



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, September 22, 2015

6:00 PM

Council Chambers
200 West Walker Street

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 6:00 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 Cherie Niscavits of Bay Area First Baptist Church. Mayor Paulissen led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

- 3A. [15-0555](#) August 11, 2015 Regular Meeting
- 3B. [15-0569](#) August 24, 2015 Council Work Session
- 3C. [15-0576](#) August 25, 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. [15-0559](#) Presentation of a proclamation recognizing October as "Domestic Violence Awareness Month" in the City of League City (Mayor Paulissen)
- 4B. [15-0562](#) Consider and take action on a resolution making a nomination for election to the Board of Directors of the Harris County Appraisal District for 2016-2017 (Mayor Paulissen)

Mayor's nominee - Ed Heathcott

A motion was made by Mr. Cones, seconded by Mr. Kinsey, to approve Resolution No. 2015-40 nominating Ed Heathcott for election to the Board of Directors of the Harris County Appraisal District for 2016-2017. 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

- 4C. [15-0561](#) Consider and take action on a resolution making a nomination for election to the Board of Directors of the Galveston Central Appraisal District for 2016-2017 (Mayor Paulissen)

Mayor's nominees - Clay Morrison and Roney G. McCrary

A motion was made by Ms. Bentley, seconded by Mr. Gross, to approve Resolution No. 2015-41 nominating Clay Morrison and Roney G. McCrary for election to the Board of Directors of the Galveston Central Appraisal District for 2016-2017. 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

5. COMMUNITY SPOTLIGHT**6. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING**

- 6A. [15-0565](#)** Hold a public hearing on Zone Change Application, Z15-15 (Parkway Commons) a request to rezone approximately 0.94 acres from "OS-PUD" (Open Space with a Planned Unit Development Overlay) to "CM-PUD" (Mixed Use Commercial with a Planned Unit Development Overlay), legally described as the eastern approximate 118 feet Abstract 32, Rafael Basquez Survey, Tract 4, generally located south of League City Parkway (SH 96), west of Seacrest Boulevard in League City, Texas (Director of Planning and Development)

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

No one signed up to speak.

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

- 6B. [15-0566](#)** Consider and take action on an ordinance amending Ordinance No. 2005-24 to rezone approximately 0.94 acres (Z15-15 Parkway Commons) from "OS-PUD" (Open Space with a Planned Unit Development Overlay) to "CM-PUD" (Mixed Use Commercial with a Planned Unit Development Overlay), legally described as the eastern approximately 118 feet of Abstract 32, Rafael Basquez Survey, Tract 4, generally located south of League City Parkway (SH 96), west of Seacrest Boulevard in League City, Texas (Director of Planning and Development)

Planning and Zoning Commission recommended approval, 3-0-0 with 2 absent on August 31, 2015.

A motion was made by Mr. Cones, seconded by Mr. Becker, to approve Ordinance No. 2015-36 amending Ordinance No. 2005-24 to rezone approximately 0.94 acres (Z15-15 Parkway Commons) from "OS-PUD" to "CM-PUD". 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. [15-0570](#)** Hold a public hearing on a proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 3.55 percent. This is the first of two required public hearings. The City Council will vote to adopt the tax rate on October 6, 2015 at 5:30 p.m. at Council Chambers, 200 West Walker, League City, TX 77573 (Director of Finance)

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

NAME	Address
Chuck DiFalco	2118 Eastland Court

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

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
Cathy Driscoll	4418 Field Glen Ct.	Fight for Christmas again
Roy Tilley	513 Orleans	Parking on the street
Don Johnson	Representative for Harris/Galveston	Subsidence Board
Chuck DiFalco	2118 Eastland Court	Supplemental Agenda Item

8. **COUNCIL MEMBERS COMMENTS/REPORTS**

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

Todd Kinsey said there's great stuff happening at the library. On September 23 from 10:15 a.m. to 11:00 a.m. Jean Kuecher from Marionette Playhouse will present her favorite children's stories through puppets. This program is for ages 2 through 5 and will be held in the library theater on September 25 from 5:45 p.m. to 7:00 p.m. Teens grades 6-12 are invited to participate in a scavenger hunt, scanning QR codes throughout the library using their personal cell phones or if they do not have an Android cell phone or tablet they can pick one up at the library. On October 12, from 6:30 p.m. to 7:30 p.m., local history librarian, Caris Brown, will give a presentation on the history of League City from early settlement until present day. She'll include original correspondence, photographs, and other items from local history collections for all attendees to see and handle. This program is held in the library theater.

Dan Becker had no comments.

Nick Long said I would like to say thanks to Mr. Don Johnson for coming here and giving us that report. I think that's probably the first time since I've been on here since last year that we've seen one of these boards that we appoint people to actually come back and report what's happening and I think it's at least refreshing that you're fighting for the citizens of League City and the people and you're actually reporting back to the citizens and to the council so I really appreciate that. I don't want to speak for everybody but I think you accurately summed up our opinion. It would be to take a fiscally conservative approach as well. And then, also, See You At The Station. The League City Police Department event for support of the League City Police Department is tomorrow at the station across the street at 7:15 a.m. We encourage you to show up and show your support of the League City Police officers.

Keith Gross said I want to welcome everybody to the League City Council Meeting.

Heidi Hansing said first of all I've been getting a lot of emails from people who are starting to pay attention to the fact that we've got an election coming up in November and I wanted to address some of those comments by first of all, saying thank you very much for emailing us because your involvement as citizens of League City has been invited and sought from the very beginning when we first invited you to an envisioning process back in January after the beginning of the year. We had a lot of participation. It was an all-day function and it was really fun. We got to hear from you. In fact, we sat there and did not speak. We had the microphone open and people just got up and started pouring out ideas. From there those ideas were put on a board and we were able then to go through and say this is what we believe as a council we can address, and then that was then placed into a road map to the future which gives us a ten year glimpse of, not what we want to do, but of what you want us to do as a city and as a city government. So I've been getting some emails with questions and to that end I have scheduled next Tuesday a coffee and I invite anyone on council that would like to come, anyone on staff, and most importantly the people of League City if you have questions and concerns I'd like to invite you to come and talk to me or us or whoever us would like to come next Tuesday at 8:00 a.m. at Kelley's Country Cooking on Main Street in League City. That way a lot of your questions can be answered up close and personal without having to go through email and getting a response that way. But also to that end I went back because I'm studying too, you guys are asking good questions, and I've got to make sure that I am reminded on a daily basis of the tasks that you have set for us. This is not my wish list. This is your wish list. So I was reminded that on February 24 our council unanimously ratified the 10 year Road Map to the Future. Now, the reason that this is unprecedented before in League City's history is because this is the first time we have a 10 year road map for economic development for the projects that you want to see in League City and it's being led by a professional staff because in 2010 the people of League City voted to change our form of government to a council-manager form of government. Now we have professionals at the helm and we have built a really strong team that is committed to seeing your vision come true. So we ratified that back in February and then we've been in a mad dash, the staff most certainly, to see some of your visions come to fruition.

So what are some of those things? We need to go back to the roadmap to the future to look and remind ourselves. There's a lot of long term projects there. You guys have got some projects that go out 10 years. We've got some midterm projects that go out 4 to 6 years, but when you're looking at what needs to happen in the 0 to 3 year range, you're looking at a lot that needs to happen and it needs to happen effectively and it needs to happen quickly and with confidence in the vision that you guys have created for the future. The number one thing at the very top of that list was economic development, developing an industrial commercial mix, making this city a destination, bringing in BioTech, expanding UTMB, waterfront development, making it an easier place to do business, implement a quarter cent sales tax for a dedicated economic development fund, planned growth and attract corporate headquarters. Also, right below that, the next category, was development of the central historic and business district, revitalizing Main Street. How many of you would like to drive down Main Street and actually be very proud of old League City? I would. Enforcing historic standards, street scraping, promoting pedestrian safety and environment, preserving historic identity, an appropriate mix of business and then right below that is debt management. Below that was a community facilities master plan, that would include our library, our fire stations, our animal shelter, our parks. Right below that was traffic. Ramp reversals, timing our lights, proactive planning, more efficient means of transportation, and some logic to street names. All of this in 0 to 3 years. And I understand that there are some people that are uncomfortable with this shift because League City is now a city of almost 100,000 and to that they think we're a bedroom community, we've always been a bedroom community. People just sleep here. They go elsewhere to work, they go elsewhere to play, they go somewhere else to shop, but that's the League City of old. That's not where we are anymore. We're no longer a bedroom community and the priorities of the residents of League City have changed. They want to work, they want to play, they want to live and go to school right here and that means we need to provide services and amenities and we need to grow with how our residents live. You don't want to just sleep here, you're just under a room, you're in your bed. You put your head in a bed and that's it. That's not what League City is about anymore. So there are some people that are struggling with the concept of a city of 100,000 and we're going to double and if we don't start planning now and if we don't start implementing changes now in this 0 to 3 range...did you see the list you gave us? You saw that list. Start thinking about how that needs to be paid for. Now if you want your property taxes to pay for it, that's one option that I don't think anybody in this room would go for. Or we could go with a quarter cent sales tax which is on that list and you can let other people outside League City pay some of those costs. So I wanted to just remind us all of where the road map to the future is taking us and the direction that you've given us and I hope that list, I didn't even go into the 4 to 6 and the 7 to 10 range. So let's just stay right here and stay really focused on this 0 to 3 years so that we can put League City on that road to our future and this is a really exciting time, in fact, Mayor, you're probably one of the luckiest mayors I've ever known because you will be part, and your name will go on a lot of these documents and a lot of this development that will put League City in leadership for communities around this state. So this is a really exciting time.

Geri Bentley said thank you, Heidi. That was very well said and I concur, we do need this to go on. I would also like to thank Don Johnson for reporting to us on what's going on in the Subsidence District. We do appoint several committees and it's nice to hear. Also, Cheryl Johnson had brought to our attention when the H-CAD Board was meeting and their budget came up that we could go there and talk to them and got that reversed. I think I mentioned that at a couple of meetings. On a personal note, I had to call EMS several weeks ago and I would just like to thank the two officers that came, Officer Johnson and Officer Trent, they were awesome. Our EMS department is so good. We're so lucky to have the Fire, the Police and the EMS departments that we have here. Thank you very much.

Tommy Cones said I would like to thank everyone for coming out tonight. I also want to remind everyone the first weekend in December, we've talked about it before. I want to tell you the theme tonight. We're having our 18th Annual Holiday in the Park, sponsored by the League City Proud Organization. This year's theme, and Mrs. Driscoll, I think you would be happy to hear this, is going to be called Rocking Around The Christmas Tree, 1945. We look forward to seeing everybody come out for Holiday in the Park. Also, I would like to thank the 130 firefighters who on 9/11 climbed over a 110 flights of stairs, all wearing bunker gear, air packs, fully geared out, in honor of 9/11 and the firefighter brothers and sisters who died in that tragedy. We had firefighters from all over the Bay Area. We had a firefighter from Friendswood who actually carried a preschooler on his shoulder for 110 flights of stairs. We also had a firefighter's son who is in the first or second grade who carried a backpack all the way up 110 flights of stairs. It took over two and a half hours to complete this. It's a great honor, for our volunteer firefighters and the volunteers in League City and surrounding areas so I thank them very much.

9. MAYOR COMMENTS/ REPORT

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

Mayor Paulissen said we have a Citywide Health Fair which is coming up this Saturday from 9:00 a.m. to 1:00 p.m. and that's going to be at Hometown Heroes Park and that's brought to us and sponsored by the City of League City and the Friends of our League City Seniors Foundation. When we started our seniors program years ago we set up a non-profit organization that does community events to raise money to supplement our city taxes and provide more services for our seniors. That's been an overwhelming success. We're hopeful that this first annual health fair will be an overwhelming success. You can get all kinds of services. UTMB is coming out to do mammograms, you'll be able to do cholesterol testing, give blood, and so forth. So if you've got some time between 9:00 a.m. and 1:00 a.m. Saturday, come on out to Hometown Heroes Park.

As Mr. Cones stated, we did have our Annual 9/11 Stair climb and I think this is the third or the fourth year that I've had the honor of participating in this and last year it only took about two hours. But because we put out the word and we had a lot of people come out, we had a lot of high school PALS clubs come out to do their community service, so it took a little bit longer, it took about two and a half to three hours this time but it was well worth it. If any of you want to get your exercise, TJ, can I sign you up for next year? At any rate, that's an awesome deal. We don't have too much time to thank our 9/11 first responders. They went up into the Twin Towers, up in those stairways looking to save people. I don't think even if they would've known that those buildings were going to come down, it wouldn't have stopped those people from going into those towers. Just a little bit of good news in reference to our sales tax numbers. Right now I think the City of League City has collected about \$13.6 or 13.7 million in sales tax, which is up at this point from about from 12.4 which is over a million dollars up from last year at this same time and when you compare our sales tax numbers to our sister city Webster, they've only collected at this point not even \$13 million so we have a lot of commercial development, a lot of sales tax numbers and we're still getting higher and higher numbers from the stuff we have on the ground right now.

10. REPORTS FROM STAFF MEMBERS

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

11. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Mr. Kinsey, seconded by Mr. Becker, to approve Consent Agenda Items 11A through 11G. 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. [15-0575](#)** Consider and take action to reject all proposals received for RFP #15-042 Merchant Banking Services (Director of Finance)

Approved on the Consent Agenda

- 11B. [15-0571](#)** Consider and take action to award a contract renewal (Bid #15-012) to Century Asphalt for Hot Mix Asphalt in the estimated amount of \$175,000 for a contract period of one (1) year beginning October 1, 2015 (Director of Finance)

Approved on the Consent Agenda

- 11C. [15-0573](#)** Consider and take action to award a contract renewal (Bid #14-034) to Acescapes for Manicured Mowing Services and approval of Change Order 1 to add Hike and Bike trails in the estimated amount of \$220,362 for a contract period of one (1) year beginning October 1, 2015 (Director of Finance)

Approved on the Consent Agenda

- 11D. [15-0572](#) Consider and take action to award a professional services contract to Animal Alliance of Galveston County for spaying and neutering of animals in the estimated amount of \$52,000 for a contract period of one (1) year beginning October 1, 2015 (Director of Finance)
- Approved on the Consent Agenda**
- 11E. [15-0558](#) Consider and take action on a request for a water well permit regarding the property located at 2942 Megan Lynn Lane in the Pinewood Ranch subdivision (Deputy City Manager)
- Approved on the Consent Agenda**
- 11F. [15-0553](#) Consider and take action on a request from League City Proud for a variance to Chapter 74, Section 74-1 of the Code of Ordinances of the City of League City, Texas, entitled "Hours for use of city parks and boat ramps" for use of the Chester L. Davis Sportsplex for parking and overnight stay of the carnival equipment and personnel from November 30, 2015 - December 7, 2015 (Director of Parks and Cultural Services)
- Approved on the Consent Agenda**
- 11G. [15-0552](#) Consider and take action on a request by the Clear Creek Independent School District Department of Military Science for a variance to waive park rental fees and a variance to the Code of Ordinances of the City of League City, Chapter 74, Article I, Section 74-1, entitled "Hours for use of city parks and boat ramps" for overnight use of the Hometown Heroes Park field on October 30-31, 2015 (Director of Parks and Cultural Services)
- Approved on the Consent Agenda**

END OF CONSENT AGENDA

12. OLD BUSINESS

13. NEW BUSINESS

- 13A. [15-0563](#) Consider and take action on a resolution approving the dates for conducting regular meetings during the months of November and December 2015 (City Secretary)
- A motion was made by Mr. Long, seconded by Mr. Becker, to approve Resolution No. 2015-42 setting the dates for conducting regular meetings on November 10 and 24, 2015, and December 8 and 22, 2015. 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
- 13B. [15-0574](#) Consider and take action to authorize an adjustment to the structure of the employee health insurance program for the period October 1, 2015 to September 30, 2016 (Director of Human Resources and Civil Services)
- A motion was made by Mr. Long, seconded by Mr. Kinsey, to authorize an adjustment to the structure of the employee health insurance program for the period October 1, 2015 to September 30, 2016. 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**15. TABLED ITEMS SUBJECT TO RECALL****16. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED**

- 16A. [15-0579](#)** Consider and take action on an ordinance to amend Chapter 2, Sections 2-383 and 2-384 of the Code of Ordinances of the City of League City to clarify the application process to serve on and eligibility criteria for boards and commissions (Council Member Long and Mayor Paulissen)

A motion was made by Mr. Becker, seconded by Mr. Cones, to postpone this item to the next meeting. 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

17. EXECUTIVE (CLOSED) SESSION (S)

At 6:49 p.m. Mayor Paulissen announced the City Council will now go into executive session to discuss the following items:

- 17A. [15-0556](#)** 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. [15-0567](#)** Texas Open Meetings Act, Section 551.087 Government Code - Deliberations Concerning Economic Development Negotiations
- Discussion of commercial information received from, and possible offers of incentives to, business prospects seeking location within the City of League City, Texas (City Manager)

At 8:04 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. [15-0557](#)** Consider and take action on discussion concerning potential purchase or sale of real property interests (Deputy City Manager)
- No Action**
- 18B. [15-0568](#)** Consider and take action on discussion of commercial information received from, and possible offers of incentives to, business prospects seeking location within the City of League City, Texas (City Manager)
- No Action**

19. ADJOURNMENT

At 8:04 p.m. Mayor Paulissen said there being no further business this meeting is adjourned.

**TIMOTHY PAULISSEN
MAYOR**

**DIANA M. STAPP
CITY SECRETARY**

(SEAL)

MINUTES APPROVED: October 27, 2015