



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Tuesday, July 23, 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.**

**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 Rev. Kyra Baehr of Unity Bay Area Houston. Mayor Hallisey led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. [19-0403](#) June 11, 2019 Council Work Session

3B. [19-0402](#) June 25, 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. [19-0404](#) Presentation of certificates of recognition to League City First Responders who participated in the search efforts of Chris Reed (Mayor Hallisey)

4B. [19-0400](#) Presentation by the Chairman of the Planning and Zoning Commission (Director of Planning and Development)

**Postponed**

4C. [19-0399](#) Report from Dickinson Bayou Watershed Steering Committee (Mayor Hallisey)

The report was given by Dave Johnson.

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.**

**No one signed up to speak.**

**A motion was made by Mr. Dugie, seconded by Mr. Long, to suspend the rule and address Item 6C and 6D next.**

**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**

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

- 6C. [19-0392](#)** Hold a public hearing on a request to rezone approximately 4.493 acres from “CG” (General Commercial) to “RMF-1.2” (Multi-Family Residential with a maximum density of 36 dwelling units per acre), MAP-19-0002 (Bahia Cove Phase 2), generally located along the north side of Farm to Market Road 517, between Bay Sky Drive and Calder Drive, in the 1000 block of Farm to Market Road 517 in League City, Texas (Director of Planning and Development)

**Mayor Hallisey opened the public hearing at 6:21 p.m.**

NAME	ADDRESS
Reed Wilson (representing applicant)	2500 Fannin, Houston
Stephen Zuloaga	WRH
Somesh Reddy	DeShazo Group, Dallas
John Withers	WRH
Francoise DeWitt	1070 Brigid Ct, Dickinson
Gerald Alaniz	2901 Windy Crossing Ln.
Suzan Thomas	2934 Landing Edge Lane
Todd Williams	112 Bristol Bend Lane
Robert Watson	974 Campbell Rd.

**Mayor Hallisey closed the public hearing at 7:42 p.m.**

- 6D. [19-0393](#)** Consider and take action on an ordinance amending Ordinance No. 2005-24 for a Zoning Change, MAP-19-0012 (Bahia Cove Phase 2), a request to rezone approximately 4.493 acres from “CG” (General Commercial) to “RMF-1.2” (Multi-Family Residential with a maximum density of 36 dwelling units per acre), generally located along the north side of Farm to Market Road 517, between Bay Sky Drive and Calder Drive, in the 1000 block of Farm to Market Road 517 in League City, Texas. (Director of Planning and Development)

Planning and Zoning Commission’s motion to approve failed by a vote of 1-5-0, with two members absent on June 17, 2019.

**A motion was made by Mr. Kinsey, seconded by Mr. Millican, to approve. The motion failed by the following vote:**

**For:** 0

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

- 6A.**     [19-0390](#)     Hold a public hearing on amendments to the Code of Ordinances of the City of League City amending Chapter 125, entitled “Zoning”, and Chapter 102, entitled “Subdivisions”, regarding 1) revised lighting standards; 2) regulations to allow dogs in outdoor dining areas; 3) consolidating landscaping requirements; 4) revised parking regulations; 5) regulations for electric vehicle charging stations; 6) live entertainment in restaurants; 7) decorative metal/wrought iron fences; 8) side setback regulations on corner lots; 9) structures built over lot lines (Director of Planning and Development)

**Mayor Hallisey opened the public hearing at 8:00 pm**

**Director of Planning and Development David Hoover gave an overview of the amendments. No one signed up to speak.**

**Mayor Hallisey closed the public hearing at 8:18 p.m.**

- 6B.**     [19-0391](#)     Consider and take action on an ordinance amending the Code of Ordinances of the City of League City by amending Chapter 125, entitled “Zoning”, and Chapter 102, entitled “Subdivisions”, regarding 1) revised lighting standards; 2) regulations to allow dogs in outdoor dining areas; 3) consolidating landscaping requirements; 4) revised parking regulations; 5) regulations for electric vehicle charging stations; 6) live entertainment in restaurants; 7) decorative metal/wrought iron fences; 8) side setback regulations on corner lots; 9) structures built over lot lines (Director of Planning and Development)

Planning and Zoning Commission recommended approval of items 1-8, 5-0-0 with 3 absent, on July 1, 2019.

**A motion was made by Mr. Long, seconded by Mr. Gripon, that this agenda item be postponed to the next meeting. 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

## **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 - Historic Preservation Officer from NASA Johnson Space Center, Sandra Tetley, will be coming to the Helen Hall Library to speak about the Apollo Mission Control Restoration Project on Thursday, July 25. This is part of the History Club series at the library and will take place from 7:15 to 8:15 p.m. in the Library Theater. If you're a teenager 6th to 12th grade, come to the Galaxy Glow Party on Friday, July 26 from 4 to 5 p.m. in the Library Theater. Party with glow-in-the-dark accessories. Saturday special movie program for all ages on Saturday, July 27 will be the movie Wall-E, rated G, in the Library Theater from 4 to 6 p.m. Popcorn will be served.**

Andy Mann had no comments.

Hank Dugie – I will first thank everyone for being here and for tuning in from home. I will also beat Mr. Tressler to the punch, last night we had a budget workshop and we did have a handful of citizens there, who stayed to the very end and made comments, provided their thoughts. I, for one, greatly appreciate their input and I would encourage more people to show up to the next we're going to have. If you can't come to one of those workshops, feel free to send us an email, text message, phone call. We're accessible through a lot of different means, and this is the best time of year, most productive time of year to influence policy decisions, because that budget is the biggest policy item we will discuss and vote on each year. I also want to let everyone know that last weekend your very unprofessional Quidditch team swept New Orleans and qualified for Nationals. So, we will be competing in August for a championship. This Saturday from 2:00 to 5:00 p.m. at the Sportsplex we will be competing against Kansas City. So, if you're free, available, and want to have a little bit of fun, come out and support your hometown team.

Larry Millican had no comments.

Greg Gripon had no comments.

Chad Tressler had no comments.

Nick Long had no comments.

Mayor Hallisey – I just want to point out the moon landing 50th year was on July 20, they stepped down on the moon, and we got word this week that Chris Kraft, who was the first Mission Control Director, passed away. An era that's moving past us quickly, and I hope we're doing something in this city, at the Library or someplace. I haven't seen a whole lot of hoopla about the space program. What'd I ask you about that xix months ago?

**8. REPORTS FROM STAFF MEMBERS**

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

**9. CONSENT AGENDA**

Approval of the Consent Agenda

Item 9B was pulled by Mayor Hallisey.

**A motion was made by Mr. Kinsey, seconded by Mr. Millican, to approve the remaining Consent Agenda items. 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. [19-0397](#) Consider and take action to approve and renew an interlocal agreement between the City of League City and Galveston County Parks and Cultural Services Department for use of Hometown Heroes Park in order to continue to provide congregate meal services for eligible clients from October 1, 2019 - September 30, 2020 (Director of Parks and Cultural Services)

**Approved on the Consent Agenda**

- 9B. [19-0401](#) Consider and take action on a resolution approving an interlocal agreement between the City of League City and the Kemah Volunteer Fire Department to provide automatic mutual aid for structure fires (Fire Chief)

**A motion was made by Mr. Long, seconded by Mr. Dugie, to approve Resolution No. 2019-113 approving an interlocal agreement between the City of League City and the Kemah Volunteer Fire Department to provide automatic mutual aid for structure fires. 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

- 9C. [19-0389](#) Consider and take action on a resolution approving the PY 2019 Annual Action Plan related to the Community Development Block Grant Program (Director of Planning and Development)

**Approved on the Consent Agenda - Resolution No. 2019-114**

- 9D. [19-0385](#) Consider and take action on a resolution authorizing a four-year interlocal agreement with the Texas Department of Public Safety for a technician to operate and maintain breath alcohol testing instruments for the City of League City in an amount not to exceed \$400,000 (Chief of Police)

**Approved on the Consent Agenda - Resolution No. 2019-115**

- 9E. [19-0384](#) Consider and take action on a resolution authorizing the Police Department to submit a grant application to the Wink to Webster Pipeline LLC and the naming of grant managers (Chief of Police)

**Approved on the Consent Agenda - Resolution No. 2019-116**

- 9F. [19-0360](#) Consider and take action on a resolution authorizing Change Order No. 1 with RJ Construction Company, Inc. for the Westover Park Lift Station and Force Main Improvements Project (WW1801B) in an amount of \$98,809.01 for a total increased contract amount of \$1,539,684.01 (Director of Budget & Project Management)

**Approved on the Consent Agenda - Resolution No. 2019-117**

## **END OF CONSENT AGENDA**

## 10. **OLD BUSINESS**

**11. NEW BUSINESS****12. FIRST READING OF ORDINANCES**

- 12A. 19-0280** Consider and take action on an ordinance amending Chapter 50 of the Code of Ordinances of the City of League City entitled Floods by amending Sec. 50-61 to adopt the final flood hazard determination for the City of League City, Galveston County, Texas by the Federal Emergency Management Agency (FEMA) as required by the National Flood Insurance Program (NFIP), by amending Sec. 50-66 to adjust variance procedures for non-inhabitable structures, and by amending Sec. 50-81 to reduce substantially improved or damaged time period to a five-year period (Director of Engineering)

**A motion was made by Mr. Long, seconded by Mr. Dugie, to approve Ordinance No. 2019-20 amending Chapter 50 of the Code of Ordinances of the City of League City entitled Floods by amending Sec. 50-61 to adopt the final flood hazard determination for the City of League City, Galveston County, Texas by the Federal Emergency Management Agency (FEMA) as required by the National Flood Insurance Program (NFIP), by amending Sec. 50-66 to adjust variance procedures for non-inhabitable structures, and by amending Sec. 50- 81 to reduce substantially improved or damaged time period to a five-year period. 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

**A motion was made by Mr. Dugie, seconded by Mr. Kinsey, to approve First and Final Reading of Ordinance No. 2019-20. 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

**13. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED****14. EXECUTIVE(CLOSED) SESSION(S)**

**At 8:42 p.m. Mayor Hallisey announced the City Council will now go into executive session to discuss the following items:**

- 14A. 19-0394** 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)
- 14B. 19-0405** Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney
- Consultation with City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, to wit: creation of a local government corporation to facilitate economic development projects (City Attorney)

At 9:17 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.

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

- 15A. [19-0395](#)** 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. Long, to authorize staff to proceed with finalizing negotiations and to approve the purchase of an easement area twenty-four (24) inches in diameter for a waterline along FM 646, an acquisition that supports the Southeast Area Service Trunks Project (CIP #WT1105). 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
- A motion was made by Mr. Kinsey, seconded by Mr. Millican, to authorize staff to proceed with negotiations and to approve the purchase of an 0.0147-acre waterline easement along FM 518, an acquisition that supports the Water Line Upgrade & Replacement Project, CIP #WT1302B. 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
- 15B. [19-0406](#)** Consider and take action regarding creation of a local government corporation (City Attorney)
- A motion was made by Mr. Long, seconded by Mr. Kinsey, to approve Resolution No. 2019-118 approving the certificate of formation and bylaws for a League City Local Government Corporation in substantially the same form as discussed in Executive Session. 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

**16. ADJOURNMENT**

At 9:21 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 27, 2019**