



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Tuesday, September 28, 2021

6:00 PM

Johnnie Arolfo Civic Center  
400 West Walker Street

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### Regular Meeting

The City Council of the City of League City, Texas, met in a regular meeting in the Council Chambers at 200 West Walker Street on the above date at 6:00 p.m.

**Mayor:**

**Pat Hallisey**

**City Council Members:**

**Andy Mann  
Hank Dugie  
Larry Millican  
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 Hallisey called the meeting to order at 6:12 p.m. and called the roll. All members of Council were present except Mr. Mann. Mr. Hicks attended via videoconference.

Absent     1 -     Mr. Andy Mann

**Present**     7 -     Mayor Pat Hallisey, 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 Candy Decker 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.     [21-0526](#)             Presentation of a proclamation recognizing October 2021 as "National Domestic Violence Awareness Month 2021" (Mayor Hallisey)
- 4B.     [21-0527](#)             Presentation of a proclamation recognizing the week of October 3-9, 2021 as "Fire Prevention Week" (Mayor Hallisey)
- 4C.     [21-0548](#)             Presentation of a proclamation recognizing October 5, 2021 as "World Teachers' Day" (Mayor Hallisey)
- 4D.     [21-0532](#)             Presentation by the Vice-Chairperson of the Planning and Zoning Commission (Mayor Hallisey)
- Annette Ramirez, Vice-Chairperson of the Planning and Zoning Commission, gave a presentation.**
- 4E.     [21-0549](#)             Report from Dickinson Bayou Watershed Steering Committee (Mayor Hallisey)
- Mayor Pro Tem Hank Dugie gave a report.**

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
Dave Johnson	2426 Thorndon Park	COVID/Flood
Shari Ferguson	207 Briarwood	Walker St.
Craig Clark	501 St. Charles St.	Walker St.
Aiyub Ali	5980 W. Main St.	
Peggy Zahler	1802 Rampart	11C

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

7. **COMMENTS/REPORTS FROM MEMBERS OF COUNCIL**

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

Mayor Pro Tem Hank Dugie – I'll start off with library happenings. Join us on Saturday, October 2 for Family Fire Prevention Day, where we'll provide safety information and crafts while discussing a family fire safety plan. This program is from 10:30 to 11:30 a.m. and is for all ages. Fill in some of the gaps of your family stories on October 4 from 7 to 8:30 p.m. This program is part of our Genealogy series and is also for all ages. Our Teen Study and Homework Sessions are underway and are a great way for teens to study and do their homework with their peers. These sessions go from 6:30 to 8 p.m. and are for teens who are 12 to 18 or are in 6th to 12th grade. In other items of interest, the skate park at League City Elementary, I'll ask staff to look into that. If the school district did fence off one of our local parks, we need to find a way to make sure it's unlocked for folks or we need to move the fence so that it's on the outside of the fence. In terms of League City being a part of the College of the Mainland taxing district, I'd have to do the math, but I would imagine the amount of taxes you would pay as a homeowner in League City would be more than the difference in cost of being in district versus out of district. That's something that is a conversation going on right now, and College of the Mainland is a great provider of higher education for students in our area and if they can come bring a pitch forward that makes sense to people then so be it.

At this point, I don't think the math shakes out. I understand folks who are in that spot of having to pay out of district, but if you are a taxpayer in League City you would have to pay a 10 or 15 cent extra tax, 25 cents, that shakes out to hundreds if not thousands of dollars each year that you would have to pay for the rest of your life as you lived in League City. We would have to be part of a taxing district, which people in League City have said, time and time again, that they don't want to be a part of anymore taxing districts.

Larry Millican – I would like to thank everybody for coming out tonight and also tuning on Channel 16 and online, but I had two topics to talk about tonight. One was going to be the watershed studies and the other is going to be increasing the size of government. With the watershed studies being already discussed twice, the only thing that I wanted to add to that was the fact that the difference between a tier two and a tier one project at H-GAC is the level of importance that the staff at H-GAC gives those projects. While the study was going on, it was deemed an important study and was identified, and that's what the tier two designation was. In a tier one, it says that a project has been identified and it's worthy of consideration for funding in the H-GAC system. What this means is all of those multiple projects that were identified in both of those watershed studies, is that now they are in the mindset and in the radar of H-GAC and funding opportunities that may exist. It does not mean that we need to stop any activities that we are doing. It doesn't mean that they are going to fund anything at all. All it means is that now it's in the radar screen and we need to keep the pressure up. We need to keep moving forward with all of the items that we are doing and making sure that all of these projects come to fruition at some point in the future. That's the difference between that level two and a level one. Recently, at council we had a conversation about how council members have the feeling that the city government was growing too fast and was becoming too large. I was concerned about the discussion. It concerned me because of the fact that we had just completed more than a half dozen workshops on this next year's budget and going line by line in each department and the special funds, keeping the tax revenue at the no new tax rate from the year before. My mind started racing around from thought to thought about how can this be. I was confused, I was really beside myself because of the fact that I thought for the last five years we had been heading in the right direction, by passing budgets with no new revenue rates. At any rate, I started thinking about council passes all of the expenditures. An expenditure doesn't happen in this city unless council approves it, except for the small ones that Mr. Baumgartner gets to do on his own. Generally speaking, everything comes to council, whether or not it's a budgeted item, or whether or not it's something that requires a budget amendment. Then I started looking back at all of the budget amendments, and I started looking back at the different spreadsheets that council requested during the budget workshops. All of these things pointed to the fact that the government operation here in League City really hasn't expanded and it really is in very good shape compared to other comparable cities. We actually have less in our budget in operations than a lot of other comparable cities. We run with less employees than a lot of other cities. I guess that, that's, even more so, I started looking at the budget amendments

that we have been working with in the past. These budget amendments can be lots of different things. They can be grants for a \$400,000 fire boat. They can be grants for a \$300,000 arson trailer. They can be grants for a \$400,00 mobile command center for the police department. A little of this can run into real money. Just in those little items right there, all of a sudden we're talking about a million bucks. When you start looking at the goals set by the city for the city manager each year, one of the line items that he has on his goals is to produce \$2 million, \$2.5 million in grants every year. Well, that in itself is one percent of our budget. So, if he accomplishes that, like he normally does, that's going to be adding another one percent to the budget right off the top. Not tax funds, but it's going to be adding it right to the budget itself. I then started thinking about the millions of dollars that we received during the Harvey relief funds and the COVID relief funds. The city created programs to help small businesses with the chamber. We created programs with Interfaith Caring Ministries to help the less fortunate with rent and utilities. All of these added to the budget each year, while not a burden on the taxpayers, but inflated the size of city government. An example of this will happen later tonight. We're going to work on our third budget amendment tonight, for this year's budget. Not next year's, but this year's budget. This year, with this budget amendment that we have planned tonight, we're going to take and go from \$241 million to \$257 million for a total budget, and that's a \$16 million increase but yet none of that is reflected in the tax rate. I guess the simple fact is that yes you can increase the city's budget, but really and truly you're not increasing the taxes. Is this city growing too fast? Did we receive too much money from the federal people? Did we put too much money into the rebate program for the chamber? Did we put too much money in for the low-income people? Did we spend money on PPE's that we shouldn't have spent? I don't think that this council has spent any money that didn't need to be spent. I think that we were very judicious in what we did. I think we were very direct in what we did and I think I am not concerned at all about the \$16 million that we increased the budget, because I think it was needed. Five years ago, the city would complete somewhere in the neighborhood of about \$20-to-\$25 million in projects. This last year we hit a milestone. We completed \$60 million in infrastructure projects. \$60 million. Three times the amount in five years. You don't get there by not spending the money. Did that increase the size of government? Yes. Was it needed? Yes. Am I proud of it? Yes. I think that we need to look at those expenditures and understand what those expenditures are and work forward with that. I think that the delivered services and projects to the citizens of League City came at a great value and I'm very proud of it. Has the size of League City government increased over the last few years? Sure. Can the city do better? Sure. We work very hard at that every time we meet, every time that we go over budgets, every time we spend anything, we work very hard. Delivering world class service, more programs and more infrastructure projects to more citizens will not come without an increase in expenditures. Wherever the money should come from, we need to make sure that we deliver those services needed, and the projects that are needed. Thank you, mayor.

John Bowen – Peggy, I'd like to address your comment about the electricity. We've had a

relatively calm couple of years, other than the freeze, with storms. The trees do get a little large and they get top heavy, and they don't get a chance to get blown out every once in a while with moderate winds of 80 or 90 miles per hour. The freeze also put a burden on our trees this year, but the power companies ultimately are making those decisions on what's cost benefit analysis for them when they make the decision whether they're going to trim or not. We do need to hold them accountable to make sure that they're doing the right job. But, it's a combination of things, not just that one 70 mile per hour a wind we had. We've been fortunate for a few years without any big winds. Thank you for bringing that up.

**Justin Hicks – no comment**

**Chad Tressler –** I just want to kind of reiterate what Mr. Dugie was saying about the community colleges and taxes and why League City so far isn't part of one and likely never will be. As an example, I looked up a house of a gentleman who happens to be in the room tonight, who lives in League City in the Dickinson ISD portion, so he pays the College of the Mainland tax. Last year, his tax rate for College of the Mainland was almost half of what we have for the entire city. Keep that in mind, one community college has a tax rate that is half what our entire city is, when you think about the services we provide. I'm not saying there is anything wrong with community colleges, I'm saying that's where the numbers are. On a \$250,000 house it's \$483 a year going to the community college. The tuition delta for an in-district versus out of district, in district tuition for two semesters, so a full year, is \$1,773, out of district was \$2,973. So, \$1,200 a year. In three years of living in your house you pay the property taxes to cover one year's tuition delta. If you live in your house for more than 12 years, you're making up the difference and that's if they get around to having a four-year program, which most community colleges don't, so it's two years. Now you're talking about six years to recoup it, and that would be everyone in the city paying it. Our average household value I'm pretty sure at least this last year, is well over the \$250,000 mark. You're going to make it up even quicker. The numbers just aren't there to support it. That's all I have.

**Nick Long –** Thank you, mayor. I have two things to talk about tonight and didn't know that this would come up several times tonight, I wanted to just keep in people's prayers for Pastor Steven Rhodes. He was jogging in South Shore earlier this week and got hit by a car and extremely injured. I didn't think this would come up three times in one night. It does kind of just go to show, even on residential streets, where you think that kind of stuff wouldn't happen, it does. It's kind of two things for that, of course be careful for yourself, and then in those streets take it seriously while you're driving. Don't text and drive, which is I believe what happened here. The real repercussions that can come from that are quite severe. I just wanted to talk a little bit about the growth of government. Mr. Millican brought up a lot of good points, a lot of federal money poured in. I was really glad to see that the council, the majority of the council, came together and lowered the tax rate severely. The appraisals had gotten out of hand and the amount of money coming in in

2022 will actually still be more than came in in 2021 and that's with an extremely substantial tax decrease from the city. I think it's important that we always look for ways to restrain the growth of government, restrain the growth of property taxes and try to return as much money back into the pockets of the citizens without infringing this level of service. I was real glad to see when the council voted to temper that down a bit, to spend more money out of cash on projects and to kind of get the vital service of the city handled while recognizing that we needed to really go out there and make a proactive stance of reducing the tax rate. Thank you.

Mayor Hallisey – I scratched out everything I was going to say about the growth of government, but that's okay. I'm sorry the lady left on the college because my answer to her is a little more direct than everybody else's. There's all the mathematics of how much you pay, but the truth is this community turned down the opportunity for College of the Mainland to come in here as a taxing entity back in the late 80s and early 90s. They just definitely said no. Any time a taxing entity has come before the voters of this community they have said no. We're a pretty conservative bunch. College of the Mainland came in last year and with the help of a generous benefactor got the old League City United Methodist Church turned into a college campus. They are going to expand that as time goes on. Yes, Warren Nichols has been up here, he's the president of the college, wanting to know what the temperature is to get into the college district. We said well, hate to be like this but looking at the history of this we don't see a good chance of a college district getting in here. However, there are portions of League City that are within your district. If you could get a campus, particularly on the southwest side of town, which is going to be on the south side of 517, which is League City, you would be within the district, but I don't know if there's enough taxable value out there to do you any good. San Jacinto Junior College has made a run at this over the last so many years and we have always turned it back for the very reasons that I expressed. We'd love to have a college here. When they came here to do this one at the Methodist Church we were all excited. There was a lot of discussion about College of the Mainland turning into a four-year institution. A lot of our young people coming out of high school who can't afford to go a major university, or their families can't send them there, are going to San Jac and they're going to College of the Mainland. We know where they're coming from. They're coming from the north end of the county seeking a higher degree level so that they can move forward. What's going to happen in the future? I don't know, but if it does like most things in this town, when the public comes to us and says we want a college district and we're willing to pay for it, I don't think you're going to see it get initiated from the city council. You're going to see it get initiated at the grass roots level. There are a lot of young people and young families paying to send their children to College of the Mainland and San Jacinto College, both great two-year institutions. It's a beginning, at least they're in college. When you look at going to a major university if you want to play the numbers game, look at what it costs to go to UT, look what it costs to go to A&M the first year, or to Texas Tech or Baylor or anywhere else. U of H. I mean, it's expensive to go to college. We could ask our elected

officials way up the line, put some focus on higher education like we have on elementary and secondary education and high schools. We have a lot of kids who are not going to be happy with minimum wage jobs, and they want to do better. And parents, what I said earlier tonight, the biggest economic driver we have in this community is the school district. People come here because they want their kids to have every opportunity they can. Sooner or later, they're going to be up here at the podium, pounding on the podium, that they want us to do something about upper education. I won't be here, none of these guys will be here, but when they come, my guess is, when people come and yell at their government that they want help, their government is here to help them and they will try to do that somehow. I'm sorry she left a little early, maybe she'll see it. I want to call attention to a couple of things. I went out, I think Mr. Millican and I were the only two, well, I saw Mr. Bowen as I was going in, I should say that, but EcoFest and Arbor Day that Sarah put on at Hometown Heroes Park was a great event. I mean, my gosh. Anything that you wanted to do to make this world a better place was exemplified in the exhibits there. It was in the gym in the back and there were a lot of people that were out there. There were food trucks. They were eating. They were having a good time. Little kids coming up and just wanting to talk. It was the craziest thing I've ever seen, but that's fun for me because I'm a little kid at heart. Sarah, you did a good job on that and we're proud of you and proud of what you are producing with EcoFest and Arbor Day. I also want to say that two weeks ago I went to the Communities in Schools Gala. One of the comments I made to the people that run that, Peter Wenzel and some of his board members, I'm glad to see you over here in League City. I like Communities in Schools because they are dedicated to keeping at-risk children in school. That's what they do. Heart and soul of their efforts. It's easy for kids when parents are busy and not paying attention, the first thing they want to do is quit school. There's no jobs for people who quit school anymore. You have to have a skill. I've got a friend who's got a mechanic shop and he can't find people to run his tire alignment stuff because you've got to have computer skills. For the kids that are coming up, staying in school, having somebody care whether you stay in school is really important and Communities in Schools does that, and I think they do a great job. Also, last week, and I know Mr. Millican was there and I was there and Mr. Dugie was there. I don't know if any of the rest of you were, but Anchor Point had their gala. Anchor Point does so many things. They are woven through all of the communities in the Bay Area. Not only keeping kids in school, keeping them off drugs, worrying about whether or not they're going to have a future they invest in young people, young women who become pregnant have a place to go and somebody to listen to. The folks who work there do a great job. I think that Mr. Millican's wife was one of the people who started that if I remember the story right, way back in the dark ages. I don't want to say she's that old, but it was a number of years ago. Oh, Turning Point, that's next week, and we'll talk about that at the next meeting. There are a lot of people in this area that I call the do-gooders. When you look at our agenda it's called Community Spotlight, and we ask them to come and tell us what they do. They get on TV, they get 3-to-5 minutes to tell us the great job they're doing in our community. I want to encourage all of you and those that are watching this, go to their functions. Hank



was an Anchor Point guy, he was on their board for a number of years, may still be there for all I know. They do a lot of good work throughout these communities. They are building a dormitory for young women that are about to have children who don't have families to take care of them. They're raising money for that. When you see and you hear the stories of those that are a lot less fortunate than all of us? My goodness gracious it just makes you eternally grateful that there are people in our community that care that much that they go out and extend themselves to make things happen for these groups. Community Spotlight at every meeting is to highlight that. Everybody's involved in their own stuff, and they can talk about that when it comes up. I just happened to have been at several of them that I think are terrific. And of course, keeping peace in my own family, Holiday in the Park is coming up in two months. The holiday Christmas Tree will be over here in the Civic Center. It's got \$3,000 worth of gift cards, cost you a dollar for a raffle on it. Janice will be happy when I get home tonight that I brought that up and reminded all of you. Sarah's actively involved with that as is the chamber. I think as far as her dreams are concerned it's coming together as a big community event with the city. The city's always been involved and has always been a partner. Now the chamber wants to be a partner, and when we get Bay Area Economic Development Corporation to give us money to be a partner, too. That's coming up the first weekend in December and we always laugh. We wonder if there aren't more people in the parade than there are in the city, because 30,000 people on the roadbed is a big deal. Bless all of them, nobody's been hurt. We're going to keep it that way. The police department does a great job making sure everybody is safe. I think Mr. Long has become a sponsor of that. He gave the big bucks last week. Janice was bragging about that. That means I had to put more money in the kitty, only because Mr. Long did. There's a lot of great things happening in the city. We're about to go into the most joyous season of the year. It's a reminder to all of us to be kind to one another. I have to remind myself of that every morning when I get up. There's no reason to get excited anymore. Try to get along. League City was once known as the city of shady oaks and friendly folks, and that was the motto when I came to town 50 years ago. It is still a good motto to have today. Be kind to one another, it's a great season. I'll see all of you before Thanksgiving, but have a nice Thanksgiving.

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

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

John Baumgartner – If I may start with a few announcements, I think many of you know we have a very robust CIP. We try to bring a few updates every couple of weeks to let people know what's going on and what's next. Both Angie's group and Christopher's group are working hard to keep their projects moving forward. Last week they had a 30 percent meeting about the Meadows Drainage Improvements with the Meadows Neighborhood Group.

That project continues to progress and we need to move forward with final design. We have a bid for the reconstruction of asphalt Third Street. That will come forward, the bid will be opened in October and then awarded sometime in November. The Bay Colony Area Detention Modifications, that's another bond program, that project is going to be out to bid, and then award by council probably in November and construction will start shortly after that. The asphalt reconstruction, that's part our \$7-to-\$9 million a year we spend in reinvestment, that's probably a \$3 million project. We've been doing asphalt streets, this is now year six. That project is going to be out to bid shortly and then probably awarded by council in December of 2021. The last bond project, not the last, the next one we're currently working on is the Bay Ridge Phase II. That's the deepening of the detention pond for Bay Ridge. As you know, we have the first phase of that, we call it phase three, that's under construction today, that improves the drainage within the neighborhood and then the detention pond and pump station will be out to bid in the next couple of months and then we anticipate award by in January by council and so will be under construction early in 2022. I think it's a positive note that we continue to make progress on many of the drainage projects and some of the roadway projects. We have a couple of road projects wrapping up. The Calder Project, if you drive that one regularly, you see they've got most of the pavement down. They're still working on clean-up, got another few weeks of that to move forward. Then the signal at Fennigan and League City Parkway, they're making good progress there. That's got another month or so on it also. Then right behind that, Angie's getting ready to bid, early next year, the next two signal projects out there. She's still trying to figure out how to cash flow it, I'm telling her just keep them moving forward if they're ready to go. We're excited about that. Again, continue to make progress. There's always information about the 100 or so projects that are under design or under construction at any one time on the website. We're excited to see progress. One of the council members mentioned \$60 million worth of improvements last year, probably not quite that much this year, but again still a significant amount. Then a couple of just other announcements. I'd like to talk about the Fall Sweep. As an official Keep Texas Beautiful Affiliate, League City is encouraging residents, businesses, scouting troops, civic clubs, local organizations and HOA's in our community to take part in the Texas Fall Sweep. The annual fall cleanup program is open to everyone from now until November 20. It's easy to get involved and organize a local clean up in your neighborhood. Just go to [LeagueCity.com](http://LeagueCity.com) for more information and to register your clean-up event. The next thing, one of the things we're going to miss about being in the Civic Center, is Sarah has turned that into our art gallery. We're getting to hear from the staff that several people are every day coming through there looking at the art. She's got her program and she's going to change it out monthly. The city's new public art gallery, in honor of the fall migration and world migratory bird day, the theme for the month of October is birding. An opening reception and a meet and greet with the artists will take place Saturday, October 2 from 6 to 8 at the Civic Center and the public is invited. Those of you who attended the first one, it was a nice event, and I commend Sarah for her and her team for getting that art initiative moving forward and displaying the fine works of the local artists in our community. Lastly,

we all have sung Sarah's praises and communication has put together a number of great programs. They were recently recognized with multiple state and national awards by the Texas Association of Municipal Information Officers, TAMIO, and the City-County Communications and Marketing Association, or 3CMA. The TAMIO awards are considered the highest honors in the state for communications professionals, and the 3CMA Savvy awards represent excellence among the nation's premiere network of local government communicators. This is the first year League City has won first place awards from both associations. A couple of other accolades, I know we talked a little bit about this room before the meeting first started. We talked about how Ryan and his group have been working tirelessly for the past couple of weeks, working on sound, working on video, working on final last touches and cleanup. During that process, we couldn't have done that without the support from the building official department and the fire department. I think David or Ryan, one of them have told me, we've been over there three times and every time we get here we're not quite ready for the inspection to get the CO. Certainly, the both of those departments worked hard to make sure that we were safe and that we got opened on schedule, and flexed their schedule to support the efforts of the folks actually doing the work. That's all I have got tonight, thank you sir.

- 8A.     [21-0545](#)           Presentation of the Financial Report for Quarter Ended June 30, 2021 (Executive Director of Finance & Project Management)

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

9.       **CONSENT AGENDA**

Approval of the Consent Agenda

Item 9E was pulled by Mr. Long.

Item 9F was pulled by staff.

A motion was made by Mr. Millican, seconded by Mr. Tressler, to approve the balance of the Consent Agenda The motion passed by the following vote:

**For:**    7 -     Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

**Absent:**  1 -     Mr. Mann

- 9A.     [21-0528](#)           Consider and take action on a resolution authorizing the submittal of three separate grant applications (Fire Department Training, Volunteer Firefighter Insurance, and Fire Department Equipment) for the Texas Forest Service Rural Volunteer Fire Department Assistant Program HB2604 and HB3367 (Fire Chief)

**Approved on the Consent Agenda - Resolution No. 2021-137**

- 9B.     [21-0530](#)           Consider and take action on a resolution authorizing a professional services agreement with Halff Associates, Inc. for the mountain bike trail planning and design/maintenance recommendations in the amount of \$39,500 (Director of Parks & Cultural Services)

**Approved on the Consent Agenda - Resolution No. 2021-138**

- 9C.     [21-0529](#)           Consider and take action on a resolution authorizing an Addendum to the City’s contract with Bay Area Houston Convention & Visitors Bureau (Director of Communications and Media Relations)

**Approved on the Consent Agenda - Resolution No. 2021-139**

- 9D.     [21-0524](#)           Consider and take action on a resolution authorizing a three-year contract renewal with Commercial Chemical Products, Inc. DBA Poolsure for swimming pool chemicals for an amount not to exceed \$119,826.40 (Director of Parks & Cultural Services)

**Approved on the Consent Agenda - Resolution No. 2021-140**

- 9E.     [21-0531](#)           Consider and take action on a resolution authorizing an Acceptance and Assumption Agreement with Galveston County Municipal District No. 80 and CND-Westleigh, LLC for assumption of the development obligations in the Utility Agreement and the Transportation Development Agreement for MUD 80 (Executive Director of Development Services)

**A motion was made by Mr. Tressler, seconded by Mr. Millican, to approve Resolution No. 2021-141 authorizing an Acceptance and Assumption Agreement with Galveston County Municipal District No. 80 and CND Westleigh, LLC for assumption of the development obligations in the Utility Agreement and the Transportation Development Agreement for MUD 80. The motion passed by the following vote:**

**For:**   6 -     Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks and Mr. Tressler

**Opposed:** 1 -     Mr. Long

**Absent:** 1 -     Mr. Mann

- 9F.     [21-0539](#)           Consider and take action on a resolution authorizing a professional services agreement with Terracon Consultants, Inc. for Materials Testing for the Deer Ridge Drive Buyout and Overland Flow Improvements Project (DR1902), in an amount not to exceed \$81,410 (Executive Director of Finance & Project Management)

**Pulled**

- 9G.     [21-0540](#)           Consider and take action on a resolution authorizing a professional services agreement with Terracon Consultants, Inc. for materials testing for the 36-Inch Transmission Main from State Highway 3 Booster Pump Station to South Shore Harbour Booster Pump Station Project (WT1109) in an estimated amount not to exceed \$53,205 (Executive Director of Finance & Project Management)

**Approved on the Consent Agenda - Resolution No. 2021-142**

- 9H.     [21-0533](#)           Consider and take action on Ordinance 2021-37 approving a Special Use Permit Application, SUP-21-0001, (Power Mart), to allow a “Vehicle Fueling” use to operate in a “CG” (General Commercial) zoning district, generally located west of the South Gulf Freeway (I-45), at the southwest intersection of West Main Street (FM 518) and Maple Leaf Drive with the address of 6205 West Main Street (FM 518), in League City, Texas - Second Reading (Executive Director of Development Services)

Planning and Zoning Commission recommended approval, 6-0-0 with 2 absent on 8/18/21.  
City Council approved first reading, 8-0-0 with 0 absent on 9/14/21.

**Approved on the Consent Agenda - Ordinance No. 2021-37 Second Reading**

**END OF CONSENT AGENDA****10. OLD BUSINESS****11. NEW BUSINESS**

- 11A. [21-0541](#) Consider and take action on replacing the alternate voting member to the Houston-Galveston Area Council (H-GAC) Transportation Advisory Committee (TAC) for the remaining term year February 2021 to January 2022 (Mayor Hallisey)

**A motion was made by Mr. Long, seconded by Mr. Millican, to approve replacing the alternate voting member to the Houston Galveston Area Council (H GAC) Transportation Advisory Committee (TAC) for the remaining term year February 2021 to January 2022. The motion passed by the following vote:**

**For:** 7 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

**Absent:** 1 - Mr. Mann

- 11B. [21-0501](#) Consider and take action on a resolution setting the dates for conducting regular meetings during the months of November and December 2021 (City Secretary)

Staff recommends setting meeting dates on November 9, November 30 and December 14.

**A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Resolution No. 2021-143 setting the dates for conducting regular meetings during the months of November and December 2021.**

**Meeting Dates: November 9, November 30 and December 14.**

**The motion passed by the following vote:**

**For:** 7 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

**Absent:** 1 - Mr. Mann

- 11C. [21-0525](#) Consider and take action on a resolution authorizing the annual internal audit plan for the City of League City for the fiscal year ending September 30, 2022 (City Auditor)

**A motion was made by Mr. Tressler, seconded by Mr. Dugie, to approve Resolution No. 2021-144 authorizing the annual internal audit plan for the City of League City for the fiscal year ending September 30, 2022 with the inclusion of 250 hours for a sales tax revenue audit in the Audit Plan and reducing the inventory management audit from 400 hours to 150 hours. The motion passed by the following vote:**

**For:** 6 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Tressler and Mr. Long

**Opposed:** 1 - Mr. Hicks

**Absent:** 1 - Mr. Mann

**11D. [21-0538](#)**

Consider and take action on a resolution authorizing a one-year agreement with Thirkettle Corporation DBA Aqua-Metric Sales Company for various water meters and supplies in an amount not to exceed \$400,000 (Interim Director of Finance)

**A motion was made by Mr. Tressler, seconded by Mr. Millican, to approve Resolution No. 2021-145 authorizing a one year agreement with Thirkettle Corporation DBA Aqua Metric Sales Company for various water meters and supplies in an amount not to exceed \$400,000. The motion passed by the following vote:**

**For:** 7 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

**Absent:** 1 - Mr. Mann

**11E. [21-0534](#)**

Consider and take action on a resolution consenting to the sale and issuance of Unlimited Tax Bonds, Series 2021 for the Galveston County Municipal Utility District No. 44 in an amount not to exceed \$4,650,000 and authorizing the Mayor to execute and the City Secretary to attest same for and on behalf of the City of League City (Interim Director of Finance)

**A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Resolution No. 2021-146 consenting to the sale and issuance of Unlimited Tax Bonds, Series 2021 for the Galveston County Municipal Utility District No. 44 in an amount not to exceed \$4,650,000 and authorizing the Mayor to execute and the City Secretary to attest same for and on behalf of the City of League City. The motion passed by the following vote:**

**For:** 7 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

**Absent:** 1 - Mr. Mann

**12. FIRST READING OF ORDINANCES****12A. [21-0535](#)**

Consider and take action on an ordinance approving the 2021-22 annual service and assessment plan update for the League City Public Improvement District No. 1 (Magnolia Creek) (Interim Finance Director)

Staff requests approval on first and final reading.

**A motion was made by Mr. Tressler, seconded by Mr. Dugie, to approve Ordinance No. 2021-39 approving the 2021 22 annual service and assessment plan update for the League City Public Improvement District No. 1 on First Reading . The motion passed by the following vote:**

**For:** 7 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

**Absent:** 1 - Mr. Mann

**A motion was made by Mr. Long, seconded by Mr. Tressler, to approve Ordinance No. 2021-39 on First and Final Reading . The motion passed by the following vote:**

**For:** 7 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

**Absent:** 1 - Mr. Mann

**12B. [21-0536](#)**

Consider and take action on an ordinance approving the 2021-22 annual service and assessment plan update for the League City Public Improvement District No. 2 (Victory Center) (Interim Finance Director)

Staff requests approval on first and final reading.

**A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Ordinance No. 2021-40 approving the 2021 22 annual service and assessment plan update for the League City Public Improvement District No. 2 on First Reading. The motion passed by the following vote:**

**For:** 7 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

**Absent:** 1 - Mr. Mann

**A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Ordinance No. 2021-40 on First and Final Reading. The motion passed by the following vote:**

**For:** 7 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

**Absent:** 1 - Mr. Mann

**12C. [21-0537](#)**

Consider and take action on an ordinance approving the 2021-22 annual service and assessment plan update for the League City Public Improvement District No. 3 (Centerpointe) (Interim Finance Director)

Staff requests approval on first and final reading.

**A motion was made by Mr. Tressler, seconded by Mr. Dugie, to approve Ordinance No. 2021-41 approving the 2021 22 annual service and assessment plan update for the League City Public Improvement District No. 3 (Centerpointe) on First Reading. The motion passed by the following vote:**

**For:** 7 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

**Absent:** 1 - Mr. Mann

**A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Ordinance No. 2021-41 First and Final Reading. The motion passed by the following vote:**

**For:** 7 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

**Absent:** 1 - Mr. Mann

- 12D. [21-0546](#) Consider and take action on an ordinance amending the City of League City, Texas, Governmental, Proprietary, and Capital Funds Budget for Fiscal Year 2021 by amending Ordinance No. 2020-24, Ordinance No. 2021-10 and Ordinance No. 2021-29 to adjust the operating and capital budget for actual and projected expenditures (Executive Director of Finance & Project Management)  
Staff requests approval on first and final reading.
- A motion was made by Mr. Bowen, seconded by Mr. Millican, to approve Ordinance No. 2021-42 amending the City of League City, Texas, Governmental, Proprietary, and Capital Funds Budget for Fiscal Year 2021 by amending Ordinance No. 2020 24, Ordinance No. 2021 10 and Ordinance No. 2021 29 to adjust the operating and capital budget for actual and projected expenditures, with a change in the item for Facilities - CCISD School Building, reducing the item to \$300,000, on First Reading. The motion passed by the following vote:**

**For:** 6 - Mayor Hallisey, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

**Opposed:** 1 - Mr. Dugie

**Absent:** 1 - Mr. Mann

**A motion was made by Mr. Bowen, seconded by Mr. Tressler, to approve Ordinance No. 2021-42 on First and Final Reading . The motion passed by the following vote:**

**For:** 7 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Hicks, Mr. Tressler and Mr. Long

**Absent:** 1 - Mr. Mann

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

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

**At 8:20 p.m. Mayor Hallisey announced the City Council will now go into executive session to discuss the following items:**

- 14A. [21-0442](#) 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: Lobit Park (City Attorney)

**Pulled**

- 14B. [21-0550](#) 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: City Manager Contract (City Attorney)

**At 8:46 p.m. Mayor Hallisey reconvened the regular meeting and announced there was no final action, decision or vote with regard to any matter considered in the executive session just concluded.**



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

- 15A. [21-0443](#)** Consider and take action regarding consultation with City Attorney, to-wit: Lobit Park (City Attorney)

**Pulled**

- 15B. [21-0551](#)** Consider and take action regarding consultation with City Attorney, to-wit: City Manager Contract (City Attorney)

**A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve the updated contract for the city manager. The motion passed by the following vote:**

**For:** 6 - Mayor Hallisey, Mr. Dugie, Mr. Millican, Mr. Bowen, Mr. Tressler and Mr. Long

**Absent:** 2 - Mr. Mann and Mr. Hicks

**16. ADJOURNMENT**

**At 8:48 p.m. Mayor Hallisey said, there being no further business this meeting is adjourned.**

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**PAT HALLISEY  
MAYOR**

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**DIANA M. STAPP  
CITY SECRETARY**

**(SEAL)**

**MINUTES APPROVED: October 26, 2021**