



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, September 8, 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.

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 given by Mike McMullen of Baha'i Faith Community. Mayor Hallisey led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

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

- 4A. **20-0372** Report from Emergency Turnaround Task Force (Mayor Hallisey)

Item 4A was pulled.

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
Cathy Driscoll	4418 Field Glen Ct.	Antifa
John Bowen		Support for Budget
Jhanvi Jariwala	2102 Bay Hill Dr.	Patriotic Pride

6. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 6A. [20-0370](#)** Hold a public hearing on an amendment to Chapter 125, entitled “Zoning,” Chapter 90, entitled “Signs,” and Chapter 102, entitled “Subdivisions,” of the Code of Ordinances of the City of League City to create a Unified Development Code (Executive Director of Development Services)

Mayor Hallisey opened the public hearing at 6:12 p.m.

No one signed up to speak

David Hoover, Executive Director of Development, gave an overview of the amendments.

Mayor Hallisey closed the public hearing at 6:17 p.m.

- 6B. [20-0371](#)** Consider and take action on an ordinance amending Chapter 125, entitled “Zoning,” Chapter 90, entitled “Signs,” and Chapter 102, entitled “Subdivisions,” of the Code of Ordinances of the City of League City to create a Unified Development Code (Executive Director of Development Services)
- Planning and Zoning Commission recommended approval, 7-0-0 with one absent on August 17, 2020.
- A motion was made by Mr. Long, seconded by Mr. Tressler, to approve Ordinance No. 2020-25 amending Chapter 125, entitled “Zoning,” Chapter 90, entitled “Signs,” and Chapter 102, entitled “Subdivisions,” of the Code of Ordinances of the City of League City to create a Unified Development Code.**
- For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long
- 6C. [20-0375](#)** Hold a Public Hearing on the City of League City’s FY2021 Annual Budget (Director of Budget and Project Management)

Mayor Hallisey opened the public hearing at 6:19 p.m.

No signed up to speak

Mayor Hallisey closed the public hearing at 6:19 p.m.

- 6D. [20-0378](#)** Consider and take action on Ordinance 2020-24 adopting the Annual Budget for Governmental and Proprietary Funds for Fiscal Year 2021 - Second Reading (Director of Budget & Project Management)
- Council approved 8-0-0 on September 1, 2020.
- A motion was made by Mr. Millican, seconded by Mr. Tressler, to approve Ordinance 2020-24 adopting the Annual Budget for Governmental and Proprietary Funds for Fiscal Year 2021 - Second Reading.**
- For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Kinsey, Mr. Gripon, Mr. Tressler and Mr. Long

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 – Thank you sir, I'll be brief. In-person computer classes start on Wednesday, September 9, from 10 to 11 a.m. upstairs in the computer lab. This is a very small class. Registration is required. Also, on Wednesday Every Stitch Way will start and they will go from 9 to 11 and then they will have a lunchbreak and reconvene from 1 to 3 in the theater. Teens take part in the Virtual Legends & Lore program on Tuesday, September 15 from 5 to 6. This is for kids 12 to 18 years old. And finally, families come all day on Thursday, September 17 to get your craft-to-go craftivity supplies to make wonderful children's crafts. And that's all I've got tonight, Mayor.

Larry Millican – Thank you, Mayor. Real brief, I was able to attend the Galveston County Consolidated Drainage District meeting this morning and they reported that they now have gotten 83,590 truckloads of dirt out of Imperial Estates. Which, currently that brings the total to 570-acre feet of inline detention for Clear Creek, which is different than what it was during Hurricane Harvey. I thought I would pass that along. Thank you, Mayor.

Greg Gripon – Good evening, thank you, Mayor. I hope everybody had a wonderful Labor Day yesterday. Hank and I, with the League City Lion's Club in partnership with the City of League City, hauled three trailer loads to Orange, Texas. I'm not going to take all the thunder away from Hank here, so I'll let him share a little bit more about it.

Chad Tressler – no comments.

Nick Long – Thank you, Mayor. I'll be brief. Later on we're going to vote to set the new tax rate, and this will be the eighth straight year we've decreased the tax rate in League City, and the sixth straight year the tax rate is below the effective rate, which means no new revenue beyond new construction in the city. That's a pretty great thing, I think, but what even makes it better is that the projects are still getting done, a very robust CIP, pay raise for the employees, maintain the high quality health insurance we had, more project managers, more police funding, more officers in the streets, plus the body cameras and the fire and EMS funding. I think it was a great budget and it was great to have this. A lot of this occurs because League City is still growing. We do have new revenue through new growth in the city. I think what I'm kind of most proud of as well is the steps that we've taken beyond the financial steps to make sure that it is high quality growth. Earlier tonight, the consolidation and the making the ordinances easier to understand, and fixing some of the problematic ordinances to help bring in high quality development, that's just as important as everything else in this budget, because that leads to the ability to grow our budget and to take care of the people in this city.

Hats off to the budget department and to David and his crew because they all kind of work hand in glove when you sit down and think about it. Exciting times in League City and I'm glad that we're continually moving in the right direction.

Andy Mann – no comments.

Hank Dugie – I'm going to speak to the same thing Mr. Gripon spoke to, but before I speak to that, I just want to let you all know if you didn't already, Greg Gripon's a good man. He's done a good job with his family, and anytime there is a need in the community, him and his folks are out there. So, Greg, thank you for being who you are and for giving so much to League City. We took three trailers full of supplies, that's diapers, cleaning supplies, food supplies, water, some pallets of Gatorade, you name it. All of that was donated by individuals and businesses here in League City for the good of the folks who are suffering still from the effects of Hurricane Laura. We took those trailers to the Salvation Army in Orange, Texas. Constable-Elect Justin West is the Lion's Club president, so I think he led up that effort, and coordinated with the Lion's Club over there in east Texas. A group of us made that trip yesterday. Taking it one step further, city staff, we have a very compassionate staff. Hometown Heroes is the perfect location to use for activities like this, because it's kind of centrally located. We have full-time staff that man that facility at all times. If you all didn't make it out there this past week to donate goods, we are doing it again this week. Go out to Hometown Heroes, take those non-perishable food items, waters, cleaning supplies. There's a list of it on social media, and I'm sure the city has it on its website. If you missed out last week, come and make your donation this week and a group will take it back out to Orange, Texas probably this coming weekend. I'm just so proud of the community that we live in and the people who give selflessly. After Hurricane Harvey we were the recipients of a lot of that care from around the country. Now it's time for us to be there for our neighbors. Thank you, Mayor.

Mayor Hallisey – You know, as I sort of perused Facebook, I know the Police Department sent people over there. The Fire Department sent people over there. Emergency Management did their part. Mr. Dugie's right about one thing, and that is that League City has a great heart. We saw that during Harvey. I'm particularly proud of John and his staff for seeing that as it came about on taking care of people on the east side of Texas and Louisiana. They got hit pretty hard over there. There were many churches around our community that sent their own trucks and their own trailers full of supplies, which doesn't surprise me a bit. One of our strongest assets here is our faith community, and every time we've ever called on them to be helpful, they've been Johnny-on-the-spot. To all of them, and there are so many of them, I don't have a list to make sure I get them all, just sort of a blanket thank you. I didn't know Mr. Gripon's goodness was in question, but he has been the best in stepping forward, he and his family and taking people on. I've got neighbors who still talk about it, that spent Hurricane Harvey out at Hometown Heroes. I don't want to forget Mr. Wei in the back, you know he's got a full parks and recreation program going

and you're right, Hometown Heroes falls under his thing. He jumped up and down to make room available for whoever needed it for the collection of goods. John, I know you'll mention this at your staff meeting tomorrow, but good job by everybody. We were the recipient of some very fine people during Harvey that came to our rescue. Thank you very much to all the first responders and the churches and the Parks Department and city employees.

8. REPORTS FROM STAFF MEMBERS

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

John Baumgartner, City Manager - I'd like to make just a few announcements, talk about our CIP projects that have been recently completed. We've completed the repair of the Magnolia Creek Trail out there by Bay Area Boulevard and 96. We've raised it up out of the water and mud and stuff, so that trail's complete. We completed the right turn lane at League City Parkway and South Shore Boulevard, and the right turn lane going into Fire Station No. 6. Ervin Connector, it's open to traffic today, should be fully open before the end of the month, maybe a little bit sooner. They've got to do some markings and a little bit of clean-up, but that project is nearly complete. One of the things I like to always talk about as kind of milestones is how many dollars we've invested in CIP each month. For the months of June, July and August, June was \$8 million, July was \$4.6 million, August was \$5.3 million, so the total for the last 12 months fiscal year is going to be something approaching \$50 million or a little bit above. We've come a long way in the last few years. We're not where we need to be yet, but Angie and her team continue to make strides. We've been able to maintain our staffing in the project managers. We continue to add people, so those numbers continue to go up. A year ago, if we invested \$3 million in the community in a month. We thought that was impressive. Now we're looking at numbers of \$4, \$5, and \$8 million this last couple of months. There's drainage with many of our projects, so we don't like to just say there's no drainage work being done, but the specific drainage projects associated with the 2019 bond election, the very first one of those is Bay Ridge is out on the street today. We should open bids before the end of the month and hopefully be under construction as early as November. There's another one right behind it, probably be out to bid end of the month or early October and then there's a couple more right behind that. They're starting to come forward, they're starting to wrap up the design process. We should start seeing dirt turn before the end of the year on that. I went and checked the projects listed for bid, and there's Bay Ridge right out there, so we're moving forward.

The right turn lane that's been under construction at Hobbs Road and League City Parkway should be completed before the end of the month. They've got the signal pulled up and they're working on the last corner and some drainage and made some accommodation for the pedestrians as they work their way through that. Hopefully, most of the lane closures will be off-peak. I can't guarantee it, but they're getting pretty close out there. That should help morning rush hours before school starts. It's a small project but it's a big improvement out there for those folks. We talked about the bond election. Then, on Friday, September 11 we're going to partner with League City Lions again and hand out face masks. League City residents can pick up face masks from 1 to 3 at Hometown Heroes in the circular driveway. Just got to drive up and we'll pass them out. I think it's 10 masks per person or per vehicle, it doesn't say. There will be a flu shot clinic at the Hometown Heroes Recreation Center on September 26. Flu shots will be administered by Walgreen's. Social distancing will be maintained. Participants will need to bring their insurance or Medicare card and it's free. If not, it's a \$35 fee. Pre-registration is required, so again you have to sign up ahead of time. It can be done online with the parks and recreation account or over the phone or in person at the recreation center. We heard some information about the library. We're going to continue to improve programming out there with story time and several adult programs. For more information on the library, visit leaguecity.com/library.

9. CONSENT AGENDA

Approval of the Consent Agenda

Item 9D was pulled by Mr. Millican.

A motion was made by Mr. Millican, seconded by Mr. Kinsey, to approve the remaining Consent Agenda Items 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. [20-0358](#) Consider and take action on a resolution authorizing a one-year renewal agreement with Semper Striping, LLC for roadway markings on-call in an amount not to exceed \$130,000 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2020-114
- 9B. [20-0357](#) Consider and take action on a resolution authorizing an Interlocal Agreement with Galveston County Health District (GCHD) for certain water pollution control and abatement services in an amount not to exceed \$34,196.10 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2020-115
- 9C. [20-0362](#) Consider and take action on a resolution authorizing an interlocal agreement with Galveston County for congregate meal services from October 1, 2020 - September 30, 2021 (Director of Parks and Cultural Services)
- Approved on the Consent Agenda - Resolution No. 2020-116

- 9D. [20-0365](#) Consider and take action on a resolution to approve a shortlist of consultants to provide professional services to the City of League City for the Fiscal Years 2020-2021, 2021-2022, and 2022-2023 (Director of Engineering)

A motion was made by Mr. Dugie, seconded by Mr. Tressler, to approve Resolution No. 2020-117 approving a shortlist of consultants to provide professional services to the City of League City for the Fiscal Years 2020-2021, 2021-2022, and 2022-2023. 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

- 9E. [20-0366](#) Consider and take action on a resolution authorizing a one-year renewal agreement with Tetra Tech, Inc. for Debris Monitoring Services in the event of an emergency or disaster (Emergency Management Coordinator)

Approved on the Consent Agenda - Resolution No. 2020-118

- 9F. [20-0367](#) Consider and take action on a resolution authorizing a one-year renewal agreement with CrowderGulf, LLC for Debris Management Services in the event of an emergency or disaster (Emergency Management Coordinator)

Approved on the Consent Agenda - Resolution No. 2020-119

- 9G. [20-0369](#) Consider and take action on a resolution authorizing a three-year agreement with SLSCO, Ltd. for emergency food service for employees performing disaster related work (Emergency Management Coordinator)

Approved on the Consent Agenda - Resolution No. 2020-120

- 9H. [20-0368](#) Consider and take action on a resolution authorizing a three-year agreement with Deli Management, Inc., DBA Jason's Deli for emergency food service for employees performing disaster related work (Emergency Management Coordinator)

Approved on the Consent Agenda - Resolution No. 2020-121

END OF CONSENT AGENDA

10. OLD BUSINESS

11. NEW BUSINESS

- 11A. [20-0376](#) Consider and take action on a resolution ratifying the property tax increase in the Fiscal Year 2021 Operating Budget (Director of Budget & Project Management)

A motion was made by Mr. Tressler, seconded by Mr. Millican, to approve Resolution No. 2020-122 ratifying the property tax increase in the Fiscal Year 2021 Operating Budget. 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. [20-0377](#)** Consider and take action on an ordinance approving an ad valorem tax rate for the City of League City, Texas, upon all taxable property within the corporate limits of the City for the Fiscal Year ending September 30, 2021; directing the assessment and collection thereof; providing for a severability clause; and providing for an effective date (Director of Budget & Project Management)

Staff requests first and final reading.

Proposed ordinance will set a property tax rate of \$0.515 per \$100 for 2020 Tax Year (Fiscal Year 2021).

A motion was made by Mr. Tressler, seconded by Mr. Millican, to approve Ordinance No. 2020-26 approving an ad valorem tax rate for the City of League City, Texas, upon all taxable property within the corporate limits of the City for the Fiscal Year ending September 30, 2021; directing the assessment and collection thereof; providing for a severability clause; and providing for an effective date. 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. Dugie, to approve Ordinance No. 2020-26 on First and Final Reading. 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 6:43 p.m. Mayor Hallisey announced an executive session would be held to discuss the following items:

- 14A. [20-0360](#)** 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 (Director of Economic Development)
- 14B. [20-0373](#)** Texas Open Meetings Act, Section 551.072 Government Code - Deliberations About Real Property
- Discuss purchase or sale of real property interests (Director of Engineering)

At 7:29 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 concluded.

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

- 15A. [20-0361](#)** 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 (Director of Economic Development)

No Action

- 15B. [20-0374](#)** Consider and take action regarding purchase or sale of real property interests (Director of Engineering)

A motion was made by Mr. Dugie, seconded by Mr. Tressler, to approve the abandonment and convey 0.4552 acres, 19,828.5 square feet, of undeveloped, Oregon Avenue right of way located in the Dickinson Townsite, subdivision plat in volume 155, page 10 of the deed records of the County Clerk Office, Galveston County, Texas and to enter into an agreement with NFT Holdings to establish the terms of such abandonment and conveyance as discussed in executive session and authorize the city manager or his designee to execute and city secretary to attest such documents as necessary to complete the conveyance. 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

16. ADJOURNMENT

At 7:31 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 27, 2020