



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Tuesday, July 9, 2019

6:00 PM

Council Chambers  
200 West Walker Street

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### 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. Mr. Dugie attended by videoconference call.**

**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 Brian Young of Word Power Church. Mayor Hallisey led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. [19-0368](#) February 2, 2019 Strategic Planning Retreat

3B. [19-0370](#) May 28, 2019 Council Work Session

3C. [19-0373](#) June 11, 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. [19-0369](#) Report by Section 4B Industrial Development Corp. (Mayor Hallisey)

The report was given by Malcolm Daly, Vice Chair, Section 4B Industrial Development Corporation.

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.

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NAME	ADDRESS	SUBJECT
Peggy Zahler	1802 Rampart	Workshop on Debt Position

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 – At the Library - Tweens who are between the ages of 8 and 11 can take part in our Tween Writers Club on Wednesday, July 10 from 5 to 6 p.m. in the Library Theater. Share your stories and sharpen your skills with writing prompts and fun, fast-paced storying games. Take a tour of Helen Hall Library behind the scenes and find out what happens to make each section work. The last Behind the Scenes tour is on Thursday, July 18 starting at 10:30 a.m. It's a great way to learn more about what goes on at your library. Meet at the front Circulation desk at the entrance of the library. On Wednesday, July 17 and Friday, July 19, Space Center Houston is back at the library to explore the history of rockets. Find out how rockets work and what it takes to get them into space. There is a hands-on activity the kids can participate in. This program is from 10:15 to 11:15 a.m. in the Library Theater and is for children between the ages of 4 to 11 years.

Nick Long – I want to thank staff for putting together, not only the July 3rd fireworks, but also the July 4th Citizens Appreciation Day. It was awesome, it was well attended. It wasn't even that hot. I think Larry skipped out on the dunk tank, I never saw him get in there, after peer pressure. I didn't see it, so I'm not counting it. But it was awesome, it was a well-attended event. It was a fun time and I'd like to thank staff for putting that together. I think everybody appreciated coming together that day.

Andy Mann had no comments.

Hank Dugie had not comments.

Larry Millican – I'll echo Mr. Long's comments. I can tell you that it was a wonderful time had by everybody that participated. As far as the fireworks, there's a lot of people that didn't even go there, that participated. If you looked off in the distance, all the people stopped on the freeway, over in the parking garage at UTMB. It was just loaded with people all evening. Then the dunk tank did go over well. Mr. Long, I did participate, although I didn't hit the water as many times as you did. But I did hit the water.

**Greg Gripon – Good evening. July 3rd fireworks, John Baumgartner, your staff is impressive. The fireworks show was just outstanding. Huge turnout, very impressive to see so many citizens come out and enjoy that with us. July 4th Citizens Appreciation Day I was first one up on the dunk tank and I think I kicked it off with a great day of Councilmen and staff getting dunked. I understand we served 4,000 hot dogs. But, John, your staff - great job.**

**Chad Tressler – It's July, so I just wanted to remind everyone that not only is my birthday this month, but more importantly the budget workshops are starting this month. Last year they were very, very sparsely attended by citizens. I think it was Mr. Johnson, Ms. Zahler, and myself. I'd like to see more people out this year. There are a lot of comments that get made about how we waste money and this is your chance to find those items, point it out. We'll be there to listen. We have out books and clearly, it's a lot to go through. We're only eight people up here, the more eyes that get on it, the more it gets seen, the more that gets talked about, the better decisions can be made. So, please come out.**

**Mayor Hallisey – July 3rd and 4th were outstanding. It really was a tribute to John, and his entire staff, but while I'm saying staff, I saw Bo out there cooking hot dogs like crazy. I saw Mike Kramm out there the night of the deal, and Chien, that whole Parks Department really did triple duty by the time that weekend was over. Please let them know how much we appreciated it. Chief Ratliff, we know that your guys were out there. They were the people that were sitting at a table right behind me, they had a great sense of humor. Tommy Cones and Gary Warren, Fire Marshal and Fire Chief, out there. I believe Tommy probably shot off every firework individually, is that right? Oh no, there was somebody paid to do that. That had to be as good of a fireworks show that I have seen and Houston, New York, and Boston don't have anything on what you guys did. There were a lot of City employees who worked awful hard to make that work out for the people in this community. Somebody asked to quantify how many people showed up for the fireworks. I said, well, we've got a drone and we'll come up with some numbers. Somebody used last years numbers of 8,000. I just can't believe there weren't at least twice as many people. The weather, good Lord really came through on the weather, and people did turn out. There were people there from out of town that kept going on and on about all this city did for young people out at Hometown Heroes Park, not only with the hot dogs. Greg's right, there were 4,000 of them given away, but that was before they ran out the first time, probably almost twice as much the second time, and I don't know how many there were in the third round. But they did not let any child go unfed out there. It was just a first-class deal. I want to compliment these guys for getting in the dunking booth. I did not. And there's been some trash talk about the fact I didn't get in the dunking booth. But I sized that up and I could not get up if I got knocked off that bench. I could not get up the distance between the bottom to the seat. Maybe when I was a few years younger, maybe even five years ago I could have done it, but not anymore. But I will say this for those of**

you making fun of Mr. Millican, I saw him go into that booth and I saw the first kid get up there and he was left-handed. He must have thrown that ball 100 miles an hour to get it to that target and Mr. Millican went down. I did see Mr. Long. He had some little kids that were throwing from way in the back. His sons, for that matter, pitchers, who were time after time after time knocking him down. I missed Mr. Gripon because I was out at the bicycle parade, but when I did see him there wasn't a dry part of his entire body. I saw Mr. Tressler go charging up there, he was there. What about you, Andy, did you get up there? Not a problem, I knew I missed seeing you up there. Mr. Kinsey and I showed good sense, because even though Mr. Millican's older than all of us up here, he's tough. And Mr. Baumgartner, they were dunking you right and left. Anyway, I think the underlying comment of the 3rd and 4th was job well done. It made us all proud to live in this city and to see the amount of smiles on young people's faces. Andy and the Dreamsicles played on the 3rd, and the Relics, who played old rock-an-roll, my kind of music, played on Thursday, and they were outstanding as well. It appeared to be a good time had by everybody, and at the end of the day that's what small town America is all about. That we can get together on America's birthday, and other activities and we can demonstrate our pride in the greatest country on the face of the earth, and the fact that we live here, the land of the free, home of the brave. It was a great time. So. thank you to everyone that helped make it that way. Who did I miss? I saw Mr. Sims out there, I saw Angie out there. (Mr. Doan) I didn't see him in the dunking booth. I was talking about being there that night. Mr. Ratliff too, being there in the evening, Mr. Hoover, everybody. Mr. Doan was there, I got a hug from his daughter. I remember that. Don't remember seeing you, but your daughter and your wife I do remember. Pretty ladies. Great job by everybody and what a fantastic event. I think you all have a lot to be proud of and I know everybody in this town is proud of you as well.

## **8. REPORTS FROM STAFF MEMBERS**

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

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| 8A. | <a href="#"><u>19-0374</u></a> | Presentation of the Investment Report of the City of League City for the quarter ended September 30, 2018 (Director of Finance)                          |
| 8B. | <a href="#"><u>19-0375</u></a> | Presentation of the Investment Report of the City of League City for the quarter ended December 31, 2018 (Director of Finance)                           |
| 8C. | <a href="#"><u>19-0381</u></a> | Presentation of the Investment Report of the City of League City for the quarter ended March 31, 2019 (Director of Finance)                              |
| 8D. | <a href="#"><u>19-0376</u></a> | Presentation of the Investment Report of the Section 4B Industrial Development Corporation for the quarter ended December 31, 2018 (Director of Finance) |

- 8E. [19-0379](#) Presentation of the Investment Report of the Section 4B Industrial Development Corporation for the quarter ended March 31, 2019 (Director of Finance)

**The Investment Reports were presented by Kristine Polian, Director of Finance.**

**Christopher Sims, Director of Engineering, gave a report over CDBR-DR Infrastructure Projects.**

**John Baumgartner, City Manager, - on behalf of staff, I appreciate all the comments related to the July 3rd and 4th. It certainly is a team effort, transcends all the different departments, including Public Works and Parks and Public Safety, Fire, EMS and all that, and we appreciate when we serve the community and put on an event like that. I know the Parks staff says they hope there's a little patience as they put the fields back together that had quite a bit of wear and tear with that weather. But they are up to the task. As it relates to the budget workshops, that I think Chad talked about, we've been working on the budget since earlier this year for the upcoming fiscal year. There are three work sessions scheduled. The first one is July 22, then July 29, July 30, and those will be held at the Civic Center from 6:00 until you're done. The first two, July 22, July 29, are the General Fund and Operating Budgets. July 30 is the CIP. Then there's a public hearing proposed to be August 13 in the Council Chambers, which that kind of gets the process started. We passed out budget books, I think we made the budget available electronically to everybody. Look forward to working through that process. I know last year when we went through CIP we tried to do it in one night. That was tough, if you need additional time there are certainly more dates that we can schedule more work sessions or public meetings. Tomorrow at 12:30 we're going to do a lunch and learn, Facebook live and give me a chance to say some of the same things again on Facebook Live. The 5th Annual Paws and Claws Adoptathon will be July 20 and 21. Summer's a big season when animals are coming into the shelter and the need for adoptions there so the population grows. So, help empty the shelter. Through the Adoptathon all animals will be available for a \$20 adoption fee. Hundreds of kittens, puppies, and full-grown cats and dogs are being brought in from surrounding shelters in the Houston-Galveston area and will be available for adoption on both days. So, plenty of opportunity for a new furry friend. In addition to adoption, citizens can bring out their pets for free micro-chipping and reduced-price vaccinations. There's also plenty of fun for the whole family with vendors, food, and a silent auction. That's at Hometown Heroes Park. Then I wanted to just mention some of the temporary traffic control measures we've taken along State Highway 3. League City Traffic Department in collaboration with TxDOT, I think Public Safety had a role. PD has recently installed some temporary control devices at intersections of SH 3 and FM 518, and SH 3, League City Parkway, and SH 3 and League Street and 2nd Street. These measures are taken due to high number of vehicle accidents, drivers traveling in the wrong direction through left-turn lanes, and numerous road rage incidents because drivers were cutting down center turn lanes.**

Response to the cones and barricades has been positive, extremely positive, from the residents. Then we are working with TxDOT to make some of those more permanent. We'll do some restriping, we'll likely limit left turns off of Galveston so it will be right turn only regardless of the direction you are taking from Galveston onto SH 3. Also, at League Street and 2nd Street on SH 3, limit those movements to right turn only, and extend the left turn lane. Some of that is just markings, and TxDOT has scheduled that section of SH 3, so the permanent markings will not be put down 'til then. The improvements necessary north of 518 take reconstruction of the medians and the barricades will stay up for a little while. Again, this is the time to get some feedback and see how those measures work. So again, our goal is to extend those left turn lanes in areas where high movements are seen on SH 3 today.

## 9. CONSENT AGENDA

### Approval of the Consent Agenda

A motion was made by Mr. Kinsey, seconded by Mr. Tressler, to approve Consent Agenda Items 9A through 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. [19-0361](#) Consider and take action on a resolution authorizing a construction agreement with Tucon, LLC for the Fire Training Room Expansion Project (RE1706) in an amount not to exceed \$286,000 with a Work Change Directive Budget of \$28,600 (Director of Budget and Project Management)
- Approved on the Consent Agenda - Resolution No. 2019-110**
- 9B. [19-0377](#) Consider and take action on a resolution requesting that the Texas Transportation Commission take any and all actions necessary to complete the traffic revenue study, land acquisition, design, and ultimately construction activities for "Segment B" of State Highway 99 (Grand Parkway) located in League City, Texas and surrounding areas (City Manager)
- Approved on the Consent Agenda - Resolution No. 2019-111**
- 9C. [19-0366](#) Consider and take action on Ordinance No. 2019-18, amending Ordinance No. 2005-24, for a Special Use Permit, SUP-19-0005 (Take 5 Oil Change), to allow a Light Vehicle Service use on property zoned "CM" (Mixed Use Commercial), legally described as a portion of Tract 85-1 of the Perry and Austin Survey, generally located at the southwest intersection of FM 646 and Brookport Drive, with the address of 1831 FM 646 in League City, Texas - Second Reading (Director of Planning and Development)
- Planning and Zoning Commission recommended approval, 6-0-0 with two absent, on June 3, 2019.
- City Council approved first reading 6-0-0 with 2 absent on June 25, 2019.
- Approved on the Consent Agenda - Ordinance No. 2019-18 Second Reading**

## END OF CONSENT AGENDA

**10. OLD BUSINESS****11. NEW BUSINESS****11A. 19-0371**

Consider and take action on a resolution setting the date for the public hearing of the FY2020 Proposed Budget for August 13, 2019 (Director of Budget & Project Management)

**A motion was made by Mr. Millican, seconded by Mr. Long, to approve Resolution No. 2019-112 setting the date for the public hearing of the FY2020 Proposed Budget for August 13, 2019. 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

**12. FIRST READING OF ORDINANCES****12A. 19-0365**

Consider and take action on an ordinance amending the City of League City, Texas, Governmental, Proprietary, and Capital Funds Budget for Fiscal Year 2019 by amending Ordinance No. 2018-27, Ordinance No. 2019-12 and Ordinance No. 2019-14 to adjust the operating and capital budget for actual and projected expenditures (Director of Budget & Project Management)  
Staff requests first and final reading.

**A motion was made by Mr. Kinsey, seconded by Mr. Millican, to approve Ordinance No. 2019-19 amending the City of League City, Texas, Governmental, Proprietary, and Capital Funds Budget for Fiscal Year 2019 by amending Ordinance No. 2018-27, Ordinance No. 2019-12 and Ordinance No. 2019-14 to adjust the operating and capital budget for actual and projected expenditures. The motion passed by the following vote:**

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

**Opposed:** 1 - Mr. Mann

**A motion was made by Mr. Long, seconded by Mr. Kinsey, to approve First and Final Reading of Ordinance No. 2019-19. The motion passed by the following vote:**

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

**Opposed:** 1 - Mr. Mann

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



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

**At 7:08 p.m. Mayor Hallisey announced the City Council will now go into executive session to discuss the following items:**

- 14A. [19-0358](#) 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)
- 14B. [19-0362](#) 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)
- 14C. [19-0313](#) Texas Open Meetings Act, Section 551.074 Government Code - Personnel Matters
- Discuss employment, appointment or evaluation of a public officer or employee, to-wit: City Manager (Director of Human Resources and Civil Service)

**At 8:19 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. Hank Dugie

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

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

- 15A. [19-0359](#) 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**

- 15B. [19-0363](#) 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. Gripon, to authorize staff to proceed with finalizing negotiations and approve an Offer to Sell and Purchase for a 0.0917-acre parcel of land from SSB/646 Associates, L.P., a Texas limited partnership, to support the Southeast Area Service Trunks Project, as discussed in Executive Session. The motion passed by the following vote:**

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

**Absent:** 1 - Mr. Dugie

- 15C.     [19-0314](#)           Consider and take action on the employment, appointment or evaluation of a public officer or employee, to-wit: City Manager (Director of Human Resources and Civil Service)

**A motion was made by Mr. Tressler, seconded by Mr. Millican, to increase the City Manager's salary 3.68%, as discussed in Executive Session. The motion passed by the following vote:**

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

**Absent:**  1 -     Mr. Dugie

16.     **ADJOURNMENT**

**At 8:22 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: August 13, 2019**