

SUMMARY OF MINUTES
TRANSPORTATION AND INFRASTRUCTURE COMMITTEE
August 28, 2023

The meeting of the Transportation and Infrastructure Committee (TIC) was called to order by Chairman, David Johnson, on August 28, 2023 at 5:02 p.m. Johnnie Arolfo Civic Center Meeting Room and welcomed all members of the Transportation and Infrastructure Committee and called the meeting to order.

1. Call to Order and Roll Call of Members

Present: Mr. David Johnson, Mr. Andy Aycoth, Mr. Dave Person, Mr. Justin Hicks, Mr. Christopher Sims and Ms. Donna Ofsanko

Not Present: Mr. Paul Maaz

Citizens Present: Ms. Xan Difede (entered at 5:21 p.m.)

Resigned Members: Mr. Steven Barron and Ms. Peggy Zahler

2. Approval of Minutes

A motion was made to approve the minutes from the June 26, 2023, TIC meeting by Mr. Justin Hicks and seconded by Mr. Andy Aycoth with a unanimous vote of 3-1-1 with one absent and Mr. Dave Person abstained.

3. Discussion and Action Items

3a. Discussion on Engineering Services and Construction Inspection Fee Changes (presentation attached)

Mr. Christopher Sims presented and discussed with members of the committee the revised HB 3492 Impacts to the Engineering Services & Construction Inspection Fees which will go into effect on September 1, 2023.

Mr. Christopher Sims presented and discussed with members of the committee the new requirements prohibiting using percent of construction cost in determining fees and how it would impact League City. Mr. Christopher Sims discussed with members of the committee the following projected fees below:

- For Engineering Staff alone, developer-driven Public Infrastructure Projects represent around 13,000 man-hours each year for new development within League City....approximately 42% of Engineering's \$2.05M Budget (FY2024).
- Fees would need to be adjusted to bring in approximately \$1.06M to cover costs for Engineering Department when looking at all City Departments involved along with City Administrative overhead, this fee would need to be closer to \$1.3M.
- This means that approximately 700 hours of staff time and over \$7,000 in supplies and equipment costs are expended over the course of a typical new public infrastructure project.
- This equates to approximately \$8,500 per plan review and \$5,000 per month of construction.
- For projects with a minimum of 25 lots, an engineering services fee of \$8,500 per plan review submittal and a construction inspection fee of \$5,000 per month is recommended.
- For projects with less than 25 lots, a combined engineering services and construction inspection fee of \$7,500 total is recommended.

Mr. Christopher Sims indicated to members of the committee that City Council adopted the new fees as proposed on August 22nd, but asked staff to review fees and bring back before end of year with a fee schedule to recoup all Staff cost.

Members of the committee made a motion to move public comments before item 3b on the Discussion and Recommendation on the Status of Proposed Winfield Road Project by Mr. Justin Hicks and seconded by Mr. Dave Person with a unanimous vote of 4-0-1 with one absent.

5. Public Comments

Ms. Xan Difede introduced herself to members of the TIC committee and discussed her business as a fuel provider within the City of League City. Ms. Xan Difede proposed a new business venture to members of the committee as a patent and trademark licensor for Mechanical Concrete Technology.

Ms. Xan Difede provided a short PowerPoint presentation on 3rd Rock Renewables on Mechanical Concrete for members of the committee and expressed her interest in providing services to the City of League City for any possible future road projects. (Presentation attached)

3b. Discussion and Recommendation on Status of Proposed Winfield Road Project

Mr. Dave Johnson presented and discussed with members of the committee the Winfield Road Project.

Mr. Christopher Sims reviewed and discussed with members of the TIC committee the following recommendations below which were being proposed for the project:

- In 2015, FM 518 b/w Newport & Hobbs carried 36,000 vpd
- In 2018, FM 518 & I45SB intersection carried 41,147 vpd
- 2018 Master Mobility Plan update noted volumes would continue to increase to approximately 65,000 vpd by 2040.
- I-45 to Hobbs Road Connector Project was first discussed by TIC in 2018.
- Project was included in May 2019 GO Bond Program.
- May 2022, PSA for preliminary engineering (Drainage, Environmental, & Traffic Studies) was executed with Gradient Group.
- Recommends closing FM 518 WB left turn...does not change Level of Service (remains LOS "E") but improves delays at intersection.
- Study estimates approximately 6,000 vpd will use new road.
- Study notes potential for a traffic signal at Winfield/Hobbs in the long-term
- FM 518/Hobbs intersection carried 37,430 vpd w/3,000 vpd turning left onto Hobbs Road.
- Recommends FM 518 WB left turn...does not change Level of Service (remains LOS "e") but improves delays at intersection.
- Study estimates approximately 6,000 vpd will use new road.
- Study notes potential for a traffic signal at Winfield/Hobbs in the long-term.

Mr. Justin Hicks noted to members of the committee that this project will be placed on hold and reevaluated as an additional bond project to the CIP in the future. Mr. Justin Hicks indicated the current \$3 million dollars allocated to this project will be used for the development of transportation and safety on the West Side of League City.

Mr. Dave Johnson noted to members of the committee that he will represent and speak on behalf of the TIC Committee at the next Council Meeting with the recommendation that the

Winfield Project be postponed for two to four years and ask that the Council honor the Winfield family appropriately as discussed during the August TIC meeting.

4. Old Business

- There is no old business.

6. Staff Comments

Mr. Christopher Sims presented the City Development & CIP Update and TxDOT Initiatives through August 2023, Planning and Zoning Update, and HGAC-TPC Update within the City of League City. Mr. Christopher Sims provided the following update for upcoming events:

- Next P&Z Meetings – September 5th and September 18th
- Next City Council Meetings – September 12th and September 26th
- Next H-GAC Transportation Policy Committee meeting – September 28th
- Next TIC Meeting – September 25th

7. Committee Member Comments

Mr. David Person indicated to members of the committee that Anthony Talluto, Project Manager, sent out a letter asking for a letter of support from each group to the US Army Corps of Engineer asking for support for WRRDA Sec. 7001 Proposal for Lower Creed flood Risk Management Improvements. Mr. David Johnson and Mr. David Person wanted to ask the TIC committee for clarification as to what this committee should do to support this effort. All members of the committee indicated that the city is already a participant and that a letter of support was not necessary by this committee.

Mr. Justin Hicks wanted to express his appreciation for support from all members of the TIC committee regarding the delay of the Winfield Road Project.

Mr. Christopher Sims and Mr. Justin Hicks briefly discussed and clarified some of the projects for a possible bond, as early as 2024.

8. Action Item Recap

No Action Items

9. Adjournment

A motion was made by Mr. Andy Aycoth and seconded by Mr. Dave Person to adjourn the meeting at 7:21 p.m. with a unanimous vote of 4-0-1 with one absent.

The next Transportation Committee meeting is tentatively scheduled for Monday, September 25, 2023 at the Johnnie Arolfo Civic Center.

Signatures are provided upon request.