



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, September 13, 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 6:01 p.m. and called the roll. All members of Council were present.

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

2. **INVOCATION, PLEDGE OF ALLEGIANCE TO THE U.S. FLAG AND PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG**

The invocation was given by Pastor Matt Jones of Citymark Church. Mayor Hallisey led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

- 3A. [22-0405](#) August 2, 2022 Council Budget & CIP Workshop
- 3B. [22-0406](#) August 8, 2022 Council Budget & CIP Workshop
- 3C. [22-0421](#) August 15, 2022 Council Budget & CIP Workshop
- 3D. [22-0410](#) August 23, 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. [22-0414](#) Presentation of a proclamation declaring the week of September 17-23 as Constitution Week (Mayor Hallisey)
- 4B. [22-0388](#) Presentation of a proclamation declaring September 17, 2022, as “Arbor Day” (Mayor Hallisey)
- 4C. [22-0389](#) Presentation of a proclamation declaring September 17, 2022, as “Eco Fest Day” (Mayor Hallisey)
- 4D. [22-0407](#) Report from the Finance Committee (Mayor Hallisey)
- Report given by Finance Committee Chair Gabe Allen.**
- 4E. [22-0408](#) Report from TIRZ #2 (Victory Lakes) and TIRZ #4 (Westwood) Boards (Mayor Hallisey)
- Report given by Scott Bean with Hawes Hill.**
- 4F. [22-0342](#) Report from Dickinson Bayou Watershed Steering Committee (Mayor Hallisey)
- Report given by Council Member Hank Dugie.**

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
Jeff Terry	511 Cedar Ave	Road/Flood Drainage
Chuck DiFalco	2118 Eastland Ct	City Budget
Ange Mertens	2501 Robin Crossing Ln	Intro
William H King III	1725 Hwy 3	High Grass
Peggy Zahler	1802 Rampart	Various

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 Nick Long – No Comments

Chad Tressler – I'll be brief, I just want to congratulate the League City Intermediate 7th Grade football teams as both teams got their first win of the season tonight in their opening games against Brookside Intermediate. Congratulations.

Andy Mann – I just was going to give you guys a quick update on what's going on with the Sunset Commission. We're wrapping up our first report in the coming weeks and we've started contacting the next five boards to start the process. The team is actually working really well and we're looking forward to producing a report for you guys. Thank you.

Hank Dugie – I'm sure Larry will go into more detail, but we had a meeting with the Houston area Congressional Delegation in regard to flood mitigation planning strategy. Our WRDA application has been successfully submitted to the Senate and the House at the federal level. Our delegation indicated that they are in support and that they are going to submit a letter on our region's behalf in favor of the act being passed. That's good news. That's all I have, thank you.

Larry Millican – I really wasn't going to say anything, but along Hank's comments, that Congressional meeting, is that I think that a round of appreciation needs to be shown to Randy Weber. He's really carrying the water on that. He is going forward and scheduling those meetings, contacting those representatives and I think he needs our support and recognition for that. We have successfully had representation from all of the Congressional delegates in our region at this point through the two meetings. He intends to keep those meetings going forward to keep that ball rolling. I think that each one I'll walk away very, very pleased. Hats off to our consultant, Freese Nichols. I think that they're doing a fabulous job in the presentation and explaining to the delegation the meaning of the project. Hank said something in the back room earlier to some of the folks, but to everyone else, they're now working on a new theory as far as application or explanation of disaster and supportive relief in the area of cost-to-benefit ratio. When dealing with flood mitigation or problems in the area we always look at what the cost to rebuild is and those type issues, hard costs, but we never look at the underlying costs when we talk about people being out of work or out of commission. The theory is, you take an attorney and you put his house under water, you lose the attorney, but real frankly if you lose a school teacher you also put 40 kids at risk and how many people that impacts. When you start looking at the impact that flood waters do and putting a dollar figure on it, there are people up at A&M that are working their master thesis through this to try to get another performance-based measure, if you will, for what the direct costs are and indirect costs of disaster related recovery. That's it, Mayor. Thank you.

John Bowen – Thank you, Mr. Mayor. A couple of things. One, the reinvestment. I hear everybody's concerns about that, I've had a lot of people call me about that. One thing that I would like for people to not do is get hung up on that line item that says reinvestment and look at all the other projects and how much of that is actually reinvestment into the infrastructure, not just new investment infrastructure. Just having that line item steers everybody into looking at that. Oh, you're cutting that. Well, look at the rest of the projects too, it's a lot more involved than that. The second thing, Peggy, you brought up about us getting it to be a more mature city and don't have the growth. Part of that I think the council takes very seriously is not getting us in so much debt like one of our cities everyone likes to compare us to. Their debt service alone is more than our entire operating budget for the city. If we can maintain that, that will lessen the impact to the city in the future that we're not supporting all the debt that we're creating along the way. We do a lot of pay as you go, and that's very important to keep us out of that jackpot that you're talking about. The last thing I have is we got a report that there's been a lot of break-ins in cars. Everybody knows that the creatures of opportunity are out there at the shopping centers and so forth. Some people prefer to leave their vehicle locked with their firearm in there, or in their driveway at home instead of carrying it in at night. There's about a \$7 lock you can get called a cable lock that goes through the barrel or through magazine well of your firearm. Lock this to your gun and lock it to the frame of the car. Now this won't stop a determined criminal, but it will stop those creatures of opportunity

who reach in and find a gun that's not locked in any way inside the car. I think the police department actually gives these away, so you can get one for free. Just lock it to a frame in your car. Every time you get out and you can't take your firearm in the house or in the store lock it to the frame of the car. Thank you very much.

Justin Hicks – No Comments

Mayor Hallisey – I'll breeze through these, but I do want to call attention to them. We want to congratulate our Convention and Visitors Bureau staff, Juliana Aguilar, Stephanie Polk, and Ashley Donde, on taking home four designation excellence awards from the annual Texas Association of Convention and Visitors Bureau conference. These awards recognize outstanding contributions to destination management in Texas and are juried by an impartial panel of industry experts. I don't see any of them here tonight, but I hope they see this tomorrow. Thank you, you make us proud. We have a human trafficking event taking place on October 6. It'll be at the Civic Center. There's a young lady in town who kind of leads this. I'm going to tell you something, if you have children in this world, you need to pay attention to what's going on out there. Snatching kids, selling them into slavery, sex slavery and every other thing. There are enough stories to make the hair on the back of your neck turn white, and then green. They're going to talk a lot about the signs that you can look for. Senator Taylor's wife, who runs a big organization out of Houston, will be down to talk about it. Our district attorney will be there to talk about it and I'm sure our police department will be there. So, October 6, Johnny Arolfo Civic Center right across the parking lot here, it's well worth your time to pay attention to what's going on. Congratulations to the League City Police Department. It says see the article, but I read it in the newspaper. These guys did a great job of tagging a guy that was from League City that was over in Beaumont. They chased him down, they put him in jail. We always know our police department does a great job. General Lee, you'll tell them all that over there, right? That's Lieutenant Lee, but I like General Lee. Just makes me feel better to say that. He's a good guy. Also, I want to thank Chief Lugo and our volunteer fire department. It was mentioned earlier, I won't go into great detail, but the 347 people that lost their lives in the 9-11 crisis in New York City, every year the volunteer fire department runs those stairs at Columbia football stadium in honor of those people. There was a guy out there with one lung running. Larissa ran. Justin didn't run, he sat with me but he was there. We missed all the rest of you. I know your schedules are busy. Chief Lugo made the front page of the Daily News today, so we're very proud of him. He's not here either, I don't guess anybody wants to be congratulated, but that's alright. We were proud of him and proud of our volunteer fire department as we always are. You met her earlier, but congratulations to Jackie Liddel, who is the chairman of our League City Beautiful initiative, who won first place for her painting last weekend down in Galveston last week. She's done a great job of providing leadership for that committee. You see all the boxes around town that are being painted, you see the sides of buildings being painted. They're really taking it to heart. We're proud of them. Congratulations to the library for hosting

the Astros Orbit. Who knows who Orbit is? That big green thing. That's him. If you go to the games you know about him. I understand it was so well attended they had to turn people away at the door, which is a bad problem to have, but Orbit was outside cutting up with them so that was good. The health fair again this year was huge. It's a great place to get info for keeping your health in good shape, get your flu shots and everything else. That was out at Hometown Heroes, so thank you to those who put all that on. Last thing for me. I had a treat today. There was a gentleman named Jimmy Hobbs, and his son Reggie Hobbs, who came to see me. They are descendants of Jim Hobbs, who was somebody that I knew. They are the family that Hobbs Road was basically named after and they brought a double-barreled shotgun. They said we wouldn't be surprised if both these shotguns were pre-1900. Their dad was a big hunter. That will go to our group that's doing the 60th anniversary for their silent auction, or they'll auction in a normal auction. Anybody that wants to see them can come by my office and see them there. One of them looks like its beat up, the other looks really good. They're double-barrel shotguns. That was nice of them to do that. Jim Hobbs worked here in town. Worked for Mr. Hall for many, many years and worked down at the plants, the old Amoco plant. His house was the first one as you go south on Hobbs Road away from 518. The house is still there. Mr. Hobbs passed away a few years ago. Great guy.

8. REPORTS FROM STAFF MEMBERS

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

John Baumgartner – If I may, thank you, Mayor. I'd like to take an opportunity to remind the public that TxDOT's FM 518/I-45 intersection improvements, much talked about, delayed a week, is scheduled to start this Friday, September 16. The project is intended to increase capacity and provide much needed traffic relief at the intersection. The work will start on the north side of FM 518 between Hobbs and Wesley, and during the construction traffic lanes on this section of 518 will transition to one lane in each direction with additional lanes open at the I-45 intersection. Businesses will retain existing access while work is in progress. However, this is a time when we ask the community to support any of the adjacent local business during the time of construction. Obviously, we try to avoid the areas of congestion. This phase is scheduled to be completed by the end of the year. That's still their conversation even though we've lost a week from the original start date. We're still optimistic. Please plan ahead, use alternate routes when available and allow extra time for your commute and travels. Then, secondly, I just want to take a minute, I know I'm a little bit early, but I want to commend staff and council for this year's effort to develop the budget that maintained existing services and programs while reducing the tax rate. Some of the enhancements include the flock cameras, the second stipend crew for the fire department, hopefully we'll be able to maintain response times.

The fifth ambulance started out as a half-time ambulance, daytime only. Enhanced staffing for the new community center there on Kansas Street. Maintain funding for the CIP, add some projects. And, important to me, maintains a competitive compensation as we try to recruit, retain our employees and we appreciate all those efforts from staff and council as they deliberate that agenda item later on tonight. Thank you, sir.

9. CONSENT AGENDA

Approval of the Consent Agenda

Item 9E was pulled by Mr. Millican.

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve the remaining Consent Agenda Items The motion passed by the following vote:

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

- 9A. [22-0377](#)** Consider and take action on a resolution authorizing an Interlocal Agreement with Galveston County Health District for certain water pollution control and abatement services in an amount not to exceed \$32,035.56 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2022-126

- 9B. [22-0402](#)** Consider and take action on a resolution authorizing a one-year renewal agreement with Envirodyne Laboratories, Inc. for the City's water and wastewater laboratory services in an amount not to exceed \$82,260.95 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2022-127

- 9C. [22-0415](#)** Consider and take action on a resolution authorizing an Agreement to Contribute Right of Way Funds (Fixed Price) with the State of Texas through the Texas Department of Transportation for the Right of Way Project - Farm to Market 646 from FM 3436 to FM 1266 (TxDOT CSJ: 3049-01-033) and payment by the City in an amount not to exceed \$217,500 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2022-128

- 9D. [22-0416](#)** Consider and take action on a resolution authorizing an Agreement to Contribute Right of Way Funds (Fixed Price) with the State of Texas through the Texas Department of Transportation for the Right of Way Project - Farm to Market 646 from Edmund Way to FM 1266 (TxDOT CSJ: 3049-01-032) and payment by the City in an amount not to exceed \$490,000 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2022-129

- 9E. [22-0417](#) Consider and take action on a resolution authorizing Change Order No. 1 with Mar-Con Services, LLC. for the League City Pkwy at Brittany Lakes Dr/Fennigan Ln Intersection Improvements Project (TR1101A) in an amount of \$42,099.76 for a total increased contract amount of \$1,824,715.99 (Executive Director of Capital Projects)

A motion was made by Mr. Long, seconded by Mr. Tressler, to approve Resolution No. 2022-130 authorizing Change Order No. 1 with Mar Con Services, LLC. for the League City Pkwy at Brittany Lakes Dr/Fennigan Ln Intersection Improvements Project (TR1101A) in an amount of \$42,099.76 for a total increased contract amount of \$1,824,715.99. 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

END OF CONSENT AGENDA

10. OLD BUSINESS

- 10A. [22-0404](#) Consider and take action on Ordinance 2022-32 adopting the Annual Budget for Governmental and Proprietary Funds for Fiscal Year 2023 - Second Reading (Executive Director of Finance & Budget)
Council approved 6-2-0 on August 23, 2022.

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Ordinance NO. 2022-32 adopting the Annual Budget for Governmental and Proprietary Funds for Fiscal Year 2023 on Second Reading. The motion passed by the following vote:

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

Opposed: 2 - Mayor Hallisey and Mr. Millican

11. NEW BUSINESS

- 11A. [22-0411](#) Consider and take action on appointments to boards and commissions (Mayor Hallisey)

A motion was made by Mr. Long, seconded by Mr. Tressler, to approve appointments to boards and commissions.

The Mayor's nominees were:

**League City Transportation and Infrastructure Committee (term expiring 12/31/22)
Position 4. Steven Barron, Planning & Zoning Commissioner.**

**Big League Dreams Review Committee (term expiring 12/31/22)
Position 8. Jason Jaeger, Resident Facility User Group.**

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. [22-0409](#) Consider and take action on a resolution approving the employee stop-loss insurance with SA Benefit Services / Granular for the period October 1, 2022 to September 30, 2023 (Director of Human Resources and Civil Service)

Pulled

- 11C. [22-0376](#) Consider and take action on a resolution authorizing a one-year renewal agreement with Brooks Concrete, Inc. for streets, sidewalks and concrete pavement repair in an amount not to exceed \$1,953,178 (Director of Public Works)

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Resolution No. 2022-131 authorizing a one year renewal agreement with Brooks Concrete, Inc. for streets, sidewalks and concrete pavement repair in an amount not to exceed \$1,953,178. 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. [22-0403](#) Consider and take action on a resolution rejecting the only bid received from PM Construction & Rehab, LLC for construction work related to the 15" Willow Branch and 18" FM 518 Gravity Line Improvements (WW2101) with bid amount of \$2,069,618 (Executive Director of Capital Projects)

A motion was made by Mr. Tressler, seconded by Mr. Bowen, to approve Resolution No. 2022-132 rejecting the only bid received from PM Construction & Rehab, LLC for construction work related to the 15" Willow Branch and 18" FM 518 Gravity Line Improvements (WW2101) with bid amount of \$2,069,618. The motion passed by the following vote:

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

12. **FIRST READING OF ORDINANCES**

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

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

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

16. **ADJOURNMENT**

At 7:48 p.m. Mayor Hallisey said, there being no further business this meeting is adjourned.

PAT HALLISEY
MAYOR

DIANA M. STAPP
CITY SECRETARY

(SEAL)

MINUTES APPROVED: September 27, 2022