



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Monday, May 8, 2017

6:00 PM

Council Chambers  
200 West Walker Street

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### Council Work Session

The City Council of the City of League City, Texas, met in a work session in Council Chambers at 200 West Walker Street on the above date at 6:00 p.m.

**Mayor:**

**Pat Hallisey**

**City Council Members:**

**Dan Becker  
Hank Dugie  
Larry Millican  
Todd Kinsey  
Greg Gripon  
Keith Gross  
Nick Long**

**City Manager:**

**John Baumgartner**

**Assistant City Manager/Director of Finance:**

**Rebecca Underhill**

**City Attorney:**

**Nghiem Doan**

**City Secretary:**

**Diana M. Stapp**

**Chief of Police:**

**Michael Kramm**

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

**Janet Shirley**

**Director of Parks & Cultural Services:**

**Chien Wei**

**Director of Planning/Development:**

**Paul Menzies**

**Director of Public Works:**

**Gabriel Menendez**

### 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. Mr. Becker arrived at 6:07.

Present 8 - Mayor Pat Hallisey, Mr. Dan Becker, Mr. Hank Dugie, Mr. Larry Millican, Mr. Todd Kinsey, Mr. Greg Gripon, Mr. Keith Gross and Mr. Nick Long

2. **PUBLIC COMMENTS**

3. **DISCUSSION AND UPDATE REGARDING ANIMAL SHELTER**

John Baumgartner, City Manager said the City is currently in the process of removing the designation of “park land” from the construction site and it involved a series of steps that Michelle Villarreal, Deputy City Attorney will go over. Gary Ratliff, Assistant Chief of Police will talk about where we are overall. The next steps are an RFP for design, funding for design is part of the certificates of obligation proposed to be issued. Finalization of site selection and design schedule.

Gary Ratliff said let’s start off when we did the needs study. In 2015 Quorum was the architectural firm that was granted to move forward with the needs study. They completed that by December 2015 and it was presented to council. During that process of the needs study the architect was told in looking at locations to have it, to look at any possible available property throughout the city and that included any property that was owned by the city as well. When it was all done the property that was considered far superior to all other pieces of property was the property just west of the new Public Safety Building. As we looked at that property we felt that to be good neighbors we would reach out to the Centerpoint Homeowners Association. We met with them in March 2017 to let them know what we had done so far. When we started looking at the property we went back through the history to put in chronical order all events that occurred and how the land was considered dedicated park land to the city.

Development of the Centerpoint Subdivision began in the 1990’s. From that time and into the 2000 the city ordinance dealing with parkland changed three times, the last change occurring in 2006. As early as 2003 the developer approached the Parks Board about donating the land in question to the city, and the Parks Board agreed to the donation. In 2004 the donation was approved by city council and the land was to be deeded over to the city. No deed was ever signed and filed. As time went on, when the last amendment to the ordinance occurred in 2006 it changed park dedication from \$200/lot to \$1,000/lot. When those amendments were passed on to the developer he felt he was being overcharged because the subdivision had already been established and platted and those fees had already been paid. He was informed that that was not the case. By 2007 he approached the Parks Board again indicating he would deed the land over to the city. So in lieu of park dedication fees Centerpointe deeded the land over to the city in December 2007 without any restriction in lieu of park dedication fees or for reduced park dedication fees. In November 2008, the property was finally deeded to the City and the City Council passed Resolution 2009-38 designating the property as “park” land in an effort to provide future park facilities for the City. In January 2015, the City Council received the results of a needs assessment for the animal shelter at a work session.

At their June 28, 2016 meeting the City Council directed staff to incorporate the animal shelter at approximately 19,000 square feet and a total budget of \$7.5 million dollars as part of the 2017-2021 CIP program. On September 13, 2016 the City approved the budget for FY2017 including funding for the animal shelter project. On March 8, 2017 City staff attended the Centerpointe HOA annual meeting to discuss the animal shelter project in addition to meeting with the HOA Board separately. There are always people in support of it and people that are not, and there is a vocal minority that would not like to have the shelter at that location.

Michelle Villarreal, Deputy City Attorney said I am going to provide additional information about Park Land to further the discussion. This would apply even if the land was not formally dedicated as Park Land and simply used as Park Land. This is a common thing that cities have to go through. When converting "Park" Land, the regulatory authority is the Texas Parks and Wildlife Code, Chapter 26, Section 26.001 – 26.004. Why does Chapter 26 apply to this property? The property is owned by the City; the property has been designated as "park" land; and the City is proposing to use the property to construct the new animal shelter. No election is required, Texas Local Government Code Chapter 263 does not apply because there is no sale of the property. Changing the use of the property has three requirements. One is Public Involvement – the City must provide notice in the newspaper once a week for three consecutive weeks. The notice must describe the nature of the project and how it is subject to Chapter 26, the potential impacts to the designated property, date and location of the hearing. The City must hold a public hearing to allow public comment about the project. In addition to the public hearing we will be asking the City Council to consider passing a resolution which includes the following key components: the Council will need to make a finding that there is no feasible and prudent alternative to the use or taking of such land and the project includes all reasonable planning to minimize harm to the land as a park, recreational area, scientific area, wildlife refuge, or historic site, resulting from the use or taking. A proposed timeline includes: last newspaper publication on 6-19-17; public hearing and resolution removing the designation as 'park land' from the construction site on 6-27-17; approval of a professional services agreement for architectural services for the shelter on 6-27-17; late 2017 engage with the architect firm on design plans; in 2018 the project will go through an RFP process for a General Contractor; and best case scenario with no delays project completion by mid-2019.

4. CONDUCT A WORK SESSION OF THE CITY COUNCIL TO RECEIVE INFORMATION CONCERNING AGENDA ITEMS APPEARING ON THE MEETING AGENDA FOR THE MAY 9, 2017 MEETING OF THE CITY COUNCIL OF THE CITY OF LEAGUE CITY.

NO VOTE OR ACTION WILL BE TAKEN ON ANY ITEM UNDER CONSIDERATION

**5. ADJOURNMENT**

**At 6:57 p.m. Mayor Hallisey said, there being no further business this meeting is adjourned.**

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**PAT HALLISEY  
MAYOR**

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**DIANA M. STAPP  
CITY SECRETARY**

**(SEAL)**

**MINUTES APPROVED: June 13, 2017**