



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, June 11, 2019

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:

**Andy Mann
Hank Dugie
Larry Millican
Todd Kinsey
Greg Gripon
Chad Tressler
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

Chief of Police:

Gary Ratliff

Director of Budget/Project Management

Angie Steelman

Director of Engineering:

Christopher Sims

Director of Finance:

Kristine Polian

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 6:00 p.m. and called the roll. All members of Council were present.

Present 8 - Mayor Pat Hallisey, Mr. Andy Mann, Mr. Hank Dugie, Mr. Larry Millican, Mr. Todd Kinsey, Mr. Greg Gripon, Mr. Chad Tressler 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 Jerry Hatfield of Turning Point Church. Mayor Hallisey led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. [19-0321](#) May 14, 2019 Special Meeting

3B. [19-0325](#) May 14, 2019 Regular Meeting

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

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

4A. [19-0316](#) Presentation of "Life Saving Awards" to Baylie Jones and Christian Quijano (Mayor Hallisey)

4B. [19-0308](#) Report from Clear Creek Watershed Steering Committee (Mayor Hallisey)

Peggy Zahler gave the report. Council Member Millican expanded on the report (with map).

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
David Johnson	2426 Thorndon Park Ct.	Shout out to Police/Fire/EMS, full service hotels
Peggy Zahler	1802 Rampart	Support Item 10A

6. **PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING**

7. **COMMENTS/REPORTS FROM MEMBERS OF COUNCIL**

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

Mayor Pro Tem Todd Kinsey – As we’ve talked today a lot about zoning and the changes to some of our commercial standards, it makes me think of what we’ve done with our residential standards, and what that has done to the value of homes here and the average home has almost doubled in value since I’ve been on Council seven years ago. Seven years ago I was one of the people that lamented the fact that we didn’t get the Tanger Outlet Mall, but that was seven years ago and when you look at the landscape today and see more and more retail closing, and more and more even popular brands announcing that they’re closing all their retail outlets and are going to be online only, you know it makes you think. You know Webster has totally focused on retail and 10 years from now, what’s retail going to look like? And are they going to be stuck with a bunch of big box buildings that are empty? It gives us a really big opportunity here, in that we’re not so plugged in to retail, retail, retail. I feel like if we build a lot of low-end hotels here, we’re going to receive that kind of, keep receiving that. So we need to shoot for higher-end things, we’ve really got an opportunity to try to attract more and more business, like INEOS, who I’ve heard doesn’t even use the hotel that’s right next to their corporate headquarters because it’s not nice enough for the people they bring in from around the world. They stay across the lake. If we get another INEOS type company here, with all the medical that’s going on, and I know there’ll be more of just because there’s no questioning that what we’ve got is going to continue begetting. I know just from my wife working at UTMB and managing all their financial projects that they’re doing double the business they thought they were going to do here. So they’re looking and trying to find more land to be in League City. If they’re doing that well, that means the other hospital brands are going to be looking at League City as well. I just think we’ve got a huge opportunity and we need to take a shot at it.

I’ll move on to the Library stuff now. Our first Starlab program for the summer is here! On Wednesday, June 12, starting at 10:15 a.m., children will be able to journey to the farthest reaches of our galaxy in Space Center Houston’s mobile planetarium. Children will experience the program in 10-minute intervals until 1:15 p.m. in the Children’s Craft Area. This awesome opportunity is for children from 4 to 11 years. Additional Starlab programs will be held throughout the summer. See our brochure for more information.

On Thursday, June 13, Jerry Woodfill, the former Spacecraft Warning System Engineer for Apollo flights 11 and 13, will come speak to us about his experiences with these historic programs—including the moments when Neil Armstrong stepped onto the moon and the Apollo 13 malfunction. Don't miss this fascinating part of our Thursday Talks series, which is for adults and held in the Library Theater. For teens who want to gain leadership experience and plan great upcoming programs, come to our next Teen Advisory Board meeting on Wednesday, June 19 from 7:00 to 8:00 p.m. in the Library Theater. Snacks are served, and participation counts as service hours. New members are always welcome!

Greg Gripon had no comments.

Chad Tressler had no comments.

Nick Long had no comments.

Andy Mann had no comments.

Hank Dugie – thank you everyone for being here and for tuning in from home. One of the best things that I've seen with Larry chairing the Clear Creek Watershed Steering Committee and myself chairing the Dickinson Bayou Watershed Steering Committee is the ways we've been able to coordinate and communicate between the two bodies. As Peggy and Dave were hinting at earlier, traditionally these groups have worked in their own little silos, but I think for the first time, we really are working regionally toward one goal of reducing flooding and mitigating. So, we're on the right track. That being said, Dave and I are not to be outdone. This map that the Clear Creek Watershed Steering Committee has developed, you'd better believe we're going to develop one for the Dickinson Bayou Watershed Steering Committee. It will be bigger and more colorful, at least twice as big and we'll use more colors. That's just one small example of how when we see success being achieved in other areas, we can steal the ideas, use them, and make our own projects. On that note, it struck me today as I was looking out over the audience, every meeting we recognize somebody for doing some good in the community. Peggy Zahler and Dave Johnson are here every week. I feel like they don't typically get the credit they deserve, so if you'll join me in giving those two individuals a round of applause.

Larry Millican – I'd like to thank everybody for coming and thank everybody at home watching on Channel 16, or online. I'd like to take a moment and talk about something that's very dear to me, and we've talked about it up here already, other Council Members have. I hold aspect of being a Council person and understanding League City, I totally believe that we as Council people have to set those standards, or those processes in which we can put that vision that League City residents have into being. I've always said that I'm always worried about that thing to the north called the City of Houston. Having been born

and raised in Houston and watched that city grow, without zoning, without some of the aspects that we use here, the tools that we use here to control what we have in this city, I've seen areas prosper as the growth areas, as the place to be, and now the place to get out of, and now they're tearing it down and building a new facility. Those areas cycle all the way through, and largely because of the fact that we didn't have a lot of zoning activity in the City of Houston, we didn't have a lot of building codes. I hear today, I think that every Council person up here understands and realizes that we as Council, we need to listen to the populace out there and understand what their vision is of League City. Then put into action what it is it's going to take to get us there, to conquer that goal, or to achieve that goal. I've always said you have to establish that vision and you have to put in place processes that's going to get there. I think that what I want to talk about today is going to be a bigger entity, the Texas Legislature. The legislative session that just closed really is cramping the style of cities like League City. When you look at some of the things that our legislators are talking about, they're eroding the control of local cities like League City. When they talk about not having any lobbying activity, not spending tax dollars for lobbying activity, and for a city of League City's size, we're fortunate enough to have John Baumgartner as our City Manager because, quite frankly, we can afford a person of that caliber. But other cities, much smaller cities, can't afford a John Baumgartner, or can't afford the staff that we have and the resources that we have, so that lobbying efforts are quite difficult in a lot of municipalities, in a lot of jurisdictions. But here, what limited we do, and I say limited, it's not like we do a lot in our budget. But still, even with organizations like TML, we get legislation passed that we have no knowledge of and affects our routine and will affect our future. A case in point is that we just had two bills that have come to pass, one we're going to be addressing tonight in how we issue building permits. Building permits, in the wise wisdom of the Texas Legislature, has come down and said we can no longer use dollar value to issue building permits. We're going to have to figure out some other way to do that, so staff in our city, we have addressed that. There's a lot of municipalities that haven't addressed it. But tonight, on one of the agenda items, we're going through a process of how we're going to be assessing fees if it's not going to be on the value of the improvement that's going to be on the real property. I think that when you look at that on face, you say, well it's okay, we're able to do it and we're able to jump through the hoops. Well there's a lot of municipalities out there that can't do that. And we're fortunate enough to have the staff that can look and understand that, because some municipalities, quite frankly, don't even know that the legislature passed that bill. But it's there, it's real, it's been signed by the Governor. Just recently, our mayor took the initiative to write a letter to the governor asking for a veto of another bill, and that's House Bill 2439, and that gets to the core of where I'm going. Up here tonight, you heard about the codes and the zoning categories that we use. Well, 2439 takes that away. 2439 eliminates a lot of the building codes that we have established in this city, that we're going to mandate that you build to this level, or you're not going to build. We don't allow tin buildings on the freeway, we don't allow structures to be put up in a haphazard way. The standard in southern building code is what all municipalities use as a basis, then everybody

adds codes and what they want to envision on top of that. We in this city, we envisioned years ago, long before I got on Council, that we were going to be having nothing but masonry on the outside of buildings, and that's going to go away. What 2439 does is it eliminates our ability to be more restrictive in those building codes. What that's going to affect us is where we look at what we're going to be doing in the future. Again, I'm quite pleased with the staff we have, and certainly we're going to be putting a lot of effort into working around that situation, just like Mayor Hallisey has taken the initiative to structure this letter, to send it to the Governor for a veto, to send it to our legislators, to send it to other cities and municipalities. But, I can tell you right now, we as citizens need to understand that local control is very, very important. We need to make sure that we get to our legislators and talk that, and they understand that local control is not the devil, that local control is something that we need to preserve because we have a vision here in League City. We know what we'd like to see in the future, we know what we'd like to have and we're trying to get there, and not to undermine that and take some of the tools out of our toolbox that we're going to be using to get there, to achieve those goals. That's what I wanted to say, Mayor, was one, thank you very much for taking that initiative, and two is to get the citizens involved in that activity as far as understanding what the legislature is doing.

Mayor Hallisey – The assault on local government has been unprecedented this year. I don't think any of us really understand why. The heart of a democracy is that you have local control, that's what this country is founded on, it was the main gripe. We all think about tea being thrown over the side, but it was really on the fact there wasn't any representation for taxation. Somehow, we've gotten away from that. So, I agree with Larry and I appreciate it.

I can't believe I'm sitting here at the end of the night, and the last one saying it, but, everybody's had five days of Chris Reed passing away. We all are sad about that, but, it's bad enough that we lost him, but I think the silver lining in his loss is that Saturday night I was at a vigil out at the school football stadium and I ran into Gary Ratliff's wife. My first question was, where's Gary. She said he's with his guys down there looking for Chris. I talked to Tommy Cones earlier that morning. He got called out at 2:00 in the morning as I'm sure Gary Warren and the rest of the firemen. I know that when I turned on the TV I saw League City Fire Department dive team. I know that the Police Department boats and dive team were down there. It makes you proud that when somebody you know is in trouble, everybody comes to the rescue. He worked here a long time ago, he's gone and worked several other places, but he was one of us and I thought it was noteworthy to talk about how this community, the entire county, and the region came together. And we're praying every day for his wife and his children. The service will be Friday at Clear Creek Community Church at 10:00 a.m. Public is invited. It's a difficult thing. I remember Chris Reed when he was a 21-year-old, come to work in this town. He was 50, as I read in the paper this morning. It's been a long time, he was a good policeman, and he wasn't a perfect

public servant, but he was pretty good. He served everybody, and he had his fingers intertwined through the entire Clear Lake area and League City, Kemah, Clear Creek School District, Nassau Bay and on, so he'll be missed, and God bless his wife and his children. Thank you, Tommy, and to all your guys that were out there. Chief, let them all know Gary, to yours as well. I also want to thank Cheryl Batson. Billy Miles, you all know Billy Miles. He showed up over here before the meeting with a couple of hundred dollars' worth of food for everybody to eat. He was wearing his Police Department hat and shirt, and there was some lady over at Estebans' that saw him in that. She loved policemen and she bought the dinner for everybody. Didn't quite make it to the Police Department, but it made it to some hungry mouths, so we thank that. Ryan Smith, I don't want to forget Ryan and John, who were instrumental in getting that thing put together Saturday night for Chris' family and all the other cities. League City took a good role in all that. Anyway, thank you.

8. REPORTS FROM STAFF MEMBERS

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

John Baumgartner – A couple of quick announcements. Thursday, June 13 at 6:00 p.m. at the Civic Center we're going to have a neighborhood meeting regarding the Magnolia Creek improvements. The public is invited to come. It's really an informational meeting, an informational gathering meeting. We'll call it a pre-engineering meeting, so we understand some of the comments and concerns that have been relayed to us during the bond election and we committed to getting together with the residents over there before we start that design process or get that contract out there and make sure that the project that we propose is consistent with what the neighborhood goals and values are for that area. Secondly, on Saturday night the Bayou Bowl was played here in League City, the 2019 Greater Houston Football Coaches Association. The Bayou Bowl was played Saturday in the League City CCISD Challenger Columbia Stadium. An estimated 3,000 spectators attended the high school all-star football game consisting of 72 players from the greater Houston area who were treated to four days of fun and food while staying in League City hotels in preparation for the game. The game was televised live on ABC-13 Houston. It was watched by an estimated 24,000 households. During the 3-hour broadcast League City also debuted a new 30-second promotional video during the broadcast. The Bayou Bowl is just one of several sports related events and tournaments the City's Convention and Visitors Bureau has secured for League City. I think that's an effort of Bryan Roller, sitting up there in the audience today, and Sarah Greer Osborne and the rest of her staff, promoting the game and getting visitors and getting the sports tourism going here in League City. Again, as I said, that's one of several events that we've had so far this year.

Next, we never take enough time to celebrate our successes. I'd like to take a few minutes starting with Project Management, Angie Steelman, Anthony Talluto, and Public Works, Jody Hooks. So, if you'd come on up front and let me just talk about you a little bit. Last week, at the APWA Texas Chapter, the City, the community was awarded the Environmental APWA Texas Chapter Project of the Year 2019. This project was for the Dallas Salmon Effluent Reroute. If you all remember, about three years ago TCEQ told us that we needed to reroute our discharge line for the sewage treatment plant, take it directly to Clear Creek in order to enhance the environment, to meet zinc and copper discharge, etc. That project also coupled reconstruction of Kansas Street and the rerouting of the major drainage down Kansas Street. I think some of you may remember when we were working on the Historic District, probably six or seven years ago, we had a drainage study done down there. We had a difficult time developing a consensus. The first phase of that project, what I call the North Kansas Street Project, from 4th Street down to the creek. So, this forced us into making a decision to move forward that project, I think we see during the rainstorms, that reroute of the drainage is kind of one of the first drainage projects that we've had completed since Harvey. We see improvement on the area of the Historic District from FM518 down Kansas Street all the way to 4th Street and in that area in the first few blocks. It has also enabled us to reroute some of the drainage that drains down Second Street, 3rd Street, 4th Street, Michigan, Colorado, with the Downtown Project. So, we're going to put another line down Coryell and be able to intercept more of that water and get it out of the neighborhood or keep it from getting into the neighborhood, that we see today. So, it's a big project. Kudos to the staff. Anthony's been with us for about a year and a half. We don't see much of him, he stays up there on the second floor of City Hall and gets the projects pushed out, not only has he been on the Kansas Street project, but the St. Christopher project. He's currently working on Dickinson Avenue and moving those projects along pretty quickly, considering that he's new on staff and didn't have much background. He doesn't know what he can't do and so he jumps up there and keeps stuff moving. Anyway, the project, we were given a three-year deadline. It was completed on time and just kind of want to give a shout out to the team that helped put this together, along with the Engineering team and Susie Blake, who's away in Ireland or Scotland, or something like that. Last week at the APWA meeting they were given an award, so just want to say thanks to everybody that had participated in that. Next, I have a couple more congratulations, if I can get the Communications team up here, Sarah Greer Osborne, our Director, Ranya Boutros, our Web Content Specialist, Nora Garcia, Communications Coordinator, Chereese Pendleton, Video Communications Specialist, and Bryan Roller, CVB Administrator, and Ain McWilliams, our Graphic Designer and Multi-Media Specialist isn't here. So, we've got a shout out to them too, as they brought home a number of awards from the (TAMIO) Texas Association of Municipal Information Officers. Last week at the Texas Association of Municipal Information Officers conference, the League City Communications Department took home three TAMIO awards. The team competed against hundreds of other entries from municipalities all over the state of Texas.

The first award was Award of Excellence for External Newsletter or Magazine, this award is for the quarterly print City Matters magazine that is mailed to all households in League City. The Communications team in 2018 revamped the publication to include more story-telling, photography, and graphics. The entire magazine, including all content, photography, and design is produced in-house by the Communications team. The second award is the Award of Excellence for Photography. This award is for the portrait photography that is featured as part of the City's LC Local social media campaign. Every Tuesday on the City's Facebook and Twitter page, a different League City resident or business owner is profiled, along with their picture. The third award is the Award of Honor for Website. This award is for the new, mobile-friendly website the team launched in October 2018. In addition to being more user-friendly, the site contains engaging graphics, photography, and is updated weekly with fresh content and information for our citizens. I'd like to say congratulations to our entire team, Sarah, Ranya, Nora, Chereese, Bryan, and Ain, and a big thank you from me and from the community for everything you do to help reconstruct our Communications Department and the way we communicate with the public. So, thank you very much.

Thank you for your patience as I announced some of the successful things we've had in the last year or so. I think Mike Kramm wants to do a little update related to where we are with Utility Billing and where we think we're going.

8A. [19-0327](#) Update on Utility Billing/software conversion status (City Manager)

Mike Kramm, Assistant City Manager – It's kind of tough to follow all those awards being up here to talk about our software conversion in Utility Billing. Mr. Baumgartner sent a letter out to you all last week about some of the issues we've faced and how we've been approaching these challenges as we've uncovered them in Utility Billing transition of software. So, I would like to give you a little update on how we're getting past some of those and where we are today, a week later. We identified the banking mishaps that we had with the software conversion, we've identified the conversion of the routing numbers with two different banking institutions and corrected those on all the accounts. We've identified the 250 plus ghost meters that didn't get transferred over and we're working to finish those off. We have a few left that are either old accounts or new start-up accounts and so we're trying to finalize one and start the other from the old system to the new. We have a phone bank set up because we began, through all of this, receiving hundreds of calls a day and Utility Billing representatives weren't able to actually address a lot of the challenges and go back in and start going through every one of our 34,000 plus accounts to ensure that we had credible information before we went forward with any more billing opportunities or attempts, and field all of those phone calls.

All of our frustrated customers were calling and getting voicemails. That's not really the way we like to do business in League City and address customer service, so we set up a phone bank. We have a retired Utility Billing representative leading that crew of four phone customer service reps who are actually able to handle most of the calls that come in on their own. As what we are discovering is most of those calls actually involve accessing the new website and the new customer portal and that kind of thing. How they log on, because their credentials have had to change with the updated system. So, how do they maneuver and get through it? And they're able to handle most of the answering of that type of question right there on the spot. They're also able to log any other questions that they can't handle inside our system and then refer those to the Utility Billing representatives so we're getting those cleared off each day as they come in. Then if someone simply wants to make a payment, they're relaying those folks to the cashiers so they can actually make a payment on their accounts. So, last Thursday we actually were successfully billing folks again. And what that means is, we had basically a month where we were going back and verifying everything and we didn't send bills out. So, we're compressing one billing cycle to get back on billing schedule with our customers. So, what the customers have seen, because there are several nuances to that, we want to make sure that we don't go in and send a bill to someone who is set up for electronic funds transfer and it bills them for everything. If we missed a month, we don't want to bill them for everything at once, we want to let them see that they have an opportunity to pay those past bills, so we just confirmed today that we only billed the most recent bill on that EFT, and that was one of the little challenges we had to overcome to make sure we could go forward. We had IT run two successful credit card transactions with the new credit card vendor that you guys approved the ratification on previously. All we're waiting on now from them, to where we can have repeat credit customer payments, without the customer having to go in manually to the system every month to pay their bill, is the data files sent over from the old credit card processing company. We've been able to identify pretty much, Nancy, please jump up if I'm missing something. We think we've been able to identify all of the major things and anything that phases up now will be a one by one anomaly in an account. But we have a frequently asked questions mailer that went out with our last billing cycle that started last week. Those will go out with this entire set of billing cycles, and then when we begin the next billing cycle, we'll have a bright yellow insert there that explains why they're going to have one compressed cycle. By compressed cycle, let me explain. We will have a bill that goes out on Date A that is due on Date C, but the next bill you get, because we skipped a month, will come out on Date B before that C due date and be due on Date D. We want to make sure that people don't just see that they've gotten a second bill and just throw it in the file 13, so, we're changing the insert that we're going to include in that one. It's brightly colored to let them know this is a valid bill and if you can't make the payment on this bill, then please contact us and we'll work out a plan with you, and we've extended that without any late fees through the last billing cycle in September so that we will begin again initiating late fees, etc. and be back in business as usual the beginning of a new fiscal year.

9. CONSENT AGENDA

Approval of the Consent Agenda

Item 9B was pulled by staff for no action.

A motion was made by Mr. Kinsey, seconded by Mr. Dugie, to approve Consent Agenda Items 9A and 9C. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

- 9A. [19-0317](#)** Consider and take action on a resolution supporting a No Wake Zone in and around the League City Clear Lake area on Friday, June 21, 2019 for the Texas Outlaw Challenge (Mayor Hallisey)

Approved on the Consent Agenda - Resolution No. 2019-95

- 9B. [19-0318](#)** Consider and take action on a resolution ratifying the submission of application to the Federal Emergency Management Agency - FY 2019 Port Security Grant program for the purchase of a Fire/Rescue and All-Hazards Response Boat (Fire Chief)

Pulled by Staff

- 9C. [19-0324](#)** Consider and take action on a resolution granting an electrical utility easement to Texas-New Mexico Power Company to establish power at the new Animal Care and Adoption Center (Director of Budget and Project Management)

Approved on the Consent Agenda - Resolution No. 2019-96

END OF CONSENT AGENDA**10. OLD BUSINESS**

- 10A. [19-0323](#)** Consider and take action on an ordinance amending Chapter 125 of the Code of Ordinances of the City of League City, entitled "Zoning" to: 1) remove the "Traditional Neighborhood Development Overlay District and Mixed Use Activity Overlay District, 2) to amend the regulations related to new hotels, 3) to require a Special Use Permit in certain instances, 4) to add some definitions, 5) to add specific use standards for wholesale nurseries, 6) to amend parking standards, 7) to add a concrete surface requirement for businesses and 8) other minor changes (Director of Planning and Development)

Planning and Zoning Commission recommended approval, 3-2-0 with 3 absent, on May 6, 2019.

Council postponed 8-0-0 on May 28, 2019.

A motion was made by Mr. Long, seconded by Mr. Mann, to approve Ordinance No. 2019-17 amending Chapter 125 of the Code of Ordinances of the City of League City, entitled "Zoning".

The motion was amended by Mr. Long, seconded by Mr. Mann, to vote on each item individually. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

Item 1) A motion was made by Mr. Dugie, seconded by Mr. Long, to approve removing the "Traditional Neighborhood Development Overlay Districts" and "Mixed Use Overlay District". The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

Item 2) A motion was made by Mr. Dugie, seconded by Mr. Kinsey, to amend the regulations related to new hotels until 12/31/2022. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

Item 3) A motion was made by Mr. Long, seconded by Mr. Kinsey, to approve the requirement for a Special Use Permit in certain instances. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

Item 4) A motion was made by Mr. Long, seconded by Mr. Kinsey, to approve the addition of definitions. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

Item 5) A motion was made by Mr. Long, seconded by Mr. Tressler, to approve the addition of specific use standards for wholesale nurseries.

The motion was amended by Mr. Long, seconded by Mr. Tressler, to approve with changes for application of chain link fencing, allowing plants between the building and street, raising height limit of outside materials from 6' to 18', allowing plants as a 20' buffer between residential areas. The motion passed by the following vote:

For: 7 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

Opposed: 1 - Mr. Millican

A motion was made by Mr. Dugie, seconded by Mr. Millican, to reconsider Item 5, to remove fencing, the chain link component, adding chain link to the allowable screening. The motion failed by the following vote:

For: 3 - Mr. Dugie, Mr. Millican and Mr. Gripon

Opposed: 5 - Mayor Hallisey, Mr. Mann, Mr. Kinsey, Mr. Tressler and Mr. Long

Item 6) A motion was made by Mr. Long, seconded by Mr. Mann, to approve amendment to the parking standards (shared parking). The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

Item 7) A motion was made by Mr. Tressler, seconded by Mr. Long, to approve amending surface requirements to include other approved type pervious surfaces. The motion passed by the following vote:

For: 6 - Mayor Hallisey, Mr. Mann, Mr. Millican, Mr. Kinsey, Mr. Tressler and Mr. Long

Opposed: 2 - Mr. Dugie and Mr. Gripon

11. NEW BUSINESS

12. FIRST READING OF ORDINANCES**13. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED**

- 13A. [19-0326](#)** Consider and take action on a resolution updating and adopting a schedule of fees pertaining to buildings and building regulations - Chapter 22 of the Code of Ordinances of the City of League City (Director of Planning and Development)
- A motion was made by Mr. Long, seconded by Mr. Tressler, to approve Resolution No. 2019-97 updating and adopting a schedule of fees pertaining to building and building regulations - Chapter 22 of the Code of Ordinances of the City of League City. The motion passed by the following vote:**
- For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

14. EXECUTIVE(CLOSED) SESSION(S)

At 7:54 p.m. Mayor Hallisey announced the City Council will now go into executive session to discuss the following items:

- 14A. [19-0319](#)** Texas Open Meetings Act, Section 551.072 Government Code - Deliberations about real property
- Discuss potential purchase or sale of real property interests (Director of Budget & Project Management)

At 8:41 p.m. Mayor Hallisey 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.

Absent 1 - Mr. Nick Long

Present 7 - Mayor Pat Hallisey, Mr. Andy Mann, Mr. Hank Dugie, Mr. Larry Millican, Mr. Todd Kinsey, Mr. Greg Gripon and Mr. Chad Tressler

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

- 15A. [19-0320](#)** Consider and take action on discussion concerning potential purchase or sale of real property interests (Director of Budget & Project Management)
- A motion was made by Mr. Kinsey, seconded by Mr. Tressler, to authorize staff to proceed with finalizing negotiations and approve an Offer to Sell and Purchase for a 0.2925-acre parcel of land from Affinity Bayview 1 Ltd. to support the Calder Road South Project and the Bay Colony Force Main Upgrade Project as discussed in Executive Session. The motion passed by the following vote:**
- For:** 7 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon and Mr. Tressler
- Absent:** 1 - Mr. Long

A motion was made by Mr. Kinsey, seconded by Mr. Dugie, to authorize staff to proceed with finalizing negotiations and approve an Offer to sell and Purchase for a 0.1301-acre parcel of land from Fourpoints Services, Inc. to support Calder Road South Project (CIP #RE1702B) and the Bay Colony Force Main Upgrade Project (CIP#WW1206), as discussed in Executive Session.. The motion passed by the following vote:

For: 7 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon and Mr. Tressler

Absent: 1 - Mr. Long

A motion was made by Mr. Kinsey, seconded by Mr. Tressler, to authorize staff to proceed with finalizing negotiations and approve an Offer to Sell and Purchase for a 0.1951-acre parcel of land from Fourpoints Services, Inc. to support the Calder Road South Project and the Bay Colony Force Main Upgrade Project as discussed in Executive Session. The motion passed by the following vote:

For: 7 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon and Mr. Tressler

Absent: 1 - Mr. Long

A motion was made by Mr. Tressler, seconded by Mr. Dugie, to authorize the City Manager to proceed as discussed in Executive Session. The motion passed by the following vote:

For: 7 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon and Mr. Tressler

Absent: 1 - Mr. Long

16. ADJOURNMENT

At 8:41 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: July 9, 2019