



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, March 13, 2018

5:00 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

Bo Bass

Assistant City Manager

Michael Kramm

City Attorney:

Nghiem Doan

City Secretary:

Diana M. Stapp

Interim Chief of Police:

Gary Ratliff

Director of Budget/Project Management

Angie Steelman

Director of Engineering:

Christopher Sims

Director of Finance:

Allena Portis

Director of Human Resources/Civil Service:

Janet Shirley

Director of Parks & Cultural Services:

Chien Wei

Director of Planning/Development:

David Hoover

Director of Public Works:

Jody Hooks

1. CALL TO ORDER AND ROLL CALL OF MEMBERS

Mayor Hallisey called the meeting to order at 5:00 p.m. and called the roll. All members of Council were present except Mayor Pro Tem Kinsey and Council Member Gross, with Council Member Becker arriving at 5:08 p.m. Council Member Dugie and Council Member Long attended by videoconference call.

Absent 2 - Mr. Todd Kinsey and Mr. Keith Gross

Present 6 - Mayor Pat Hallisey, Mr. Dan Becker, Mr. Hank Dugie, Mr. Larry Millican, Mr. Greg Gripon and Mr. Nick Long

2. PRESENTATIONS

- 2A [18-0142](#) Presentation by Jack Carter, Dannenbaum Engineering, regarding Grand Parkway and other transportation initiatives (City Manager)

Jack Carter with Dannenbaum Engineering gave a presentation on pending TxDOT Transportation projects that will affect overall traffic. The first project is the Grand Parkway, Segment B-1. This has been a circle on a map around Houston for at least 40 years. This is the piece that goes from I-45 to SH 35, then there is a piece that goes about 2 miles along SH 35 through the City of Alvin which is the end of B-1. Then you have B-2 which snakes across Brazoria County over to SH 288. We are specifically going to look Segment B-1 and what happens through the League City area.

The last few sections constructed include Segment E (I-10 to Hwy 290), Segment F1, F2 and G (Hwy 290 to Hwy 249 to I-45 to Hwy 59 North) and were all built using TxDOT Transportation Corporation. They were toll roads and used that mechanism to sell bonds to fund those projects. The piece that we were involved in was the section from Hwy 290 to Hwy 249. But that piece that went from Hwy 249 to Hwy 59 North was a \$1.3 billion project. The piece that is now under design, from I-59 North around the east side and comes around to connect at the Fred Hartman Bridge, is about a \$600 million project under design at this time.

This segment would be funded with bonds for a toll road. TxDOT is currently doing what they call a T & R (Traffic and Revenue) study. Once completed they will have an idea of how many tolls they can raise with that and how to fund that piece (B-1) of the Grand Parkway. Segment B-1 was approved by the Federal Highway Administration and is currently defined. It will come off of I-45, there will be 2 two-lane feeder roads intersecting FM 646, continuing at grade to Calder Road, going past Calder Road at grade there will be feeder roads that will connect into main lanes. One of the critical things to the landowners and League City is extending these feeder roads. The longer the feeder roads are the more commercial and better access you have to the property. The direct connectors onto I-45 will not be built at this time. This segment will continue over Hobbs, there won't be an intersection at Hobbs. There will be overpasses constructed at major intersections at Calder, Landing, Bay Area Boulevard and Maple Leaf (which doesn't exist yet). It continues westward, with one other intersection before reaching the SH-35 intersection which won't be direct connects.

When TxDOT begins to review the traffic and revenue data they are going to look at four different projects. One would be the project we just discussed, four lanes from I-45 to SH 35 and through Alvin. Another one might be two lanes with some feeder roads at the intersections, so not as much of a highway. Another one could be four-lanes through League City stopping at SH 35, not including the piece through Alvin. They will have some work to do looking at the project and the construction cost, from there they will define a project. TxDOT can use up to 40% of a project from other funds, other than toll bond revenues, such as County, City monies or private contributions to help fund the gap between the minimum 60% in bonds and 40% from other sources. There are a few things that can happen along the way that the City and County can do to impact some of these decisions, some are political. Get with the county officials and see how we can support the project either with dollars or drainage/property projects. It doesn't hurt to make sure that the crossroads are well defined and adopted. We have been speaking with all the major land owners along the route from I-45 to SH 35 and luckily there are five landowners that own 8.5 of the 10 miles. They are interested in dedicating the right-of-way, but they need to have decent access off the road which is to your benefit because it makes for better for commercial property at all the intersection and better circulation of traffic out of some of the properties. Most of you know that there is probably 5,000 acres in the western portion of League City with an adjacent 2,000 acres for new development which is moving forward as we speak. Making sure that the City is involved and interjects itself in talks with TxDOT would help. The County is going to allow the existing Claim to Primacy agreement to expire in November. What that is, when the original legislation was done for the Grand Parkway it gave the seven counties surrounding Houston the option of building the toll road themselves and establishing a toll road department. Until the County allows that to expire or sign it back over to the State, the State can spend some planning money but no construction money. I can say that Alvin and Brazoria County have been active with TxDOT, so I am sure they are selling the piece through SH 35 as a four-lane divided road. That 3-mile piece is probably twice as expensive as the 10-mile piece through League City. There is about 500-acres of right-of-way that TxDOT needs to acquire from I-45 to SH 35. The City needs to study this plan as part of this road will go through the Patrons of the Park land that is west of Calder and that piece needs to be removed.

There are some other projects that TxDOT has in their mobility planning that council may have interest in knowing. The letting of May 2018 includes: SH 146 from Red Bluff to NASA Road 1 – widen to eight lanes and two 2-lane feeder roads; SH 146 from NASA Road 1 to the Harris/Galveston County line – widen to six lanes, with four express lanes; and SH 146 Harris/Galveston County line to FM 518 – widen to six lanes, with four express lanes. The reason why this is important is because SH 146 is a piece to the Grand Parkway. When you come off the Fred Hartman Bridge and hit SH 146 you will then be driving on what will be designated as SH 99. They are going to continue from FM 518 to FM 517 beginning in 2021. They will begin looking at widening FM 646 which is the piece that will take you from SH 146 over to I-45, again part of the SH 99 circle. Projects

proposed for FM 646 include: widen to four lanes from Edmunds Lane to FM 1266 (January 2022); widen to four lanes from FM 1266 to FM 3436 (October 2022); and widen to four lanes from FM 3436 to SH 146 (February 2023). Finally, TxDOT has plans to widen FM 517 to four lanes from FM 646 to SH 35, which is a free money project and not a toll road.

3. **PUBLIC COMMENTS**

4. **ADJOURNMENT**

At 5:35 p.m. Mayor Hallisey said, there being no further business this meeting is adjourned.

PAT HALLISEY
MAYOR

DIANA M. STAPP
CITY SECRETARY

(SEAL)

MINUTES APPROVED: April 24, 2018