



City of League City, TX

300 West Walker
League City TX
77573

Meeting Minutes City Council

Monday, March 8, 2021

6:00 PM

Johnnie Arolfo Civic Center
400 West Walker Street

Workshop

The City Council of the City of League City, Texas, met in a workshop 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 except Mr. Long

Absent 1 - Mr. Nick Long

Present 7 - Mayor Pat Hallisey, Mr. Andy Mann, Mr. Hank Dugie, Mr. Larry Millican, Mr. John Bowen, Mr. Justin Hicks and Mr. Chad Tressler

2. GO BOND PROPOSITION A DRAINAGE PROGRAM UPDATE

Christopher Sims, Director of Engineering gave a powerpoint presentation.

PROP A Drainage Projects

The GO Bond program was brought forward with estimated project budgets based on high level studies following Hurricane Harvey

PROP A approved \$73 million for drainage projects

Tonight's presentation is a follow up to the January 26th Work Session

Subdivision Improvements – 6 projects

Localized Improvements – 11 projects

Regional Improvements – 4 projects

Subdivision Improvement Type Projects

Brittany Bay Subdivision Drainage Improvements

Countryside Subdivision Drainage Improvements

Hidden Oaks/Calder Road Drainage Improvements

Newport & Ellis Landing Subdivisions Drainage Improvements

Rustic Oaks Subdivision Drainage Improvements

The Landing Subdivision Drainage Improvements

Localized Improvement Projects:

Bay Colony Area Detention Modification

Bay Ridge Flood Reduction, Phase I, II, III

Oaks of Clear Creek Overland flow

Dove meadows-Borden's Gully Detention Pond

FM518 & Wesley Dr. Drainage Improvements

Hughes Ln/ W. Deats rd. Culvert Crossing Improvement

Magnolia Creek Cedar Gully Channel Improvements, Phase I & II

Oaks of Clear Creek Detention Pond

Bradshaw Ditch Drainage Improvements

The Meadows Subdivision Improvements, Phase I & II

Trailer Mounted Generators & Bypass Pumping Units

Regional Type Improvements Projects
Bay Ridge Flood Reduction, Phase IV
Benson Bayou Watershed Regional Detention Pond
Comprehensive Drainage Plan & Flood Early Warning System
Magnolia Bayou Diversion Channel & Detention Pond

Talking Points from previous Worksession
Estimation of homes moving out of Harvey flooding levels
Breakdown of Costs (original vs. current)
Public output
Process to amend the bond project list

Flood Damage Levels
– Affected vs. Minor (slide)
- Major vs. Destroyed (slide)

Subdivision Improvement Type Projects:
6 projects – approximately 3,380 Single Family homes impacted
2,364 SFH with affected damage
976 SFH with minor damage
70 SFH with major damage

Typical Subdivision Impacts – Brittany Bay Subdivision example (slide)
Typical Subdivision Improvement Swales (slide)

Brittany Bay:

Original GO Bond cost estimate \$238,655 – Est project cost \$275,000 = (\$33,469)
Difference

Countryside & Rustic Oaks:

Original GO Bond cost estimate \$749,200 – Est project cost \$900,000 = (\$150,800)
Difference

The Landing:

Original GO Bond cost estimate \$470,000 – Est project cost \$445,000 = \$25,000
Difference

Newport / Ellis Landing:

Original GO Bond cost estimate \$510,000 – Est project cost \$530,000 = (\$20,000)
Difference

Hidden Oaks / Calder Rd. Drainage - \$68,455 - \$115,000 = (\$46,545)

Original GO Bond cost estimate \$68,455 – Est project cost \$115,000 = (\$46,545)
Difference

Project / Current Cost Est / HMGP Grant Award / CDBG-DR Grant Award / Total Est /

Est GO Bond Funds Remaining (Bond Amt – City Costs)

Brittany Bay: \$275,000 current city cost estimate; \$77,287 HMGP grant award; \$178,927 CDBG-DR grant award; \$18,786 Total estimated city costs; \$219,869 Estimated GO Bond funds remaining.

Countryside / Rustic Oaks: \$900,000 total estimated city costs; (\$150,800) Estimated GO Bond funds remaining.

The Landing: \$445,000 current city cost estimate; \$201,809 CDBG-DR grant award; \$243,191 total estimated city costs; \$226,809 Estimated GO Bond funds remaining.

Newport / Ellis Landing: \$530,000 current city cost estimate; \$490,251 CDBG-DR grant award; \$39,749 Total estimated city costs; \$470,251 Estimated GO Bond funds remaining.

Hidden Oaks /Calder Rd. Drainage: \$115,000 total estimated city costs; (\$46,545) Estimated GO Bond funds remaining.

Localized Improvement Type Projects

11 Projects – approximately 4,975 Single Family homes impacted, 23 commercial properties, & 6 public building (schools, fire stations, etc.)

2,987 SFH with affected damage

1,498 SFH with minor damage

490 SFH with major damage

Localized Improvement Examples – Greater Bay Colony Area Detention Modification (slide)

Localized Improvement Examples – Dove Meadows / Borden Gully Detention Pond (slide)

Bay Colony Area Detention Pond Modification:

Original GO Bond cost estimate \$2,813,691 – Est project cost \$4,300,000 = (\$1,486,309) Difference

Bay Ridge Flood Reduction Phase III (Internal Impr.):

Original GO Bond cost estimate \$2,695,450 – Est project cost \$5,255,565 = (\$2,560,115) Difference

Oaks of Clear Creek Overland Flow:

Original GO Bond cost estimate \$2,049,976 – Est project cost \$4,000,000 = (\$1,950,024) Difference

Dove Meadows-Borden's Gully Detention Pond:

Original GO Bond cost estimate \$4,217,500 – Est project cost \$4,500,000 = (\$282,500) Difference

FM 518 & Wesley:

Original GO Bond cost estimate \$3,084,834 – Est project cost \$3,200,000 = (\$115,166) Difference

Hughes Ln / W. Deats Rd Culvert Crossing:

Original GO Bond cost estimate \$4,135,910 – Est project cost \$4,600,000 = (\$464,090) Difference

Mag. Creek & Cedar Gully Improvements (Ph 1 & 2):

Original GO Bond cost estimate \$7,500,000 – Est project cost \$7,500,000 = \$0 Difference

Oaks of Clear Creek Detention Pond (North & South):

Original GO Bond cost estimate \$3,503,520 – Est project cost \$5,300,000 = (\$1,796,480) Difference

Bradshaw Ditch Improvements:

Original GO Bond cost estimate \$3,399,000 – Est project cost \$4,250,000 = (\$851,000) Difference

The Meadows (PH 1 & 2):

Original GO Bond cost estimate \$1,594,616 – Est project cost \$2,000,000 = (\$405,384) Difference

Trailer Mounted Generators & Bypass Pump Units:

Original GO Bond cost estimate \$624,380 – Est project cost \$624,380 = \$0 Difference

Project / Current Cost Est / HMGP Grant Award / CDBG-DR Grant Award / Total Est / Est GO Bond Funds Remaining (Bond Amt – City Costs

Bay Colony Area Detention Pond Modification: \$4,300,000 total estimated city costs; (\$1,486,309) estimated GO Bond funds remaining.

Bay Ridge Flood Reduction Phase III: \$5,255,565 total estimated city costs; (\$2,560,115) estimated GO Bond funds remaining.

Oaks of Clear Creek Overland Flow: \$4,000,000 total estimated city costs; (\$1,950,024) estimated GO Bond funds remaining.

Dove Meadows-Borden's Gully Detention Pond: \$4,500,000 total estimated city costs; (\$282,500) estimated GO Bond funds remaining.

FM 518 / & Wesley: \$3,200,000 current city cost estimate; \$363,993 HMGP grant award; \$2,425,208 CDBG-DR grant award; \$410,799 total estimated city costs; \$2,674,035 estimated GO Bond funds remaining.

Hughes Ln / W. Deats Rd Culvert Crossing: \$4,600,000 total estimated city costs; (\$464,090) estimated GO Bond funds remaining.

Mag. Creek & Cedar Gully (Ph 1 & 2): \$7,500,000 total estimated city costs; \$0 estimated GO Bond funds remaining.

Oaks of Clear Creek Detention Pond (North & South): \$5,300,000 current city cost estimate; \$302,737 HMGP grant award; \$2,850,863 CDBG-DR grant award; \$2,146,400 total estimated city costs; \$1,357,120 estimated GO Bond funds remaining

Bradshaw Ditch Improvements: \$4,250,000 total estimated city costs; (\$851,000) estimated GO Bond funds remaining

The Meadows (PH 1 & 2): \$2,000,000 total estimated city costs; (\$405,384) estimated GO Bond funds remaining

Trailer Mounted Generators & Bypass Pump Units: \$624,380 total estimated city costs; \$0 estimated GO Bond funds remaining.

Project Information Bay Ridge Flood Reduction, Phase 1

Option 1: construct the full levee and removed the neighborhood from the 100-yr Flood Plain

Option 2: elevate Bay Ridge Drive along SH96 only. This will not allow neighborhood to be removed from 100-yr Flood Plain

Based on availability of funding through the Prop A Bond Program, Staff recommends Option 2

Bay Ridge Flood Reduction, Phase 1 Differences:

Levee System (slide)

Bay Ridge Drive only (slide)

Decision Point #1 – Bay Ridge Phase 1 Options

Bay Ridge Flood Reduction Phase 1 & Phase 2 (Levee Detention & Pump Station)

Original GO Bond cost estimate \$4,899,010 – Est project cost \$11,100,000 = (\$6,200,990) Difference

Bay Ridge Flood Reduction Phase 1 & Phase 2 (Bay Ridge Drive modification, Detention & Pump Station)

Original GO Bond cost estimate \$4,899,010 – Est project cost \$7,700,000 = (\$2,800,990) Difference

Regional Improvement Type Projects:

4 projects – 1,000s of Single Family Homes and dozens of Commercial Properties & Public Buildings (schools, fire stations, etc.) impacted

Regional Improvement Examples

Benching of Gum Bayou (slide)

Detention along Benson Bayou – Magnolia Bayou Diversion to Dickinson Bayou (slide)

Bay Ridge Flood Reduction, Phase IV (Gum Bayou)

Original GO Bond cost estimate \$2,725,000 – Est project cost \$16,320,000 = (\$13,595,000) Difference

Benson Bayou Watershed Regional Detention Pond

Original GO Bond cost estimate \$12,005,925 – Est project cost \$46,000,000 = (\$33,994,075) Difference

Comprehensive Drainage Plan & Flood Early Warning System

Original GO Bond cost estimate \$800,000 – Est project cost \$972,000 = (\$172,000) Difference

Magnolia Bayou Diversion Channel & Detention Pond

Original GO Bond cost estimate \$15,500,000 – Est project cost \$29,000,000 = (\$13,500,000) Difference

Project / Current City Cost Estimate / HMGP Grant Award / CDBG-DR Grant Award / Total Est City Costs / Estimate GO Bond Funds remaining (bond amt – city costs)

Bay Ridge Flood Reduction, Phase IV: \$16,320,000 total estimated city costs; (\$13,595,000) estimated GO Bond funds remaining

Benson Bayou Watershed Regional Detention Pond: \$46,000,000 total estimated city costs; (\$33,994,075) estimated GO Bond funds remaining

Comprehensive Drainage Plan & Flood Early Warning System: \$972,000 current city cost estimate; \$540,619 HMGP grant award; \$330,731 total estimated city costs; \$469,269 estimated GO Bond funds remaining

Magnolia Bayou Diversion Channel & Detention Pond: \$29,000,000 total estimated city costs; (\$13,500,000) estimated GO Bond funds remaining

Decision Point #2 – Bay Ridge Phase IV

Atlas 14 changes the width of Gum Bayou and the size of the detention pond. Completed Geotechnical Report notes side slopes should be a minimum 4:1 (existing varies)

3 options in Engineering Report –All show over 1' water surface elevation reduction at Pedestrian Bridge and 2 options show over 0.4' of water surface elevation reduction at FM 646 (in 100-yr storm events)

Cost is estimated at \$16.32M vs \$2.73M budget

Staff recommends moving this project forward based on a Not to Exceed amount of \$11M

Decision Point #3 –Benson Bayou Detention

Initial Study showed project would only lower Water Service Elevation by approximately 1" at FM 646 and had some adverse impacts outside the City

Revised study limits to see what could be done. New study expanded detention locations and resulted in an approximate 6" water surface elevation at FM 646, but project estimate increased from \$12M (Budget) to \$46M

Staff recommends moving this project forward based on a Not to Exceed amount of \$12M

Decision Point #4 –Magnolia Bayou Diversion

Atlas 14 changed the size of the diversion channel and detention pond. Using these criteria, the proposed cost for this project increased from the \$15M (Budget) to \$29M

Initial Study showed Dickinson Bayou is out of bank during a 100-yr event which would use up all of the capacity in the proposed pond

Appears Dickinson Bayou Regional Study may incorporate this into its' plan of action

Staff recommends reallocating funds for this project to other Prop A Projects

Project / Current City Cost Estimate / HMGP Grant Award / CDBG-DR Grant Award / Total Est City Costs / Estimate GO Bond Funds remaining (bond amt – city costs)

Bay Ridge Flood Reduction, Phase IV (Gum Bayou): \$11,000,000 total estimated city costs; (\$8,275,000) estimated GO Bond funds remaining

Benson Bayou Watershed Regional Detention Pond: \$12,005,925 total estimated city costs; \$0 estimated GO Bond funds remaining

Comprehensive Drainage Plan & Flood Early Warning System: \$972,000 cost estimated based on staff recommendations; \$540,619 HMGP grant award; \$431,381 total estimated city costs; \$368,619 estimated GO Bond funds remaining

Magnolia Bayou Diversion Channel & Detention Pond: \$15,500,000 estimated GO Bond funds remaining

Budget Breakdown with Staff Recommendations:

Subdivision Improvement Projects (5): \$2,265,000 cost estimate based on staff recommendation; \$77,287 HMGP grant award; \$870,987 CDBG-DR grant award; \$1,316,726 total estimated city costs; \$719,584 estimated GO Bond funds remaining

Localized Improvement Projects (11): \$45,529,945 cost estimate based on staff recommendation; \$666,730 HMGP grant award; \$5,276,071 CDBG-DR grant award; \$39,587,144 total estimated city costs; (\$3,968,267) estimated GO Bond funds remaining

Localized Improvement Projects (Bay Ridge Ph I & II): \$7,700,000 cost estimate based on staff recommendation.; \$7,600,000 total estimated city costs; (\$2,800,990) estimated GO Bond funds remaining

Regional Improvement Projects (3): \$23,977,975 cost estimate based on staff recommendation; \$540,619 HMGP grant award; \$7,593,569 estimated GO Bond funds remaining

Total GO Bond Prop A: \$73,000,000

Total Cost of Prop A Drainage Projects: \$79,472,920, Less Total Estimated HMGP & CDBG-DR Funds: \$7,431,694 = Total Estimated GO Bond Prop A Costs: \$72,041,226

Remaining \$958,774 Prop A balance could be used for project overruns (projects just starting design), to expand scope on existing projects (similar to what we did for Meadows), add new drainage projects/studies.

Clear Creek Tributary Clearing & Desnagging

Projects were identified in March 2019 Drainage Study. Projects will help maintain flow capacity within channels: Magnolia Creek: FM518 to Clear Creek; Cedar Gully: FM518 to Magnolia Creek; Landing Ditch: FM518 to Clear Creek; Newport Ditch: FM518 to Landing Ditch. Over 17% of City's homes and commercial developments drain into these 4 tributaries.

What is Select Clearing & Desnagging? Removal of vegetation along the bank and selective removal of snags, drifts, or other obstructions from natural or improved channels

and streams. Purpose is to reduce risks to agricultural resources or civil infrastructure by removing obstructions that hinder channel flow or sediment transport by restoring flow capacity and direction, preventing excessive bank erosion by eddies or redirection of flow, reducing the undesirable formation of bars, minimizing blockages by debris and ice.

Clearing/Desnagging Limits (Mag Creek/Cedar Gully) (Landing & Newport Ditch) – slide

Magnolia Creek – channel distance 8,400 ft, existing capacity 1,555 cfs, proposed capacity 2,204 cfs, percent increase capacity 53%

Cedar Gully - channel distance 4,200 ft, existing capacity 2,321 cfs, proposed capacity 3,095 cfs, percent increase capacity 38%

Landing Ditch - channel distance 760 ft, existing capacity 2,908 cfs, proposed capacity 3,873 cfs, percent increase capacity 343%

Newport Ditch - channel distance 5,600 ft, existing capacity 2,715 cfs, proposed capacity 4,210 cfs, percent increase capacity 56%

Decision Point #5 –Clear Creek Tributaries

Not part of Prop A

Clearing & Desnagging work for 4 Clear Creek Tributaries between FM 518 and Clear Creek: Magnolia Creek, Cedar Gully, Landing Ditch, and Newport Ditch

Geotechnical Report found areas where existing slopes are unstable and notes 4:1 slopes for long-term stability

Sections of the Tributaries will become more channelized and lose some of the natural beauty the areas are known for

This is different than what was presented at the public meeting

Next Steps for Staff:

Schedule Public Meetings to discuss Clearing Desnagging Project

Bidding and Construction Contract Award for Oaks of Clear Creek Overland Flow Project and Bay Ridge Flood Reduction, Phase II (Detention & Pump Station)

Bring following projects to Council for Design PSA:

FM 518 & Wesley Drainage Improvements Project

Oaks of Clear Creek Detention Pond Project

3 -Subdivision Improvements Projects (Brittany Bay, The Landing, Ellis Landing/Newport)

3. PUBLIC COMMENTS

4. ADJOURNMENT

At 7:36 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: