



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, July 30, 2019

6:00 PM

Johnnie Arolfo Civic Center
400 West Walker Street

Budget Workshop - CIP

The City Council of the City of League City, Texas, met in a budget workshop in the Johnnie Arolfo Civic Center at 400 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 except Nick Long.

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

2. DISCUSSION REGARDING THE CITY OF LEAGUE CITY FY2020-2024 CAPITAL IMPROVEMENT PLAN AND PROPOSED BUDGET FOR FY2020

Angie Steelman, Director of Budget and Project Management, led a presentation and discussion of the proposed FY2020-2024 CIP.

WHAT IS LEAGUE CITY'S CAPITAL IMPROVEMENT PLAN (CIP)?

Dynamic, 5-year outlook – “roadmap”

Establishes priorities, funding sources, and timeline based on:

- **Mayor and City Council input / goals**
- **Comprehensive Plan**
- **Master Plans: Water / Sewer / Transportation / Drainage**
- **City staff assessments**
- **Citizen input**

Rolling process with plan updated and adopted annually

KEY CONSIDERATIONS

What does the community need, expect and desire?

What can we afford?

- **Cash vs debt**

How to make sure we keep up with depreciation

- **Life expectancy 30 to 50 years with proper maintenance**
- **\$24.63 million identified per year to keep up with depreciation**

Maximize useful lives of asset

- **Standards for construction**
- **Quality construction inspection**

WHAT QUALIFIES AS A CIP PROJECT?

Brick-and-mortar facilities with long useful lives:

- **Facilities**
- **Roadways**
- **Utilities**
- **Drainage**
- **Sidewalks**
- **Rehabilitation**
- **Parks**

HOW ARE PROJECTS SELECTED?

- Council input
- Regulatory requirements
- Contractual obligations
- Economic development
- Health & safety
- Community & citizen effects
- Leverage of funds
- Annual M&O cost
- External assessments based on National Standards:
 - ISO Review (Fire)
 - CRS – drainage for flood insurance
- Staff input
- Parks Board input
- Lean & Green Committee
- Environmental, aesthetic and social effect
- Effect on inter-jurisdictional relationships
- Capital cost vs available funding
- Community consensus
- Citizen input
- Conform to appropriate master plan
- Condition of existing facility
- Implication of deferring the project
- Transportation & Infrastructure Committee

PROPOSED SPENDING BY PROGRAM – FY2020-2024

Water	33.6%
Reinvestment	11%
Streets & Traffic	18.7%
Drainage	15.6%
Wastewater	13.7%
Downtown Revitalization	2.0%
Parks	5.0%
Facilities	0.5%

PROPOSED TOTALS BY PROGRAM (table)**CIP TOTAL BY PROGRAM for FY2020 and FY2020-2024 Total**

CIP FUNDING SOURCES**INTERNAL FUNDS**

- General Fund cash
- Water/Sewer operating fund cash
- Capital recovery fees – water and sewer (and new street recovery fees)
- Park dedication fees
- 4B sales tax revenues
- Long-term bonds – tax supported / revenue supported
- (also new .25 sales tax for the bond projects)

EXTERNAL FUNDS

- Intergovernmental
- Partnerships with other cities
- Galveston County bonds
- State Grants (TxDOT, etc)
- Federal Grants (IKE Recovery / TCEQ)
- Other Grants (Traffic Safety, HGAC / TIP)
- Developer contributions / facility agreements
- Special district financing (TIRZ, MUD, PID)

AUTHORIZED GO BOND \$145m

- ☐ The FY2020-2024 CIP includes the 10 Street Projects (\$72M) and 21 Drainage Projects (73M) as part of the GO Bond
- ☐ Anticipate first sale this fall with cash received in November
- ☐ Council has awarded \$1.435M for 4 drainage design contracts in May & June

TAX SUPPORTED

GO Bond \$121M issued FY2019-2024 (table)

FY2027-2034 Debt Estimated \$165M

Debt Rate held at \$0.15 for total tax rate \$0.55

The following tables were shown and discussed:

Tax Supported Totals – Funding Source by Fiscal Year

Reinvestment Program – Funding Source by Fiscal Year

Reinvestment Program – Capital Improvement Projects FY2020 - FY2024

The reinvestment initiative totals \$54.65 million over the five-year period with projects totaling \$17.31 million in FY2020. Projects in FY2020 Capital Budget include:

- o Sidewalk repair and replacement - \$1,000,000

- o Street reconstruction and drainage improvements - \$10,725,000
- o Stormwater improvements - \$1,283,500
- o Asphalt road rehabilitation - \$3,525,000
- o Facilities reinvestment - \$400,000
- o Parks Facilities renewal - \$200,000
- o Pavement Management Program - \$75,000
- o Remodel Fire State 3 - \$103,000

The cash transfer from the General Fund for the Reinvestment program in FY2020 is \$6.875 million, along with \$1.50 million for miscellaneous capital projects

STREET RECONSTRUCTION

FY2020 Budget: \$10.275M

- ☐ Concrete pane repairs \$600K (cash)
- ☐ Construction of Calder South \$8,25M (GO Bond)
- ☐ Land acquisition for Grissom Rd \$1.875M (GO Bond & cash)

FY2020 Funding:

- ☐ Reinvestment Cash \$1.125M & Authorized GO Bond \$9.6M

ANNUAL STORMWATER IMPROVEMENTS

Fy2020 Budget: \$1,283,500

- ☐ FM518 / Landing Ditch repair \$500K
- ☐ Westwood Subdivision Sec 2 improvements \$112K
- ☐ South Shore Blvd 84-inch storm pipe repair \$540K

FY2020 Funding: Cash

ASPHALT STREET REHABILITATION

FY2020 Budget: \$3.525M

- ☐ As budget allows design & construct:

N. Wisconsin, Cove Park, Mission, Monterey, Redwood, Rimrock, Sequoia, Shasta, Sierra, Winn, Knollwood, Power St, Coryell asphalt rehab from Railroad Ave to N. Kansas

FY2020 Funding: Reinvestment Cash

PARKS FACILITIES RENEWAL

FY2020 Budget: \$200,000

- ☐ Update chain link fence and gates at Municipal Pool to provide maintenance/emergency vehicle access and for industry standards/code compliance, where chain link fence is no longer acceptable - \$85K
- ☐ Deck preparation and application of textured spray deck to entire concrete deck, deck depth tile and stanchion socket replacement for safety and guard against slip/fall incidents at the aged facility - \$50K
- ☐ Playground unit and parts replacement of existing aged playgrounds 10 years and older

for safety and compliance - \$65K

FY2020 Funding: Reinvestment Cash

PAVEMENT MANAGEMENT PROGRAM

Total Estimated Cost = \$110K

FY2020 Budget: \$75K (cash)

☐ This project consists of a professional service agreement with a pavement management consultant for the following scope of service:

an executive summary; condition status of the street network; published GIS map showing current street conditions by PMG assigned condition categories; a variety of charts/graphs and GIS views; and a separate Excel-based inventory and PCI report that lists all inventory items, current PCI condition, and recommended maintenance action for each street pavement section.

REMODEL FIRE STATION 3

Total Estimated Cost - \$103,000

FY2020 Budget: \$103,000

☐ This project would include new flooring, new fixtures and other upgrades in the bathrooms, new paint, insulation in the bedroom walls, new ceiling tiles and motion-sensing exterior door releases for the exit doors.

☐ **FY2020 Funding: Cash**

Tables shown:

Streets Program – Funding Source by Fiscal Year

Streets/Traffic Program – Capital Improvement Projects FY2020 – FY2024

FY2020 STREET PROGRAM

North Landing Extension (GO Bond)

☐ \$5M for final design/environmental

☐ \$3.83M for land

Walker Street Corridor Upgrades (TIRZ 2)

☐ \$2.5M for construction of Phase 1 & Phase 2

Galveston County 2018 Bond Projects

☐ LC Pkwy & Walker St Intersection – Design \$90K

☐ SH3 & SH96 Intersection – Design \$90K

☐ LC Pkwy Right Turn Lane (Calder to Butler) - Land \$150K

LC Pkwy Lane Improvements at Hobbs Rd. – Design \$68K (cash)

SH3 and FM518 Intersection Improvements – Land \$100K (GO Bond)

Traffic System Improvements - \$296K (cash/GO Bond)

☐ Implement Advanced Transportation Management System (ATMS) Software.

Provides control and monitor integration of all City-wide signals - \$116K (cash)

☐ Design a traffic signal at the intersection of League City Parkway and Landing Blvd. -

\$50K (GO Bond)

☐ Design a traffic signal and westbound right turn lane at the intersection of League City Parkway and Magnolia Lane - \$70K (GO Bond)

☐ Design a traffic signal at the intersection of League City Parkway and W. Bay Area Blvd. - \$60 K (GO Bond)

Transportation CIP Scheduling Program \$125K (cash)

☐ New, recurring program with purpose to develop a listing of prioritized transportation projects rooted from the current, adopted Master Mobility Plan and then continue with projects identified in the Transportation Corridor Analysis Program.

☐ This will consist of 6 steps: (1) Initial project identification and data collection, (2) Presentation of initial list of projects, (3) Project data development, (4) Prioritize projects, (5) Funding options, and (6) Presentation of final prioritized program.

Transportation Corridor Analysis & Evaluation Program \$66,275 (cash)

☐ New yearly, recurring program. The purpose of this program is to evaluate current and long-term corridor travel demands of specific corridors relative to the MMP and provide recommendations to corridor needs and long-term roadway design considerations.

☐ Each corridor study will be comprised of 4 basic tasks: (1) Project Initiation/Identify Baseline Conditions/Data Collection & Analysis of Base Conditions, (2) Identify Recommended Corridor Needs and Design Considerations, (3) Evaluate Need for Mobility Plan Amendment, and (4) Documentation.

Tables shown:

Drainage Program – Funding Source by Fiscal Year

Drainage Program – Capital Improvement Projects FY2020 – FY2024

FY2020 DRAINAGE PROGRAM**GO Bond Projects:**

- ☐ Deer Ridge Dr Buy-out & Overland Flow Improvements - \$782K
- ☐ Dove Meadows & Borden's Gully Detention Pond - \$1.33M
- ☐ Bayridge Flood Reduction Phase IV - \$275K
- ☐ City-wide 2D Model of Drainage Systems - \$920K (partially grant funded)
- ☐ Countryside Subdivision Drainage Improvements - \$203K (partially grant funded)
- ☐ Newport & Ellis Landing Subdivision - \$69K
- ☐ Landing Subdivision Drainage Improvements - \$76K
- ☐ Bayridge Subdivision Drainage Improvements Phase 1 - \$269K (partially grant funded)
- ☐ Hidden Oaks/Calder Rd - \$68K (partially grant funded)
- ☐ Bay Colony Area Detention Improvements - \$584K (partially grant funded)
- ☐ Brittany Bay Subdivision - \$153K (partially grant funded)
- ☐ Rustic Oaks Sub - \$190K (partially grant funded)
- ☐ Benson Bayou Regional Conveyance & Mitigation Pond - \$4.8M (partially grant funded)
- ☐ Magnolia Bayou Diversion Canal to Dickinson Bayou - \$1M

Cash Funded:

- ☐ Clear Creek Tributaries Select Clearing & Desnagging

BUILDING AND FACILITIES PROGRAM**Tables Shown:****Building and Facilities Program – Funding Source by Fiscal Year****Building and Facilities Program – Capital Improvement Projects FY2020 – FY2024****FY2020 PARKS PROGRAM****Tables shown:****Parks Program – Funding Source by Fiscal Year****Parks Program – Capital Improvement Projects FY2020- FY2024****Park Dedication Funded:**

- ☐ East Side Dog Park (construct) - \$178K
- ☐ FM270 Public Boat Ramp Renovation (construct) \$670K (partially grant funded)
- ☐ Nature Center Pond Bank Erosion (construct) - \$670K (may be reimbursed by FEMA)
- ☐ Bayridge Park Redevelopment (construct) - \$95K
- ☐ Nature Center Coastal Prairie Restoration - \$5,500

4B Funded:

- ☐ TxDOT FM518 Bypass Hike & Bike (construct) - \$4.4M (80% grant funded)
- ☐ Hike & Bike Trails Way-finding Signage - \$52K
- ☐ Hometown Heroes Park Restrooms (construct) - \$390K
- ☐ Hometown Heroes Park 5K Loop (construct) - \$1.57M (\$1.54M 4B; \$32,500 Tree

Preservation Fund)

- ☐ CC Paddle Trail Extension – Kansas Ave & Nature Center - \$46,750
- ☐ Countryside Mountain Bide Course - \$20K
- ☐ CC Connections Paddle Train Ext at Myrtle Park - \$111K
- ☐ Bay Colony Park, Phase 1 – Design \$1.48M

HOT Funds:

- ☐ Ghirardi House (Phase 2) - \$250K

Fully Grant Funded:

- ☐ Safe Routes to School - \$1.485M

DOWNTOWN REVITALIZATION PROGRAM**Tables shown:****Downtown Revitalization – Funding Source by Fiscal Year****Downtown Revitalization – Capital Improvement Projects FY2020 – FY2024**

REVENUE SUPPORTED TOTALS BY PROGRAM**CIP Totals by Program**

	FY2020	FY2020-2024 TOTAL
Water	45,774,873	167,670,667
Wastewater	6,822,500	68,110,892
Total Revenue Supported Programs	52,597,373	235,781,559

Tables:**Revenue Supported Totals – Funding Source by Fiscal Year****Water Program – Funding Source by Fiscal Year****Water Program – Capital Improvements Projects FY2020 – FY2024****FY2020 WATER PROGRAM**

- Westside Well, GST, Generator & BPS (Pedregal) – construction \$3.2M
- Southeast Service Area Trunks construction - \$2.9M
- 54” Water Line to Replace 42” on SH3 - \$10.225M
- 36” WL SH3 to SSH Booster Station - \$19.91M
- 16” WL SSH Booster Station to FM2094 - \$1.41M
- Waterline Upgrades & Replacement - \$2.1M (cash)

Annual Water System Improvements - \$910K

- Construction of South Shore GST tank improvements
- 24” Waterline Relocation - \$1.2M
- New West Side Booster Pump State, GST, and Well - \$850K
- SEWPP Treatment Improvements - \$2.42M
- Dickinson Ave GST & Generator (land) - \$100K
- New Waterlines to West Side Service Area - \$690K (Grand Bargain – CRF fees)

Table – Wastewater Program – Funding Source by Fiscal Year**FY2020 WASTEWATER PROGRAM****Tables shown:****Wastewater Program – Funding Source by Fiscal Year****Wastewater Program – Capital Improvements Projects – FY2020 – FY2024**

- DSWWTP 185 Hp Pump Replacement - \$125K
- Sanitary Sewer Annual Rehab - \$1.95M
- Force Main Upgrade Bay Colony to Ervin & MUD 14-15 Lift Station Improvements - \$730K
- Annual Lift Station Improvements - \$984K

- ☐ Waterford Park 1 & 2 LS Construction: \$825,000
- ☐ South Shore #1 & #2 LS Improvements: \$122,500
- Annual Odor Control Improvements - \$70K
- ☐ Hewitt Rd LS Odor Control \$25K Design
- ☐ SWWRF Odor Control: \$45K Design
- New 48/54/60" SW Area Trunk to SWWRF - \$3M

TIMETABLE

August 8 & 12 Public Hearing on Budget

August 13 Public Hearing

August 27 First Reading of Budget Ordinance

September 10 Second Reading of Budget Ordinance

October 1 Implement FY2020 CIP

John Baumgartner, City Manager – One thing I want to talk about, the CIP obviously is a robust program. One of the things I've asked Angie and her team to do is focus initially on the bond program, particularly the transportation projects and drainage projects. Bob has been doing most of the Parks projects, so he's kind of dedicated to that, that's his forte. Then the water and wastewater projects will come after that. We'll first focus on the things the voters talked about, the drainage and the roadways.

3. PUBLIC COMMENTS

16. ADJOURNMENT

At 8:09 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: October 8, 2019