



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Agenda City Council

---

Tuesday, September 11, 2018

6:00 PM

Council Chambers  
200 West Walker Street

---

### Regular Meeting

The physical meeting space, where a quorum of the governmental body or the presiding officer will be in attendance, shall be the following location: Council Chambers - 200 West Walker Street, League City, Texas

1. **CALL TO ORDER AND ROLL CALL OF MEMBERS**
2. **INVOCATION, PLEDGE OF ALLEGIANCE TO THE U.S. FLAG AND PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG**

Invocation given by Pastor Billy Watson of the Watershed Church

3. **APPROVAL OF MINUTES**
4. **PROCLAMATIONS, PRESENTATIONS, AWARDS, AND COMMUNITY SPOTLIGHT**
  - 4A. **18-0512** Presentation by Parks Board Chairman (Director of Parks and Cultural Services)  
*Attachments:* [Data Sheet](#)
  - 4B. **18-0533** Community Spotlight - Communities In Schools - Bay Area (Mayor Hallisey)  
  
The mission of Communities In Schools is to surround students with a community of support, empowering them to stay in school and achieve in life.  
*Attachments:* [Data Sheet](#)
5. **CITIZENS REQUEST FOR HEARING BEFORE CITY COUNCIL**

The privilege of speaking at this time is limited to the following persons: residents, persons having an ownership interest in property or a business located within the City, or their attorneys.

**A statement of no more than 3 minutes may be made. There will be no yielding of time to another person. State law prohibits the Mayor and members of the City Council from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire Council, not individual members of Council or staff. If addressing a specific agenda item, speakers must keep their remarks specific to the item being considered by the City Council. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated.**

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

- 6A. [18-0516](#) Hold a public hearing on the submission of a grant application to the Texas Parks and Wildlife Department for a 75%/25% State/City matching grant supporting the FM270 Public Boat Ramp Renovation Project (CIP# PK1804), due on October 1, 2018 (Director of Parks and Cultural Services)

*Attachments:* [Data Sheet](#)  
[GIS Aerial](#)  
[Floodplain and Wetlands information](#)  
[Proposed Site Plan](#)  
[Boat Ramp CIP](#)  
[Existing Boat Ramp Drawing](#)  
[Highlights of TPWD Grant](#)

- 6B. [18-0517](#) Consider and take action on a resolution authorizing the city to enter into an agreement with the Texas Parks and Wildlife Department for a 75%/25% State/City matching grant supporting the FM270 Public Boat Ramp Renovation Project (CIP# PK1804), to receive any awarded funds, and also authorizing the city manager to sign any or all documents pertaining to the construction (Director of Parks and Cultural Services)

*Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Grant Documents and Forms](#)

- 6C. [18-0527](#) Hold a public hearing on a request to rezone approximately 37.5 acres, PUD-17-0006 (Town Harbour Estates PUD), legally described as Tracts 2, 2-1, 2-2 and 4 of the M. Muldoon Survey, Lot 35 and the southern 10 feet of Lot 34, Block 5 of the Lakeside Addition Subdivision, Lot 34, Block 6 of the Lakeside Addition Subdivision and Lots 1 thru 16, Block 9 of the Lakeside Addition Subdivision, from "CM" (Commercial Mixed Use), "RSF-7" (Residential Single-Family with a minimum lot size of 7,000 square feet) and "RSF-5" (Residential Single-Family with a minimum lot size of 5,000 square feet) to "RSF-7-PUD" (Residential Single-Family with a minimum lot size of 7,000 square feet within a Planned Unit Development Overlay) and "RSF-5-PUD" (Residential Single-Family with a minimum lot size of 5,000 square feet within a Planned Unit Development Overlay), generally located on the west side of Lakeside Drive, north of Marina Bay Drive (FM 2094) and east of South Shore Boulevard in the 600 block of Lakeside Drive in League City, Texas (Director of Planning and Development)

*Attachments:* [Data Sheet](#)  
[Zoning Map](#)  
[Excerpt from Minutes](#)  
[Staff Report](#)

- 6D. [18-0528](#) Consider and take action on an ordinance amending Ordinance No. 2005-24, to rezone approximately 37.5 acres, PUD-17-0006 (Town Harbour Estates PUD), legally described as Tracts 2, 2-1, 2-2 and 4 of the M. Muldoon Survey, Lot 35 and the southern 10 feet of Lot 34, Block 5 of the Lakeside Addition Subdivision, Lot 34, Block 6 of the Lakeside Addition Subdivision and Lots 1 thru 16, Block 9 of the Lakeside Addition Subdivision, from “CM” (Commercial Mixed Use), “RSF-7” (Residential Single-Family with a minimum lot size of 7,000 square feet) and “RSF-5” (Residential Single-Family with a minimum lot size of 5,000 square feet) to “RSF-7-PUD” (Residential Single-Family with a minimum lot size of 7,000 square feet within a Planned Unit Development Overlay) and “RSF-5-PUD” (Residential Single-Family with a minimum lot size of 5,000 square feet within a Planned Unit Development Overlay), generally located on the west side of Lakeside Drive, north of Marina Bay Drive (FM 2094) and east of South Shore Boulevard in the 600 block of Lakeside Drive in League City, Texas (Director of Planning and Development)

Planning and Zoning Commission recommended approval of the PUD with 7 variance requests, 5-1-0 with two absent, on August 20, 2018.

Attachments:     [Data Sheet](#)  
                          [Proposed Ordinance](#)  
                          [Exhibit A](#)  
                          [Exhibit B -08-21-2018 Town Harbour Estates PUD document and attachments](#)

- 6E. [18-0260](#) Hold a public hearing on an amendment to Chapter 102 of the Code of Ordinances of the City of League City, entitled “Subdivisions”, deleting Section 102-12 and adopting a new Article III to contain regulations for tree preservation and maintenance (Director of Planning and Development)

Attachments:     [Data Sheet](#)  
                          [Proposed Ordinance](#)

- 6F. [18-0261](#) Consider and take action on an ordinance amending Chapter 102 of the Code of Ordinances of the City of League City, entitled “Subdivisions”, deleting Section 102-12 and adopting a new Article III to contain regulations for tree preservation and maintenance (Director of Planning and Development)

Planning and Zoning Commission recommended approval, 6-0-0 with two absent, on August 6, 2018.

Attachments:     [Data Sheet](#)  
                          [Proposed Ordinance](#)

## 7. COMMENTS/REPORTS FROM MEMBERS OF COUNCIL

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

## 8. REPORTS FROM STAFF MEMBERS

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

- 8A. [18-0507](#) Report on certified tax roll, certified estimate of collection rate, certified excess debt collections, and effective tax rate and rollback rate calculations (Director of Finance)

*Attachments:* [Data Sheet](#)  
[2017/2018 Certified Roll Valuations](#)  
[Letter of certified values from GCAD Chief Appraiser](#)  
[Letter of certified values from HCAD Chief Appraiser](#)  
[GCAD New Property Values](#)  
[HCAD New Property Values](#)  
[Letter from Tax Assessor-Collector regarding tax collections](#)

9. **CONSENT AGENDA**

- 9A. [18-0515](#) Consider and take action on a resolution authorizing acceptance of an easement and right of way from the League City Patrons of the Park Foundation for the Ervin-Hobbs Connector Project (CIP# TR1501) (Director of Budget & Project Management).

*Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A-1 - Drainage Easement](#)  
[Exhibit A-2 - Special Warranty Deed \(ROW\)](#)  
[Patrons of the Park Meeting Minutes](#)  
[GIS Aerial Map](#)

- 9B. [18-0514](#) Consider and take action on a resolution authorizing a construction contract with AAA Asphalt Paving Inc. for the Vance Street Rehabilitation Project (CIP# ST1805) in an amount not to exceed \$78,969.80 and authorizing the expenditure of an additional \$7,897 for a construction work change directive budget for a total construction budget of \$86,866.80 (Director of Budget & Project Management)

*Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Agreement with AAA Asphalt Paving](#)  
[GIS Aerial](#)  
[Letter of Recommendation](#)  
[Bid Tabulation Spreadsheet](#)

- 9C. [18-0503](#) Consider and take action on a resolution declaring forty-four (44) vehicles, one (1) pumper truck, three (3) zero-turn mowers, four (4) gators, one (1) homemade trailer, and nineteen (19) pieces of equipment as surplus property and authorizing city staff to dispose of the surplus property through public auction or through direct sale (Director of Public Works)

*Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - List of Surplus Property](#)

- 9D. [18-0504](#) Consider and take action on a resolution authorizing a professional services agreement with Kimley-Horn and Associates, Inc. for signal timing services, primarily along four corridors within the City totaling 21 signals for an amount not to exceed \$99,500 (Director of Public Works)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Agreement with Kimley-Horn and Associates](#)
- 9E. [18-0496](#) Consider and take action on a resolution authorizing an agreement with the Clear Creek Independent School District Department of Special Services for community-based vocational instruction at Hometown Heroes Park and Helen Hall Library for the 2018-2019 school year (Director of Parks and Cultural Services)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Agreement with CCISD](#)
- 9F. [18-0505](#) Consider and take action on a resolution accepting a Sidewalk Easement conveyance from United S&S Group, LLC. associated with the proposed development of Lot 1, Preliminary/Final Plat of Calder Plaza commercial development (Director of Engineering)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Easement & Conveyance Agreement](#)  
[Calder Plaza Plat](#)  
[Aerial Map](#)
- 9G. [18-0508](#) Consider and take action on a resolution authorizing a variance to Chapter 110, Article I, Section 110-5 of the Code of Ordinances of the City of League City entitled "Parades and Processions Generally" for lane closures, and waiver of City costs associated with traffic control for the 2018 Holiday in the Park event (Chief of Police)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Parade Permit Application](#)  
[Cost Breakdown Sheet](#)  
[Parade Route Road Closure Detour](#)  
[Parade End Route](#)  
[Lane Closure Map](#)
- 9H. [18-0509](#) Consider and take action on a resolution authorizing a three-year agreement with Bound Tree Medical to purchase medical supplies for an amount not to exceed \$450,000 (Fire Chief)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Agreement with Bound Tree Medical](#)  
[Bid Results](#)  
[Vendor Report Card](#)

- 9I. [18-0524](#) Consider and take action on Ordinance No. 2018-24, amending Ordinance No. 2005-24, to rezone approximately 1.79 acres, MAP-18-0009 (3003-3307 Ohio Avenue), legally described as all of Block 102, Dickinson Townsites, from "RSF-5" (Residential Single-Family with a minimum lot size of 5,000 square feet) to "CG" (General Commercial), generally located along the west side of Ohio Avenue, approximately 1,130 feet south of FM 646 - Second Reading (Director of Planning and Development)

Planning and Zoning Commission recommended approval, 6-0-0 with 2 absent, on August 6, 2018.  
Council approved first reading 8-0-0 on August 28, 2018.

Attachments: [Data Sheet](#)  
[Ordinance No. 2018-24](#)  
[Exhibit A](#)

### **END OF CONSENT AGENDA**

## **10. OLD BUSINESS**

- 10A. [18-0521](#) Consider and take action on a resolution approving the employee stop-loss insurance with Cigna Health and Life Insurance Company for the period October 1, 2018 to September 30, 2019 (Director of Human Resources and Civil Service)

Council postponed 8-0-0 on August 28, 2018.

Attachments: [Data Sheet](#)  
[Proposed Resolution](#)  
[Cigna Renewal Final](#)  
[City of League City Monthly Report - July 2018.pdf](#)

- 10B. [18-0522](#) Consider and take action on Ordinance 2018-27 adopting the Annual Budget for Governmental and Proprietary Funds for Fiscal Year 2019 - Second Reading (Director of Budget & Project Management)

Council approved first reading with amendments 7-1-0 on August 28, 2018.

Attachments: [Data Sheet](#)  
[Ordinance 2018-27 with Exhibits A, B and C](#)

## **11. NEW BUSINESS**

- 11A. [18-0501](#) Consider and take action on a resolution approving the purchase of nine (9) police patrol vehicles with related equipment for the Police Department through various state contract vendors in an amount not to exceed \$586,733 (Director of Public Works)

Attachments: [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Patrol Vehicle Replacement List](#)  
[Patrol Vehicle Expense Breakdown](#)  
[Patrol Vehicle Quotes](#)

- 11B. [18-0525](#) Consider and take action on the 2018 proposed ad valorem tax rate (fiscal year October 1, 2018 to September 30, 2019) of \$0.5638. The tax rate will be adopted as an action item at a future meeting (Director of Finance)

*Attachments:* [Data Sheet](#)

- 11C. [18-0526](#) Consider and take action on a resolution ratifying the property tax increase in the Fiscal Year 2019 Operating Budget (Director of Budget & Project Management)

*Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)

12. **FIRST READING OF ORDINANCES**

- 12A. [18-0529](#) Consider and take action on an ordinance re-appointing Kerri Foley as the temporary associate judge of the municipal court of record for a sixty (60) day period starting on October 11, 2018 and ending on December 9, 2018 and authorizing an agreement with Kerri Foley for various judicial services at a rate of \$150 per hour (Director of Human Resources and Civil Service)

Staff recommends approval on first and final reading.

*Attachments:* [Data Sheet](#)  
[Proposed Ordinance](#)  
[Exhibit A - Professional Services Agreement](#)

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

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

- 14A. [18-0510](#) Texas Open Meetings Act, Section 551.087 Government Code - Deliberations Regarding Economic Development Negotiations

Discuss the offer of a financial or other incentive to a business prospect that seeks to locate, stay, or expand within the City of League City, Texas (Director of Economic Development)

*Attachments:* [Data Sheet](#)

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

- 15A. [18-0511](#) Consider and take action on the offer of a financial or other incentive to a business prospect that seeks to locate, stay, or expand within the City of League City, Texas ( Director of Economic Development)

*Attachments:* [Data Sheet](#)

---

**PAT HALLISEY**  
**MAYOR**

**CERTIFICATE OF NOTICE**

**This is to certify that the above Notice of Meeting was posted on the bulletin board of City Hall of the City of League City, Texas, on or before the 7th day of September, 2018 prior to 12:30 p.m. as well as the City's public internet webpage, [www.leaguecitytx.gov](http://www.leaguecitytx.gov) and was posted in accordance with the Texas Open Meetings Act, Chapter 551, Government Code.**

**The City Council of the City of League City, Texas reserves the right to meet in closed session on any of the items listed above should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code: 551.071 Consultations with Attorney, 551.072 Deliberations about Real Property, 551.073 Deliberations about Gifts and Donations, 551.074 Personnel Matters, 551.076 Deliberations about Security Devices, and 551.087 Deliberations Regarding Economic Development Negotiations.**

---

**JEANNE HAMMACK**  
**DEPUTY CITY SECRETARY**

**(SEAL)**

---

**NOTE: In compliance with the Americans with Disabilities Act, this facility is wheel chair accessible and accessible parking spaces are available. Requests for special accommodations or interpretive services must be made at least 48 hours prior to this meeting. Please contact the City Secretary's Office at 281-554-1030 or by FAX 281-554-1020.**

---



**Any invocation that may be offered during the ceremonial portion of the City Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent the religious beliefs or views of the Council in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to actively participate in the business of the Council.**