



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

---

Tuesday, June 14, 2022

6:00 PM

Council Chambers  
200 West Walker Street

---

### Regular Meeting

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

**Mayor:**

**Pat Hallisey**

**City Council Members:**

**Andy Mann  
Hank Dugie  
Larry Millican  
John Bowen  
Justin Hicks  
Chad Tressler  
Nick Long**

**City Manager:**

**John Baumgartner**

**Assistant City Manager**

**Bo Bass**

**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**

**Executive Director of Capital Projects**

**Ron Bavarian**

**Director of Engineering:**

**Christopher Sims**

**Director of Finance:**

**Kimberly Corell**

**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 6:02 p.m. and called the roll. All members of Council were present. Mr. Dugie attended via videoconference.**

**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**

The invocation was given by Cody Cagle of Ecclesia Clear Lake.  
League City Scout Troop 603 led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. [22-0260](#) May 24, 2022 Council Work Session

3B. [22-0267](#) May 24, 2022 Regular Meeting

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

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

4A. [22-0203](#) Presentation of a proclamation recognizing Joel McMahon for his service to the community (Mayor Hallisey)

4B. [22-0271](#) Report from Clear Creek Watershed Steering Committee (Mayor Hallisey)

4C. [22-0270](#) Report from Dickinson Bayou Watershed Steering Committee (Mayor Hallisey)

Mayor Hallisey made a motion to suspend the rule and move up Item 7. The motion passed by the following vote:

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

Mayor Hallisey acknowledged State Farm on its 100th anniversary.

**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
Sean Saunders	3106 Zachary Bay	Miscellaneous
Monica Millican	934 Plantation	Animal Shelter
Jhanvi Jariwala	2102 Bay Hill Dr.	Summer 2022

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

- 6A. [22-0265](#) Hold a public hearing on a Zoning Change Application, PUD-21-0006 (Westland Ranch PUD), to establish a new Planned Unit Development Overlay District (-PUD) in place of the existing McAlister PUD on approximately 838.3 acres on properties zoned "RSF-7-PUD" (Single-Family Residential with a minimum lot size of 7,000 square feet within a Planned Unit Development Overlay), generally located on the north side of Farm to Market Road 517 and east of Maple Leaf Drive in League City, Texas (Executive Director of Development Services)

**Mayor Hallisey opened the meeting at 7:05 p.m.**

**Kris Carpenter, Planning Manager, gave a presentation regarding the item.**

**Sean Saunders addressed Council regarding this item.**

**Mayor Hallisey closed the meeting at 7:29 p.m.**

- 6B. [22-0266](#) Consider and take action on an ordinance for, Zoning Change Application, PUD-21-0006 (Westland Ranch PUD), repealing ordinance No. 2006-67 (McAlister PUD) and replacing it with a new PUD (Westland Ranch PUD) on approximately 838.3 acres on properties zoned “RSF-7-PUD” (Single-Family Residential with a minimum lot size of 7,000 square feet within a Planned Unit Development Overlay), generally located on the north side of Farm to Market Road 517 and east of Maple Leaf Drive in League City, Texas (Executive Director of Development Services)

Planning and Zoning Commission recommended approval 6-0-0 with one member absent on May 16, 2022.

**A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Ordinance No. 2022-19, Zoning Change Application, PUD 21-0006 (Westland Ranch PUD), repealing ordinance No. 2006-67 (McAlister PUD) and replacing it with a new PUD (Westland Ranch PUD) on approximately 838.3 acres on properties zoned “RSF 7 PUD” (Single Family Residential with a minimum lot size of 7,000 square feet within a Planned Unit Development Overlay), generally located on the north side of Farm to Market Road 517 and east of Maple Leaf Drive in League City, Texas on First Reading. 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 Nick Long – Thank you mayor, I'll keep it quick. I wanted to say congratulations to the 9U League City Team. They won the district championship last night, so did the 7U district team and they both played the other League City teams. It was League City vs. League City to win the Little League District. It was awesome. Obviously, I have one son on the team, so I was partial, but he won.**

**Tressler – No comment**

**Mann – I yield my time except to say I feel seen. Thank y'all.**

**Dugie – Thank you, Mr. Mayor. For those wondering where I'm at, this week I'm on my annual mission trip to a city in Texas with a program called UM Army. Nick and I's church, Bay Area United Methodist Church, has been a part of UM Army for a long time. This is my 14th year to go. We are in Cameron, Texas building wheelchair ramps and painting houses and repairing siding and roofing and all different other types of odd jobs for people who otherwise couldn't do it for themselves. Either they aren't physically able or don't have the resources to pay someone to do it. At the same time we're sharing the love of Jesus Christ with the whole community. It's one of my favorite weeks every year. I'm happy that I'm able to be part of it again this year.**

Thank you for letting me participate virtually. Lastly, I went to the Friendswood City Council meeting, I think it was last week, and they spoke on regional drainage. I just wanted to share they are still working hard and are very focused on putting in detention ponds, terracing, desnagging the creek. They mentioned League City several times in a positive light, and John Baumgartner in a positive light for the work that we are doing, he is doing, at the regional level to move some of these projects forward. We have a good partner in Friendswood. Something that was very heartening to me was that there were citizens in the audience who have been attending practically since Harvey. Just like we in League City have a motivated and passionate group of citizens who will never let us forget about drainage as a priority, the same goes for Friendswood City Council and their citizens. I think we're going to achieve real change in terms of drainage improvements, and it's going to be because citizens think it's important and they remind us constantly that it's something we should prioritize. I just want to let you know that this whole region is moving the same direction. That's it for me, thank you Mr. Mayor.

Millican – No Comment

Bowen – Happy 247th Birthday to the United States Army.

Hicks – No comment

Mayor Hallisey- No comment

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

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

Sarah Osborne – I just wanted to remind everyone we that have a new obstacle course and trail that opened at Hometown Heroes Park last Saturday. It did so with a City Manager 5K Fun Run. I believe out of all city employees, our City Manager, John Baumgartner, came in second place, so he did every well and also placed first in his age category. I wanted to encourage all residents to go on out and enjoy the new obstacle course at Hometown, and the trail. I also want to give a shout-out to my own department. We went to the TAMIO conference this week, which is the Texas Association of Municipal Information Officers. We were presented with seven awards, including a TAMI award for our resident guide. I also want to give a shout-out to the Helen Hall Library, that won an award of excellence for best use of social media and an award of excellence for best use of innovation for their TikTok videos. Congrats to Teresa and her team, who have been pushing the limits of social media and different communication techniques. They are our star department that we have been working with, so we're very proud of them. We also won four other awards for social media, our City Matters magazine and for a flyer that our very talented graphic artist, Ain, actually hand drew herself.

If you haven't heard, we are having our big White Linen night even coming up, next Saturday. I personally invite all of City Council to come on out to the Historic District from 4 to 8 p.m. This started off as hey, we should have an art crawl for the city, and let's see if we can get any artists that would want to have a booth. Well, we have 116 artists that applied to have a booth. They submitted jpegs of their art and our Keep League City Beautiful Committee approved every submission except for one. They will be on display at our art crawl. We will also having an auto crawl, where you will see vehicles from the 60s, when our city was incorporated, as well as other classic cars from the 20s and even 30s on display. There will be multiple food trucks as well as beer and wineries at the event to provide beer and wine, cider and even mead. We have a new mead distillery in League City that will be selling mead for folks to try. It's going to be a really fun night from 4 to 8 p.m. Basically, at League Park and in the Historic District. We're closing down the streets, but it should be pretty awesome. Finally, recently the Texas Department of State Health Services renewed the city's EMS license, placing all EMS certified firefighters and fire marshals with current EMS personnel as one combined unit and one combined force. Basically, when our residents call 9-1-1 this expands our medical manpower on the scene of any medical emergency that our citizens may experience. We have a short video to explain to council and to our citizens what this really means by combining this license all together under one. (Video Plays)

## 9. CONSENT AGENDA

Approval of the Consent Agenda

Item 9B was pulled by Mr. Bowen.

A motion was made by Mr. Tressler, seconded by Mr. Millican, to approve the balance of the Consent Agenda. 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. 22-0259

Consider and take action on a resolution authorizing the application submission for and award acceptance of the Texas State Library and Archives Commission's Interlibrary Loan Lending Reimbursement Program Grant for partial reimbursements for direct costs associated with participating in statewide resource sharing in FY2022 (Director of Parks & Cultural Services)

**Approved on the Consent Agenda - Resolution No. 2022-77**

- 9B. [22-0258](#) Consider and take action on a resolution authorizing the submission of a grant proposal to the Texas Department of Motor Vehicles for the lease of an Automated License Plate Reader (ALPR) system (Chief of Police)

**A motion was made by Mr. Millican, seconded by Mr. Long, to approve Resolution No. 2022-78 authorizing the submission of a grant proposal to the Texas Department of Motor Vehicles for the lease of an Automated License Plate Reader (ALPR) system. 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

- 9C. [22-0264](#) Consider and take action on a resolution authorizing a one-year renewal agreement with Meeder Investment Management for investment advisory services in an amount not to exceed \$36,000 (Director of Finance)

**Approved on the Consent Agenda - Resolution No. 2022-79**

- 9D. [22-0234](#) Consider and take action on a resolution authorizing a Work Change Directive No. 1 with Conrad Construction Co., LTD for the Bay Ridge Subdivision Flood Reduction-Phase 3 project (DR1901), in an amount not to exceed \$150,303.22 (Executive Director of Capital Projects)

**Approved on the Consent Agenda - Resolution No. 2022-80**

- 9E. [22-0251](#) Consider and take action on a resolution authorizing a professional services agreement with Clark Condon for design and construction phase services related to the Wayfinding Signage Phase 2 Project (PK1701B) in an amount not to exceed \$76,940 (Executive Director of Capital Projects)

**Approved on the Consent Agenda - Resolution No. 2022-81**

- 9F. [22-0235](#) Consider and take action on a resolution authorizing a professional services agreement with Ardurra for engineering services related to the Reuse Master Plan Update (WW2202), in an amount not to exceed \$128,070 (Executive Director of Capital Projects)

**Approved on the Consent Agenda - Resolution No. 2022-82**

**END OF CONSENT AGENDA**

**10. OLD BUSINESS**

**11. NEW BUSINESS**

- 11A. [22-0255](#) Consider and take action on a resolution supporting a No Wake Zone in and around the League City Clear Lake area on Friday, June 24, 2022 for the Texas Outlaw Challenge (Mayor Hallisey)

**A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Resolution No. 2022-83 supporting a No Wake Zone in and around the League City Clear Lake area on Friday, June 24, 2022 for the Texas Outlaw Challenge. 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. [22-0241](#) Consider and take action on a resolution authorizing agreements with various third-party administrators for medical, life insurance, long term disability, and pharmacy benefit manager services for the period of October 1, 2022 to September 30, 2025 (Director of Human Resources and Civil Service)

**A motion was made by Mr. Tressler, seconded by Mr. Millican, to approve Resolution No. 2022-84 authorizing agreements with various third party administrators for medical, life insurance, long term disability, and pharmacy benefit manager services for the period of October 1, 2022 to September 30, 2025. 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. [22-0261](#) Consider and take action on a resolution authorizing a construction contract with Prime Controls, L.P. for work related to the Dallas Salmon Wastewater Treatment Plant SCADA Upgrade Project (WW2102) in an amount not to exceed \$1,410,549.80 and authorizing \$70,528 for a work change directive budget for a total construction budget of \$1,481,077.80 (Executive Director of Capital Projects)

**A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Resolution No. 2022-85 authorizing a construction contract with Prime Controls, L.P. for work related to the Dallas Salmon Wastewater Treatment Plant SCADA Upgrade Project (WW2102) in an amount not to exceed \$1,410,549.80 and authorizing \$70,528 for a work change directive budget for a total construction budget of \$1,481,077.80. 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

- 11D. [22-0263](#) Consider and take action on a resolution authorizing a construction contract with C4 Partners, LLC for the Bay Ridge Flood Reduction - Phase 2 (DR2005), in an amount not to exceed \$8,526,953.80, authorizing \$700,000 for a work change directive budget, and authorizing a construction material testing services contract with Terracon Consultants in an amount not to exceed \$33,788 for a total construction budget of \$9,260,741.80 (Executive Director of Capital Projects)

**Pulled**



- 11E. [22-0274](#) Consider and take action on a resolution determining that land is needed for the construction and improvements associated with the Walker Street Corridor Project (ST1803) in the City of League City, Texas, specifically a tract of land containing 312.40 sq. ft. of land believed to be owned by TPI LCTC Retail, LLC and a tract of land containing 200 sq. ft. of land believed to be owned by Patelis Chris TR & Irma and authorizing the institution of eminent domain proceedings (Executive Director of Capital Projects)

**A motion was made by Mr. Tressler, seconded by Mr. Millican, to authorize the use of its eminent domain authority to condemn the property described in the attached agenda item #11E for the public purpose of the Walker Street Corridor Project (ST1803) - Resolution No. 2022-86. The motion passed by the following vote:**

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

**Opposed:** 2 - Mr. Hicks and Mr. Long

12. **FIRST READING OF ORDINANCES**

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

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

**At 7:55 p.m. Mayor Hallisey announced the City Council will now go into executive session to discuss the following items:**

- 14A. [22-0268](#) Texas Open Meetings Act, Section 551.072 Government Code - Deliberations about real property
- Discuss potential purchase or sale of real property interests (Executive Director of Capital Projects)

**At 8:03 p.m. Mayor Pro Tem Long 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. [22-0269](#) Consider and take action on discussion concerning potential purchase or sale of real property interests (Executive Director of Capital Projects)

**A motion was made by Mr. Bowen, seconded by Mr. Tressler, to approve acquisitions as discussed in executive session. 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 8:04 p.m. Mayor Pro Tem Long said, there being no further business this meeting is adjourned.**

---

**PAT HALLISEY  
MAYOR**

---

**DIANA M. STAPP  
CITY SECRETARY**

**(SEAL)**

**MINUTES APPROVED: June 28, 2022**