



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, July 13, 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

Executive Director of Finance/Project Management

Angie Steelman

Director of Engineering:

Christopher Sims

Interim Director of Finance:

Deborah Jordan

Director of Human Resources/Civil Service:

James Brumm

Director of Parks & Cultural Services:

Chien Wei

Director of Public Works:

Jody Hooks

1. CALL TO ORDER AND ROLL CALL OF MEMBERS

Mayor Pro Tem Dugie called the meeting to order at 6:00 p.m. and called the roll. All members of Council were present except Mayor Hallisey. Mr. Long attended via videoconference call.

Absent 1 - Mayor Pat Hallisey

Present 7 - 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**

The invocation was given by Dr. Billy Watson of The Watershed Church. Mayor Pro Tem Dugie led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. [21-0389](#) June 22, 2021 Council Work Session

3B. [21-0384](#) June 22, 2021 Regular Meeting

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

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

4A. [21-0382](#) Report from the Section 4B Industrial Development Corp. (Mayor Hallisey)

Malcolm Daly gave a report.

4B. [21-0383](#) Report from Emergency Turnaround Task Force (Mayor Hallisey)

Dave Johnson gave a report.

4C. [21-0379](#) Community Spotlight - Communities In Schools - Bay Area (Mayor Hallisey)

The mission of Communities In Schools is to surround students with a community of support, empowering them to stay in school and achieve in life.

Emily Krone with Communities In Schools gave a presentation.

5. CITIZENS REQUEST FOR HEARING BEFORE CITY COUNCIL

Members of the public are invited to give comments at this time, lasting not longer than 3 minutes. Comments may be general in nature or may address a specific agenda item, and should be directed at the entire Council, not individual members of Council or staff. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated.

NAME	ADDRESS	SUBJECT
Peggy Zahler	1802 Rampart	Item 11A
Chuck DiFalco	2118 Eastland Ct.	Item 11D
Judith Taub	2302 Crows Nest Drive	Turn on Davis Road at 2094
Michael Stokes	Harbor Walk Apartments	COVID-19 Vaccine

6. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 6A. [21-0370](#) Hold a public hearing on proposed Certificates of Obligation (CO), Series 2021 (Interim Director of Finance)

Mayor Pro Tem Dugie opened the meeting at 6:32 p.m.

Deborah Jordan, Interim Director of Finance, gave a presentation on the item.

No members of the public signed up to speak.

Mayor Pro Tem Dugie closed the meeting at 6:39 p.m.

7. COMMENTS/REPORTS FROM MEMBERS OF COUNCIL

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

John Bowen – no comment

Justin Hicks – I wanted to say a few words about League City's own Navajo veteran, Retired Army Sergeant 1st Class Harold Lloyd Eaton. The Veterans Affairs and Rehabilitation Division of The American Legion will be presenting him with the Quilt of Valor in a presentation tonight to celebrate his 90th birthday and service to our country.

I personally am so sorry to not be able to attend the car parade tonight to thank this local hero. Mr. Eaton joined the service at 17 years old, he's earned a Bronze Star, a Silver Star and two Purple Hearts. Due to exposure to Agent Orange during his service, doctors told him he wouldn't live to see 90 – I congratulate him for proving them wrong. Happy birthday, congratulations and thank you for your service Sergeant Eaton.

Chad Tressler – no comment

Nick Long – no comment

Andy Mann – I just have one thing this evening. I wanted to give everyone an update on the drilling. If you're not a Mag Creek resident, this is probably not a big deal to you, but Mag Creek residents we were hoping to have things wrapped up today or tomorrow, but they ran into some problems so it's going to be another couple weeks of drilling. Secondly, I wanted to take the opportunity to thank the council members who voted for the initiative because Lynn Watkins made a second donation in addition to the individual checks that his organization cut, he also made a \$100,000 donation to the homeowners association. I just wanted to let you know that your support was very much appreciated. Thank you.

Larry Millican – Thank you, Mayor Pro Tem. The lady that spoke on the Davis Road activity, you're probably in a lot of luck. You've got two council people who live down Davis Road, that travel that roadway every day. On the trail system, that's part of a TxDOT trail system that was built by TxDOT. It connects actually to the trail system that runs down FM 518. It's a safe route to school. It allows people that are on Davis Road to get across Marina Bay Boulevard there without going through any traffic lights, you can go underneath the roadway. It was originally designed to go across Robinson Bayou, but those plans fell through. That's where it dead-ends right now, but it goes and connects to the trail system on 518 which then loops back around and you can get all the way to the City of Webster eventually. It crosses Clear Creek and then will also tie into our trail system there by the Kroger store, that you'll be able to facilitate a good host of trails when we actually get all the trail systems finished. I'd also like to point out that Mr. Dugie got married last week and it was a grand affair. After that, we got to watch fireworks that the city put on and it was absolutely fabulous. I wanted to comment about how Mr. Dugie's wedding arranger, or his wedding planner, or if it was him or his famous bride Mary, whatever, let me say Hometown Heroes Park was changed when I walked into it. They had a grand entrance with a tunnel effect that you got to walk into both gymnasiums, and you would have never thought that was a gymnasium. They had big draperies around the entire perimeter so that you actually didn't see any of the walls. It was great. What was even more impressive is then the following day we had Citizens Appreciation Day at Hometown Heroes Park and Kenny and his staff did an excellent job of transforming from the Dugie wedding to the day of Citizen Appreciation. Over the night, it was transformed back into that gymnasium and hosted all of the citizens of League City that wanted to participate. I

guess we served 4,000 hot dogs, it was just an outstanding affair all the way around. Hats off to staff that made that happen. I thought it was great, I thought the fireworks were great and I just had to say something about that. Also, I wanted to let everybody know, I don't know how I got the invitation, but I am part of a study group with the GLO the regional flood study survey that they're doing for all of the watersheds in the State of Texas, and I'm saying major river watersheds. I was part of a group that gave input, and now we're going to have another wrap-up session later this month. Hopefully we will continue that, but I was able to introduce and make sure that they were aware of all of the studies that we had and resources. It was impressive and I think that it's going to serve us well as a city. That's all I have. Thank you, sir.

Mayor Pro Tem Dugie – The most important information I'll share tonight is I'm now a married man. I'm so excited, so happy to join all these gentlemen in wedded bliss. So far, people say marriage is challenging and has its ups and downs. Marriage has been great. All we do is vacation and spend time on the beach. Every summer I go to a UM Army work camp with my church. We're in the exotic Baytown, Texas this week, building wheelchair ramps and painting houses for people that don't have the means to do it for themselves. I was there today, drove back, showered, came right to the meeting. I am happy I was able to make it kind of time Mr. Tressler. Also, since the question was out there, whose idea was the curtains and drapes to go around the gym – Mary and I both thought it was important for us to have our wedding and have the celebration in League City. League City means a lot to both of us. My mother-in-law, who I love dearly, said we're not going to just do it in a gymnasium, we have to do something with the walls. It was her idea to do the drapes and the curtains around the gym. I'm glad she did it because it definitely turned out much prettier, much more elegant than it would have been otherwise. I appreciate everyone's support, everyone sending notes and coming out and whatnot. I'm very excited about the whole marriage ordeal, and if I need any marriage advice I know who to come to. This group of gentlemen right here. The library has some information they want me to share. Enjoy our high-energy magic show for children ages 6 to 11 with John O'Bryant on Wednesday, July 14. There are two shows available: The first from 2 to 2:45 p.m. and the second from 3:30 to 4:15 p.m., both in the Library Theater. Teens, come watch the fun movie, Zootopia, with your friends on Tuesday, July 20 from 4 to 6 p.m. in the Library Theater. Make sure to register in advance. Adults get to be a part of the fun on Thursday, July 22 from 10 to 11 a.m. as they participate in The Art of Storytelling in the Library Theater. Local author/illustrator Candace Teague will help attendees create a craft while listening to appealing stories. Obviously, we're missing Mr. Hallisey today. I believe he's getting some TLC and enjoying himself. I think we all deserve a little bit of time with our friends and family. I hope he's having a good time, and wish him the best. Hope he's able to make it back to us next meeting. We're looking forward to that.

8. REPORTS FROM STAFF MEMBERS

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

John Baumgartner – I just have of couple quick CIP updates. On tonight’s agenda, we have the engineering contract for the Calder Road widening to facilitate a right turn lane at FM 517. That’s in anticipation of the traffic signal that’s under construction as we speak by TxDOT. That will help that intersection work more efficiently. Currently out for bid, we have two of our drainage projects, one is a FEMA funded project, or partially funded by FEMA and it includes Gum Bayou North Point Detention Pond and Robinson Bayou. They advertised for bid July 6, they’re scheduled to open August 3, we anticipate award by the end of August. Again, the majority of that project is funded by FEMA. The second project that is getting ready to bid is the Bay Ridge Pump Station and Detention Pond Improvements. We anticipate that being out for bid in August with award scheduled for September if all goes according to our plan. Under construction, we talked a little bit about the TxDOT 518 project that starts at Davis Road goes up to 518 and then extended along FM 270. That project is a TxDOT project, 80 percent funded by TxDOT, substantially complete. As Council Member Millican noted, that provides connectivity from a variety of different neighborhoods, including all the way north to Webster, all the way east to Kemah in the Wal-Mart area, and then I would tell you all the way north and west to Gripon Park, if you follow all your trails and sidewalk connectors and trail connections. We’re excited that project is complete. We look forward to more partnerships with TxDOT to continue to extend the trail system. Calder Road update, Ervin to Cross Colony, this section is under construction. The contractor still anticipates that he’s going to get done by October of 21. I think he’s a little behind. He’s certainly had some rain that he’s fought the last few days, but he’s got most of the traffic’s on new pavement and he’s working on the other side of the road and all of the utilities are in so we’re pleased with his progress there. Then the traffic signal at League City Parkway and Brittany Lakes and Fennigan continues to make progress. The signal’s scheduled for delivery in late July. Construction is currently anticipated to be completed in October 21. They’re fighting a little bit of water, so we’re still optimistic. That’s the updates for today, thank you.

9. CONSENT AGENDA

Approval of the Consent Agenda

Item 9A was pulled by Mr. Mann.

A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Consent Agenda Items 9B through 9E. The motion passed by the following vote:

For: 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

Absent: 1 - Mayor Hallisey

9A. 21-0381

Consider and take action on a resolution authorizing the acceptance of the American Rescue Plan Act grant funds allocated by the U.S. Treasury to the City (Emergency Management Coordinator)

A motion was made by Mr. Millican, seconded by Mr. Tressler, to approve Resolution No. 2021-97 authorizing the acceptance of the American Rescue Plan Act grant funds allocated by the U.S. Treasury to the City. The motion passed by the following vote:

For: 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

Absent: 1 - Mayor Hallisey

9B. 21-0374

Consider and take action on a resolution for scheduling a Public Hearing on August 24, 2021, to consider amending the Capital Recovery Fees for Roadway Facilities previously adopted in January 2019; directing the City Secretary to publish notice of said public hearing and directing the Capital Improvements Advisory Committee to consider and make a recommendation on the Capital Recovery Fee Report (Director of Engineering)

Approved on the Consent Agenda - Resolution No. 2021-98

9C. 21-0391

Consider and take action on a resolution authorizing a professional services agreement with Oller Engineering, INC for the design and construction phase services related to the State Highway 3 Lift Station Upgrade & Force Main Replacement Project (WW1801G) in an amount not to exceed \$114,710 (Executive Director of Finance and Project Management)

Approved on the Consent Agenda - Resolution No. 2021-99

9D. 21-0392

Consider and take action on a resolution authorizing the sale of land to TxDOT for the widening of FM646 to four lanes in the amount of \$12,395 (Executive Director of Finance & Project Management)

Approved on the Consent Agenda - Resolution No. 2021-100

9E. 21-0390

Consider and take action on a resolution authorizing a professional services agreement with Gradient Group, LLC for design, bid and construction phase services related to the Calder Road Widening from FM517 to 300 feet North of FM517 (ST2102) in an amount not to exceed \$63,818 (Executive Director of Finance & Project Management)

Approved on the Consent Agenda - Resolution No. 2021-101

END OF CONSENT AGENDA**10. OLD BUSINESS**

- 10A. [21-0395](#)** Consider and take action on a resolution authorizing an agreement with Cigna for the employee dental insurance plan for the period of October 1, 2021 to September 30, 2024 (Director of Human Resources and Civil Service)

Council postponed, 8-0-0 on June 22, 2021

A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Resolution No. 2021-102 authorizing an agreement with Cigna for the employee dental insurance plan for the period of October 1, 2021 to September 30, 2024. The motion passed by the following vote:

For: 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

Absent: 1 - Mayor Hallisey

11. NEW BUSINESS

- 11A. [21-0380](#)** Consider and take action on a resolution to clarify the duties and responsibilities of the League City Transportation and Infrastructure Committee (Council Member Millican and Council Member Tressler)

A motion was made by Mr. Millican, seconded by Mr. Tressler, to approve Resolution No. 2021-103 to clarify the duties and responsibilities of the League City Transportation and Infrastructure Committee. The motion passed by the following vote:

For: 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

Absent: 1 - Mayor Hallisey

- 11B. [21-0388](#)** Consider and take action on a resolution authorizing a League City Civic Club Monument Sign Policy (Director of Communications and Media Relations)

A motion was made by Mr. Hicks, seconded by Mr. Mann, to approve Resolution No. 2021-104 authorizing a League City Civic Club Monument Sign Policy with the following conditions: Removal of the exclusion of churches and religious organizations. The motion passed by the following vote:

For: 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

Absent: 1 - Mayor Hallisey

- 11C. [21-0397](#) Consider and take action directing the development of a lease agreement with the Clear Creek Independent School District for the use of the school building located at 400 South Kansas (Director of Information Technology and Facilities and Director of Communications and Media Relations)

A motion was made by Mr. Dugie, seconded by Mr. Bowen, to approve directing the development of a lease agreement with the Clear Creek Independent School District for the use of the school building located at 400 South Kansas. The motion passed by the following vote:

For: 6 - Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

Opposed: 1 - Mr. Mann

Absent: 1 - Mayor Hallisey

- 11D. [21-0337](#) Discuss and take possible action on a grant opportunity from the Texas Volkswagen Environmental Mitigation Program (TxVEMP) to purchase and install up to 10 public-facing electric vehicle (EV) charging stations on city-owned facilities. (Executive Director of Development Services)

A motion was made by Mr. Dugie, seconded by Mr. Tressler, to approve a grant opportunity from the Texas Volkswagen Environmental Mitigation Program (TxVEMP) to purchase and install up to 10 public facing electric vehicle (EV) charging stations on city owned facilities. The motion failed by the following vote:

For: 0

Opposed: 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

Absent: 1 - Mayor Hallisey

- 11E. [21-0393](#) Consider and take action on a resolution determining that land is needed for the construction and improvements associated with Grissom Road Reconstruction Project in the City of League City, Texas, specifically a tract of land containing 1.967 acres believed to be owned by Clear Creek Capital Partners-Cattle Division, Ltd. and authorizing the institution of eminent domain proceedings (Executive Director of Finance & Project Management)

Pulled

- 11F. [21-0378](#) Consider and take action setting the date for the public hearing of the FY2022 Proposed Budget for August 24, 2021 and an additional public hearing for August 10, 2021 (Executive Director of Finance & Project Management)

Staff recommends approval.

A motion was made by Mr. Tressler, seconded by Mr. Dugie, to approve setting the date for the public hearing of the FY2022 Proposed Budget for August 24, 2021 and an additional public hearing for August 10, 2021. The motion passed by the following vote:

For: 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

Absent: 1 - Mayor Hallisey

12. FIRST READING OF ORDINANCES**12A. 21-0394**

Consider and take action on an ordinance approving the 2020-21 annual service and assessment plan update for the League City Public Improvement District No. 1 (Magnolia Creek) Section 5B and Commercial Parcels (Executive Director of Finance & Project Management)

Staff requests approval on first and final reading.

A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Ordinance No. 2021-23 approving the 2020-21 annual service and assessment plan update for the League City Public Improvement District No. 1 (Magnolia Creek) Section 5B and Commercial Parcels on First Reading. The motion passed by the following vote:

For: 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

Absent: 1 - Mayor Hallisey

A motion was made by Mr. Tressler, seconded by Mr. Millican, to approve Ordinance No. 2021-23 on First and Final Reading. The motion passed by the following vote:

For: 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

Absent: 1 - Mayor Hallisey

12B. 21-0372

Consider and take action on an ordinance to set a 35 MPH speed limit along Butler Road from the intersection with League City Parkway to the intersection with Turner Street, a distance of approximately 0.16 miles (Director of Engineering)

Staff requests approval on first and final reading.

A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Ordinance No. 2021-24 to set a 35 MPH speed limit along Butler Road from the intersection with League City Parkway to the intersection with Turner Street, a distance of approximately 0.16 miles on First Reading. The motion passed by the following vote:

For: 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

Absent: 1 - Mayor Hallisey

A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Ordinance No. 2021-24 on First and Final Reading. The motion passed by the following vote:

For: 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

Absent: 1 - Mayor Hallisey

- 12C. [21-0373](#) Consider and take action on an ordinance to set a 30 MPH speed limit along Turner Street from the intersection with Calder Drive to the intersection with Butler Road, a distance of approximately 0.28 miles (Director of Engineering)

Staff requests approval on first and final reading.

A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Ordinance No. 2021-25 to set a 30 MPH speed limit along Turner Street from the intersection with Calder Drive to the intersection with Butler Road, a distance of approximately 0.28 miles on First Reading. The motion passed by the following vote:

For: 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

Absent: 1 - Mayor Hallisey

A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Ordinance No. 2021-25 on First and Final Reading. The motion passed by the following vote:

For: 7 - Mr. Mann, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

Absent: 1 - Mayor Hallisey

- 12D. [21-0387](#) Consider and take action on an Ordinance to set a 30 MPH speed limit along Cross Colony Drive from the intersection with Calder Drive to the intersection with FM 646, a distance of approximately 0.77 miles (Director of Engineering)

Staff requests approval on first and final reading.

A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Ordinance No. 2021-26 to set a 30 MPH speed limit along Cross Colony Drive from the intersection with Calder Drive to the intersection with FM 646, a distance of approximately 0.77 miles on First Reading, with the stipulation that the speed limit be set at 35 MPH. The motion passed by the following vote:

For: 6 - Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

Opposed: 1 - Mr. Mann

Absent: 1 - Mayor Hallisey

A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Ordinance No. 2021-26 on First and Final Reading. The motion passed by the following vote:

For: 6 - Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

Opposed: 1 - Mr. Mann

Absent: 1 - Mayor Hallisey

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

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

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

16. ADJOURNMENT

At 8:18 p.m. Mayor Pro Tem Dugie said, there being no further business this meeting is adjourned.

**PAT HALLISEY
MAYOR**

**DIANA M. STAPP
CITY SECRETARY**

(SEAL)

MINUTES APPROVED: July 27, 2021