



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Tuesday, December 17, 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**

**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. 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.     INVOCATION, PLEDGE OF ALLEGIANCE TO THE U.S. FLAG AND PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG**

The invocation was given by Pastor Denzil Dodds of Bay Harbour United Methodist Church. Mayor Hallisey led in the pledges of allegiance to the flags.

**3.     APPROVAL OF MINUTES**

3A.     [19-0667](#)             October 22, 2019 Regular Meeting

3B.     [19-0669](#)             November 5, 2019 Regular Meeting

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

Mayor Hallisey provided clarification regarding a previous charter proposition in 2010 clarifying the Mayor's position in board appointments.

**4.     PROCLAMATIONS, PRESENTATIONS, AWARDS, AND COMMUNITY SPOTLIGHT**

4A.     [19-0668](#)             Report from Clear Creek Watershed Steering Committee (Mayor Hallisey)

The report was given by Peggy Zahler.

**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
George Turski	719 Marbrook Saddle	Habitat
Marika Fuller	2920 Marlin Ct	LJA/Bayridge & Rezoning
Chuck DiFalco	2118 Eastland Ct	Rezoning on Agenda
Jerry Keeth	1905 Amado Lane	Traffic - Sedona
Bryam Lass	2305 Hampton	Rezoning
Buck Freeman	213 Waco Ave	Traffic
Rebecca Hearn	3964 Hannahs Way	Rezoning
Peggy Zahler	1802 Rampart	Boards

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

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 – Over the weekend, the Mayor was kind enough to allow me to fill in for him as a veteran at the Wreaths Across America, Mr. Tressler as well out there. I was shocked how many people came out on a Saturday morning. There were probably 150 to 200 people out at Fairlawn Cemetery for an uplifting, but solemn event honoring veterans that have fallen and the families that will have an empty chair at Christmas time. I come from a military family, I have a son that's deployed overseas. So, it meant a lot to me so I really appreciate the Mayor letting me do that. I want to wish everybody a Merry Christmas and Happy New Year. People celebrate Christmas, it's whatever holiday you do celebrate. It's been a great year, I'm in my last year on the Council, so all these things that I'm getting to do one final time really mean a lot to me. Finally, wrapping up, going on at the Library the next couple of weeks. Don't miss Julian Franklin as he presents a hilariously engaging educational program where children will explore ways to exercise their brain using some math concepts. The program takes place on Wednesday, January 8, from 10:15 to 10:45 a.m. and 11:00 to 11:30 a.m. This program is for children from 0 to 5 years. Teens get set to enjoy a S'mores Camp Out and watch The Ring movie while creating tasty treats at our S'mores Station. The fun takes place on Friday, Jan. 3 from 3:00 to 5:00 p.m. in the Library Theater. This program is for teens ages 12 to 18 years. The Local Authors Hour on Thursday, January 9, will be led by KRTK news anchor Tom Abrahams. This event will take place from 10:15 to 11:30 a.m. in the Library Theater and is for adults.

Chad Tressler – I’ve been struggling all night about what to say during my time. I have every intention of ignoring the sensation in those headlines in the newspaper. After sitting through 20 minutes of a factually incorrect rant, I must address the inaccuracies that were spoken. First and foremost, we’ll start with the reading of the minutes from the Charter Review Committee, which clearly stated “City boards and commissions”. The word “city” is not an accident, it’s not a useless word and it has meaning. The GCAD Board of Directors is not a City board and commission, so the entire discussion of what the intent of the Charter Review Committee was after is irrelevant to the discussion from two weeks ago. The wording of the Charter currently states “boards, commissions and agencies of the City” adding the word “agencies” does not negate the use of the words “of the City”. Because of this and because the Mayor said that when he declared war, he was referring requesting an Attorney General’s opinion. I’ll say this, I fully invite the Attorney General to weigh in on this. The language is pretty simple. The language is clear and I would like for this to be done so that we don’t have any more 20-minute rants about nothing. When we talk about the history of events, prior to two weeks ago, the Mayor stated that it was two months after we had already nominated Donald Gartman, that I asked to be added as a nominee. That is not the case and anybody can go watch video of the meeting from September when we had discussion on the dais on video asking to add me that same night that Donald Gartman was added. I spoke with the Mayor prior to the meeting and asked why nobody from League City has ever been on the GCAD Board of Directors that I can recall and was told nobody stepped up. I said, “I’ll step up”. It was not two months later. Finally, the Mayor has talked about precedent. He refers to a September meeting during which nominees to the GCAD Board of Directors was made by the Mayor. That is true. Two weeks ago, we were not making nominations. We were allocating our votes on a ballot. If you check the videos or the minutes from 2011, 2013, 2015 and 2017, the motion to allocate the votes on the ballot all came from a member of the council. It did not come from the Mayor. Those are factual things that can be verified. We can argue and let the AG weigh in on whether the nominations for GCAD Board of Directors was a City board or committee or not, but we can’t argue the fact that last time we were not making nominees, we were allocating votes on a ballot. That having been addressed, I apologize that this came up again and took so much time tonight. I had intended just to simply wish everyone a Merry Christmas, and I still do that. So, Merry Christmas. Thanks for taking your time to come here.

Andy Mann – I almost never say anything at this portion of the meeting, but I was just thinking out loud, is it too late, and I mean this completely sincerely, is it too late to get a charter change on the ballot for November? Is that crazy? To address this, because this isn’t the first time this has come up. Would it be possible? Do you want me to repeat the question, Mr. Doan? To change the charter in November?

(Mr. Doan responded, no, it’s not too late for that.)

**Mr. Mann –** This is the direction I'd like to go with this, because this is not the first time this has come up and we need to hash it out and then we need to send it to the voters. Probably a couple of other things we could put on there too. Having said that, Merry Christmas.

**Hank Dugie –** Thank you everyone for being here tonight, participating in your local government. We perform our jobs much better when you are here, watching and participating, as I'm sure you can imagine. That being said, I'll just briefly weigh into the discussion that's rolling over to tonight. First, I love that the Mayor is committed to defending the charter. I would say probably everyone up here on the dais shares that same commitment. So, I have no ill will toward the Mayor for defending the charter, his view of it, his interpretation. I just have a different interpretation. As someone who came on the Council the same time as the Mayor, I have a list of board appointments tonight that have been proposed by the Mayor. When I first came on the Council, these board appointments were not made by the Mayor, they were made by individual Council Members. The Charter Review Committee of 2018 cleared that up and we've been practicing what I think is to correct interpretation of the charter since then, which is every board and commission of the City of League City is appointed by the Mayor and confirmed by Council. When the Mayor was speaking earlier, he read off the language that stated from the charter all boards, commissions and agencies of the City to be appointed by the Mayor. Then he said in regard to the item of contention, nominations to the Central Appraisal District Board of Directors of Galveston County. And I think that's the central disagreement, who maintains ownership, control of the boards and commissions. If it is a City one, I think the Mayor will appoint them and I think he has been doing a good job of it. When it comes to outside boards and agencies, I think the charter is pretty clear and it was cleared up in 2018. I think it would be a waste to rehash it again. That's a conversation for another day. That being said, Happy Holidays. I wish you all the best, I hope you get to spend some time with your family and loved ones. I hope you get to relax and reflect on all the good that there is in life, all the good there is in League City, and as we head into the new year, I hope you each come up with your personal goal list and you attack it ferociously and you're successful with that in 2020. I think it's going to be a great year for all of us.

**Larry Millican –** Welcome everybody, thank you for coming, thanks for tuning in on Channel 16. I want to say, I guess that all I really wanted to say was Merry Christmas and Happy New Year and thanks for being part of your city. But, with the discussion on the dais tonight, I think that I'm most upset and most displeased with the fact that we didn't follow the agenda and we didn't go through and if we wanted to speak about what happened last week, or the last Council Meeting, that we could have had an agenda item and everybody could have been prepped for it and discuss what they wanted to say. But, I'm just sorry that it all happened. I wish that we could just turn the page and go down the road and just do great things for the city. With that, Happy Holidays, everyone.

**Greg Gripon – Speaking of great things, Saturday I attended the Wreaths Across American. It was very honoring and you did a great job, sir. Saturday evening I attended as a judge for the 58th Annual Christmas Boat Lane Parade, which is in Kemah, but it travels through our lake and up our waterways. I was a judge, I was informed that I needed to pick a League City boat as the Mayor’s winning boat, so I did. Mr. Gary Wilson, the name of his boat is KG’s Toy and he’s got the Mayor’s trophy that we gave out Sunday at the brunch. At the brunch, we received a very nice plaque, which I’m going to give the Mayor. It’s for our sponsorship of the Boat Lane Parade. Also, I just want to say Merry Christmas. Spend time with your family. Make memories.**

**Mayor Hallisey - Everybody’s got a point of view of the charter, it’s okay. I would say I was on three charter committees over the last 20 years and I’ve been defending it for 40 years, plus. So be that as it may, everybody’s got a difference of opinion and that’s just the way it goes. A couple of things, Saturday my youngest daughter graduated from college, I can’t tell you what a relief that was for Janice and I, to sit up at the University of Houston and the pride that we had watching her go across that stage. She now tells us she’s taken a job in New York City, we’re not quite sure how to feel about that. I was thinking about the pay raise I was going to get on my fixed income, but the truth she’s going to get up there and they’re not going to pay her enough money, so I’m not going to get a raise, I’ll be paying more. But, congratulations, Ashley, we’re proud of you. I want to give a lot of credit to our Communications Department for Holiday in the Park. They did an exceptionally good job on the City float. I didn’t know Mr. Mann had that kind of rhythm, dancing on the float, but he and his lady friend were cutting a rug. Mr. Tressler was sitting on the front, I think, I didn’t see him until somebody said he was there. Mayor Pro Tem Kinsey was back there. He looked like he was shuffling, but I didn’t see a whole lot of rhythm there. His wife looked great. But he was doing the best he could, so no problem. Somebody asked a question about the drilling rigs. Go back and check House Bill 40, took a lot of our authority away locally to do a lot of that. Frankly, most of that was given out by the Railroad Commission, it is what it is. They got a permit, they’re trying to get out of there, and I’m telling you, my attitude is they can’t get out of there fast enough. And I’m sure that’s their attitude at this point. Somebody sent me a note today that said, about the rezoning issue, that rezoning was being done for a friend of mine. I’m proud to say Sam Boyd is a friend of mine, he’s been around League City developing for about 25-30 years. All of you that live out on Highway 96, enjoy the greatness of the Kroger and HEB, and the development that took place out there, that was Sam Boyd. He is truly, I don’t care what you think about the zoning, he is one of the truly nice guys that cared about this city when it came to develop. When this started, all he said to me is all I want to do is get out of town. He’s not developing it, the guy that wants to buy the property asked him to work on the rezoning. If it passes, great. If it doesn’t, then he’ll probably still sell it. It’s been sitting there for 15 years, and whoever came up here and said it’s time to do something about commercial development, there are a lot of us up here that have been busting our tail to get commercial development and for whatever reason they’re not**

coming. They are not coming. Scott has gone up to the Port of Houston. I'm always amazed in his report every year, the number of businesses he brings to town, but they're not job-pay. Most of them are service businesses that follow rooftops. I'm reminded of something that one of our illustrious school board members said 30 years ago, I just have to get over the fact that commercial development, other than what rooftops, is just not going to come. Rooftops, we wanted the southwest side of town to be commercial development at the Grand Parkway. The first people to come see us were home developers. They had options on the land. We couldn't tell them they couldn't buy the land. I've walked around this city for a long time saying, Texas is a property-rights state. They follow your rules, you cannot tell them no. It's that simple. If you don't want to go to court. My concern about, and I realize everybody thinks that their property values are going down, but you know I was told the other day on both sides of Whispering Lakes are developments that are RS-5 and RS-7. So, they're already there, and people come. You may not like it, I'm not particularly a big fan of RS-5s, but you know what, I didn't pay \$3 or 4 million for a piece of land either. And I don't think anybody up here paid any money for that land out there. And he's coming to ask a reasonable question, and I think we ought to at least listen to what he has. Greg Gripon took it upon himself to go out and try to beat that developer to death, for retention along Gum Bayou, for additional easements so the Gum Bayou will drain. We are spending an enormous amount of time with Dave Johnson and Hank Dugie to try to resolve the Dickinson Watershed problems. You heard at the opening of the meeting, not only are we trying to resolve the Clear Creek Watershed so that it'll drain to the bay, but John has done a first-class job of getting every city across this north end to kick in money so that we can match the Corps of Engineers to finally get something done. We're a lot longer down the road than we ever have been in our life. It's all about getting water out of League City. 60 inches of rain during Hurricane Harvey was phenomenal. We have never seen that before. I was here in '79 when it was 42 inches and that was devastating. But 60 inches just darn near killed us. And darn near killed me. I don't want to see that kind of rain again, but unless you've got a pipeline to God saying don't do it, if it happened once it will happen again and we're going to have to be prepared for it and that's what the \$150 million for the bond issue was about, to try to improve the internal drainage system to get it to the tributaries. That's what John, Larry Millican, and Dave Johnson, and Peggy and Mr. Dugie are all doing on the Dickinson and Clear Creek Watershed. Not another city has made that kind of commitment, to try to do something about drainage. So, when you find fault, and that's okay, I know it never happens fast enough, frustrating to me. Poor John's got to listen to me rant and rave all the time. And the highways are not here, but they're coming. We just spent a year running back and forth to the Highway Commission to try to finish the Grand Parkway. We're hoping that helps us with commercial development, we're hoping that helps us get out of this town if in fact there's another catastrophic event. I don't know what you want us to do, all we can do is try. Because if we talked about raising your taxes a nickel or ten cents, that would be the end of everybody. We'd be right back where we were 20-30 years ago. So, we're trying to get that done, it's not always easy. I think one of the things that

concerns me about development is this bunch up here likes to spend on everything. Two weeks ago, it was a million and a half dollars for new trucks. Where do you think that money comes from? Comes from your taxes. Whose paying for all this drainage work? Part of it is the bond issue, but who pays off the bonds? You, the taxpayer, do. What happens to us when we quit growing? Are you going to giggle and laugh? When we quit growing, the per capita cost is going to go sky-high. Instead of tax reductions, I was here 25 years ago as Mayor. I gave the first substantial tax reduction as a Mayor. And this city went from 79 cents per hundred to 54 cents, which it is today. This has been a conservative town that's been doing what they're taught, everybody wanted. But every time we get two steps forward, you want to take three steps back and that's not healthy. The day is coming, if we in effect do a moratorium, which is to limit growth and development, you can absolutely count on the fact that the per capita cost to live in this town will start to rise and there won't be any way to stop it. I wish it was all commercial, that'd make me happy, I've been screaming about it for the four years I've been here. I don't see any commercial developers coming here other than grocery stores, nail salons. Scott Livingston, who does Economic Development, is a little Energizer bunny. He never stops working, trying to find commercial development. It's not here, the efforts are falling flat. If you want to replace everybody up here and find somebody else, you come do it. I'd be willing to turn over this seat to somebody who thinks they can do a better job. I go everywhere people want me to go in this town. I paid more of a price than any of you will pay to love this town. I still am not giving up on it whether you like it or not. It is just the way it is. Any of these guys that want to step up into my role, have at it. I'm ready for you. I've got a story about everybody. That's all I've got. Thank you.

#### **8. REPORTS FROM STAFF MEMBERS**

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

John Baumgartner – I'll try to be brief, I've got four pages. I'd like to take a moment to recognize some of our employees. Recently we had our annual employee holiday luncheon and awards ceremony. During that event I was able to honor several staff members and their departments for their efforts over the past year.



The League City Park and Operations Department received the League City Service Award for their embodiment of City's organizational values, which include, Sustainability, Excellence, Respect, Value-driven, Integrity, Customer-focused, and Engagement. The League City's Communication Department was awarded the Impact Award for Innovation. The team has displayed over the past year their ability to think outside of the box. EMS Supervisor Greg Kunkel received our Leadership Award for exemplifying City service values for successfully contributing a positive engagement in the organization. Lastly, the Public Works Director, Jody Hooks, received the Making a Difference Award for his leadership and desire to continue to develop employees within the organization, as well as for his high commitment to customer service. Congratulations to all. I appreciate the Council's support of the employees and this effort to recognize them. We've mentioned the City's parade float, that effort was led by Communications Department, but it was a team effort. They won First Place for the public or government entry and Second Place overall on Grand Parade Night. It was an excellent float with Frosty and his Dancing Snowmen following behind. The winter edition of City Matters is just coming out. It should be in your mailboxes shortly. This publication is produced by our Communications Department and is full of important news and information about upcoming City events in the new year. In addition to being mailed out to all residents and local businesses, you can pick up a copy at City Hall. This latest edition was published by Galveston Daily News. Next, I'd like to talk about holiday closures. We all know Christmas is coming, City offices will be closed on Christmas Eve, December 24, and Wednesday, December 25, as well as Wednesday, January 1. As you know, this is our last meeting until January 14. This includes City Hall, the City Annex, Municipal Courts building, the Civic Center, Helen Hall Library, and Hometown Heroes. In addition, Hometown Heroes and the Helen Hall Library will close at 6:00 p.m. on Tuesday, December 31, New Year's Eve. All City parks will be open over the holidays except for on Christmas and New Year's Day. There will be no trash or recycling pickup on Christmas Day or New Year's Day. Curbside pickup of Christmas trees will take place on heavy trash days beginning on December 30. A couple of follow-up comments related to the Citizens' Comments, we certainly recognize traffic if probably the most important issue for the community. We have a Citizens' Survey that is just wrapping up. I've seen some of the early results. We take pride in the services we provide the community. One of the areas where we fall below both the State average and the National average is traffic. It's apparent, obviously I-45 is the heart of all traffic in League City today. It will be for a long time in the future. We know that we have a couple more years of I-45 construction so certainly it challenges us as Mr. Keeth suggested today and certainly, we're not unaware of that and we work closely with TxDOT in perspective of how do we move traffic better on the alternate routes. We're seeing every day certainly, on Highway 3, as well as the frontage roads. David Tickell and his team manage the signalization and try to optimize those and provide different timing plans for the continuing changes in routes and stuff. As it relates to Butler-Turner, a misconception is that we're not going to close Turner. With the construction, we're going to close Turner eastbound and maintain the westbound, so that allows the going-home traffic heading southbound to

go up to SH 646 and continue to head into the Sedona area. It doesn't solve much of the issue for morning traffic because again, we have to put in a waterline and some other stuff. We have asked our contractor, who has been awarded the contract, been issued a verbal notice to proceed, who has started removing vegetation, but not having the road closed, probably that won't happen until early next year, what would it take for us to delay that project until Ervin is complete. Ervin is scheduled to be completed in the late August, early September timeframe, weather permitting. He was able to provide us a price instantaneously, part of his challenge is if he's already got subcontractors and materials lined up and doesn't want to commit to something that he doesn't know what the pricing will be like in nine months. We talked to the Ervin contractor and said how long would it take to get two lanes of Ervin open to facilitate an eastbound movement. He thought he could do it four months and it would cost \$150,000. We have not made any decisions yet. We've heard from a number of residents, probably in the neighborhood of about 20, from the Sedona neighborhood. We're doing a traffic count and I would anticipate the traffic westbound, which is going-home traffic, to be significantly higher than the eastbound traffic. We will know those answers tomorrow morning. I think that count is complete. The last two weeks when TxDOT necked down the interchange of SH96 to two lanes in each direction, took out the turn lanes, narrowed the frontage road to one through lane, we've seen a tremendous impact. We see it on Walker Street, we see it on SH3, we certainly see it on League City Parkway, so we will look at that, look at some of those costs. Obviously, we don't have a meeting between now and January 14, but we'll try to make a decision, provide information to the Council as to what the financial impacts are for that. Again, for Mr. Keeth, we certainly heard that. We'll continue to explore what the options are and for the morning traffic eastbound along Turner too. It's a street that wasn't designed for that type of traffic, it's narrow, it's probably sixteen foot wide. But we also recognize that it is certainly a back door for the congestion at SH96. Thank you for your comments. We'll continue to look at that. Merry Christmas, everyone.

## 9. CONSENT AGENDA

### Approval of the Consent Agenda

A motion was made by Mr. Kinsey, seconded by Mr. Mann, to approve Consent Agenda Items 9A through 9G. The motion passed by the following vote:

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

**Absent:** 1 - Mr. Long

#### 9A. 19-0639

Consider and take action on a resolution authorizing a construction contract with Nash Construction for the Hometown Heroes Park Restrooms Project (PK1905), in an amount not to exceed \$469,000, and authorizing an additional \$46,900 for a construction work change directive budget for a total construction budget of \$515,900 (Director of Budget & Project Management)

Approved on the Consent Agenda - Resolution No. 2019-213

- 9B. [19-0670](#) Consider and take action on a resolution authorizing an amendment to the agreement with Surveying and Mapping, LLC for the 16-Inch Waterline from South Shore Harbor Booster Pump Station to FM2094 project (WT1909), in the amount of \$24,000 (Director of Budget & Project Management)
- Approved on the Consent Agenda - Resolution No. 2019-214**
- 9C. [19-0679](#) Consider and take action on a resolution authorizing a professional services agreement with LJA Engineering, Inc. (LJA) for design work related to the Bay Ridge Flood Reduction Project, Phase Ia (DR2004) in an amount not to exceed \$240,000 (Director of Engineering)
- Approved on the Consent Agenda - Resolution No. 2019-215**
- 9D. [19-0675](#) Consider and take action on a resolution approving the utility conveyance and security agreements with Galveston County Municipal Utility District No. 45 for water, sanitary sewer, paving and drainage facilities associated with the Coastal Point Subdivision, Sections 1 & 2, and Madrid Lane Extension (Director of Engineering)
- Approved on the Consent Agenda - Resolution No. 2019-216**
- 9E. [19-0665](#) Consider and take action on a resolution authorizing an agreement with Hillhouse Power Solution, Inc. to provide and install power factor correction equipment in an amount not to exceed \$79,900 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2019-217**
- 9F. [19-0673](#) Consider and take action on a resolution authorizing a one-year renewal service agreement with Sirsi Corporation, doing business as SirsiDynix, to continue maintenance and support operations of the Helen Hall Library's integrated library system (ILS) and the operating system server through November 30, 2020, in an amount not to exceed \$61,464.67 (Director of Parks and Cultural Services)
- Approved on the Consent Agenda - Resolution No. 2019-218**
- 9G. [19-0678](#) Consider and take action on a resolution authorizing an expenditure of \$169,355.25 to NetSync Network Solutions for replacement of storage hardware (Director of Information Technology)
- Approved on the Consent Agenda - Resolution No. 2019-219**

### **END OF CONSENT AGENDA**

## **10. OLD BUSINESS**

- 10A. [19-0653](#) Consider and take action on an ordinance amending Ordinance No. 2005-24 and Ordinance No. 2013-30 to rezone approximately 33.85 acres (MAP-19-0013 FM 646 Tract) from "CG" (General Commercial) to "RSF-5" (Residential Single Family with a minimum lot size of 5,000 square feet), legally described as Abstract 36 of the WG Banks Survey, Tracts 13 and 13-2, generally located along the south side of Farm to Market Road 646 and east of Caroline Street, in League City, Texas (Executive Director of Development Services)
- Planning and Zoning Commission recommended approval, 7-0-0, with 1 absent on November 4, 2019.
- City Council postponed, 4-3-0 with 1 absent on November 19, 2019.

**A motion was made by Mr. Dugie, seconded by Mr. Kinsey, to approve.**

**The motion was amended by Mr. Dugie, seconded by Mr. Kinsey, to include conditions of 50 ft. easement along Gum Bayou and that the landowner/developer provides a traffic light. The motion to accept the amendment passed by the following vote:**

**For:** 5 - Mayor Hallisey, Mr. Dugie, Mr. Kinsey, Mr. Gripon and Mr. Tressler

**Opposed:** 2 - Mr. Mann and Mr. Millican

**Absent:** 1 - Mr. Long

**The motion by Mr. Dugie, seconded by Mr. Kinsey, to approve as amended failed by the following vote:**

**For:** 2 - Mayor Hallisey and Mr. Kinsey

**Opposed:** 5 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Gripon and Mr. Tressler

**Absent:** 1 - Mr. Long

**10B. [19-0681](#)**

Consider and take action on a request by Lynn Watkins for two variances to Chapter 42, Article IV, of the Code of Ordinances of the City of League City, entitled, "Drilling Production, Plugging and Abandonment", for a Production Permit for the Tidwell drill site, generally located south of the Magnolia Creek Planned Unit Development, southwest of the Brittany Lakes Subdivision, east of Bay Area Boulevard and west of Landing Boulevard (Councilmembers Mann and Gripon)

**A motion was made by Mr. Mann, seconded by Mr. Dugie, to approve.**

**A motion was made by Mr. Millican, seconded by Mr. Tressler, to suspend the rules and address this item after Executive Session. The motion passed by the following vote:**

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

**Absent:** 1 - Mr. Long

**11. NEW BUSINESS**

**11A. [19-0663](#)**

Consider and take action on a resolution authorizing a professional services agreement with WSP USA, Inc. for the final engineering of the North Extension of Landing Blvd Project (ST1914) in the amount of \$2,317,350.77 (Director of Budget & Project Management)

**A motion was made by Mr. Tressler, seconded by Mr. Kinsey, to approve Resolution No. 2019-220 authorizing a professional services agreement with WSP USA, Inc. for the final engineering of the North Extension of Landing Blvd Project (ST1914) in the amount of \$2,317,350.77. The motion passed by the following vote:**

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

**Absent:** 1 - Mr. Long

**11B. [19-0680](#)**

Consider and take action on a resolution authorizing an Advance Funding Agreement with the Texas Department of Transportation for the construction of the North Extension of Landing Blvd Project (ST1914) in the amount of \$18,131,190 (Director of Budget & Project Management)

**A motion was made by Mr. Tressler, seconded by Mr. Kinsey, to approve Resolution No. 2019-221 authorizing an Advance Funding Agreement with the Texas Department of Transportation for the construction of the North Extension of Landing Blvd Project (ST1914) in the amount of \$18,131,190. The motion passed by the following vote:**

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

**Absent:** 1 - Mr. Long

**11C. [19-0664](#)**

Consider and take action on a resolution authorizing a three-year agreement with Brooks Concrete, Inc. for streets, sidewalks and concrete pavement repair from January 1, 2020 through September 30, 2022 for an amount not to exceed \$8,100,000 (Director of Public Works)

**A motion was made by Mr. Tressler, seconded by Mr. Mann, to approve Resolution No. 2019-222 authorizing a three-year agreement with Brooks Concrete, Inc. for streets, sidewalks and concrete pavement repair from January 1, 2020 through September 30, 2022 for an amount not to exceed \$8,100,000. The motion passed by the following vote:**

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

**Absent:** 1 - Mr. Long

**11D. [19-0682](#)**

Consider and take action on appointments to boards and commissions (Mayor Hallisey)

**ANIMAL SHELTER ADVISORY COMMITTEE**

- |                           |                        |
|---------------------------|------------------------|
| 1. State Licensed Vet     | Dr. Elizabeth Robinson |
| 3. Shelter Representative | Kim Schoolcraft        |
| 5. At-Large Member        | Stacey Warner          |

**CIVIL SERVICE COMMISSION**

3. Lori Patsch

**THE HISTORIC COMMISSION**

2. (Resident of District) – J’Neen Henderson  
6. (Resident at Large) – Susan Smyer

**LEAGUE CITY CLEAN AND GREEN COMMITTEE**

1. Eric Bigelow
2. Allyssa Mikulenska
3. Tracey Brooks
4. Erica Henry
5. Jason Legge
6. Elizabeth Sears
7. Penny Brockway
8. Tamara Williams

**LEAGUE CITY CONVENTION & VISITORS BUREAU ADVISORY BOARD**

- |                               |              |
|-------------------------------|--------------|
| 2. Hotel/Motel Representative | Tejal Patel  |
| 6. Business Representative    | Jimmy Molina |

**8. Arts/Historic Preservation     Jacob Pratt****LEAGUE CITY TRANSPORTATION AND INFRASTRUCTURE COMMITTEE**

- 5. Peggy Zahler**
- 6. David Johnson**
- 7. Council Member, Larry Millican**

**LIBRARY BOARD**

- 2. Mark Lardas**
- 3. Lilian Murphy**
- 4. Jeanne Avandsalehi**

**PARKS BOARD**

- 2. Angela Mertens**
- 4. Gareth L. Nenninger**
- 6. Fred Growcock**

**PUBLIC IMPROVEMENT DISTRICT NUMBER ONE**

- 4. City Appointee – Lynn Watkins**
- 5. City Appointee – Todd Kinsey**
- 6. City Appointee – Kathleen LePar**

**TAX INCREMENT REINVESTMENT ZONE NUMBER TWO - VICTORY RANCH**

- 1. City   Norma Ramos**
- 3. City   Russell Tidwell**
- 5. City   Greg Gripon**
- 7. School - Dee Scott**

**TAX INCREMENT REINVESTMENT ZONE NUMBER THREE - CENTERPOINTE**

- 1. City   Melineh Richard**
- 2. City   William Kent**
- 3. City   Tim Kropp**

**TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR – WEST OAK**

- 5. City – Landowner or Agent   Scott Short**
- 7. City – Landowner or Agent   Maria G. Morales**
- 9. City – Landowner or Agent   Travis Campbell, Jr.**

**A motion was made by Mr. Kinsey, seconded by Mr. Mann, to approve appointments to boards and committees. The motion passed by the following vote:**

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

**Absent:**   1 -     Mr. Long

**12.     FIRST READING OF ORDINANCES**

- 12A.     [19-0674](#)**     Consider and take action on an ordinance amending the Code of Ordinances of the City of League City by amending Chapter 38, entitled “Emergency Services,” regarding Article III, Division 3 entitled “Privately-Owned Ambulances” to reflect current technology applications and operations standards for privately-owned ambulances operating within the City of League City (Fire Chief)

A motion was made by Mr. Kinsey, seconded by Mr. Tressler to approve Ordinance No. 2019-33 amending the Code of Ordinances of the City of League City by amending Chapter 38, entitled "Emergency Services," regarding Article III, Division 3 entitled "Privately Owned Ambulances" to reflect current technology applications and operations standards for privately owned ambulances operating within the City of League City. The motion passed by the following vote:

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

**Absent:** 1 - Mr. Long

**12B. [19-0672](#)**

Consider and take action on an ordinance granting consent to the reduction of the City's extraterritorial jurisdiction by releasing therefrom certain territory to the City of Dickinson; providing for severability; and containing other provisions relating to the subject (City Attorney)

A motion was made by Mr. Tressler, seconded by Mr. Dugie, to approve Ordinance No. 2019-34 granting consent to the reduction of the City's extraterritorial jurisdiction by releasing therefrom certain territory to the City of Dickinson; providing for severability; and containing other provisions relating to the subject. The motion passed by the following vote:

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

**Absent:** 1 - Mr. Long

A motion was made by Mr. Dugie, seconded by Mr. Tressler, to approve First and Final Reading of Ordinance No. 2019-34. The motion passed by the following vote:

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

**Absent:** 1 - Mr. Long

**13. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED**

**14. EXECUTIVE(CLOSED) SESSION(S)**

**At 8:02 p.m. Mayor Hallisey announced the City Council will now go into executive session to discuss the following items:**

**14A. [19-0676](#)**

Texas Open Meeting Act, Section 551.072 Government Code - Deliberations about real property

Discuss potential purchase or sale of real property interests (Director of Parks & Cultural Services)

**City Attorney Doan asked that the Mayor also announce that the Council is convening in closed session under Section 551.071 Consultation with Attorney for Item 10B.**

**At 8:40 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. [19-0677](#)** Consider and take action on discussion concerning potential purchase or sale of real property interests (Director of Parks & Cultural Services)
- A motion was made by Mr. Kinsey, seconded by Mr. Gripon, to authorize staff to proceed with negotiations and approve an Offer to Sell and Purchase for a 0.0331-acre parcel of land from Clear Creek Independent School District, as discussed in Executive Session. This acquisition supports the Walker St. Corridor Project, CIP # ST1803. The motion passed by the following vote:**

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

**Absent:** 1 - Mr. Long

- 10B. [19-0681](#)** Consider and take action on a request by Lynn Watkins for two variances to Chapter 42, Article IV, of the Code of Ordinances of the City of League City, entitled, "Drilling Production, Plugging and Abandonment", for a Production Permit for the Tidwell drill site, generally located south of the Magnolia Creek Planned Unit Development, southwest of the Brittany Lakes Subdivision, east of Bay Area Boulevard and west of Landing Boulevard (Councilmembers Mann and Gripon)

**A motion was made by Mr. Tressler, seconded by Mr. Mann, to postpone to the next meeting. The motion passed by the following vote:**

**For:** 6 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon and Mr. Tressler

**Opposed:** 1 - Mayor Hallisey

**Absent:** 1 - Mr. Long

**16. ADJOURNMENT**

**At 8:44 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: January 28, 2020**