



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, November 28, 2017

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:

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:

Bo Bass

City Attorney:

Nghiem Doan

City Secretary:

Diana M. Stapp

Chief of Police:

Michael Kramm

Director of Engineering:

Christopher Sims

Interim Director of Finance:

Allena Portis

Director of Human Resources/Civil Service:

Janet Shirley

Director of Parks & Cultural Services:

Chien Wei

Interim Director of Planning/Development:

Frankie Legaux

Director of Public Works:

Jody Hooks

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

Mayor Pro Tem Kinsey called the meeting to order at 6:00 p.m. and called the roll. All members of Council were present except Mayor Hallisey

Absent 1 - Mayor Pat Hallisey

Present 7 - Mr. Dan Becker, Mr. Hank Dugie, Mr. Larry Millican, Mr. Todd Kinsey, Mr. Greg Gripon, 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 Tyler Young, Minister of League City Church of Christ. Mayor Pro Tem Kinsey led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. [17-0732](#) September 26, 2017 Regular Meeting

3B. [17-0733](#) October 24, 2017 Council Work Session

Mayor Pro Tem Kinsey asked if there were any corrections. He said hearing none, these minutes are approved.

4. **PROCLAMATIONS, PRESENTATIONS, AWARDS, AND COMMUNITY SPOTLIGHT**

4A. [17-0725](#) Presentation of the Planning Excellence Recognition for the City of League City by the Texas Chapter of the American Planning Association for 2017-2018 (Interim Director of Planning and Development)

4B. [17-0722](#) Presentation by the Historic Commission (Interim Director of Planning and Development)

Presentation was given by Historic Commission Chair Steph McDougal.

5. **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. 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 Act. Comments should be directed to the entire Council, not individual members of Council or staff. If addressing a specific agenda item, speakers must keep their remarks specific to the item being considered by the City Council. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated.

NAME	ADDRESS	SUBJECT
Chris Mallios	1904 Fairfield Ct N	Basic City Services

6. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 6A. [17-0713](#)** Hold a public hearing on proposed Land Use Assumptions in association with the Capital Recovery Fee update (Interim Director of Planning and Development)

Mayor Pro Tem Kinsey opened the public hearing at 6:21 p.m.

Daniel Herrig of Freese and Nichols gave a presentation.

NAME	ADDRESS
Larry Millican	934 Plantation
Chuck DiFalco	2118 Eastland Court
Peggy Zahler	1802 Rampart

Mayor Pro Tem Kinsey closed the public hearing at 6:41 p.m.

- 6B. [17-0716](#)** Consider and take action on an ordinance adopting Land Use Assumptions in association with the Capital Recovery Fee updates (Interim Director of Planning and Development)

Planning and Zoning Commission recommended approval 6-0-0 with 2 absent on October 2, 2017.

Staff recommends approval of the Land Use Assumptions as proposed.

A motion was made by Mr. Dugie, seconded by Mr. Long, to approve Ordinance No. 2017-33 adopting Land Use Assumptions in association with the Capital Recovery Fee updates. The motion passed by the following vote:

For: 7 - Mr. Becker, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Gross and Mr. Long

Absent: 1 - Mayor Hallisey

7. COMMENTS/REPORTS FROM MEMBERS OF COUNCIL

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

Larry Millican said welcome everybody for coming and those at home, welcome and thank you for attending. I would like to talk about transfer of information tonight. We sit up here before council, we get a tremendous amount of information that we need to disseminate before we actually rule or pass on anything that we do. Let me say that this week's package that we needed to read and decipher was 648 pages. Last council meeting was 676 and anybody who has listened long enough understands that we have a lot of questions even after getting that amount of pages to where we can get to pass a decision. I think that where I'm going with this is that I'd like to have, if I could, some input in the decision-making process from the citizens.

I know that occasionally we have people come here and speak to us but there are a lot of ways that people communicate today, not just coming up here and speaking at the microphone. I know that my business card for the city, along with the website, has my cell phone on it and I would like to hear from each and every person that has an opinion about something in the city that might deal with the activities around what we're rendering decisions on or trying to make decisions on, is that we go through a lot of processes to just buy automobiles. It's unbelievable the amount of information that's done just to replace automobiles in the city and we have a fleet that's quite large, it's very massive. We had an item on this agenda that talked about compensation and the compensation study and all that went into it and I think that when you start looking at this information and disseminating it, while we all put forth a lot of effort taking this information in and making decisions, a lot of times I question if the average citizen actually understands what's going into making these decisions and how to get that information and I'd like for one to understand where you do get your information and how you process it and if there's any easier way to get it if you do want to get more information to understand what the process is to replace automobiles or for that matter, we have an agenda item tonight about voting for board members on the Central Appraisal District and how that happens. I can tell you that there's a tremendous amount of information in our data sheets. Those are available. For six years while I sat out there with Peggy, I went to the website religiously every council meeting and pulled off every data sheet and read every data sheet but trust me they don't tell the entire story. They don't give you every bit of information. That's the reason we ask questions up here at every council meeting so that I want to know what's important to the citizens. If you're doing a good job, the citizens don't show up and they don't call you. I think that it's more important than that. I'd like to hear from the citizens. I'd like the citizens to tell me or tell the city what they would like to see in information transfer. How in depth do you want it because these 650 pages that we received as council people, you as a citizen have the ability to go right to the website and pick off every one of those 650 pages. I did it for six years. But again, how many people want to do that. How many people care about it and I say care. Care is a word that I hold very dear. I think that I get enough opinions. Not a week goes by that someone doesn't ask me about the city, that they don't ask me about decision-making processes, but after I explain I guess they're satisfied. They don't call me anymore or talk to me anymore about a particular topic. I would like to know if the citizens are concerned about the same things that we are. We try to build this package to where we don't have any more questions and we can pass a consent agenda and we can pass items, but it's very difficult. How much information do we need? How much information do the citizens need to make sure that they understand that we're doing an adequate job for them. Politics is something that I don't think I'm a politician and I don't care for politics as a whole. I worry about the transfer of information, how the citizens can tell us if we're giving them the right amount. How we can do a better job? That's what I would like to challenge every citizen out there listening that's in the audience tonight if there's an idea or a thought process, give me a call, I'm ready to listen.

Greg Gripon said good evening. I hope everybody had a wonderful Thanksgiving. Always a wonderful time of year. I guarantee I've put on a few pounds. Today is "giving Tuesday". It's one of those things that once a year "giving Tuesday", what is that? Well, let's talk about giving to your charities. I'd like to see everybody give year around to their charities because our local charities here in town really make our town and make wonderful things happen in our town so it's always good to give to our local charities. Also, it's very good to go to the local restaurants, shop at the local stores. It's very important to keep those tax dollars in League City. The League City Lions Club will be having its monthly senior breakfast this Sunday. We'll be up there early cooking breakfast. On our Mayor, he's doing very well. Looks like he'll be coming home this week so he's really excited about that. The prayers coming out for Pat have just been so wonderful. Thank you. I've got my holiday tie on here so I've got to put a word in for Holiday in the Park. The parade is this Saturday evening. Hope to see everybody out there.

Keith Gross said good evening and I'd like to welcome everyone to this League City council meeting. I want to remind you that we are having the lighting of the Christmas tree this week and the Christmas parade is coming up but I know Councilman Long wants to talk more in depth about it so I'm going to yield the rest of my time to him.

Nick Long said Mr. Gross saw the thing and stole my speech before I got up here but I do have something else prepared. I saw an interesting article of the 500 largest cities in the United States. League City will spend the second most per capita on the holidays. That's pretty amazing. Number one was Sugarland, by the way. So that's over \$2200 per household so I would encourage people that are spending some of that \$2200 to spend it here in League City with our local merchants. Resist the urge to go to Amazon or drive up to Baybrook. We have the stuff right here in town as well. Now for the details on the Christmas tree lighting. It's on Thursday, November 30. The open house starts at 5:00 p.m. to 6:30 p.m. Santa is getting there around 5:00 p.m. And then after the open house at 6:30 p.m. the tree lighting will be out front at the big permanent tree out there and it's all sponsored by the Knights of Columbus, the City, the Library and the Parks Department. If you've never been, it's pretty neat thing. It only takes maybe an hour and it's really a neat time, kind of that old time, old town feeling. My kids like it every year. Warning, if you want to get a picture with Santa Claus with the kids, you better be there at 4:30 p.m. because Santa is incredibly popular and it gets really busy.

Dan Becker has no comments.

Hank Dugie said thank you, Mr. Kinsey. Mr. Vaughn, I had a very wonderful Thanksgiving. Thank you for asking. I hope everyone else out there had a wonderful Thanksgiving full of food and family. Maybe a little bit of football. I'm going to echo what Mr. Gripon said, come out to Holiday in the Park this weekend. I will be walking in the parade, passing out candy and I promise I will try to ration it so that I have some at the

end. For those of you who go to parades frequently you know that it's very difficult to ration candy when there are kids running at you asking for it. If you're going to come to the parade for the purpose of candy, try to get towards the front and that's where the best candy is.

Mayor Pro Tem Kinsey said I will tell you that the Christmas parade is the most awesome event that the city does. I absolutely love it. It's my favorite event of the year. Everybody else has really covered that. This is a busy week with that but I will say over at the library this week they are hosting their volunteers event so if you've ever been interested in volunteering at the library and getting involved there, their open house for that is going to be on Tuesday, December 5 from 5:30 p.m. to 6:30 p.m. in the Library Boardroom. Just ask at the front desk and they'll send you. There's going to be a tamale taste-off and a chance to meet with our great city librarian, Ms. Jenny Brewer, and you'll be able to apply on the spot if you want to be a volunteer. And finally, on Thursday, December 7 from 6:30 p.m. to 7:15 p.m., Holiday Fun with Dan Brinkman, there will be the what they call the Jingles Magical Workshop Tour in the theater and that's for kids 3 to 8 years old.

8. REPORTS FROM STAFF MEMBERS

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

John Baumgartner, City Manager, said I would like to introduce our new planning director, David Hoover. David, please stand up so we can recognize you. David is AICP certified. He's held positions in several cities within the state of Texas. Having grown up in Galveston, he's worked in Galveston, Rosenberg, Stafford. Most recently as public service he worked in Allen as the Director of Planning and Development. While there, David experienced unprecedented growth. The population nearly doubled. David was actively involved in the development of several state and national award-winning projects. Since his departure from Allen in 2008, he returned back to Galveston and he has his own firm, Plan This, LLC. It's a firm specializing in planning and economic development and consulting for public and private sectors as well as owner of Island Development, LLC, a development and construction company in Galveston. David is past president of the Texas Chapter of the American Planning Association and has been an active board member there for over 20 years. David has a Bachelor's degree in Political Science from the University of Houston, graduated from Economic Development Programs at Texas A&M and the University of Oklahoma and has over 30 years of experience in planning and economic development in both the public and private sectors. Help me welcome David to our team. Today is his second day and we're glad to have him.

9. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Mr. Becker, seconded by Mr. Dugie, to approve Consent Agenda Items 9A through 9H. The motion passed by the following vote:

For: 7 - Mr. Becker, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Gross and Mr. Long

Absent: 1 - Mayor Hallisey

- 9A. [17-0666](#)** Consider and take action on a resolution ratifying an agreement with Republic Services, Inc. for use of the North County Landfill for disposal of storm debris related to Hurricane Harvey (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2017-197**
- 9B. [17-0695](#)** Consider and take action on a resolution authorizing utility conveyance and security agreements with Galveston County Municipal Utility District No. 45 for water, sanitary sewer, and drainage facilities associated with the following: (1) Hidden Lakes, Section 8B; and (2) Hidden Lakes, Section 10 (Director of Engineering)
- Approved on the Consent Agenda - Resolution No. 2017-198**
- 9C. [17-0720](#)** Consider and take action on final acceptance of municipal infrastructure for Westwood Subdivision, Section 7 (Director of Engineering)
- Approved on the Consent Agenda**
- 9D. [17-0711](#)** Consider and take action on a resolution authorizing an Interlocal Agreement with the Department of Public Safety (DPS) for the purchase of supplies from the DPS General Store through August 31, 2021 (Chief of Police)
- Approved on the Consent Agenda - Resolution No. 2017-199**
- 9E. [17-0731](#)** Consider and take action on a resolution ratifying an agreement with the Organized Crime Drug Enforcement Administration Task Force (OCDETF) sponsored by the Drug Enforcement Agency (DEA) for the purpose of fighting illegal drug trafficking trade and to provide up to \$3,000 of reimbursement to the City of League City for police officer overtime pay (Chief of Police)
- Approved on the Consent Agenda - Resolution No. 2017-200**
- 9F. [17-0707](#)** Consider and take action on a resolution consenting to the sale and issuance of Unlimited Tax bonds, Series 2018 for the Galveston County Municipal Utility District No. 14 in an amount not to exceed \$2,050,000 and authorizing the Mayor to execute and the City Secretary to attest same for and on behalf of the City of League City (Interim Director of Finance)
- Approved on the Consent Agenda - Resolution No. 2017-201**

- 9G. [17-0709](#) Consider and take action on a resolution authorizing development agreement with Gehan Homes, Ltd related to improvements in Tax Increment and Reinvestment Zone #2 in an amount not to exceed \$1,644,142 (Interim Director of Finance)

Approved on the Consent Agenda - Resolution No. 2017-202

- 9H. [17-0730](#) Consider and take action to excuse absences (City Secretary)

Approved on the Consent Agenda

END OF CONSENT AGENDA

10. OLD BUSINESS

- 10A. [17-0712](#) Consider and take action on Ordinance No. 2017-32, an ordinance amending Chapter 125 of the Code of Ordinances of the City of League City entitled "Zoning" by creating Section 125-76 entitled "Olde Towne Districts" and amending Section 125-280.B. entitled "Terms Defined" to create a form based code for the Downtown Revitalization Area - Second Reading (Interim Director of Planning and Development)

Council approved first reading 4-3-0 with 1 absent on November 14, 2017.

A motion was made by Mr. Long, seconded by Mr. Millican, to approve Ordinance No. 2017-32 Second Reading, amending Chapter 125 of the Code of Ordinances of the City of League City entitled "Zoning" by creating Section 125-76 entitled "Olde Towne Districts" and amending Section 125-280.B. entitled "Terms Defined" to create a form based code for the Downtown Revitalization Area. The motion passed by the following vote:

For: 4 - Mr. Becker, Mr. Millican, Mr. Kinsey and Mr. Long

Opposed: 3 - Mr. Dugie, Mr. Gripon and Mr. Gross

Absent: 1 - Mayor Hallisey

- 10B. [17-0726](#) Consider and take action on a resolution authorizing the purchase of four (4) new vehicles and related equipment through GoodBuy for an amount not to exceed \$119,318.66 (Director of Public Works)

Council postponed 6-1-0 with 1 absent on November 14, 2017.

A motion was made by Mr. Becker, seconded by Mr. Long, to approve Resolution No. 2017-203 authorizing the purchase of four (4) new vehicles and related equipment through GoodBuy for an amount not to exceed \$119,318.66. The motion passed by the following vote:

For: 7 - Mr. Becker, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Gross and Mr. Long

Absent: 1 - Mayor Hallisey

10C. [17-0717](#)

Consider and take action on a resolution authorizing the replacement of seven (7) pieces of fleet equipment through various Buy Board and Good Buy state contracts in an amount not to exceed \$169,604 (Director of Public Works)

Council postponed 6-1-0 with 1 absent on November 14, 2017.

A motion was made by Mr. Becker, seconded by Mr. Millican, to approve Resolution No. 2017-204 authorizing the replacement of seven (7) pieces of fleet equipment through various Buy Board and Good Buy state contracts in an amount not to exceed \$169,604. The motion passed by the following vote:

For: 7 - Mr. Becker, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Gross and Mr. Long

Absent: 1 - Mayor Hallisey

10D. [17-0715](#)

Consider and take action on a resolution authorizing the purchase of twenty-three (23) replacement vehicles and related equipment through various vendors and state contracts for an amount not to exceed \$794,366.84 (Director of Public Works)

Council postponed 6-1-0 with 1 absent on November 14, 2017.

A motion was made by Mr. Becker, seconded by Mr. Kinsey, to approve Resolution No. 2017-205 authorizing the purchase of twenty three (23) replacement vehicles and related equipment through various vendors and state contracts for an amount not to exceed \$794,366.84 and to include 3 Tahoes for the Fire Marshal's office, with related equipment, at a cost of \$138,480.44. The motion passed by the following vote:

For: 7 - Mr. Becker, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Gross and Mr. Long

Absent: 1 - Mayor Hallisey

11. NEW BUSINESS**11A. [17-0700](#)**

Consider and take action on a resolution casting a ballot for the election of members to the Board of Directors of the Galveston Central Appraisal District for 2018-2019 (City Secretary)

A motion was made by Mr. Long, seconded by Mr. Becker, to approve, allocating the following votes: .Scott Brast 1, Bruce Clawson 111, Kevin Corcoran 1, Donald Gartman 193, Mary Trish Hanks 1, Vaun Henry 1, Roney McCrary 1, Clay Morrison 0, David Moss 0, Victor Pierson 1.

A motion was made by Mr. Millican, seconded by Mr. Dugie, to postpone to the next meeting so that Council can get some background information and understand who we would be voting for since our candidate is no longer an option. The motion to postpone passed by the following vote:

For: 7 - Mr. Becker, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Gross and Mr. Long

Absent: 1 - Mayor Hallisey

- 11B. [17-0699](#) Consider and take action on a resolution casting a ballot for the election of a person to the Board of Directors of the Harris County Appraisal District for 2018-2019 (City Secretary)
- A motion was made by Mr. Dugie, seconded by Mr. Kinsey, to approve Resolution No. 2017-206 casting a ballot voting for Mike Sullivan for election to the Board of Directors of the Harris County Appraisal District for 2018-2019. The motion passed by the following vote:**

For: 7 - Mr. Becker, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Gross and Mr. Long

Absent: 1 - Mayor Hallisey

- 11C. [17-0727](#) Consider and take action on a resolution to approve and adopt a new salary grade chart for non-civil service employees and a new salary step chart for civil service employees (Director of Human Resources & Civil Service)

Pulled by Staff, rescheduled for January 9, 2018 meeting.

12. **FIRST READING OF ORDINANCES**

13. **ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED**

14. **EXECUTIVE(CLOSED) SESSION(S)**

At 7:07 p.m. Mayor Pro Tem Kinsey announced the City Council will now go into executive session to discuss the following items:

- 14A. [17-0719](#) Texas Open Meetings Act, Section 551.087 Government Code - Deliberations Regarding Economic Development Negotiations

Discuss the offer of a financial or other incentive to a business prospect that seeks to locate, stay, or expand within the City of League City, Texas (Director of Economic Development)

At 7:27 p.m. Mayor Pro Tem Kinsey 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.

15. **ACTION ITEM(S) FROM EXECUTIVE SESSION(S)**

- 15A. [17-0721](#) Consider and take action on the offer of a financial or other incentive to a business prospect that seeks to locate, stay, or expand within the City of League City, Texas (Director of Economic Development)

No Action

16. ADJOURNMENT

At 7:29 p.m. Mayor Pro Tem Kinsey said, there being no further business this meeting is adjourned.

**TODD KINSEY
MAYOR PRO TEM**

**DIANA M. STAPP
CITY SECRETARY**

(SEAL)

MINUTES APPROVED: January 9, 2018