



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, August 27, 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

Executive Director of Development Services

David Hoover

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 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 except Mr. Kinsey.

Absent 1 - Mr. Todd Kinsey

Present 7 - Mayor Pat Hallisey, Mr. Andy Mann, Mr. Hank Dugie, Mr. Larry Millican, 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 Dr. Jan Sattem of Good Shepherd Church. Mayor Hallisey led in the pledges of allegiance to the flags.

3. APPROVAL OF MINUTES

- 3A. [19-0458](#) July 9, 2019 Council Work Session
- 3B. [19-0461](#) July 22, 2019 Budget Workshop
- 3C. [19-0468](#) July 23, 2019 Council Work Session
- 3D. [19-0460](#) July 23, 2019 Regular Meeting
- 3E. [19-0469](#) July 29, 2019 Budget Workshop

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

4. PROCLAMATIONS, PRESENTATIONS, AWARDS, AND COMMUNITY SPOTLIGHT

- 4A. [19-0464](#) Presentation of the Distinguished Budget Presentation Award that has been awarded to the City of League City by the Government Finance Officers Association (GFOA) for the fiscal year ending September 30, 2019 (Director of Budget & Project Management)
Angie Steelman, Director of Budget and Project Management, gave the presentation
- 4B. [19-0456](#) Presentation by Chairman of the Library Board (Mayor Hallisey)
The presentation was given by Vice Chairman Kathleen Nenninger. Mark Lardis, local author and board member, spoke about how the library has helped him with his writing.
- 4C. [19-0457](#) Report from Dickinson Bayou Watershed Steering Committee (Mayor Hallisey)
The report was given by David 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.

NAME	ADDRESS	SUBJECT
Peggy Zahler	1802 Rampart	Budget Workshops
Michelle Davis		Hike & Bike Trails
Constance Webb	2108 Dornoch Drive	Hike & Bike Trails
(spoke during 6A Public Hearing)		

6. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 6A. [19-0440](#) Hold a public hearing on amendments to Chapter 102 of the Code of Ordinances of the City of League City, entitled "Subdivisions", to require the establishment of Homeowner Associations in residential subdivisions and Business Owner Associations in commercial subdivisions (Director of Planning and Development)

Mayor Hallisey opened the public hearing at 6:39 p.m.

NAME	ADDRESS
Dave Johnson	2426 Thorndon Park Ct.

Mayor Hallisey closed the public hearing at 7:19 p.m.

- 6B. [19-0441](#) Consider and take action on an ordinance amending Chapter 102 of the Code of Ordinances of the City of League City, entitled "Subdivisions", to require the establishment of Homeowner Associations in residential subdivisions and Business Owner Associations in commercial subdivisions (Director of Planning and Development)

Staff requests first and final reading.

A motion was made by Mr. Mann, seconded by Mr. Long, to approve an ordinance amending Chapter 102 of the Code of Ordinances of the City of League City, entitled "Subdivisions".

A motion was made by Mr. Dugie, seconded by Mr. Gripon, to postpone four weeks to

September 24, 2019. The motion to postpone passed by the following vote:

For: 4 - Mayor Hallisey, Mr. Dugie, Mr. Millican and Mr. Gripon

Opposed: 3 - Mr. Mann, Mr. Tressler and Mr. Long

Absent: 1 - Mr. Kinsey

7. COMMENTS/REPORTS FROM MEMBERS OF COUNCIL

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

Larry Millican had no comments.

Greg Gripon – I want to shout out to a new business in League City(Black Bear Diner), you all did a great job with your menu, the research you did on League City from 1969. I think it's pretty awesome, the story about how League City was developed.

Chad Tressler had no comments.

Nick Long had no comments.

Andy Mann – I never speak during this part, but I've been thinking a lot about Todd Kinsey, and I have a feeling he's watching tonight, and I just want to let him know that we hope he's getting better and really miss him.

Hank Dugie – I missed two updates from Dickinson Bayou Watershed Steering Committee. Luckily, I have time to correct that. The City of Dickinson is clearing and de-snagging their portion of Dickinson Bayou, which is wonderful. The conversation came up at our meeting, what are all the local entities doing to keep those areas maintained into the long term, so our body is going to put together a resolution asking all the local governments to put together their long-term maintenance plan for those tributaries because what we've seen in the past is those tributaries get cleaned up once and then we forget about them. 10, 15 years go by and there's no really follow through on long-term maintenance. So, we're going to be asking everyone to put together, including League City, a long-term maintenance plan. Also, we're putting together an interactive project map for the watershed, and I think Clear Creek Watershed Steering Committee did that. We're going to put one together that's going to be interactive, so I'll encourage you, Mr. Millican, to do that as well.

Mayor Hallisey – I want to echo Andy’s comments about Todd Kinsey, and all of you who follow the paper and watch the meetings know that he had a tumor removed from his head. He’s tried to come back, at least one time, but he’s not feeling up to it. So, Todd, we’re thinking about you, we’re praying for you, and we know you’ll be back soon and give us a call if there’s anything we can do for you. I saw an email come across my machine the other day, Greg Bonnen was pounding his chest that he got a bill passed in the session for a disaster relief fund that the state is putting together. There wasn’t a whole lot of detail, but anything that helps us, particularly after what we’ve been through in the last couple of years and watching the community come back it’s going to be helpful. I was reminded yesterday that it’s been two years since Harvey and Harvey was a significant event in League City’s history. I don’t think we have ever been hit as hard as we were with the rain and have our legs knocked out from under us. Some of us just lost our leg. Harvey hit us hard, but the good side, and I said in an interview Monday that it’s bittersweet to talk about it in a lot of regards. I don’t think in all the years I’ve been in town, that I ever saw this community come together like it did to help one another during Harvey, neighbors helping neighbors, helping people get to where they needed to be. I think for all of us sitting up here we would like to dream that we live in that kind of community but we don’t really get an opportunity to see it happen until we’re hit with a catastrophe, and we did see it happen. If we could just put in a bottle those sentiments that people had for their neighbors two years ago and see it every day, we’d be a perfect community. But we’re struggling to be that way and Harvey hit us hard, but hearing Mr. Dugie and Dave Johnson and Larry Millican talk about the work being done on drainage in this town, the fact that this community stepped up for a bond issue, which we have not done in 27 years, and John’s efforts to bring all of the partners together to get a core study done once and for all to deal, not just with the Clear Creek project, which has been on somebody’s drawing board since the early ‘60s, but also Dickinson Bayou because that’s where a lot of our growth will be in that section. Just can’t help but be proud to be from here, there are so many wonderful things happening. Growth has not slowed down, it’s still coming. We got a few glitches coming out of Austin but we hope that gets taken care of. Mr. Millican and I will be leaving tomorrow for what we hope is our last trip up to Austin to the Highway Commission. They are supposedly, Thursday at 9:00, making a final decision on the Grand Parkway which is ultra-important to this community, not just to be able to move people throughout the region. Scott (Livingston) always says 65% of our working population goes to the northwest side of Harris County. What a great way to get there. I don’t care what anybody says, for 60 years I’ve been watching them work on the Gulf Freeway. I don’t care what they do, within two years of finishing what they’re doing it’s outdated and it will be outdated again because the growth down here is just taking over. So, we have our fingers crossed, and John’s going with us, so it’ll be three of us up there. We’ll take them on. But we’re eternally hopeful. Senator Taylor put out a nice comment two weeks ago that he thought it was going to go through. Larry’s not somebody who generally pops off, so he probably knows something the rest of us don’t. We’re counting on him. If he’s watching tonight, I hope we see him in the Commission Chambers Thursday morning at 9:00.

8. REPORTS FROM STAFF MEMBERS

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

John Baumgartner – I'd like to remind everybody of the 9/11 Memorial Stair Climb. We want to invite the Council and members of the community to join me (who wrote this, join me) for League City's Annual Memorial Stair Climb to honor those who lost their lives on September 11, 2001. That will be Saturday, September 7, from 8:00 a.m. to noon at the League City Fire Department Training Field off North Kansas Avenue. League City Volunteer Firefighters will strap on their gear to walk 110 flights of the training tower in tribute to the number of stairs in the Twin Towers. Residents who attend can watch or participate. They tried some bunker gear on me today, I will tell you that will be difficult to walk that in the morning in September with the bunker gear, but we'll see you there all those who come out and want to try that. Labor Day holiday hours, in observance of Labor Day all League buildings and offices will be closed Monday, September 2. This includes City Hall, City Hall Annex, Municipal Courts building and Hometown Heroes Park. The Helen Hall Library will also be closed September 1 and 2. All City parks will be open for regular hours of operation and both City pools will be open throughout the holiday weekend from 1:00 to 6:00. Trash pickup will operate as normal on Monday, September 2. A reminder for volunteers for a League City board or commission, League City is currently seeking volunteers for positions on City boards, commissions and committees to fill current vacancies and those positions expiring on December 31, 2019. Residents interested in volunteering are encouraged to apply online at leagucity.com. Applications must be submitted no later than October 31. Lastly, every month our HR department conducts onboarding sessions for new employees joining the City. Part of the session includes introducing our newest team members to the City's Organizational Values, also known as our Service Values. Recently the City's communication team created a video that we're using during the onboarding process to welcome new employees to the team and explain League City's service values. I'd like to take a few moments to share that short video tonight.

Mr. Baumgartner continued. As you can see we have a great group of employees who are inspired to provide the very best service and strive to provide world class customer service every day. Thank you for watching.

9. CONSENT AGENDA

Approval of the Consent Agenda

Item 9D was pulled by Mr. Long.

A motion was made by Mr. Millican, seconded by Mr. Gripon, to approve the remaining Consent Agenda Items. The motion passed by the following vote:

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

Absent: 1 - Mr. Kinsey

- 9A. [19-0451](#) Consider and take action on a resolution setting new fees and updating existing fees for recreation programs and rentals of parks and facilities (Director of Parks and Cultural Services)

Approved on the Consent Agenda - Resolution No. 2019-135

- 9B. [19-0450](#) Consider and take action to excuse absences (City Secretary)

Approved on the Consent Agenda

- 9C. [19-0448](#) Consider and take action on a resolution authorizing an amendment to the agreement with FirstSouthwest, a Division of Hilltop Securities Inc. for municipal advisory services to extend the term of the agreement by twelve (12) months (Director of Finance)

Approved on the Consent Agenda - Resolution No. 2019-136

- 9D. [19-0467](#) Consider and take action on a resolution authorizing a professional services agreement with Sander Engineering Corp for the design and construction phase services related to the New Well and BPS League City Parkway Project (WT1910) in an amount not to exceed \$465,000 (Director of Budget and Project Management)

A motion was made by Mr. Dugie, seconded by Mr. Tressler, to approve Resolution No. 2019-137 authorizing a professional services agreement with Sander Engineering Corp for the design and construction phase services related to the New Well and BPS League City Parkway Project (WT1910) in an amount not to exceed \$465,000. The motion passed by the following vote:

For: 6 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Gripon, Mr. Tressler and Mr. Long

Opposed: 1 - Mr. Mann

Absent: 1 - Mr. Kinsey

- 9E. [19-0444](#) Consider and take action on a resolution authorizing an interlocal agreement between the City of League City and the Harris-Galveston Subsidence District (HGSD) for participation in the "Learning to be Water Wise" Program in an amount not to exceed \$11,302.60 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2019-138

- 9F. [19-0443](#) Consider and take action on a resolution authorizing staff to reject all received bids for Invitation to Bid (ITB) 19-Streets-020 and (ITB) 19-Streets-020(R) for Streets, Sidewalks, and Concrete Pavement Repair (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2019-139

- 9G. [19-0453](#) Consider and take action on Ordinance No. 2019-21 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 - Second Reading (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.

Council approved first reading, 7-0-0 with 1 absent, on August 13, 2019.

Approved on the Consent Agenda - Ordinance No. 2019-21 Second Reading

END OF CONSENT AGENDA

10. OLD BUSINESS

11. NEW BUSINESS

- 11A. [19-0449](#) Consider and take action on appointments to the League City Convention & Visitors Bureau Advisory Board (Mayor Hallisey)

Mayor’s Appointments:

Position 6. Business Representative	Jimmy Molina	Term to expire 12/31/19
Position 9. Arts/Historic Preservation	Dee Scott	Term to expire 12/31/20

A motion was made by Mr. Long, seconded by Mr. Millican, to approve appointments to the League City Convention & Visitors Bureau Advisory Board. The motion passed by the following vote:

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

Absent: 1 - Mr. Kinsey

12. FIRST READING OF ORDINANCES

- 12A. [19-0434](#) 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, Ordinance No. 2019-14 and Ordinance No. 2019-19 to adjust the operating and capital budget for actual and projected expenditures (Director of Budget and Project Management)

Staff requests first and final reading.

A motion was made by Mr. Long, seconded by Mr. Millican, to approve Ordinance No. 2019-23 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, Ordinance No. 2019-14 and Ordinance No. 2019-19 to adjust the operating and capital budget for actual and projected expenditures. The motion passed by the following vote:

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

Absent: 1 - Mr. Kinsey

A motion was made by Mr. Millican, seconded by Mr. Dugie, to approve First and Final Reading of Ordinance No. 2019-23. The motion passed by the following vote:

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

Absent: 1 - Mr. Kinsey

12B. [19-0462](#)

Consider and take action on an ordinance adopting the Annual Budget for Governmental and Proprietary Funds for Fiscal Year 2020 (Director of Budget & Project Management)

A motion was made by Mr. Dugie, seconded by Mr. Long, to approve Ordinance No. 2019-24, adopting the Annual Budget for Governmental and Proprietary Funds for Fiscal Year 2020 at the effective tax rate of \$0.548581, and include the \$250,000 excess revenue over expenditures at the City Manager's discretion for General fund expenditure or CIP. The motion passed by the following vote:

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

Absent: 1 - Mr. Kinsey

12C. [19-0452](#)

Consider and take action on an ordinance amending Chapter 2, Article II, Division 2 of the Code of Ordinances of the City of League City, Texas entitled "Code of Ethics" to implement various changes to the ethics complaint review process (City Attorney)

A motion was made by Mr. Tressler, seconded by Mr. Long, to approve Ordinance No. 2019-25 amending Chapter 2, Article II, Division 2 of the Code of Ordinances of the City of League City, Texas entitled "Code of Ethics" to implement various changes to the ethics complaint review process. The motion passed by the following vote:

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

Absent: 1 - Mr. Kinsey

13. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED

14. EXECUTIVE(CLOSED) SESSION(S)

At 8:27 p.m. Mayor Hallisey announced the City Council will now go into executive session to discuss the following items:

14A. [19-0446](#)

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. [19-0454](#) Texas Opens Meeting 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 9:15 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. [19-0447](#) 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)
- A motion was made by Mr. Tressler, seconded by Mr. Millican, to approve a development agreement with Epicenter of League City LLC for Project Epicenter, Phase 1, as discussed in Executive Session. The motion passed by the following vote:**

For: 6 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Gripon, Mr. Tressler and Mr. Long

Opposed: 1 - Mr. Mann

Absent: 1 - Mr. Kinsey

A motion was made by Mr. Tressler, seconded by Mr. Gripon, to approve a development agreement with League City Local Government Corporation as discussed in Executive Session for Projects Epic and Guidry. The motion passed by the following vote:

For: 6 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Gripon, Mr. Tressler and Mr. Long

Opposed: 1 - Mr. Mann

Absent: 1 - Mr. Kinsey

- 15B. [19-0455](#) Consider and take action on discussion concerning potential purchase or sale of real property interests (Director of Budget & Project Management)
- No Action**

16. ADJOURNMENT

At 9:18 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: September 24, 2019