



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Tuesday, May 26, 2015

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:** Tim Paulissen

**City Council Members:** Dan Becker  
Tommy Cones  
Heidi Hansing  
Todd Kinsey  
Geri Bentley  
Keith Gross  
Nick Long

**City Manager:** Mark Rohr  
**Deputy City Manager:** John Baumgartner  
**City Attorney:** Nghiem V. Doan  
**City Secretary:** Diana M. Stapp  
**Chief of Police:** Michael Kramm  
**Director of Engineering:** Earl Smith  
**Director of Finance:** Rebecca Underhill  
**Director of Human Resources/Civil Service:** Queenell Fox  
**Director of Parks & Cultural Services:** Chien Wei  
**Director of Planning & Development:** Paul Menzies

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

Mayor Paulissen called the meeting to order at 6:01 p.m. and called the roll. All members of Council were present.

Present 8 - Mayor Tim Paulissen, Mr. Dan Becker, Mr. Tommy Cones, 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 Pastor Jim Fowler of Lakeside Lutheran Church. Mayor Paulissen led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. [15-0325](#) May 11, 2015 Council Work Session

3B. [15-0342](#) May 12, 2015 Regular Meeting

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

4. **APPOINTMENTS, PROCLAMATIONS, PRESENTATIONS, AWARDS**

4A. [15-0347](#) Consider nominations to the Ethics Review Board (Mayor Paulissen)

**Nomination to Ethics Review Board for term to expire 12/31/15**

**Council Position 3 (Heidi Hansing) nominee - Cheryl Bordwine**

**Confirmation of this nomination will be brought back at the next meeting.**

5. **COMMUNITY SPOTLIGHT**

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

6A. [15-0333](#) Hold a public hearing on Zone Change Application, Z15-04 (Alta Vista Development), a request to rezone approximately 8.2 acres from "RSF-5" (Single-family residential with a minimum lot size of 5,000 square feet) and "OS" (Open Space) to "CG" (General Commercial), generally located north of Peach Street, south of Olive Street, east of Idaho Avenue and west of State Highway 3, with the approximate address being in the 2600 block of Highway 3 in League City, Texas (Director of Planning and Development)

**Kevin Gabriel of Alta Vista Development was present to answer questions.**

**Mayor Paulissen opened the public hearing at 6:07 p.m.**

**No one spoke for or against this item.**

**Mayor Paulissen closed the public hearing at 6:07 p.m.**

**6B. [15-0334](#)**

Consider and take action on an ordinance amending Ordinance No. 2005-24, for Zone Change Application, Z15-04 (Alta Vista Development), a request to rezone approximately 8.2 acres from “RSF-5” (Single-family residential with a minimum lot size of 5,000 square feet) and “OS” (Open Space) to “CG” (General Commercial), generally located north of Peach Street, south of Olive Street, east of Idaho Avenue and west of State Highway 3, with the approximate address being in the 2600 block of Highway 3 in League City, Texas (Director of Planning and Development)

Planning & Zoning Commission recommended approval, 7-0-0 on May 4, 2015.  
Staff requests first and final reading.

**A motion was made by Mayor Paulissen, seconded by Mr. Cones, to approve first and final reading. The motion passed by the following vote:**

**For:** 8 - Mayor Paulissen, Mr. Becker, Mr. Cones, Ms. Hansing, Mr. Kinsey, Ms. Bentley, Mr. Gross and Mr. Long

**A motion was made by Mr. Cones, seconded by Mr. Kinsey, to approve Ordinance No. 2015-14 amending Ordinance No. 2005-24, to rezone approximately 8.2 acres (Z15-04 Alta Vista Development) from "RSF-4" and "OS" to "CG"(General Commercial), generally located north of Peach Street, south of Olive Street, east of Idaho Avenue and west of SH 3, with the approximate addressing being in the 2600 block of Highway 3 in League City, Texas. The motion passed by the following vote:**

**For:** 8 - Mayor Paulissen, Mr. Becker, Mr. Cones, Ms. Hansing, Mr. Kinsey, Ms. Bentley, Mr. Gross and Mr. Long

**6C. [15-0336](#)**

Hold a public hearing on Zone Change Application, Z15-05 (Newcor Development), a request to rezone approximately 2.8 acres from “RMF-1.2” (Multi-family residential with a minimum density of 36 units per acre) to “RSF-2” (Single-family residential with a minimum lot size of 2,000 square feet), generally located north of Marina Way, east of Twin Oaks Boulevard and west of Glen Cove, with the approximate address being 2220 Marina Way in League City, Texas (Director of Planning and Development)

**Mayor Paulissen opened the public hearing at 6:09 p.m.**

**Phil Newton, representing the development company, was available to answer questions.**

**Mayor Paulissen closed the public hearing at 6:12 p.m.**

**6D. [15-0337](#)**

Consider and take action on an ordinance amending Ordinance No. 2005-24, for Zone Change Application, Z15-05 (Newcor Development), a request to rezone approximately 2.8 acres from “RMF-1.2” (Multi-family residential with a minimum density of 36 units per acre) to “RSF-2” (Single-family residential with a minimum lot size of 2,000 square feet), generally located north of Marina Way, east of Twin Oaks Boulevard and west of Glen Cove, with the approximate address being 2220 Marina Way in League City, Texas (Director of Planning and Development)

Planning & Zoning Commission recommended approval, 7-0-0 on May 4, 2015.  
Staff requests first and final reading.

**A motion was made by Mayor Paulissen, seconded by Mr. Long, to approve first and final reading. The motion passed by the following vote:**

**For:** 8 - Mayor Paulissen, Mr. Becker, Mr. Cones, Ms. Hansing, Mr. Kinsey, Ms. Bentley, Mr. Gross and Mr. Long

A motion was made by Ms. Bentley, seconded by Mr. Cones, to approve Ordinance No. 2015-15 amending Ordinance No. 2005-24 to rezone approximately 2.8 acres (Z15-05 Newcor Development) from "RMF-1.2" to "RSF-2" (Single-family residential with a minimum lot size of 2,000 square feet), generally located north of Marina Way, east of Twin Oaks Boulevard and west of Glen Cove, with the approximate address being 2220 Marina Way in League City, Texas. The motion passed by the following vote:

**For:** 8 - Mayor Paulissen, Mr. Becker, Mr. Cones, Ms. Hansing, Mr. Kinsey, Ms. Bentley, Mr. Gross and Mr. Long

**6E. [15-0339](#)**

Hold a public hearing on Zone Change Application Z15-07 (Kenwood [Tuscan Lakes] CGR Amendment), a request to amend approximately 9.2 acres of the existing Kenwood PUD overlay from "CGR-PUD" (Commercial General Residential with a Planned Unit Development Overlay) to "RSF-PUD" (Residential Single Family with a Planned Unit Development Overlay), generally located north of League City Parkway and east of Louisiana Street in League City, Texas (Director of Planning and Development)

**Paul Menzies, Director of Planning & Development, gave a presentation.**

**Matt Stoops of BGE Kerry R. Gilbert & Associates was present to answer questions.**

**Mayor Paulissen opened the public hearing at 6:26 p.m.**

NAME	ADDRESS
Roxanne Jennes	2739 Domenico Ln.
Catherine Hasley	2723 Domenico Ln

**Mayor Paulissen closed the public hearing at 6:43 p.m.**

**6F. [15-0340](#)**

Consider and take action on an ordinance amending Ordinance No. 2005-24, for Zone Change Application Z15-07 (Kenwood [Tuscan Lakes] CGR Amendment), a request to amend approximately 9.2 acres of the existing Kenwood PUD overlay from "CGR-PUD" (Commercial General Residential with a Planned Unit Development Overlay) to "RSF-PUD" (Residential Single Family with a Planned Unit Development Overlay), generally located north of League City Parkway and east of Louisiana Street in League City, Texas (Director of Planning and Development)

Planning & Zoning Commission recommended approval, 7-0-0 on May 4, 2015.

**A motion was made by Mr. Long, seconded by Ms. Bentley, to deny.**

**A motion was made by Mr. Kinsey, seconded by Mr. Cones, that this agenda item be tabled. The motion passed by the following vote:**

**For:** 8 - Mayor Paulissen, Mr. Becker, Mr. Cones, Ms. Hansing, Mr. Kinsey, Ms. Bentley, Mr. Gross and Mr. Long

**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
Ronnie Richards	122 N. Michigan Ave	MDD
Lisa Switoyus	2120 Emerald Cove Dr.	MarBella
Joy Yarbrough	4621 Miramar Dr.	MarBella
Joni McGee	210 Greenshire Dr.	Surveillance Cameras
Brad Northcutt	4813 Palomar	MarBella

8. COUNCIL MEMBERS COMMENTS/REPORTS

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

Todd Kinsey said lots of good stuff happening over at the Helen Hall Library. The first phase of construction is almost done and they're starting to move into the second phase. The Antiques Round Table will be held in the theater at 1:00 p.m. on June 1. The topic is Crazy Quilts. Children, Teens, and Adult Reading Clubs begin on June 8 and adult reading logs will be available for download on the League City website.

Dan Becker had no comments.

Nick Long said I would like to thank the Fairview Cemetery group, the VFW, and The Iron Man and all the other people that helped with the great Memorial Day event at the Fairfield Cemetery yesterday. It was a pretty neat event. I had never really gone around the cemetery before, but it was very interesting and the event really spurred a lot of conversations between my young son and I about the real meaning of Memorial Day and I went through and explained that whole deal, so it was neat. For those of you that haven't been out to Fairview, I encourage you to go out there on a nice day. It's really interesting. You have everything from Confederate soldier graves, to turn of the century Japanese graves from the original settlers that came here, so it's a real interesting mix of the history of the whole area.

Keith Gross said I want to welcome all of you here to the city council meeting. I would like to thank Mark Rohr, John Baumgartner, Diana Stapp and Bridget Kramer for working so hard to prepare our agenda.

Heidi Hansing had no comments.

Geri Bentley said I would like to offer my condolences to the family of Phyllis Sanborn who passed away this weekend. She was formerly on City Council for three terms. Her visitation will be Friday from 6:00 p.m. to 9:00 p.m. at Crowder on Main Street. There will be a service at League City United Methodist Church on Saturday at 11:00 a.m., also on Main Street. Thursday in this room, Cheryl Johnson will be presenting "How to Effectively Protest Your Taxes". She will have a handbook for you. It starts at 6:00 p.m. I know everybody was pretty upset when they got their tax information. Also, I was at the Memorial service yesterday at Fairview. It was very touching. Thank you, Nick, for mentioning that and congratulations to all those who put it on, and especially to our fallen soldiers.

Tommy Cones said I would like to welcome everyone out tonight to the council meeting. Also, I would like to give my condolences to Phyllis Sanborn and her family, David, her husband, and her daughter. Phyllis served on City Council, I think for six years. She served as Mayor Pro Tem, I think two of those years. There's one certain thing about Phyllis Sanborn. She loved this city, and she loved CCISD. She worked for them many years. She will be greatly missed. She was a wonderful woman, served our community very well and we will miss her.

9. **MAYOR COMMENTS/ REPORT**

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

Mayor Paulissen said I want to invite everybody to the 5th Annual Hurricane Blow Out event at the Home Depot at FM646 and I-45 this weekend on Saturday May 30 from 10:00 a.m. to 2:00 p.m. Meet and greet with your City's first responders and browse the vendors at this one of a kind event. There will be games for the kids, hot dogs, giveaways and more. City of League City Emergency Management staff will be on site to answer questions and offer advice about how you and your family can be prepared for the upcoming Hurricane Season. This event is free and open to the public.

The Parks Recreation department is hosting its 2nd Annual National Trails Day event on Saturday June 6 from 9:00 a.m. to 11:00 a.m. at the Clear Creek Nature Center. We invite you to join us for this outdoor celebration of nature and parkland, where you can join in a scavenger hunt, check out vendors like Boy Scouts of America and the League City Animal Shelter and meet other outdoor enthusiasts in League City. This event is free and open to the public. In conjunction with the National Trails Day event, the next City Hall in the Park will take place at the Dr. Ned and Fay Dudley Clear Creek Nature Center on Egret Bay Boulevard 10:00 a.m. Meet and Greet with your City staff and officials and voice your concerns and praise regarding the City of League City. This free, informal event is a great opportunity for citizens to get to know their city government. Finally I want to make a personal note to extend out our thoughts and prayers to the family of former League City's Council Member Phyllis Sanborn, who served the citizens of League City on council from 2006 to 2012. This is sometimes not a very popular job, but there's a lot of people in this community that spend a lot of time to do a lot of good for the City, and Phyllis will be greatly missed. The visitation will be Friday, May 29, 6:00 p.m. to 9:00 p.m. at Crowder Funeral Home in League City and the funeral will be on Saturday, May 30, 11:00 a.m. at the League City United Methodist Church.

#### 10. REPORTS FROM STAFF MEMBERS

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

- 10A. [15-0328](#) Presentation of the Investment Report of the City of League City for the quarter ended March 31, 2015 (Director of Finance)
- Rebecca Underhill, Director of Finance, presented the report.**
- 10B. [15-0329](#) Presentation of the Investment Report of the Section 4B Industrial Development Corporation for the quarter ended March 31, 2015 (Director of Finance)
- Rebecca Underhill, Director of Finance, presented the report.**

#### 11. CONSENT AGENDA

Approval of the Consent Agenda

**Item 11C was pulled by Ms. Bentley.**

**A motion was made by Mayor Paulissen, seconded by Mr. Kinsey, to approve Consent Agenda Items 11A through 11I with the exception of 11C. The motion passed by the following vote:**

**For:** 8 - Mayor Paulissen, Mr. Becker, Mr. Cones, Ms. Hansing, Mr. Kinsey, Ms. Bentley, Mr. Gross and Mr. Long

- 11A. [15-0324](#) Consider and take action on a request, on behalf of the West Bay Common School Children's Museum (Teddy Bear Parade), to grant a variance to Chapter 110, Article I, Section 110-5 of the Code of Ordinances of the City of League City entitled "Parades and Processions Generally" for lane closures, and to waive City costs associated with traffic control for the event (Chief of Police)

**Approved on the Consent Agenda**

- 11B. [15-0338](#) Consider and take action to abandon and convey a 0.09 acre portion of Margaret Drive out of Marshall's Calder Subdivision (Deputy City Manager)

**Approved on the Consent Agenda**

- 11C. [15-0335](#) Consider and take action to grant an Electric Distribution Line Easement to Texas-New Mexico Power Company, within property owned by the City for the purpose of providing electric distribution service to the City of League City South Shore Harbour Booster Pump Station (Deputy City Manager)

**A motion was made by Ms. Bentley, seconded by Mr. Becker, to grant an Electric Distribution Line Easement to Texas-New Mexico Power Company, within property owned by the City for the purpose of providing electric distribution service to the City of League City South Shore Harbour Booster Pump Station. The motion passed by the following vote:**

**For:** 8 - Mayor Paulissen, Mr. Becker, Mr. Cones, Ms. Hansing, Mr. Kinsey, Ms. Bentley, Mr. Gross and Mr. Long

- 11D. [15-0326](#) Consider and take action to approve a one-year renewal, of the award of Bid #13-014, for Sludge Transportation and Disposal to Republic Services at an estimated annual cost of \$270,000 (Director of Finance)

**Approved on the Consent Agenda**

- 11E. [15-0327](#) Consider and take action to purchase auto parts and supplies for city vehicles and equipment from O'Reilly Auto Parts through the BuyBoard cooperative contract, at an estimated annual expense of \$75,000 (Director of Finance)

**Approved on the Consent Agenda**

- 11F. [15-0323](#) Consider and take action on award of a contract to 3M in the amount of \$61,146 for implementing Phase II of Radio Frequency Identification System (RFID) at Helen Hall Library (Director of Parks & Cultural Services)

**Approved on the Consent Agenda**

- 11G. [15-0322](#) Consider and take action on an amendment to the Interlocal Agreement with the City of League City Section 4B Industrial Development Corporation for use of a portion of future Section 4B funds for reimbursement of city administrative services (Director of Parks & Cultural Services)

**Approved on the Consent Agenda**

- 11H. [15-0332](#) Consider and take action on a request, by the Bay Area Builders Association to waive the permit fees associated with a new home to be built in League City for a wounded war veteran (Director of Planning and Development)

**Approved on the Consent Agenda**



- 11I. [15-0345](#) Consider and take action on Ordinance No. 2015-13 abolishing South Shore Harbour Municipal Utility District No. 6 - Second Reading (Director of Finance)

Council approved first reading 8-0-0 on May 12, 2015.

**Ordinance No. 2015-13 Second Reading approved on the Consent Agenda**

### **END OF CONSENT AGENDA**

## **12. OLD BUSINESS**

- 12A. [15-0346](#) Consider and take action to approve an agreement with Vortex USA, Inc., for the design and construction of the splash pad at Hometown Heroes Park [PK0903] for a cost not to exceed \$440,293 and approve a work change directive of \$22,014.65 (5 percent of the construction cost) (Director of Engineering)

**A motion was made by Ms. Bentley, seconded by Mr. Kinsey, to approve. The motion failed by the following vote:**

**For:** 2 - Ms. Hansing and Ms. Bentley

**Opposed:** 6 - Mayor Paulissen, Mr. Becker, Mr. Cones, Mr. Kinsey, Mr. Gross and Mr. Long

## **13. NEW BUSINESS**

- 13A. [15-0341](#) Consider and take action on a resolution to support the submittal to the qualified voters of the City of League City a proposition authorizing the creation of the City of League City Municipal Development District and the imposition of a sales and use tax of one-fourth of one percent for the purpose of financing infrastructure and economic development projects and programs beneficial to the citizens of League City and its territory (Economic Development Manager)

**A motion was made by Mr. Cones, seconded by Mr. Kinsey, to approve Resolution No. 2015-25, supporting the submittal to the qualified voters of the City of League City a proposition authorizing the creation of the City of League City Municipal Development District and the imposition of a sales and use tax of one fourth of one percent for the purpose of financing infrastructure and economic development projects and programs beneficial to the citizens of League City and its territory**

**An amended motion was made by Ms. Hansing, seconded by Mr. Becker, to approve, but to add to the resolution as the 13th Whereas, language stating that "City Council reconfirms its public commitment to increase the property tax homestead exemption by 2% each year for three years to the maximum exemption allowed by state law of 20%."**

**The motion passed by the following vote:**

**For:** 8 - Mayor Paulissen, Mr. Becker, Mr. Cones, Ms. Hansing, Mr. Kinsey, Ms. Bentley, Mr. Gross and Mr. Long

**14. FIRST READING OF ORDINANCES**

- 14A. [15-0331](#) Consider and take action on an ordinance establishing a residence homestead exemption for calendar year 2015 and subsequent years pursuant to the Texas Tax Code and the Texas Constitution (Director of Finance)

**A motion was made by Mayor Paulissen, seconded by Ms. Bentley, to approve Ordinance No. 2015-16 establishing a residence homestead exemption for calendar year 2015 and subsequent years pursuant to the Texas Tax Code and the Texas Constitution. The motion passed by the following vote:**

**For:** 8 - Mayor Paulissen, Mr. Becker, Mr. Cones, Ms. Hansing, Mr. Kinsey, Ms. Bentley, Mr. Gross and Mr. Long

**15. TABLED ITEMS SUBJECT TO RECALL****16. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED****17. EXECUTIVE (CLOSED) SESSION (S)**

**At 7:19 p.m. Mayor Paulissen announced the City Council will now go into executive session to discuss the following items:**

- 17A. [15-0319](#) 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)
- 17B. [15-0344](#) 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 (Director of Human Resources and Civil Service)

**At 8:39 p.m. Mayor Paulissen 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. [15-0320](#) Consider and take action on discussion concerning potential purchase or sale of real property interests (Deputy City Manager)
- No Action**
- 18B. [15-0343](#) Consider and take action on the employment, appointment or evaluation of a public officer or employee, to-wit: City Manager (Director of Human Resources and Civil Service)
- No Action**

**19.     ADJOURNMENT**

**At 8:40 p.m. Mayor Paulissen said there being no further business, this meeting is adjourned.**

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**TIMOTHY PAULISSEN**  
**MAYOR**

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**DIANA M. STAPP**  
**CITY SECRETARY**

**(SEAL)**

**MINUTES APPROVED: June 9, 2015**