

LOUIS RIGBY
Mayor
BRANDON LUNSFORD
Councilperson at Large A
BRENT McCAULLEY
Councilperson at Large B
MANDI WILLIAMS
Councilperson District 1



CHUCK ENGELKEN
Mayor Pro Tem
Councilperson District 2
BILL BENTLEY
Councilperson District 3
RICK HELTON
Councilperson District 4
JAY MARTIN
Councilperson District 5
ROBBIE McLARRIN
Councilperson District 6

CITY COUNCIL NEW CITY HALL AD HOC COMMITTEE MEETING AGENDA

Notice is hereby given of a meeting of the La Porte City Council New City Hall Ad Hoc Committee to be held February 13, 2023, beginning at 4:00 p.m. in the City Hall Council Chamber, 604 West Fairmont Parkway, La Porte, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action.

Remote participation is available. Attend via a screen using this link:

<https://us02web.zoom.us/j/84158730556?pwd=N3BVR1RwTW1GWEIZVHdGakExVkpqdz09>

Join by phone at 877-853-5257 or 888-475-4499. The meeting ID is 841 5873 0556 and the passcode is 251922.

1. **CALL TO ORDER**
2. **CITIZEN COMMENT** *(Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)*
3. **STATUTORY AGENDA** The purpose of this meeting is to discuss and formulate City Council and staff plans, operations, policies, and/or future projects, including the following:
 - (a) Presentation, discussion, and possible action to approve the minutes of the January 9, 2023, meeting. [Councilperson McCaulley]
 - (b) Presentation, discussion and possible action to provide direction to staff for the new City Hall project. [Corby Alexander, City Manager]
4. **COUNCIL COMMENT** - *Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Mayor, Councilpersons, and City staff, for which no formal action will be discussed or taken.*
5. **ADJOURN**

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with counsel on legal matters; Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - implementation of security personnel or devices; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (281-470-5019), two working days prior to the meeting for appropriate arrangements.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

CERTIFICATE

I, Lee Woodward, City Secretary, do hereby certify that a copy of the February 13, 2023, City Council agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, www.LaPorteTX.gov, in compliance with Chapter 551, Texas Government Code.

DATE _____

TIME _____

TAKEN DOWN _____

Lee Woodward

Lee Woodward, City Secretary

BRENT McCULLLEY, CHAIR
Councilperson At Large, Position B



LOUIS R. RIGBY
Mayor

BILL BENTLEY
Councilperson District 3

**MINUTES OF THE NEW CITY HALL COUNCIL
AD HOC COMMITTEE MEETING
JANUARY 9, 2023**

The New City Hall Ad Hoc Committee of the City of La Porte met on Thursday, January 9, 2023, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, at 4:00 p.m. to consider the following items of business:

Committee Members present: Brent McCaulley, Louis Rigby, Bill Bentley

Committee Members attending remotely: None

Committee Members absent: None

Council-appointed officers present: Corby Alexander, City Manager; Lee Woodward, City Secretary

CALL TO ORDER – Chair McCaulley called the meeting to order at 4:02 p.m.

2. CITIZEN COMMENT *(Generally limited to five minutes per person, in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)*

There were no citizen comments.

3. STATUTORY AGENDA

(a) Presentation, discussion, and possible action to approve the minutes of the October 10, 2022, meeting.

Member Bentley moved to approve the minutes of the October 10, 2022, meeting; the motion was seconded by Member Rigby; the motion was adopted, 3-0.

(b) Presentation, discussion, and possible action on the new La Porte City Hall project.

Representatives from BRW Architects presented shared the current plans. City Manager Alexander discussed financing options. Member Rigby moved to recommend Option 4, using TIRZ funds to supplement amounts already earmarked for the project, to City Council; the motion was seconded by Member Bentley; the motion was adopted, 3-0. Mr. Alexander said the item would be placed on a February City Council agenda.

4. COUNCIL COMMENT

There were no comments.

ADJOURN – The meeting was adjourned without objection at 4:37 p.m.

Lee Woodward, City Secretary



REQUEST FOR CITY HALL STEERING COMMITTEE ITEM

Agenda Date Requested: <u>February 13, 2023</u>
Requested By: <u>Corby D. Alexander</u>
Department: <u>City Manager Office</u>
<input checked="" type="radio"/> Report <input type="radio"/> Resolution <input type="radio"/> Ordinance

Appropriation	
Source of Funds:	_____
Account Number:	_____
Amount Budgeted:	_____
Amount Requested:	_____
Budgeted Item:	<input checked="" type="radio"/> Yes <input type="radio"/> No

Exhibits

SUMMARY & RECOMMENDATION

On January 5, the City Hall Steering Committee met and provided direction to move forward with option 4 below. A meeting of the TIRZ board/ La Porte Redevelopment Authority was convened on January 25, 2023, to consider annexing the City Hall property into the TIRZ. The Redevelopment Authority voted to not extend the boundaries of the TIRZ to include City Hall. Staff is seeking further direction.

Possible Options:

Option 1:

Staff and the committee could work with BRW to develop a phased-in approach to building the new City Hall. This would require reducing the footprint of the building to be constructed initially. We could then design and build additional wings to accommodate current needs and future growth when additional resources are allocated for the project. Please, note that this option would very likely cost more over the life of the project. The option would also create challenges for design and construction as we would need to keep the current building in operation for an extended period of time.

Option 2:

The City could place the project on hold and re-visit if and/or when more favorable economic conditions exist. Please, note there is obviously no guarantee that construction prices will return to pre-COVID levels. The City would likely pay more to complete the project at a later date.

Option 3:

The City could continue to move forward with the project and allocate additional funding from the City's General Fund. The City's financial position is such that doing so would not cause a violation of our fund balance policy. However, doing so would significantly impact our ability to do General Fund CIP (ie it would limit resources available for other projects).

Option 4:

The City could continue to move forward with the project and allocate additional funding from the City's TIRZ. At this point, the TIRZ has sufficient resources to fund the additional money for City Hall and outstanding obligations and will likely accumulate an additional \$40 to \$50 million in revenue prior to the expiration of the zone. This option will require the approval of the TIRZ Board of Directors. This option would also allow the City to take advantage of TIRZ funding prior to the expiration of the zone. Approximately \$7.7 million of this funding is needed to make reimbursements based on current development agreements. The TIRZ generates approximately \$5 million in revenue each year.

ACTION REQUIRED BY STEERING COMMITTEE

Presentation, discussion and possible action to provide direction to staff for the new City Hall project.
