



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, January 12, 2021

6:00 PM

Johnnie Arolfo Civic Center
400 West Walker Street

Regular Meeting

The City Council of the City of League City, Texas, met in a regular meeting in the Johnnie Arolfo Civic Center at 400 West Walker Street on the above date at 6:00 p.m.

Mayor:

Pat Hallisey

City Council Members:

**Andy Mann
Hank Dugie
Larry Millican
John Bowen
Justin Hicks
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 6:01 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. John Bowen, Mr. Justin Hicks, 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**

Invocation given by Rev. Kyra Baehr of Unity Bay Area Houston. Mayor Hallisey led the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

- 3A. [21-0001](#) November 10, 2020 Regular Meeting
- 3B. [21-0002](#) November 24, 2020 Council Work Session
- 3C. [21-0003](#) November 24, 2020 Regular Meeting
- 3D. [21-0022](#) December 8, 2020 Regular Meeting
- 3E. [21-0033](#) December 23, 2020 Emergency Meeting
- 3F. [21-0041](#) December 28, 2020 Special Meeting

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

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

- 4A. [21-0004](#) Administer Oath of Office to new League City Volunteer Firefighter Academy graduates (Mayor Hallisey)
Mayor Hallisey administered the oath of office to the graduates
- 4B. [21-0023](#) Presentation by League City Convention & Visitors Bureau Advisory Board (Mayor Hallisey)
The presentation was given by Amber Murphy
- 4C. [21-0024](#) Report from Emergency Turnaround Task Force (Mayor Hallisey)
The report was presented by Dave Johnson

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
Norman Pappous	1055 Misty Trails	Big Tech
Byrom Lass	2305 Hampton	Mountain Bike Trails
Cathy Driscoll	4418 Field Glen Ct	Duty of elected officials
Travis Humphreys	802 Hallmark Oak St	Copper weld wire

Sarah Greer Osborne, Director of Communications, read comments that were submitted online by citizens:

Teresa Kumelski	2110 Fairbay Circle	League City Resolution
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6. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 6A. [21-0012](#) Hold a public hearing on a request for a Special Use Permit, SUP-20-0001, (Baymark Pipeline, LLC.), to construct, operate, and maintain a 12.75-inch pipeline, with one shared above ground valve station, generally having an alignment between the north side of Clear Creek, west of Landing Boulevard, and the western city limits of League City within an existing CenterPoint Energy high power electrical corridor, in League City, Texas (Executive Director of Development Services)

Mayor Hallisey announced that he would open two public hearings, then action would be taken afterward. Executive Director of Public Services David Hoover explained that the items are intertwined because the two pipelines are side-by-side throughout the City of League City.

- 6B. [21-0013](#) Hold a public hearing on a request for a Special Use Permit, SUP-20-0002, (South Texas NGL Pipelines, LLC), to construct, operate, and maintain an 8-inch pipeline, with one shared above ground valve station, generally having an alignment between the north side of Clear Creek, west of Landing Boulevard, and the western city limits of League City within an existing CenterPoint Energy high power electrical corridor, in League City, Texas (Executive Director of Development Services)

Mayor Hallisey opened the public hearing at 7:07 p.m.

David Hoover, Executive Director of Development Services, and Mark Linenschmidt, Senior Planner, gave an overview of the item.

No one spoke for or against this item.

Mayor Hallisey closed the public hearing at 7:22 p.m.

- 6C. [21-0018](#) Consider and take action on an ordinance approving a Special Use Permit, SUP-20-0001, (Baymark Pipeline, LLC), to construct, operate, and maintain an 12.75-inch pipeline, with one shared above ground valve station, generally having an alignment between the north side of Clear Creek, west of Landing Boulevard, and the western city limits of League City within an existing CenterPoint Energy high power electrical corridor, in League City, Texas (Executive Director of Development Services)
- Planning and Zoning Commission approved the request, 7-0-0 with one absent.
- A motion was made by Mr. Tressler, seconded by Mr. Dugie, to approve Ordinance No. 2021-01 approving a Special Use Permit, SUP 20 0001, (Baymark Pipeline, LLC), to construct, operate, and maintain an 12.75 inch pipeline, with one shared above ground valve station, generally having an alignment between the north side of Clear Creek, west of Landing Boulevard, and the western city limits of League City within an existing CenterPoint Energy high power electrical corridor, subject to conditions. The motion passed by the following vote:**
- For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

- 6D. 21-0019 Consider and take action on an ordinance approving a Special Use Permit, SUP-20-0002, (South Texas NGL Pipeline, LLC), to construct, operate, and maintain an 8-inch pipeline, with one shared above ground valve station, generally having an alignment between the north side of Clear Creek, west of Landing Boulevard, and the western city limits of League City within an existing CenterPoint Energy high power electrical corridor, in League City, Texas (Executive Director of Development Services)

Planning and Zoning Commission approved the request, 7-0-0 with one absent.

A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Ordinance No. 2021-02 approving a Special Use Permit, SUP 20 0002, (South Texas NGL Pipeline, LLC), to construct, operate, and maintain an 8 inch pipeline, with one shared above ground valve station, generally having an alignment between the north side of Clear Creek, west of Landing Boulevard, and the western city limits of League City within an existing CenterPoint Energy high power electrical corridor, subject to conditions. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, 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 Hank Dugie – A couple of items. First, thank you everyone for being here tonight. Welcome to John and Justin, I look forward to having you on the team. We’re going to continue to do a lot of great things together. Mr. Dave Bowman sent an e-mail to council earlier today about coming and speaking about the Don’t Mess with Texas, Keep Texas Beautiful campaign, the anti-littering campaign. I asked him to maybe come to our next meeting and get with staff and maybe he can do a community spotlight speaking to some of the events that are going on in that regard. I think he’s going to do that in two weeks. He said to let you know, because he didn’t want to be seen as a no-show. Thank you, Mr. Bowman for bringing that up. Speak to Mr. Johnson’s points a little bit earlier. The vaccine program is being rolled out. League City staff has been working with the Galveston County Health District to get a super site or mega site here in League City. I do trust that if Galveston County gets a site, League City will be the host of that. Our staff is working with the authorities to set something like that up. I know it’s important to our residents that we have something here locally, easy access for them. In regards to the second wave of PPP loans, you do need to talk to your financial institution, your bank. Just a word of advice, it seems like some of the smaller, local banks are having more success. If you use Bank of America, Wells Fargo and the big guys, it doesn’t seem like they’re getting your information in as quickly as some of the young ones. If you did not have success in the first round, maybe try one of the local banking institutions and see if you have better luck this time. Last but not least, actually last and probably last, I noticed, Mr. Baumgartner, that we still don’t have the basketball hoops at our parks. I, for one, think we should probably put those back up. Just my two cents. Thank you, everyone.

John Bowen – First and foremost, I'd like to thank the citizens for showing their trust in me and voting for me for the position on League City Council. Secondly, I'd also like to thank the staff. They're constantly feeding me with information now, and I'm trying to absorb it as fast as humanly possible and spending a lot of time with that. I appreciate them being patient with me and the questions I'm presenting them. Thank you very much to everyone.

Justin Hicks – I have something but it's not about me, it's about a resident on the other side of town. There's been what's called a charitable project that started before last weekend started. His name is Sam, and he's a disabled veteran who's living in probably some of the most deplorable conditions of any resident I've seen in League City. Since we started this, we've actually raised enough money to replace his entire home in the course of four days. I really do want to say thank you to the big-hearted citizens of League City.

Chad Tressler – No comments.

Nick Long – No comments.

Andy Mann – Just letting you know, Pat, that we're glad that both of you are back. I really, and I mean really, appreciate you two.

Larry Millican – I'd like to start off by saying welcome to the new council members. I look forward to working with you. I want to thank everybody for coming out tonight and all that people that's tuning in online for our session. I want to talk about the state legislature. The session started today. I think that it's going to be real important for the next four months for the citizens of League City in this particular session. The Texas Legislature meets every two years and they pass a budget, and they also make some changes to laws and governance codes. It's especially important to the City of League City, in my opinion, about these government codes and about what happens during this time period. Throughout the course of a normal session, literally thousands of bills are introduced. Last year, we had 7,500 bills introduced in the session. Fourteen-hundred of them actually passed. Two thousand of them were related to city jurisdictions and activities of the cities, and 300 of those passed in the last session. The session before in 17, 6,800 bills were introduced, and we had 1,200 bills passed. Again, about 2,000 of them were related to city business and 290 of them passed. That's a tremendous effect on the city. The reason why I'm bringing this up, is that given the sheer number, there's no way that the city can keep up with all the legislation that's introduced, or for that matter, even the legislators that work for the city, or that represent the citizens of League City. They've got a whole host of people working in their office just trying to keep up with it. It's tough to keep up with all the legislation that's introduced, that's discussed, and then passed. With that, let me share with you some of the bills that's been passed recently that directly affects League City in, I believe, somewhat of a bad way. I'm going to start off with H.B. 40. Everybody's pretty much familiar with that one. That's the one that took the city's rights away from governing

drilling aspects within our jurisdiction. I think that Andy can speak to that more than anybody. He led a hostile posse out there at Mag Creek about a well that was being drilled. The next thing we know, a gas flare happens at 4 o'clock in the night and wakes everybody up. And really, our hands were tied. We, as city administrators, as people who govern this city, we couldn't really do anything with that oil well. That was all because of H.B. 40. Last session, we had H.B. 2439 that passed. This bill took away the city's ability to govern the development standards in building materials. Much like the presenter today, we don't have the right to tell them what to use. The legislature took that away from us. For anything for building materials now it goes by the National Building Code, and if it's there we have to allow it. We can't specify the standards or higher standards or how the developer's going to do things. All of those rights that we used to take for granted as far as building a strong community have gone away. We used to be able to regulate some of that and now we don't. We're forced now to let a tin building go up next to a very nice masonry building. We can't dictate a lot of those higher building standards. We have to go by the National Building Code. I think that is something that's detrimental to League City and League City's future, considering that we've got 48 percent of our land mass out there that still needs to be developed. We had H.B. 852, and this one really took me. When we look at legislation and what's the intent and why did it happen, the other two bills you can follow a track and understand why and how it happened. But 852 is kind of self-serving in my opinion. That's the bill that took away the ability for we, as a jurisdiction, to issue building permits based upon the dollar value of the improvement that's going to be constructed. If you're building a house that's \$400,000 you're going to have multiple bathrooms and if you're building just a simple 3-bedroom, 1-bath house and 1-car garage, it's certainly not as much on the city's part to regulate that and inspect that just as much as a person adds on an addition. When you start talking about square footage and how you have to totally rethink how you're going to issue building permits when, for as long as I've been alive, we've issued building permits based upon the dollar value. If a person puts up a simple addition to the house and it's \$10,000, it's not that many inspections. If a person doubles the size of a house, then it's this. When you get into trying to formulate a plan of how to issue permits, I had a constituent call me and just took me over the coals because of the fact that he was building a pole barn and the new regulations was based upon square footage and not on price. This pole barn that cost him \$2,500 to build, our building permit was going to be \$4,000 because of the square footage, because of the changes we had to make based upon this bill. This bill was passed at 11 o'clock at night. It became effective whenever the governor signed it, not the normal January 1 or September 1, whenever the normal bill is, but they made it effective immediately as soon as the governor signed it. The reason why that I'm bringing all these up, the bottom line is that the city doesn't have the ability to watch or follow what the legislature does, or give an opinion on the bills or the consequence or the harmful activities that the city might have with some of these, as the examples above. If we would have had input on some of those we could have maybe made a difference. As it is, let me say that the city relies upon an association, I'll call it a trade association. That's what I identify it with only because of my real estate background and

being a part of the real estate organizations. We rely upon the Texas Municipal League. This organization, they provide a lot of services to their members. The members are going to be jurisdictions just like the City of League City. They do a lot of things, they offer a lot of training for all different disciplines within the city. In fact, our new council people will probably go to some of the TML conferences on new officials. It's a great experience. TML offers a lot of great things to the city and to the different staff members in the city. They cover all the disciplines. One of the biggest things they offer to the City of League City is their insurance program. They're actually an insurer, and we write a lot of insurance from them. The reason why we do is it's very cost effective. It's run like a co-op. They also have an advocacy group for the Texas Legislature. They actually monitor some of those bills and weekly you'll be getting them in your inbox from the Texas Municipal League about the activity of what's happening on these bills. They have people that actually watch them and cover them, and also offer to the members that you can go and be part of some of those presentations. One of the things that the legislature is doing this session is all of the top administrators for the state have got their guns open for what I call lobbyists. The battle-cry is tax-funded lobbyists, and League City does not have any tax-funded lobbyists on their payroll. Not like the City of Galveston, or the City of Houston. The City of Houston pays hundreds of thousands of dollars and the City of Galveston I think they pay in the tens. I think it's like \$50,000, but the City of League City doesn't pay any lobbyists. The only activity we do is through the Texas Municipal League. The leadership and the legislature now has got their sights set on the municipal league because they think it's a detractant. I don't believe that they are. I believe that they're a valuable asset for the city, and I think they do well by the membership. I just wanted to share that with everybody, thank you.

Mayor Hallisey – I'll say this. The last couple of legislative sessions have been an assault on Home Rule Charter Cities. Home Rule cities incorporate. They become public entities to look out for the public's good. What we've got going on is we got a real big brother issue going on here, who doesn't think we have any sense to do what we want to do. What they forget is that 100 years ago, the legislature of this state created Home Rule cities. There are certain things you have to do. This city council, based on the premise that this city council probably has a better feel for what its citizens want. We're closer to people. People can get to us at any week and come scream at us if they want. They can tell us what they like. If they don't like us they can certainly vote us out. And to change the dynamics, from a group of people who think big government is not good, let's tone it down a little bit. What they're doing is they're systematically moving, Larry's right, to eliminate city governments. Now some people may think that's great. I don't. I think the people in this town know better what they want than somebody in Austin. We go every year, and we write a long legislative agenda of things that we think are important to the people in this community. We take it up, we drop it on their desk. Invariably, we don't believe anybody reads them, because the return on our investment in that legislature is worse than the return off the investment, what we get, at the county. Big government does not know, in my

opinion, what's best locally. The building stuff that Larry went through was just atrocious. People are mad because their taxes go up. Who do you think they're focused on? They're focused on us. I can tell you, in the last 30 years the tax rate's gone down certainly better than a quarter per hundred. It's the values that are killing everybody. We suggested to them last year maybe you'd like to take the valuations and do them every two years or every three years or every five years, give people an opportunity to recover. That got no ground. Probably, penetrating the tax codes up there is probably worse than reinventing Carter's pills. It's just ridiculous. We need people in Austin to pay attention. We travel. You'll travel, all of you will travel this year. We'll talk to people. They're all great folks. I love every one of them. I support them, but we need some help locally. What Andy went through with his neighbors out there on the issues of drilling behind a neighborhood probably would not be a big deal until the methane gas went off at 5 o' clock in the morning. It scared the fire out of everybody. We have no control over that. House Bill 40 says you've got to burn it off. I get that, we don't want it seeping along the ground somewhere. But the legislature is really where a lot of rules, you hear the legislature complain about the federal government and the unfunded mandates. They hire a lobbyist to go to Washington to lean on those people right and left. City and county government for the most part in Texas is run by people just like each one of you. You have jobs, you go to work every day. You give your time to the City of League City to make it a better place to live. You don't have time to spend your money running back and forth to Austin. You got families to raise. And to eliminate our opportunity to try to find as good a way to communicate with big brother. You know it's just ridiculous that we go through this year after year after year. We went up there last year, we asked those legislators how many of you read this that we sent you. I don't think I saw any of them raise their hands at all. John and his staff put together a good report of what's good for League City. Michelle, I'm glad you're here. You're a much better soul than that snaggletooth guy we got sitting in as an attorney. Joking about Ngheim but glad you're here. I just wanted to acknowledge that there was a woman in charge of our legal stuff tonight, to keep us out of trouble. I'm glad to hear Mayor Pro Tem Dugie talk about Keep Texas Beautiful. I badgered poor old David about that Clean and Green and Keep Texas Beautiful. I was a board member of that back in the 80s. I'm a big believer that pride in a community starts with what you see, and if you want League City to be the best community in the world, you have to start with how people perceive it. It has not been an easy task to do any kind of legislation that makes it a much more beautiful place, tree ordinances and all that. Not popular in Austin, the Governor doesn't like them. I'm gonna cut that short and get on with the next thing.

8. REPORTS FROM STAFF MEMBERS

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

John Baumgartner – I'd like to point at your table today is a new graphic that Angie developed, or CIP developed, a dashboard kind of CIP at a glance. Just some highlights, there's 106 active projects, 67 project under design, 49 under design, 13 being developed for new agreements, five are pending grant applications, five are in some form of land acquisition. One we opened the bid on but we're going to reject that bid and re-bid it. Thirty-three are under construction and then three projects were completed in November. Then on the bond program side, begin high level, Proposition A, which is flood protection and drainage, one project is currently under construction, 15 are under design, four are awaiting a decision on grant funding. Roadways, are one is complete, two are under construction, five are under design and two are schedule for design in 2022. We're making progress. Specifically, the drainage project that started with Bayridge, that project was awarded, I believe in December. Nobody has seen any action out there, why is that? The contractor has been issued a notice to proceed. He's in the process of getting shop drawings approved, ordering pipe. He's intending to mobilize out there I think in early February. What we don't want him to do, is we don't want him out there and start tearing stuff up while he's waiting for pipe design. We want him to get all of his materials or the majority of materials on hand before he starts tearing up. Contract time starts when we give him notice to proceed, so that has started and we will see him out there in February. In January and February, we anticipate Westside Well, the one we're going to reject tonight, to be re-bid. The 36-inch waterline, which is the redundant water supply from the Highway 3 pump station to South Shore, that will go out to bid in February. South Shore lift station rehabs are going out to bid starting at the end of January. Annual sanitary sewer rehab, that's some work in Newport, Ellis Landing, is going out to bid. Hike and Bike wayfinding signage is going out to bid. The Bayridge Phase 2, that's the pump station to empty the detention pond out in Bayridge, will be out to bid in February. Another bond program, which is the Oaks of Clear Creek, Deer Ridge buyout, overland flow drainage and the first Oaks of Clear Creek project, will go out to bid in February. One of the first things you will see there is separate from the construction bid, is we purchased a house to help provide a way to get from Deer Ridge or from Oaks of Clear Creek into the Bradshaw ditch. That house will come down, optimistically, late January, probably more likely early February, in advance of the bid. Starting to see activity on the bond projects other than hear us talk about design. Projects recently completed: Dickinson Avenue was opened to two-way traffic. There's still a little bit of cleanup work on that. Countryside lift stations were completed in November, two months early and under budget, and then the 16-inch waterline from South Shore Harbor Pump Station to FM 2094, kind of connecting Louisiana to 2094, again redundant, was completed. We're excited that we're making progress. I think we're making more progress than we've seen in a number of years. I think we got nearly final numbers for 2020 ended up being at \$60.5 million. The first quarter of fiscal year 2021, October, November December, it was a nearly \$5 million, a 60 percent increase from the same time period in 2020. We're excited that the work's continuing to make progress and ramp up. Christopher hired an additional engineer to help with review process. Angie is hiring an assistant director starting end of February.

I think that's all positive news from the CIP perspective. Just some other community news: Martin Luther King holiday is Monday. City offices will be closed. This includes City Hall, Municipal Court, Helen Hall Library, Hometown Heroes Recreation Center. Trash pickup will operate as normal on Monday coming up. State of the City will be Friday, January 29. It will be at Hometown Heroes. It will be a breakfast this year. Mayor Pat Hallisey and I will be addressing the city's successes as well as challenges over the last year. We'll talk about the city's priorities for 2021. Tickets are \$35 and can be purchased online from the League City Regional Chamber of Commerce. Masks and social distancing will be enforced. Clear Creek cleanup is ongoing. League City residents are invited to take part in this year's Clear Creek cleanup. Each January and February, area citizens come together to remove trash from the waterway. Last year, over 600 volunteers collected 35,000 pounds of trash. Those wanting to volunteer can come to the League City Boat Ramp at 9 a.m. every Saturday and Sunday from now until February 20. Lunch and free t-shirts will be provided. For more information visit LeagueCity.com. Next is League City is hosting a community blood drive on Wednesday, January 27 at the Walker Street recreation room next to the pool. In addition to helping out a community, all blood donors will be tested to see if they have Covid-19 antibodies. Every donor receives an "I love League City" pin. Those are very popular. Pre-registration is required to donate, visit LeagueCity.com to sign up. Lastly, I want to give you and the community an update on the Council Chamber renovation. I think there's a video on that. (VIDEO PLAYS) Thank you mayor, that's all I have tonight.

Andy Mann – Just one comment on the CIP. One of the projects that finished they have down here as of November or December, was the right turn lane on League City Parkway at Hobbes Road. Since it's been updated, today was the first time that I hit it right when school was coming out. If you're west-sider, you know that when school lets out at Bauerschlag it will back up all the way to The Landing. It worked perfectly. There's still a little bit of clumping, but for what we spent, it flowed so much better than it did before that turn lane was put in. Great job to everyone who worked that.

9. CONSENT AGENDA

Approval of the Consent Agenda

Item 9I was pulled by Mr. Millican.

A motion was made by Mr. Dugie, seconded by Mr. Tressler, 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. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

9A. 21-0034

Consider and take action on a resolution authorizing an interlocal agreement with the College of the Mainland for the creation and operation of an emergency medical services internship program (Fire Chief)

Approved on the Consent Agenda - Resolution No. 2021-01

- 9B. [21-0006](#) Consider and take action on a resolution authorizing the purchase of five (5) replacement vehicles with related emergency equipment for Public Safety Departments through various cooperative purchasing programs in an amount not to exceed \$308,341 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2021-02**
- 9C. [21-0030](#) Consider and take action on a resolution authorizing staff to reject all received bids for Invitation to Bid (ITB) 21-013 for the (WT1707) Westside Well and Booster Pump Station - Calder Road Project (Director of Budget & Project Management)
- Approved on the Consent Agenda - Resolution No. 2021-03**
- 9D. [21-0042](#) Consider and take action on a resolution authorizing a professional services agreement with HR Green, Inc. for design work related to the 3rd Street Asphalt Rehabilitation CDBG Project (RE1704G) in an amount not to exceed \$71,170 (Director of Budget & Project Management)
- Approved on the Consent Agenda - Resolution No. 2021-04**
- 9E. [20-0588](#) Consider and take action on a resolution authorizing a professional services agreement with Sander Engineering Corporation for design work related to the Annual Water System Improvements Project (WT1802) in an amount not to exceed \$220,000 (Director of Budget & Project Management)
- Approved on the Consent Agenda - Resolution No. 2021-05**
- 9F. [20-0589](#) Consider and take action on a resolution authorizing a professional services agreement with Sander Engineering for design work related to the Glen Cove Lift Station Conversion Project (WW1901D) in an amount not to exceed \$180,000 (Director of Budget & Project Management)
- Approved on the Consent Agenda - Resolution No. 2021-06**
- 9G. [21-0032](#) Consider and take action on a resolution authorizing a professional services agreement with ARKK Engineers, LLC for the design and construction phase services related to the Meadowbend 16-inch Force Main Replacement Project (WW1801F) in an amount not to exceed \$288,950 (Director of Budget and Project Management)
- Approved on the Consent Agenda - Resolution No. 2021-07**
- 9H. [21-0028](#) Consider and take action on a resolution authorizing Change Order #1 with Lucas Construction Co, for the Walker Street Upgrades Project (ST1803) in an amount not to exceed \$80,230 (Director of Budget and Project Management)
- Approved on the Consent Agenda - Resolution No. 2021-08**
- 9I. [21-0040](#) Consider and take action to excuse absences (City Secretary)
- A motion was made by Mr. Millican, seconded by Mr. Dugie that no action be taken on the item. The motion was approved by the following vote:**

- 9J. [21-0017](#) Consider and take action on a resolution authorizing the submission of a grant application to the Texas Department of Housing and Community Affairs (TDHCA) for Community Development Block Grant CARES Act (CDBG-CV) funds in the amount of \$150,000 for rental and utility assistance, and authorizing the Executive Director of Development Services, David Hoover, to accept such grant if awarded (Executive Director of Development Services)

Approved on the Consent Agenda - Resolution No. 2021-09

- 9K. [21-0015](#) Consider and take action on Ordinance No. 2020-37, an ordinance approving a Special Use Permit, SUP-20-0003, (7-Eleven Fueling Station and Convenience Store), in a “CG” (General Commercial) zoning district, with an address of 1210 East FM 518 and generally located on the northwest corner of FM 518 and Lawrence Road, League City, Texas - Second Reading (Executive Director of Development Services)

Planning and Zoning Commission recommended approval on November 16, 2020, 7-0-0 with 1 absent.

City Council approved first reading, 6-0-0 with two absent.

Approved on the Consent Agenda - Ordinance No. 2020-37 Second Reading

- 9L. [21-0014](#) Consider and take action on Ordinance No. 2020-38, an ordinance approving a Rezoning, MAP-20-0002, (2801 Calder Drive), to rezone approximately 2.55 acres from “RSF-20” (Single-Family Residential with a minimum lot size of 20,000 square feet) to “CG” (General Commercial), generally located along the west side of Calder Drive, approximately 315 feet north of Oleander Lane with the address of 2801 Calder Drive - Second Reading (Executive Director of Development Services)

Planning and Zoning Commission recommended approval on November 16, 2020, 5-2-0 with 1 absent.

City Council approved first reading, 6-0-0 with two absent.

Approved on the Consent Agenda - Ordinance No. 2020-38 Second Reading

END OF CONSENT AGENDA

10. **OLD BUSINESS**

11. NEW BUSINESS**11A. 21-0016**

Consider and take action on a resolution authorizing the expenditure of an amount not to exceed \$270,000 to Texas New Mexico Power to upgrade proposed power poles from wood to concrete, generally located along the east side of Maple Leaf Drive, from West Main Street (FM 518) to the Seminole Substation (City Manager)

A motion was made by Mr. Millican, seconded by Mr. Tressler, to approve Resolution No. 2021-10 authorizing the expenditure of an amount not to exceed \$270,000 to Texas New Mexico Power to upgrade proposed power poles from wood to concrete, generally located along the east side of Maple Leaf Drive, from West Main Street (FM 518) to the Seminole Substation. The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

11B. 21-0038

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

A motion was made by Mr. Long, seconded by Mr. Mann, to approve the Mayor's recommendations for appointments to boards and commissions, with exception of the Ethics Review Board.

Mr. Millican amended the motion to approve all of the nominees except for Parks Board Position 1 and 5

Mr. Dugie seconded the motion.

Mayor called the question to end discussion

4 For (Mayor Hallisey, Mr. Hicks, Mr. Mann, Mr. Tressler)

4 Opposed (Mr. Bowen, Mr. Dugie, Mr. Long, Mr. Millican)

MOTION FAILED

4 For (Mr. Bowen, Mr. Dugie, Mr. Millican, Mr.Tressler)

4 Opposed (Mayor Hallisey, Mr. Hicks, Mr. Long, Mr. Mann)

MOTION FAILED – ON MOTION TO AMEND

The original motion failed by the following vote:

For: 4 - Mayor Hallisey, Mr. Mann, Mr. Hicks and Mr. Long

Opposed: 4 - Mr. Dugie, Mr. Millican, Mr. Bowen and Mr. Tressler

A motion was made by Mr. Dugie, seconded by Mr. Millican, to approve the Mayor's nominations for the Animal Shelter Advisory Committee.

Mayor's Recommendations:

Animal Shelter Advisory Committee

Jasmine O'Keefe

Cliff Woitena

Amy Losh

Donna Jones

Karl Wankowicz

The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

A motion was made by Mr. Dugie, seconded by Mr. Millican, to approve the balance of nominations except for the Parks Board.

Mayor's Recommendations:**Bay Area Houston Convention & Visitors Bureau**

Pat Hallisey

Bridget Bear

Clear Creek Watershed Steering Committee

Peggy Zahler

Historic Commission

Susan Pierce

Ric Pearson

David Hake

League City Convention & Visitors Bureau Advisory Board

Bridget Bear

Amber Murphy

Dee Scott

League City Transportation and Infrastructure Committee

Andy Aycoth

Evan Watkins

Library Board

Tommy Frankovich

Lillian Murphy

Kathleen Nenninger

The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

A motion was made by Mr. Dugie to approve the appointment of Marcos Jaramillo to the Parks Board.

A motion was made by Mr. Long, seconded by Mr. Mann, to postpone the appointment of the board until an agreement can be reached. The motion passed by the following vote:

For: 5 - Mayor Hallisey, Mr. Mann, Mr. Bowen, Mr. Hicks and Mr. Long

Opposed: 3 - Mr. Dugie, Mr. Millican and Mr. Tressler

A motion was made by Mr. Dugie, seconded by Mr. Tressler, to confirm the two nominations to the Section 4B Industrial Development Corporation.

Mayor's Recommendations:**Section 4B Industrial Development Corporation****Todd Kinsey****Malcolm Daly****The motion passed by the following vote:**

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

A motion was made by Mr. Tressler, seconded by Mr. Long, to confirm the nominations to the Planning & Zoning Commission.

Mayor's Recommendations:**Planning and Zoning Commission****Pamela Arnold****Annett Ramirez****Paul Maaz****Gene Bindhammer****The motion passed by the following vote:**

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

A motion was made by Mr. Tressler, seconded by Mr. Bowen, to confirm the Mayor's nominations to the Zoning Board of Adjustment.

Mayor's Recommendations:**Zoning Board of Adjustment****Kathleen Benoit****Michael Hendershot****Paul Lopez****Robert Kline****The motion passed by the following vote:**

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

A motion was made by Mr. Long, seconded by Mr. Tressler, to confirm the Mayor's nominations to the Finance Committee.

Mayor's Recommendations:**Finance Committee****Nick Long****Hank Dugie****Traci Jacobs****Deanna Legge****Peggy Zahler****Zak Kone****Gabriel Allen**

The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

11C. [21-0011](#) Consider nominations to the Ethics Review Board (Mayor Hallisey)

Mayor's Appointments:

Position 2. Loretta Roberts

Position 5. Jennifer Cook

Position 6. Chelsi Honeycutt

Position 7. Megan Keinig

Nominations only, no vote required.

11D. [21-0010](#) Consider and take action on an appointment to the Civil Service Commission (City Manager)

A motion was made by Mr. Dugie, seconded by Mr. Tressler, to confirm the City Manager's appointment to the Civil Service Commission.

City Manager's appointment: Marc Edelman

The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

11E. [21-0009](#) Consider and take action on a resolution designating a Representative and an Alternate to the Houston-Galveston Area Council General Assembly and Board of Directors for the year 2021 (Mayor Hallisey)

A motion was made by Mr. Dugie, seconded by Mr. Long, to approve Resolution No. 2021-11 designating a Representative and an Alternate to the Houston Galveston Area Council General Assembly and Board of Directors for the year 2021.

Mayor's recommendations:

Representative – Larry Millican

Alternate – Andy Mann

The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

11F. [21-0020](#) Consider and take action on the appointment of a Primary Member and an Alternate to the Houston-Galveston Area Council (H-GAC) Transportation Policy Council (TPC) for the term year 2021 (Mayor Hallisey)

A motion was made by Mr. Dugie, seconded by Mr. Tressler, to approve the appointment of a Primary Member and an Alternate to the Houston Galveston Area Council (H GAC) Transportation Policy Council (TPC) for the term year 2021.

Mayor's recommendations:

Primary Member – Larry Millican

Alternate – Andy Mann

The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

- 11G. [21-0021](#) Consider and take action on appointment of a Primary Member and an Alternate to the Houston-Galveston Area Council (H-GAC) Technical Advisory Committee (TAC) for the term year February 2021 to January 2022 (Mayor Hallisey)

A motion was made by Mr. Dugie, seconded by Mr. Long, to approve appointment of a Primary Member and an Alternate to the Houston Galveston Area Council (H GAC) Technical Advisory Committee (TAC) for the term year February 2021 to January 2022.

Mayor's recommendations:

Primary Member – Christopher Sims

Alternate – Chad Tressler

The motion passed by the following vote:

For: 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

12. FIRST READING OF ORDINANCES

13. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED

14. EXECUTIVE(CLOSED) SESSION(S)

At 9:33 p.m. Mayor Hallisey announced an executive session would be held to discuss the following items:

- 14A. [21-0036](#) Texas Open Meeting Act, Section 551.072 Government Code - Deliberations about real property
- Discuss potential purchase or sale of real property interests (Director of Budget & Project Management)
- 14B. [21-0007](#) 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)
- 14C. [21-0027](#) Texas Open Meetings Act, Section 551.071 Government Code - Consultation with City Attorney
- Consultation with City Attorney regarding pending or contemplated litigation, to wit: issues with Comcast franchise (City Attorney)

- 14D. [21-0047](#) Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney
- Consultation with City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, to-wit: Status update on Big League Dreams (City Attorney)

At 11:01 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. [21-0037](#) Consider and take action on discussion concerning potential purchase or sale of real property interests (Director of Budget & Project Management)
- A motion was made by Mr. Dugie, seconded by Mr. Hicks, Mayor Pro Tem Dugie moved to authorize staff to proceed with negotiations for waterline acquisition across CenterPoint Energy parcels as discussed in Executive Session. This acquisition supports the 24-inch water line Relocation Project (CIP #WT1602). The motion passed by the following vote:**
- For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long
- A motion was made by Mr. Dugie, seconded by Mayor Hallisey, to authorize staff to proceed with negotiations for a waterline easement across CenterPoint Energy parcels as discussed in Executive Session. This acquisition supports the 36-inch water line SH3 to SSH Booster Project (CIP #WT1109). The motion passed by the following vote:**
- For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long
- A motion was made by Mr. Dugie, seconded by Mr. Millican, to authorize staff to proceed with negotiations for a waterline easement across 2.6956 acres (collectively) as discussed in Executive Session. This acquisition supports the 36-inch water line SH3 to SSH Booster Project (CIP #WT1109). The motion passed by the following vote:**
- For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long
- 15B. [21-0008](#) 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)

Council postponed 5-1-0 with 2 absent on December 8, 2020.

No Action

- 15C. [21-0026](#) Consider and take action on consultation with City Attorney regarding pending or contemplated litigation, to wit: issues with Comcast franchise (City Attorney)
- A motion was made by Mr. Bowen, seconded by Mr. Millican, that the City proceed in settlement negotiations as discussed in the executive session regarding the Comcast litigation. Resolution No. 2021-12 is adopted under this item. The motion passed by the following vote:**
- For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

- 15D. [21-0048](#) Consider and take action regarding consultation with City Attorney, to-wit: Status update on Big League Dreams (City Attorney)
- A motion was made by Mr. Tressler, seconded by Mr. Long, to declare the agreement with Big League Dreams terminated. The motion passed by the following vote:**
- For:** 8 - Mayor Hallisey, Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

16. **ADJOURNMENT**

At 11:05 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: February 9, 2021