



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Monday, June 12, 2017

6:00 PM

Council Chambers
200 West Walker Street

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

Assistant City Manager:

Bo Bass

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. Gross arrived at 6:01.

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 POSSIBLE DIRECTION TO STAFF REGARDING PROPOSED AMENDMENTS TO THE CITY'S SUBDIVISION REGULATIONS**

Paul Menzies, Director of Planning/Development, gave a presentation. In ongoing efforts to improve overall development process there are two ideas, combination of staff ideas and a number of committees. These could be implemented readily and could reduce the amount of time a project is held at the City level. Both relate to the City's subdivision ordinance, one is a proposed amendment to provide for administrative acceptance of public infrastructure and the other is proposed amendment to provide for administrative approval of HOA park dedication. Within the current flow chart, we are talking about Platting/Subdivision and Infrastructure phases. The local subdivision ordinance based on State Law Statute – Texas Local Government Code Chapter 212 was last amended in 2015, the current base version was adopted in 2007. It regulates divisions of land for conveyance and/or development; infrastructure (water, sewer, streets, sidewalks, drainage); tree preservation; and parkland dedication. Recent amendments include: Variance process in 2015; Sidewalk – remove fee in lieu of construction in 2012. In the current ordinance, after inspection/approval by City Engineer, final acceptance of infrastructure is required to be approved by City Council. It can add 4-6 weeks to the development process, depending on agenda cycle. The plat recordation can only occur after the infrastructure acceptance, followed by the building permits/lot sales. The proposed amendment is to have an administrative acceptance of the infrastructure once approved by the City Engineer, removing the council action. This improvement to the City's development process was requested by the Mayor's Development Action Committee, supported by staff.

The second item deals with Parks Dedication. As part of the current subdivision ordinance platting process the developer must: dedicate no less than 1.0 acres/90 residential lots for HOA maintained park space, no improvements required; and pay \$1,000/residential lot fee paid to City parks fund. A review and recommendation is required by the Parks Board to the Planning & Zoning Commission, even if proposal meets dedication requirements. This can add 3-5 weeks to the plat approval process depending on Parks Board and Planning & Zoning Commission agenda cycles. The proposed amendment is to require review and recommendation to Planning & Zoning Commission required by Parks Board only if proposal deviates from the ordinance. This improvement to the City's development process was requested by the Mayor's Development Action Committee, supported by staff.

These amendments are different, one is on the front end of the process with the park dedication and the other is on the back end of the process with the acceptance of infrastructure. Together we are talking minimum a month to two-month time frame in this subdivision process. If the council is favorable to the amendments staff will move forward in the amendment process and bring forth proposed ordinances in August.

4. REPUBLIC/WASTE BID DISCUSSION

Derek Hughes, Assistant to the City Manager, gave a presentation. The current contract was executed October 26, 2012, became effective February 1, 2013 and expires January 31, 2018. Renewal Option: Extension provisions of the contract include up to three (3) five-year terms, with 180-day notice required for extension to contractor. Under the current term a notice for extension would be required by June 31, 2017. Republic has not been able to provide us with actionable information as of today.

John Baumgartner, City Manager, added we have had a couple of conversations with Republic Waste over the last few months. They have a desire to renew the contract. They have expressed some concern as that the rates haven't kept up with inflation, particularly the commercial rates. They talked Friday afternoon that they couldn't deliver a revised pricing under the same terms and conditions for the commercial piece that wasn't double digit or more. I suggested that perhaps they make a proposal on just the residential component and bid the commercial if they can't get to something less than double digits. As of this morning we had another conference call and they were reluctant to provide anything. We will continue to talk to them. Our time to start a bid process is running short. We continue to dialog with Republic and see if they can make a proposal that would be acceptable to us. Most of you were not on council when we had the agreement with Republic, any increase was up to the purview of the council. We had some service delivery issues early on and we were reluctant to grant them any adjustments so they have continued under the same pricing. Year one they got a 2% increase for commercial, nothing for residential. We will go over the timeline for rebidding going forward, again our timeline is running short.

Mr. Hughes continued, current timeline: request for proposals (RFP) issued July 10; preproposal meeting July 20; RFP submission deadline August 8; review of submissions August 9-21; conduct interviews August 28-29; selection process in September; council consideration in October; effective date of new contract February 2018. Bid Provisions include: Base Service, trash twice a week with customer provided bins. Recycling once a week with contractor provided 64 or 96 gallon rolling carts. Alternate/Other items: trash twice a week with contractor provided 96 gallon rolling carts. Household hazardous waste through four (4) quarterly events or curbside service. Missed Service Penalties: enhances missed service penalties with attention to repeat missed service, failure to replace bins and failure to produce timely reports. Split Bidding: bid will request proposals for residential and commercial service separately. Proposers may be selected for one or both services after each service proposal is evaluated.

5. **DISCUSSION OF THE DEVELOPMENT OF THE FY 2017-2018 OPERATING BUDGET**

Rebecca Underhill, Assistant City Manager, Finance gave a presentation. For the budget process timeline, staff has put together the department requests which have been reviewed by the Finance Department/Budget Office and are under current review by the City Manager. We will bring the budget to the Council at the work session on July 10. We have budget work sessions tentatively scheduled with one or two extra meetings to get through the entire budget. One of the big items we want to bring forward is General Fund Revenues - property taxes estimated at 8% increase over FY2017 year-end estimate, preliminary values have increase 10% over last year. Sales tax estimated at a 5% increase over FY2017 year-end estimate. We are tempering the rate of increase going into FY2018 as we assess the impact of the I-45 construction on our retailers in that corridor. On the expense side, we are looking at some big ticketed item. The compensation study is underway, the consultants were here last week and met with the employees. Currently we have estimated \$1 million across all funds for the impact of the study. In addition to that we put in \$800,000 for merit increases. If you recall, last year when we talked about the reinvestment program we talked about the need for \$25 million annually in investment and infrastructure. We prepared a three-year implementation plan, FY2017 being the first year of the plan. There is \$9.1 million in the budget for a reinvestment program. The FY2018 budget as it stands in development has \$12 million in the program. Health Insurance, the RFP just came back for different elements of the benefit plan and that will be presented to the council at the first meeting in July. We are looking at a significant increase potentially for next year and have estimated an additional \$1 million for additional costs pending the outcome of that RFP process and discussion with the council on the plan. Those are the big items we are looking at right now and do not included any additional services requested by the departments such as staff and additional service levels.

Mr. Baumgartner added, two of the larger enhanced service level requests include the West Side Library and service demand on EMS services, including staffing for both.

Ms. Underhill said one last thing we wanted to review, at the request of council, is the City Council budget. We have provided you the detail of the City Council budget and it is pretty much the same as the last couple of years.

6. **CONDUCT A WORK SESSION OF THE CITY COUNCIL TO RECEIVE INFORMATION CONCERNING AGENDA ITEMS APPEARING ON THE MEETING AGENDA FOR THE JUNE 13, 2017 MEETING OF THE CITY COUNCIL OF THE CITY OF LEAGUE CITY.**

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

7. **ADJOURNMENT**

At 8:02 Mayor Hallisey said, there being no further business this meeting is adjourned.

PAT HALLISEY
MAYOR

DIANA M. STAPP
CITY SECRETARY

(SEAL)

MINUTES APPROVED: July 25, 2017