



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Tuesday, October 26, 2021

5:00 PM

Council Chambers  
200 West Walker Street

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### Council Work Session

The City Council of the City of League City, Texas, met in a work session in Council Chambers at 200 West Walker Street on the above date at 5:00 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 5:00 p.m. and called the roll. All members of Council were present.**

**Present** 8 - Mayor Pat Hallisey, Mr. Andy Mann, Mr. Hank Dugie, Mr. Larry Millican, Mr. John Bowen, Mr. Justin Hicks, Mr. Chad Tressler and Mr. Nick Long

**2. DISCUSS POTENTIAL CHANGES TO THE CITY'S FUTURE LAND USE PLAN**

**Presentations by David Hoover, Executive Director of Development Services and Scott Livingston, Director of Economic Development.**

**David Hoover described slides depicting the following:**

- **League City Future Land Use**
- **Development maps**
- **Less the new residential subdivisions**
- **Less the future, anticipated growth in the city's southwest quadrant**
- **Less the city's extra-territorial jurisdictions**
- **Future Land Use Plan- May 8, 2021**
- **2013 Update to the 2035 Comprehensive Plan**
- **Parks and Trails, Public Art and Beautification, Landscaping & Wayfinding Signage**

**Scott Livingston described the following example:**

**Westchase Management District**

- **Established in 1995**
- **Synthetic TIRZ**
- **380 agreement established in 2014 with a base-year of 2011**
- **Two-thirds of growth in area redirected to Westchase District.**

**Chapter 375 – Municipal Management Districts (MMDs)**

- **Governed by Chapter 375, Local government Code, and Chapter 49, Water Code and the legislation creating the district.**
- **Management Districts are governed by a board of directors.**
- **Initial board members are appointed in the creation legislation.**
- **Future members are appointed by City, County, or TCEQ.**
- **Allow commercial property owners to supplement City/County services and improvements.**
- **Used to support major activity centers, promote neighborhood revitalization, or to support raw land development.**
- **Act as a “mini-chamber of commerce”.**

- Also called “Downtown Management Districts”.
- MMDs are authorized to support a variety of physical improvements, such as landscaping and beautification, banners, signs, and seasonal decorations, sidewalks, lighting, and pedestrian improvements, public and recreational spaces.
- MMDs are authorized to support a variety of supplemental services, such as economic development and business attraction, public safety and security, maintenance of the public right of way, mobility and traffic improvements, recreation and cultural enhancement.

**Management District Financing** - Management Districts typically levy an assessment on commercial property or ad valorem taxes.

- To levy an assessment, a petition of support is required and every affected property owner must be notified.
- To levy an ad valorem tax, it must be approved by voters of the district.
- Management Districts can also fund their programs through the levy of sales taxes or HOT taxes, but special laws are required.

3. **PUBLIC COMMENTS**

4. **ADJOURNMENT**

At 5:59 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: December 14, 2021**