



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, October 8, 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

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 5:00 p.m. and called the roll. All members of Council were present with Andy Mann arriving at 5:03.

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. **PRESENTATION AND DISCUSSION REGARDING THE 2019 TEXAS LEGISLATIVE SESSION**

David Hoover, Executive Director of Development Services, gave a presentation regarding the 2019 Texas Legislative Session. The Texas Legislature wrapped up the 2019 legislative session on May 27, 2019. The Legislature passed a number of bills that affect municipality operations. This presentation will summarize some of the major bills that were passed during this session.

Senate Bill 2 – Tax Rate Cap

Capped property tax revenue increase at 3.5%. If the 3.5% cap is exceeded, voter approval required. This bill will provide minimal homeowner savings and hurt local government sustainability.

House Bill 347 – Annexation

Eliminated the distinctions between a Tier 1 and Tier 2 city. Annexation only allowed if: on request of each property owner and area with a population less than 200, by petition of voters or landowners. Requires landowner or voter approval of most annexations by cities in Texas. Essentially gutted cities abilities to annex. The City cannot adopt regulations that prohibit or limit, directly or indirectly, the use or installation of a building product or material on a building that is allowed in the national model code. The city cannot enforce any rules, charter provisions, ordinances, orders, building codes, or other regulations that specify building materials. Eliminated City's ability to enforce the masonry ordinance.

Exception: Windstorm requirements, outdoor lighting, Historic District, a building located with a Main Street city program area, a recorded Texas Historic Landmark, additional exceptions provided.

What was not affected by this bill? Anything that is not a building: signs, lighting regulations, landscape standards, screening walls, building articulation, architectural feature requirements.

What options do we have? Deed restrictions/covenants, development agreements, economic development incentives, special taxing districts (MUDs, PIDs, etc), empowerment zones.

House Bill 3167 – Shot Clock Bill

Applies to any “Plan” or “Plat”: preliminary, final, replat, amending plat, minor plat; and subdivision master plans. Plat must be approved, approved with conditions, or disapproved within the 30-day time period after the plat is filed. Previously, the applicant could waive the 30-day shot-clock, but this bill allows for only one extension not more than 30 additional days. Gives unlimited amount of time to resubmit if denied by the city.

Effects of this bill: will require much stricter enforcement of complete applications, will slow the review time period for applications because many will not be accepted for review without prerequisites being met. Allows for stagnant projects to sit in dormancy for an undefined amount of time.

What can be done? Update and develop robust checklists and applications, require a surveyor or engineer to stamp the completion checklists for each application, deny any incomplete applications and do not accept concurrent review of projects, potential for mandatory pre-application meetings.

House Bill 2840 – Public Speaking on Agenda Items

Citizens may speak on any item posted on a public meeting agenda.

House Bill 852 – Building Permit Fees

Cannot base building permit fees on the value of the improvements.

3. PUBLIC COMMENTS**4. ADJOURNMENT**

At 5:40 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: November 5, 2019