



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, July 23, 2019

5:00 PM

Council Chambers
200 West Walker Street

Council Work Session

The City Council of the City of League City, Texas, met in a work session in Council Chambers at 200 West Walker Street on the above date at 5:00 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 5:00 p.m. and called the roll. All members of Council were present. Nick Long arrived at 5:02.

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. UPDATE ON STATUS OF GHIRARDI HOUSE PROJECT

Angie Steelman, Director of Budget and Project Management, gave the presentation:

City Council approved FY 2019 CIP Budget

Approved \$175,000 budget for Ghirardi House Interior and Exterior work to be completed:

Interior: electrical wiring, HVAC, alarm system, sheetrock, repair/replace trim, paint, floors

Exterior: front porch, ADA ramps, siding, paint for porch and ADA ramps

Ghirardi House Renovations –

EFI Global inspected the house for lead-based paint and asbestos in January 2019.

Asbestos was found in some flooring areas of kitchen

Lead-based paint was found on the exterior of the house, as well as on several interior surfaces

Recommendations include:

- Removal of kitchen sheet flooring and plywood
- Removal of all siding and replace with new siding
- or
- Remove all paint with chemicals and preserve the original siding (current preferred method)

Norex Engineering inspected for windstorm requirements & other structural issues in April 2019

Recommendations include:

- Re-shim and/or adjust existing footers in areas affected by excessive foundation movement
- Install additional hold-downs in specific locations
- Remove back porch ceiling & replace damaged framing
- Install water resistant barrier between siding & framing
- Install purlin bracing on underside of spliced rafters
- Remove loose brick & other debris from attic
- Replace all water & insect damaged roof framing & attach new lumber to windstorm requirements
- Add 2x4 stud adjacent to spliced stud in gable
- Norex will provide a TDI product evaluation to enable future windstorm certification by Norex
- Maintain grade at proper slope to ensure positive drainage away from structure

Phase 1: Exterior Stabilization / Rehab includes:**Original 2019 CIP items:**

- Repaint house exterior
- Repair/replace all damaged or rotted siding

Items identified in 2019 inspections:

- Asbestos & lead-based paint inspection & assessment (completed)
- Windstorm insurance review, structural inspection & recommendations (completed)
- Lead-based paint and asbestos abatement
- Level house, including new cinder-block piers
- Repair/replace shingles & roof trusses
- Repair/replace exterior back porch
- Contingency for replacing rotten wood revealed by other work

\$175,000 approved for FY 2019 CIP

Phase 2: Interior Renovation & Remaining Exterior Priorities**Original 2019 CIP items:**

- New MEP Systems inside and outside, including Electrical, HVAC, Alarm System
- Repair/replace all damaged interior wood
- Sheetrock interior walls, tape and float, and paint
- Rebuild & Refinish floors
- Rebuild original front porch
- Install ADA ramps

Items identified in 2019 inspections:

- Contingency for replacing rotten wood revealed by other work

Additional funds needed – up to \$250,000

Phase 3: Remaining Improvements for conversion to Museum

- Special display lighting
- Historical displays
- Interior & Exterior Interpretive signage
- Parking and additional walkways
- Miscellaneous items related to Museum conversion
- Contingency

Additional Funds - \$325,000-\$510,000 (via fundraising & grants)

Chien Wei, Director of Parks and Cultural Services, said all I brought today was a timeline of how we got to where we are today with certain things and Council agenda items, if that's something that Council would like to hear. This house was accepted by City Council on April 9, 2002. The house was moved on November 22, 2002 from Louisiana (Ave.) to where it sits today. In December, 2005, the house exterior was painted with \$1,200 that

Mrs. Ghirardi donated. On June 12, 2007, City Council approved \$10,000. With that \$10,000 we secured the house to a concrete pad. We did some lattice work around the building. The wood shingle roof was replaced, and the back porch was added by staff. Back in 2015, City Council approved \$50,000 to go toward this house, but that was pending that we receive a match for that \$50,000. Staff at that time worked with Library staff and applied for 25 grants. Out of that 25 grants we received zero dollars. Last year City Council approved an additional \$175,000.

John Baumgartner asked how the Heritage Park is addressed in the Parks Master Plan.

Chien Wei - The Parks Master Plan doesn't express the development of Heritage Park but when the Ghirardi House was first moved to the site back in 2002, and when the property was first acquired from Mr. Hall there was a Master Plan for the property that talked about the Heritage Park that consists of future pieces of museum pieces, churches, the Ghirardi House Italian heritage, Japanese heritage. But since then we've mostly focused on the Butler Longhorn Museum. And after the Butler Longhorn Museum we obtained the Ghirardi House. And based on that timeline, there were several attempts where staff worked with City Council to try to get the funding to move forward on Ghirardi House and it was not successful.

John Baumgartner asked about the flood history of both sides of the park.

Chien Wei – During Hurricane Ike the education center, which is the additional building separate from the Butler Museum, was flooded. During Hurricane Harvey the education center again was flooded, along with the Butler Museum also. But during both hurricanes the Ghirardi House was never flooded. It's out on top of a hill, it's elevated.

John Baumgartner – I guess from a staff perspective, as we've gotten into it the price tag has grown. It's an item in the CIP for discussion next week, so there are needs both whether we move forward with the stabilization of the house as a first step and make other decisions later, or we continue to invest in the museum or both. Our marching orders today are move forward with the first phase, and we didn't want to start that process without at least consulting with Council because there's enough stuff behind it. And I think what Angie and Chien haven't talked about, there is another list for museum work too that will be in the CIP for discussion next week. We want to do this consciously, with our eyes open and as to hotel/motel tax make a wise use of the dollars. Thus far I think we've heard mixed reaction, but no consensus, and again, it's not necessarily time for a consensus, but we will be looking for some consensus in the coming weeks for us to move forward with anything,

3. PUBLIC COMMENTS

4. **ADJOURNMENT**

At 5:49 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: August 27, 2019