



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, February 11, 2020

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. Mayor Pro Tem Kinsey attended via videoconference call.

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

The invocation was given by Rev. Kyra Baehr of Unity Bay Area Houston. Mayor Hallisey led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

- 3A. [20-0046](#) November 5, 2019 Council Work Session
- 3B. [20-0051](#) November 19, 2019 Council Work Session
- 3C. [20-0055](#) December 17, 2019 Council Work Session

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

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

- 4A. [20-0061](#) 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
Justin Gripon	2060 Pecan Orchard	League City Music Festival
Jhanvi Jariwala		Election 2020, CCISD Board

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 – just want to thank my colleagues and staff for helping work with me as my family as I try to figure out what is causing my heart issues. Every time I stand up my blood pressure shoots up through the roof and I feel like I’m going to pass out. We’ve got one more test they want to do, but it looks like I may be going in for some valve replacement. We’ll know soon. Again, thank you all for accommodating us.

Hank Dugie – Thank you everyone, for being here tonight and for tuning in from home. Over the weekend we had a Council Strategic Planning Retreat. It was a wonderful retreat and beautiful location, far, far away, over in the Blue Building on Park Avenue. We, as we have the last few years I think, had a very valuable time together, kind of discussing what we want to do in the future. We do have some lessons learned. I think overall the theme of the event was to focus and hunker-down and to complete projects. That’s kind of our theme going into this new year, focus on taking care of transportation and drainage projects that we already have planned out, execute them and deliver the services that citizens want.

Larry Millican – Welcome everybody, for coming and tuning in. I was with the Mayor over the weekend. We spent time in San Antonio yesterday and today, at the Transportation Forum put on by TxDOT. It was very informative, it was good. I enjoyed it as much as the last time. One, took a lot of things away, but one thing that I brought back, everybody at the dais got two articles. One was a wristband that says #End the Streak and we also had a little holder for cards on the back of your cell phone. Those were on the table this morning and I picked up one for everybody. What “End the Streak” is, is November 7, 2000, that was the last day 19 years ago that in the state of Texas that there were no deaths on Texas roadways, but every day since then on Texas roadways we’ve had deaths, averaging 10 a day. 3,800 people a year.

Out of those deaths, the take-away from one of the sessions was the fact that 90 per cent of those deaths every day were because of operator error in some form or fashion. They were all crashes that could have been prevented. The number one cause was distracted driving, on the cell phones, texting, but distraction one form or the other, include distraction eating, but distraction driving was the biggest. Along with that in deaths is going to be seat belts and speed and certainly, under the influence. But when you start thinking about 10 people a day, Texans, dying, and you think about 19 years since we've had a deathless day in the state of Texas on Texas roads, it's kind of sobering, it makes you stop and think. I thought it'd be a good idea to bring them back for everybody and in future meetings I'll be bringing back some more stuff. We have a Transportation Commissioner, Laura Ryan, she's a Houstonian. She comes to H-GAC meetings a tremendous amount and she is our voice up there on the Commission and she is the one who is pushing this program. She's the one who's very passionate about it and I think it would be good for all of us to get behind the program and start working towards the next day with no deaths.

Greg Gripon – Good evening, everyone. I just want to add one thing to Hank's talk about the retreat this weekend. I want to thank staff for coming out on a Saturday and taking their time to come spend with us and make the time to do that. It was really important, so thank you. And Peggy, thank you for coming Saturday also, and Dave. We'd love to have more citizens come and enjoy our Saturday at the retreat next year. Excellent. This Friday is the 14th, Valentine's Day and it's a time to prune your roses. Another really important thing to do, your sweetheart, tell her you love her. I just want to tell mine back there, LaTonnia, I love you.

Chad Tressler – Just to add another comment about the Strategic Planning Retreat, one theme of this year was we bit off a big chunk of work for our staff to organize, manage, and execute. The focus is going to be on execution, so we didn't spend a lot of time during this retreat doing a lot of long term, big picture dreaming, which we have done in the past and is important. But we're in a different phase right now. Part of execution, in my mind, is to have good policies and procedures in place. I'm a little biased, but I think right now we have a fantastic City Council in League City, and we might have the best City Manager in the country working for League City. You put those together and we have a great opportunity to execute. But they're not always going to be in place. There's no guarantee on the job what the next step will do unless you set up procedures to guide them that are going to manage that going forward. So that's something you're going to start seeing coming out of this Council. They're very focused on setting up those procedures for continued success. Keep your eye out for that.

Nick Long – I'll belabor, I guess, the same point everybody else is going to make about the retreat this weekend. I think what I took away from it, when I got back home my wife asked what did you do for six hours. I said unlike every other year when I was on Council, we didn't dream big, I think we need to spend time and focus. I think what the City Council can do, besides the policies and procedures, is resist the urge to go after special projects or pet projects or distract from the overall goal of completing what the voters said they wanted us to complete. So, I think we need to be mindful and need to challenge ourselves to let the staff focus on what the voters have already given them the money and an enormous amount of responsibility to do, and resist the urge as a Council to change those priorities mid-stream or to add smaller, distracting priorities on top on those. So, I think all in all, I'm very excited about where the City's going. I think that was general theme that I heard, but we've been entrusted with a huge amount of money and a huge amount of responsibility and I think we need to step out of the way and let the highly qualified staff knock out those projects.

Andy Mann – no comments.

Mayor Hallisey – I'll echo everybody else's comments on the Strategic Plan. I thought it went well. I am a little more focused on John (Baumgartner) because when I think about that Strategic Plan, I don't just think about the staff and their strategic plan. John has sort of drug us into the century with a lot of discussion of what we can do, how we are going to do it and that's a lot of what happened on Saturday. I like the idea of the best City Manager in the country. I'll settle for the best City Manager we ever had in this town. John leads us all. Many people who would like to look up here at the table, we have our role of John. Without John's leadership pointing us in the right direction, I think we'd have been floundering like many Councils in years past. So, John, we appreciate it. And in that vein, yesterday was John and Dee Dee's wedding anniversary. So, Happy Anniversary to you and Dee Dee. Eight years, over the seven-year itch, you made it. Justin, good job. This is your second year leading this fair, third. We're counting on you, I know you'll provide good leadership. I'll certainly be there, I want to encourage everybody else to be there. This Lions Club has been around this town for 66 years, has done more good probably than any other civic organization in town. It is a community fair, it's for all the people who live here as well as those who come to visit us. So, it's time for us to show off a little bit and get out there and support the Lions Club. Also want to call attention, this is African American History month. I'm reminded of that because those of you who know about Hobbs Road, I spoke several times about the Winfield-Hobbs family, who really came here in the 1870s and owned all the property from FM 518 to FM 517 along Hobbs Road. They were a significant part of League City's history, but somehow in the course of the 20th century they got forgotten. I told you before, Janice and I got to go to their family reunion last summer, and they are just full of stories about this community. They certainly helped as much as anybody at building the fiber of what League City is today. So, in honor of them and African American History month, congratulations to all them. Janice, I do love you, wherever you are. It is Valentine's Day. I know your birthday is three days later, so decide whether you want a present for Valentine's Day or your birthday.

8. REPORTS FROM STAFF MEMBERS

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

John Baumgartner – I appreciate the kind comments from you and the Council. Obviously, it's a reflection of the entire staff, not just what I do and we appreciate the recognition and we'll continue to work hard. We'll continue to work for you and work to make League City the very best. A couple of quick announcements, just a reminder for the community, on January 31 we partnered with League City Regional Chamber to host our annual State of the City luncheon. Attendees got to hear directly from Mayor Hallisey and myself regarding the City's successes over the past year and priorities and projects for 2020. Everyone at the meeting received a copy of League City's Annual Report, which outlined some of the major milestones League City has made over the past year. We want all residents to be aware of these accomplishments, so we made this report available online at www.leaguecity.com. There's a video, about eight minutes, it tells a pretty good story on our year in review for 2019 and you can also pick up a printed copy of the annual report at City Hall. In addition to League Park, there are many other parks throughout the city that are undergoing additions and improvements starting in 2020. We want to ensure residents are aware of all the exciting things we have planned, so we're holding a Parks and Rec Saturday Social on February 29, Leap Saturday. Come out to Hometown Heroes at 8:30 for a free breakfast and a special update on what we have planned for city parks/recreational facilities, including the latest information on the west side Sportsplex. We hope to see you all on February 29 at Hometown Heroes Park. League City Police Department in cooperation with the National Shooting Sports Foundation and Project Child Safety is proving League City residents with gun locks, free of charge. The free gun locks can be picked up at the League City Police Department Mondays through Thursdays 8:00 to 5:00 and Fridays from 8:00 to noon. I think it's as long as the supply lasts – we have an endless supply. Gun locks are also available for pickup on weekends and after hours in the League City jail lobby. The Animal Shelter will be offering free micro-chipping for League City residents and \$5.00 for non-residents on Friday, Valentine's Day, February 14. Just bring your pet to the shelter any time between 10:00 a.m. and 4:00 p.m. to receive a free chip. Already have your pet chipped? Come in to check the chip with a chip scanner. Staff can provide you with your pet's micro number so you can verify the information is up to date. I'd like to give some updates on some CIP projects that we have going on. One milestone that we hit in January 2020, we invested \$3.5 million in the community. That was the highest month in the last three years. Continuing to grow, obviously our goal is to get the number up to \$5 or 6 million and up, but we're making progress.

Back in December, I think, the community reached out to us regarding the schedule for the Butler-Turner project and the closure that's coming shortly. One of the things in that community meeting we had was we had talked about delaying the start of the Butler-Turner project or delaying the closure until after Ervin is completed. We negotiated a change order with that contractor, our goal is to have Ervin opened in April of 2020. Once Ervin is open we'll start the closure for the Butler-Turner project to continue to improve the traffic circulation in and around League City Parkway and IH45. Calder Road, which is also in the same area, a different project, we awarded that bid back in December. That contractor had a notice to proceed issued today. We anticipate that project construction starting in earnest sometime in the next two to three weeks. It'll start with force main construction and waterline construction. One of the things with this phase of Calder Road, is that that contractor will keep that roadway open to two-way traffic for the duration of the project. It's a 500-day project, so they'll be out there a while as they move utilities, etc. Then on League Park, a couple of updates. That contractor has mobilized, the park has been fenced off entirely. I think what's important for me to remind the community is you'll see a lot of numbers on the construction of that project, it's about \$4 million total. About half of that is for League Park improvements. The other half, about \$1.3 million, is for drainage improvements. So, what does that mean? That's a drainage project that helps route some of the stormwater around the Historic District. Instead of going down to Fourth and Kansas it will go through the west side of the park and then down Coryell Street, tying into the new stormwater boxes we have on Kansas. Another large portion of the project is the replacement of Coryell and the replacement of the waterlines along Coryell. So, it's a multi-faceted project, it's the second and third phase of the Downtown Revitalization project. It's important. That project will take most of the year, so it involves the total closure of the park, including the boundless playground and the basketball courts. The other thing you'll hear a lot about is the turtles, and what happened to the turtles. For those of you who want to visit the turtles, they're now just a mile down the road in Heritage Park, which is actually a much more suitable and healthier environment for them. They've all been relocated, but there's one or two stragglers. Rusty Bolen has committed to me that he will gather those up and move them down the road also. A couple of projects got completed in January. One is Westwood drainage, which actually was one of the first drainage projects out of the bond program. That was out of the bond program that was completed about two months early and made some improvements in Westwood. The South Shore Harbour sinkhole drainage project near FH518 was completed in January and Smith Lane lift station. So, we have a number of projects that are going out to bid, most of those right now are lift stations. The drainage and roadway projects are shortly behind them. Appreciate the time to talk. Obviously, wish my wife a happy anniversary and a happy Valentine's Day. She's got a plan for me Friday, I'm not sure what it is, but I'm sure it'll be fun.

8A. [20-0073](#)

Presentation of the Financial Report for Quarter Ended September 30, 2019 (Director of Budget & Project Management)

The report was presented by Angie Steelman, Director of Budget & Project Management.

9. CONSENT AGENDA

Approval of the Consent Agenda

Item 9G was pulled by Mr. Dugie.

A motion was made by Mr. Long, seconded by Mr. Gripon, to approve Consent Agenda Items 9A through 9H with the exception of 9G. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

- 9A. 20-0049** Consider and take action on a resolution authorizing an amended interlocal agreement with the Texas Department of Public Safety regarding the “Failure to Appear” program for the League City Municipal Court of Record (Director of Finance)
- Approved on the Consent Agenda - Resolution No. 2020-22**
- 9B. 20-0057** Consider and take action on a resolution approving the submittal of a grant application by the Texas Parks and Wildlife Department for a grant for the Dr. Ned & Fay Dudney Clear Creek Nature Center totaling \$50,000 from the Texas Coastal Conservation Association Restoration Fund (Director of Parks and Cultural Services)
- Approved on the Consent Agenda - Resolution No. 2020-23**
- 9C. 20-0050** Consider and take action on a resolution approving aerial spraying for the abatement of mosquitoes by the Galveston County Mosquito Control District (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2020-24**
- 9D. 20-0060** Consider and take action on a resolution authorizing the submittal of a grant application that will be used to purchase two (2) 2020 F-150 Police Responder Vehicles for the Police Department EOD Bomb Technicians for the FY2020 State Homeland Security Program (LETPA Projects) and the naming of the grant managers (Chief of Police)
- Approved on the Consent Agenda - Resolution No. 2020-25**
- 9E. 20-0059** Consider and take action on a request by Interfaith Caring Ministries to grant a variance to Chapter 110, Article I, Section 110-5 of the Code of Ordinances of the City of League City entitled “Parades and Processions Generally” for partial lane closures and to waive City costs associated with traffic control for the “Interfaith Caring Ministries Unleash Your Inner Superhero Fun Run” to be held on February 29, 2020 (Chief of Police).
- Approved on the Consent Agenda**
- 9F. 20-0071** Consider and take action on a resolution authorizing work change directives #11-21 with Triad Retail Construction, Inc. for the Animal Care & Adoption Center (PD1502) in an amount not to exceed \$92,215.37 (Director of Budget & Project Management)
- Approved on the Consent Agenda - Resolution No. 2020-26**

- 9G. [20-0068](#) Consider and take action on a resolution approving a change order with Tucon, LLC for the Fire Training Room Expansion Project (RE1706) in an amount of \$71,492.54 (Director of Budget & Project Management)
- A motion was made by Mr. Long, seconded by Mr. Dugie, to approve the resolution.**
- A motion to amend was made by Mr. Millican, seconded by Mr. Long, to approve, less the column removal (\$44,600).**
- A motion was made by Mr. Dugie, seconded by Mr. Long, to postpone the agenda item for two weeks. The motion passed by the following vote:**

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

Opposed: 1 - Mr. Mann

- 9H. [20-0069](#) Consider and take action on a resolution to abandon and convey a 0.0808 acre portion of a utility easement (Director of Budget & Project Management)
- Approved on the Consent Agenda - Resolution No. 2020-27**

END OF CONSENT AGENDA

10. OLD BUSINESS

11. NEW BUSINESS

- 11A. [20-0074](#) Consider and take action on a resolution to form a Project Cost Subcommittee of the City Council (Council Member Dugie and Council Member Millican)
- A motion was made by Mr. Mann, seconded by Mr. Dugie, to approve Resolution No. 2020-28 to form a Project Cost Subcommittee of the City Council. The motion passed by the following vote:**
- For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

12. FIRST READING OF ORDINANCES

- 12A. [20-0053](#) Consider and take action on an ordinance amending Chapter 22 of the Code of Ordinances of the City of League City entitled "Building and Building Regulations" to adopt the National Electric Code, 2017 Edition (Executive Director of Development Services)
- A motion was made by Mr. Long, seconded by Mr. Gripon, to approve Ordinance No. 2020-02 amending Chapter 22 of the Code of Ordinances of the City of League City entitled "Building and Building Regulations" to adopt the National Electric Code, 2017 Edition. The motion passed by the following vote:**
- For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

- 12B. [20-0067](#) Consider and take action on an ordinance amending Chapter 114 of the Code of Ordinances of the City of League City, Texas entitled “Utilities” by amending Article IV therein entitled “Rates and Charges” (Director of Finance)
- A motion was made by Mr. Dugie, seconded by Mr. Long, to approve Ordinance No. 2020-03 amending Chapter 114 of the Code of Ordinances of the City of League City, Texas entitled “Utilities” by amending Article IV therein entitled “Rates and Charges”. The motion passed by the following vote:**
- For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long
- 12C. [20-0072](#) 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, Ordinance No. 2019-19 and Ordinance No. 2019-23 to adjust the operating and capital budget for actual and projected expenditures (Director of Budget & Project Management)
- Staff requests first and final reading.
- A motion was made by Mr. Tressler, seconded by Mr. Dugie, to approve Ordinance No. 2020-04 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, Ordinance No. 2019-19 and Ordinance No. 2019-23 to adjust the operating and capital budget for actual and projected expenditures. The motion passed by the following vote:**
- For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long
- A motion was made by Mr. Tressler, seconded by Mr. Mann, to approve First and Final Reading of Ordinance No. 2020-04. The motion passed by the following vote:**
- For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long
- 12D. [20-0058](#) Consider and take action on ordinance authorizing an amendment to the purchasing policy of the City of League City to allow the city manager to purchase property for use as an easement and/or right-of-way for the City under certain circumstances (City Attorney)
- A motion was made by Mr. Tressler, seconded by Mr. Mann, to approve Ordinance No. 2020-05 authorizing an amendment to the purchasing policy of the City of League City to allow the city manager to purchase property for use as an easement and/or right of way for the City under certain circumstances. The motion passed by the following vote:**
- For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

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

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

At 8:04 p.m. Mayor Hallisey announced the City Council will now go into executive session to discuss the following items:

- 14A. [20-0064](#) 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 (Executive Director of Development Services)
- 14B. [20-0062](#) Texas Open Meetings 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 8:51 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.

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

15. ACTION ITEM(S) FROM EXECUTIVE SESSION(S)

- 15A. [20-0065](#) 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 (Executive Director of Development Services)

No Action

- 15B. [20-0063](#) Consider and take action on discussion concerning potential purchase or sale or real property interests (Director of Budget & Project Management)

A motion was made by Mr. Dugie, seconded by Mr. Long, to authorize staff to proceed with the acquisition of a waterline easement out of a parcel identified as Parcel # 434267 to support the Clear Creek Village Lift Station Relocation from League City River Market Center Ltd. as discussed in Executive Session. 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

16. ADJOURNMENT

At 8:53 p.m., there being no further business the meeting was adjourned.

PAT HALLISEY
MAYOR

DIANA M. STAPP
CITY SECRETARY

(SEAL)

MINUTES APPROVED: March 24, 2020