is a challenge. Poor John here, and his staff take the brunt of that challenge, but we are trying to deal up front with the public meetings. We're trying to let everybody know what's going on. It's not a secret that we have a whole lot of projects on our plate, and we are going to systematically take them on one at a time and try to get them done. The bond issue was a huge effort, the first one in 27 years, this council, in its entirety, supported it. That was our problem in the past, we were so split on whether we would, or we wouldn't that we never get anything done. We're moving forward. We're never going to move forward fast enough to make everybody happy. I'm open to new suggestions, and I don't know that stopping development in its tracks is a smart move. I say time and time again, look what happened to Houston. They had no zoning. The west side of Houston expanded like a lightning strike. The city didn't have the infrastructure there to handle it. You've got a municipal district there on every corner. They're being taxed, you know, city taxes, district taxes, county taxes, and MUD district taxes. When you look at us here, we're probably approaching a \$5 tax rate for all of our taxes. It's high, but the quality of what's being put on the ground is pretty good. Mr. Saunders talks about houses being three-quarters of a million dollars out in Bay Colony. The truth of the matter is, the average house cost is somewhere between \$350 and \$400,000 in this town. It's not going to be long before it's a town that average house cost is half a million dollars. When I moved here, almost 50 years ago,

probably the average house cost was \$40,000. There weren't South Shore Harbours, there weren't Bay Colonies, there weren't Tuscan Lakes. When you get out and drive this community, you can't be anything but proud of the way that it's developed. It comes with inherent issues and problems, and I think to believe that anybody up here has turned their backs on those problems is an incorrect assumption. We're working it the very best that we can. They're talking about us being at buildout in the next 25-30 years. We're 110-plus thousand people today, and buildout's going to look more around a quarter of a million, between 225-and-250 thousand. Forty-eight percent, Mr. Saunders mentioned, what was going on on the southwest side of town, 48 percent of our land area is still available for development. The truth of it is, a lot of us thought that, the Grand Parkway and the southwest side of town would bring commercial development, but the first people at the door were home developers. They're going be building homes, I guess we're going to just have to accept we got a lot of people. We're doing everything we can to disperse traffic. The Grand Parkway is a state project. It's going to cost a lot of money, but it is coming, and it's going to connect us to the rest of the region. And 146, if you drive down there these days, they're redoing the bridges across the creek. Everybody's working at it. All of our legislators know what we're up against. We know what we're up against. We keep asking for patience and I guess when patience runs out you'll get tired of us, but we keep trying to get something done. It's not an easy task. It takes money. It takes political will not to quit every time somebody says don't do it that way do it my way. We're plugging along. We had lunch with the mayor of Houston last year, and he looked at us all, and there were a bunch of mayors from around the lake and he said how were things in your community, and we said busy. Make no mistake, the reason we're growing is because you're growing. People don't want to live inside the loop, they want to live in the suburbs and the suburbs are us. And they're coming here, and if we can't tell them no, we can find ourselves in court every month by trying to be clever about how we keep them out. It is a challenge every single day. This guy here's probably got ulcers trying to figure out how to keep us happy, keep the city moving and keep residents happy all at the same time. And you think about it, when I moved here there were less than 4,000 people in this town. That was 50 years ago. It was a great town, everybody knew one another in the grocery store. It was Americana deluxe, small town, old families. I don't know anybody in the grocery stores anymore. There are so many new people here it's incredible. We try to get them involved down here. Some do, some don't. We have planning commissions, we have openings that come up that deal with these issues and send recommendations on to us. We have other, probably 35 boards and commissions. We are a citizen-driven government. All you have to do is call the city secretary's office or look online and fill out an application and come be involved and make a difference. That's how all of us started somewhere way back when dirt was invented. The truth of it is it's a great community. It's got great people in it. It's growing, and that's a prideful situation, but with that comes challenges. And challenges have to become overcome. They're not going to get overcome in a month or two. It takes time. How many years have we been working on this Grand Parkway? Twenty Years? Thirty years? And it's finally getting close to being a reality. That's going

to link us up to west Houston. It's going to give us two ways out of here if there's a storm. I-45, even though they're expanding it to eight lanes, can't handle the traffic that we, Dickinson, Texas City and Galveston, Kemah and Friendswood's growth are happening. We're trying to partner with the state, trying to partner with the federal government. We've made great inroads with all these people to be able to call them on the phone and say we need help. Dan Seal, back there, from over at the Bay Area Houston Economic Partnership, we try to partner with them on things to move this region forward. I understand your frustration. Trust me, I have to drive in the same traffic you do. I'm not crazy about it. I keep trying to put out a positive message. The highway department is moving faster than I have seen in my 65 years of watching them improve that Gulf Freeway. They're down to Holland and Hughes road, right now. We still got problems but look how fast they did the overpass switchovers at 646. Think about what that's going to look like with all the flyovers that are going to go north and south. Larry's up there on the Transportation Policy Council at H-GAC, the Houston-Galveston Area Council. Mr. Mann's his counterpart up there. There are a lot of things that are in the pike. I just hope they get done in my lifetime. Larry does too because he's older than me. I hope they get done in our lifetime so that we can take some pride that we spent the time trying to look to the future of what needs to be done. It's okay, you can come up here and lambast us for what you don't think we're doing, but somewhere in here, somebody's got to say we're trying to grow, we're trying to grow responsibility. There are things, like apartments, that get in the way. I get it. That's what Dave Johnson and Councilman Dugie are doing on the Dickinson Bayou Watershed Committee, trying to figure out how to take our drainage and get it in there. They're fighting an uphill battle because of nature. If the tide is in there is no water going out. Same with Clear Creek and Mr. Millican. It's a technical set of problems that take somebody a lot of time to figure out, but the county is participating in a county-wide drainage project. First time we've ever had that. Mr. Millican went out and got all of the cities in the Clear Creek watershed to participate in the cost of the Corps project that we need over there to start reducing flooding. There's a lot happening. We try to talk about it at every turn. These guys, the cat's got their tongue. It would just seem to be my turn to brag about them, but it's happening. There's going to be a day we'll laugh about the traffic. We are going to grow, and it's part of the natural order of things. You don't have a child and expect that child to stay a month old for the rest of its lifetime. It grows. Well, it's the same thing with communities. They start small. They grow, whether you just turn it over to other people or you try to manage the growth. This city, trust me, I've been here probably longer than most people, they have attempted to manage this growth for the 50 years that I have been here. Some have done a better job than others, but they have tried.



**8. REPORTS FROM STAFF MEMBERS**

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

**John Baumgartner - No worries. No ulcers. We've got a great staff and a great team working to make League City the very best. A couple of announcements tonight, to let you know what's going on. For those of you ready to do some spring cleaning there are two opportunities this month to safely dispose of household hazardous waste items such as electronics, paint, tires and computer equipment. Galveston County is hosting a county-wide household hazardous waste event this Saturday, March 13, at the Galveston County Fairgrounds from 10 a.m. to 4 p.m., and then next Saturday, March 20, League City will be hosting our own waste event at Hometown Heroes Park from 9 a.m. to 2 p.m. For a list of acceptable items that you can drop off, please visit [LeagueCity.com](http://LeagueCity.com). Our second and final day of winter storm debris pick up is Sunday, March 14. This pick up is for folks with Wednesday/Saturday trash route, and also including Countryside South. All storm-related construction debris must be brought to curbside by Sunday morning at 7 a.m. Please don't mix the debris with green waste or household waste. All they're picking up is instant storm debris from ripping out the sheetrock or insulation or carpet material. It was last Saturday for the rest of the folks and it's one more day for the folks who have Wednesday/Saturday trash and Countryside South. Our rain barrel program, our Water Department has started its popular rain barrel program. For only \$65, you can purchase a barrel and do your part to conserve water. Plus, you can earn a \$25 water utility credit for up to two rain barrel installations per household per year. This sale ends May 23. To order, go to [LeagueCity.com/rainbarrel](http://LeagueCity.com/rainbarrel). As part of the city's birding tourism efforts, the League City Convention & Visitors Bureau, the Bay Area CVB, and the Helen Hall Library are partnering up to host a series of virtual birding classes. So far, the response has been overwhelming. We've had close to 200 people sign up in a little over a week. The virtual classes begin March 22 and take place every Monday evening at 7 p.m. for six weeks. There is still plenty of time to sign up at [LeagueCity.com/birdingclasses](http://LeagueCity.com/birdingclasses). Some news. We talk about the projects and what we're doing. I think most folks in this room recognize we've probably got 80 different CIP projects in some form of development. Angie's group is working hard to get them delivered. Some of those are more noticeable than others. Out to bid in March, with bid opening in April, we've got two GO bond programs. We've got the Bayridge Phase Two, it's just the pump station and increasing the detention pond improvements.**

That will be out to bid, again with bids opening in April. The Oaks of Clear Creek, the Deer Ridge Buyout and Overland Flow Drainage Project, that's for the street that backs up to Bradshaw Ditch, that will be out to bid with a bid opening. Then we have the trails and wayfinding signage, and then the Hometown Heroes 5k Loop and East Side Dog Park will also open in April, so that's four different projects. And then, under construction we have two GO bond projects that have been awarded. A little bit a long time in coming, but Bayridge Phase 3, so the internal drainage system in Bayridge, I was out there yesterday and the contractor had mobilized and started moving equipment in and is now underway. It's about a, I'll say, 450 -day project, so they'll be out there a while. Several different locations where they're adding storm sewer inlets and making the access from the subdivision to the detention pond improved. The one that's drawn the most attention recently is at League City Parkway, Fennigan and Brittany Lakes. That project is just beginning. There's a little pain to go with that. As we all know, in that location the ditch is very, very deep. With this project and increase of impervious cover, we have to enclose part of that ditch and increase the size of the box culvert that goes under the crossover. The crossover is closed, and there's a lane is closed while they start the project off. We're working with PD and the engineering folks to see if we can improve the traffic flow out there. We know it's an all-way stop, so when you go from two lanes to one lane you decrease that capacity by 50 percent. So, again, there's a little bit of pain. I'd like to say this is a one week or two week project, but it's anticipated to be completed in October, so it'll be a number of months before we get that straightened out back there and hopefully traffic will flow better. I think we had a video on the League City Parkway construction. (Video Plays) That's all I have, sir.

## **9. CONSENT AGENDA**

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

A motion was made by Mr. Dugie, seconded by Mr. Tressler, to approve the Consent Agenda. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

- 9A. 21-0138 Consider and take action on a resolution authorizing the submittal of a grant application for FEMA Public Assistance (PA) grant for Hurricane Laura emergency protective measure cost reimbursement (Emergency Management Coordinator)

Approved on the Consent Agenda - Resolution No. 2021-32

- 9B. 21-0139 Consider and take action on a resolution authorizing the submittal of a grant application for FEMA Public Assistance (PA) grant for COVID 19 emergency protective measure cost reimbursement (Emergency Management Coordinator)

Approved on the Consent Agenda - Resolution No. 2021-33

- 9C. 21-0142 Consider and take action on a resolution authorizing the submittal of a grant application for FEMA Public Assistance (PA) grant for the February 2021 winter storm (Emergency Management Coordinator)
- Approved on the Consent Agenda - Resolution No. 2021-34
- 9D. 21-0106 Consider and take action on a resolution authorizing an agreement with PlayCore Wisconsin, Inc. d/b/a GameTime for the purchase of four (4) replacement playground units in an amount not to exceed \$144,619.04 (Director of Parks and Cultural Services)
- Approved on the Consent Agenda - Resolution No. 2021-35
- 9E. 21-0133 Consider and take action on a resolution authorizing a one-year agreement with Goodyear Tire Company and Southern Tire Mart for tire purchases in an amount not to exceed \$90,000 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2021-36
- 9F. 21-0130 Consider and take action on a resolution authorizing a three-year agreement with O'Reilly Auto Enterprises, LLC to purchase various auto parts and supplies for city vehicles and equipment in an amount not to exceed \$360,000 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2021-37
- 9G. 21-0134 Consider and take action on a resolution authorizing the purchase of ten (10) replacement vehicles, two (2) new vehicles, and one (1) patrol vehicle in an amount not to exceed \$431,304 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2021-38
- 9H. 21-0136 Consider and take action on a resolution authorizing an agreement with Coast Machinery, LLC for the purchase of a Marsh Master MM-2LX-KC-FH (Amphibious Vegetation Mower) with trailer for in-house wet bottomed mowing of the City's areas of responsibility for detention ponds and major drainage outfalls in an amount not to exceed \$201,696 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2021-39

**END OF CONSENT AGENDA**

**10. OLD BUSINESS**

- 10A. 21-0143** Consider and take action on Ordinance No. 2021-08, an ordinance approving a Zoning Change, MAP-20-0003 (Pinnacle Park Apartments), to rezone approximately 11.1933 acres from “CM” (Commercial Mixed Use) to “RMF-1.2” (Residential Multi-Family 1.2), generally located along the south side of Big League Dreams Parkway and along the west side of Brookport Drive, League City, Texas - Second Reading (Executive Director of Development Services)

Planning and Zoning Commission recommended approval, 8-0-0 on 1/19/21.

Council approved first reading. 5-2-0. with one member absent on 2/9/21.

A motion was made by Mr. Dugie, seconded by Mr. Bowen, to approve Ordinance No. 2021-08, , an ordinance approving a Zoning Change, MAP-20-0003 (Pinnacle Park Apartments), to rezone approximately 11.1933 acres from “CM” (Commercial Mixed Use) to “RMF-1.2” (Residential Multi-Family 1.2), generally located along the south side of Big League Dreams Parkway and along the west side of Brookport Drive, League City, Texas, on Second Reading. The motion passed by the following vote:

**For:** 4 - Mayor Hallisey, Mr. Dugie, Mr. Millican and Mr. Bowen

**Opposed:** 3 - Mr. Mann, Mr. Hicks and Mr. Long

**Out of Room:** 1 - Mr. Tressler

- 10B. 21-0144** Consider and take action on Ordinance 2021-09: 1) creating the Keep League City Beautiful Committee, 2) appointing eight board members to serve on Keep League City Beautiful Committee, and 3) dissolving the League City Clean and Green Committee - Second Reading(Director of Communications)

Council approved first reading 6-2-0 on 2/23/2021

A motion was made by Mr. Bowen, seconded by Mr. Mann, to approve Ordinance No. 2021-09, 1) creating the Keep League City Beautiful Committee, 2) appointing eight board members to serve on Keep League City Beautiful Committee, and 3) dissolving the League City Clean and Green Committee on Second Reading. The motion passed by the following vote:

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

**Opposed:** 2 - Mr. Millican and Mr. Bowen

- 10C. 21-0137** Consider and take action on a resolution increasing the park fee for each dwelling unit from \$2,000 to \$3,000 (Director of Parks and Cultural Services)

Park Board recommended disapproval 2-0-0 on February 4, 2021.

A motion was made by Mr. Long, seconded by Mr. Mann, to approve Resolution No. 2021-40 increasing the park fee for each dwelling unit from \$2,000 to \$3,000.

Mr. Long amended the motion to state that it be effective the date of passage and vested when platting takes place. The motion passed by the following vote:

**For:** 7 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

**Opposed:** 1 - Mr. Millican

**11. NEW BUSINESS**

- 11A. 21-0129** Consider and take action on appointments to boards and commissions (Mayor Hallisey)
- A motion was made by Mr. Dugie, seconded by Mr. Bowen, to approve the Finance Committee appointments of John Camp and Francis Fontana. The motion passed by the following vote:
- For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long
- A motion was made by Mr. Bowen, seconded by Mr. Dugie, to approve the appointment of Justin Hicks to the Tax Increment Reinvestment Zone No. 2 Board of Directors. The motion passed by the following vote:
- For: 7 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long
- Opposed: 1 - Mr. Mann
- 11B. 21-0149** Consider and take action on a proposed utility bill adjustment for League City residential utility customers affected by Winter Storm Uri (Director of Finance)
- A motion was made by Mr. Dugie, seconded by Mr. Mann, to approve a proposed utility bill adjustment for League City utility customers affected by Winter Storm Uri.
- A motion to amend to approve the \$35,000 provision to lower the water rate for all the customers and later on when we have an idea what the commercial is that can come back to us when we have that number was made by Mr. Long, seconded by Mr. Mann.
- The motion to accept the amendment passed by the following vote:
- For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long
- The motion to approve the item, as amended, passed by the following vote:
- For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long
- 11C. 21-0151** Consider and take action on a resolution authorizing a construction contract with King Solution Services, LLC for construction phase services related to the Annual Sanitary Sewer Rehab Project (WW1801E) in an amount of \$1,231,555, and establish a budget of \$123,155 for Work Change Directives, for a total budget of \$1,354,710 (Director of Budget and Project Management)
- A motion was made by Mr. Bowen, seconded by Mr. Tressler, to approve Resolution No. 2021-41 authorizing a construction contract with King Solution Services, LLC for construction phase services related to the Annual Sanitary Sewer Rehab Project (WW1801E) in an amount of \$1,231,555, and establish a budget of \$123,155 for Work Change Directives, for a total budget of \$1,354,710. The motion passed by the following vote:
- For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

**12. FIRST READING OF ORDINANCES**

- 12A. 21-0135 Consider and take action on an ordinance amending Article XI, entitled "Motorized Carts" of Chapter 110 of the League City Code of Ordinances to update various provisions to be consistent with state law (City Attorney)

Pulled

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

- 13A. 21-0150 Consider and take action on an ordinance amending Chapter 94 of the Code of Ordinances of the City of League City, Texas entitled "Solid Waste" by amending Article II therein entitled "Collection and Disposal", to allow nonexclusive garbage haulers to provide services to remove waste caused by a disaster for a period of sixty days immediately following a local disaster (Councilmember Long and Councilmember Mann)

A motion was made by Mr. Long, seconded by Mr. Dugie, to approve an ordinance amending Chapter 94 of the Code of Ordinances of the City of League City, Texas entitled "Solid Waste" by amending Article II therein entitled "Collection and Disposal", to allow nonexclusive garbage haulers to provide services to remove waste caused by a disaster for a period of sixty days immediately following a local disaster. The motion failed by the following vote:

For: 4 - Mr. Mann, Mr. Bowen, Mr. Hicks and Mr. Long

Opposed: 4 - Mayor Hallisey, Mr. Dugie, Mr. Millican and Mr. Tressler

- 13B. 21-0155 Discuss and possibly act to establish uniform COVID-19 mitigation measures at all League City facilities (Mayor Pro Tem Dugie, Councilmember Bowen, Councilmember Hicks and Councilmember Long)

A motion was made by Mr. Long, seconded by Mr. Mann, to lift all COVID 19 restrictions in all facilities, and instruct staff to still post public health information including encouraging but not requiring the use of masks. Furthermore, let it be noted that Municipal Court will continue to follow the guidance of the Texas Supreme Court and the office of court administration. Lastly, the City Manager retains the right to dictate COVID 19 mitigation efforts for all city employees and contractors. The motion passed by the following vote:

For: 6 - Mr. Mann, Mr. Dugie, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

Opposed: 2 - Mayor Hallisey and Mr. Millican

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

**At 9:03 p.m. Mayor Hallisey announced an executive session would be held to discuss the following items:**

- 14A. 21-0131 Texas Open Meetings Act, Section 551.087 Government Code - Deliberations Regarding Economic Development Negotiations**
- Discuss the offer of a financial or other incentive to a business prospect that seeks to locate, stay, or expand within the City of League City, Texas (Executive Director of Development Services)**
- 14B. 21-0085 Texas Open Meeting Act, Section 551.072 Government Code - Deliberations about real property**
- Discuss potential purchase or sale of real property interests (Director of Budget & Project Management)**
- 14C. 21-0147 Texas Open Meetings Act, Section 551.074 Government Code - Personnel Matters**
- Discuss employment, appointment, or evaluation of a public officer or employee, to-wit: City Manager (Mayor Pro Tem Dugie and Council Member Bowen)**

**At 10:40 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 concluded.**

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

- 15A. 21-0132 Consider and take action on the offer of a financial or other incentive to a business prospect that seeks to locate, stay, or expand within the City of League City, Texas (Executive Director of Development Services)**
- A motion was made by Mr. Long, seconded by Mr. Bowen, to approve the 380 agreement as discussed in executive session. The motion passed by the following vote:**
- For: 4 - Mayor Hallisey, Mr. Bowen, Mr. Hicks and Mr. Long**
- Opposed: 3 - Mr. Mann, Mr. Dugie and Mr. Millican**
- Out of Room: 1 - Mr. Tressler**
- 15B. 21-0086 Consider and take action on discussion concerning potential purchase or sale of real property interests (Director of Budget & Project Management)**
- No action**

- 15C. 21-0148 Consider and take action on discussion regarding the employment, appointment or evaluation of a public officer or employee, to-wit: City Manager (Mayor Pro Tem Dugie and Council Member Bowen)

A motion was made by Mr. Dugie, seconded by Mr. Tressler, to approve a 3 percent merit increase as discussed in executive session. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

16. **ADJOURNMENT**

At 10:43 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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**NATASHA HINTON**  
**DEPUTY CITY SECRETARY**

**(SEAL)**

**MINUTES APPROVED:**