



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Tuesday, August 27, 2024

6:00 PM

Council Chambers  
200 West Walker Street

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### 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:

Nick Long

City Council Members:

Andy Mann  
Tommy Cones  
Tom Crews  
Courtney Chadwell  
Justin Hicks  
Chad Tressler  
Sean Saunders

City Manager:

John Baumgartner

Assistant City Manager:

Rick Davis

Assistant City Manager-CFO:

Angie Steelman

Interim City Attorney:

Michelle Villarreal

City Secretary:

Diana M. Stapp

Chief of Police:

Cliff Woitena

Executive Director of Capital Projects

Ron Bavarian

Executive Director of Development Services:

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 Long and Mayor for the Day Sidney Zamora called the meeting to order at 6:00 p.m. and called the roll. All members of Council were present except Mr. Cones.

Absent 1 - Mr. Tommy Cones

Present 7 - Mayor Nick Long, Mr. Andy Mann, Mr. Tom Crews, Mr. Courtney Chadwell, Mr. Justin Hicks, Mr. Chad Tressler and Mr. Sean Saunders

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

The invocation was given by Pastor Josh Cagle of Mercy Gate Church. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 24-0403 August 6, 2024 Special Meeting

3B. 24-0411 August 13, 2024 Regular Meeting

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

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

4A. 24-0408 Presentation regarding Texas Outlaw Challenge 2024 (Mayor Long)

Paul Robinson addressed the Council.

5. **PUBLIC COMMENTS 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.

NAME	ADDRESS	SUBJECT
Marika Fuller	2920 Marlin Ct	

**6. CONSENT AGENDA****Approval of the Consent Agenda**

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

For: 7 - Mayor Long, Mr. Mann, Mr. Crews, Mr. Chadwell, Mr. Hicks, Mr. Tressler and Mr. Saunders

Absent: 1 - Mr. Cones

- 6A. 24-0400 Consider and take action on a resolution authorizing a professional services agreement with Laurel's House beginning August 1, 2024 and expiring on September 30, 2026 for spay and neuter services in an amount not to exceed \$165,000 (Chief of Police)

Approve on the Consent Agenda - Resolution No. 2024-150

- 6B. 24-0399 Consider and take action on a resolution authorizing expenditures for The Ballpark at League City with sole source vendors Del Papa Distribution in the amount of \$162,000.00 for the purchase of alcoholic and non-alcoholic beverages, Faust Distribution in the amount of \$86,000.00 for the purchase of alcoholic beverages, and The Icee Company in the amount of \$73,000.00 for the purchase of Icee products (Executive Director of Facilities and Information Technology / Director of Finance)

Approve on the Consent Agenda - Resolution No. 2024-151

- 6C. 24-0391 Consider and take action on a resolution authorizing an Interlocal Agreement with Galveston County Health District (GCHD) for water pollution control and abatement services in an amount not to exceed \$34,109.30 (Director of Public Works)

Approve on the Consent Agenda - Resolution No. 2024-152

- 6D. 24-0394 Consider and take action on a resolution authorizing an agreement with Faith Utilities, LLC for the urgent repair of a failed 48-inch storm water outfall pipe near the Austin Street Bridge in an amount not to exceed \$93,369 (Director of Public Works)

Approve on the Consent Agenda - Resolution No. 2024-153

- 6E. 24-0404 Consider and take action on Ordinance No. 2024-28 amending Chapter 114 of the Code of Ordinances of the City of League City, entitled "Utilities" by repealing Article VI entitled "Drought Contingency Plan" and incorporating an updated plan - Second Reading (Director of Public Works)

Council approved first reading 8-0-0 on August 13, 2024.

Approve on the Consent Agenda - Ordinance No. 2024-28 - Second Reading

- 6F.      24-0406      Consider and take action on Ordinance 2024-29 to set a 45 miles per hour speed limit along League City Parkway between Maple Leaf Drive and 1,960 feet west of Bay Area Boulevard, a distance of approximately .95 miles - Second Reading (Executive Director of Development Services)

Council approved first reading 8-0-0 on August 13, 2024.

Approve on the Consent Agenda - Ordinance No. 2024-29 - Second Reading

### **END OF CONSENT AGENDA**

## **7.      PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING**

- 7A.      24-0395      Hold a Public Hearing on the City of League City's FY2025 Proposed Annual Budget (Assistant City Manager - CFO)

Mayor Long opened the public hearing at 6:13 p.m.

No members of the public requested to address the Council.

Mayor Long closed the public hearing at 6:13 p.m.

- 7B.      24-0396      Consider and take action on an ordinance adopting the Annual Budget for Governmental and Proprietary Funds for Fiscal Year 2025 (Assistant City Manager - CFO)

A motion was made by Mr. Hicks, seconded by Mr. Tressler, to approve Ordinance No. 2024-30 adopting the Annual Budget for Governmental and Proprietary Funds for Fiscal Year 2025 on First Reading . The motion passed by the following vote:

For:    7 -    Mayor Long, Mr. Mann, Mr. Crews, Mr. Chadwell, Mr. Hicks, Mr. Tressler and Mr. Saunders

Absent:   1 -    Mr. Cones

## **8.      OLD BUSINESS**

## **9.      NEW BUSINESS**

- 9A.      24-0402      Consider and take action on a resolution authorizing a construction contract for the Sanitary Sewer Annual Rehab - East Main 24-inch Force Main Replacement Project (WW1801I), with an additional Work Change Directive budget not to exceed \$300,000 and authorizing a construction material testing services contract with Terracon Consultants in an amount not to exceed \$29,980 (Executive Director of Capital Projects)

Pulled.

- 9B. 24-0410 Consider and take action on a resolution determining that land is needed for the construction and improvements associated with the Clear Creek Village Soundwall Project (ST2202), in the City of League City, Texas, specifically: 1) Parcel 32- a 0.0094 acre parcel of land as easement, and 0.0141 acre parcel of land as temporary construction easement believed to be owned by C.J. Mitchell 2) Parcel 33- a 0.0144 acre parcel of land as easement and 0.0264 acre parcel of land as temporary construction easement believed to be owned by 713 RE, LLC; and authorizing the institution of eminent domain proceedings (Executive Director of Capital Projects)

A motion was made by Mr. Hicks, seconded by Mr. Saunders, that the City of League City, Texas authorize the use of its eminent domain authority to condemn the property described in the attached agenda item #9B, and as further described in the metes and bounds description attached to the resolution, for the public purpose of the Clear Creek Village Soundwall Project - Resolution No. 2024-154. The motion passed by the following vote:

For: 6 - Mayor Long, Mr. Mann, Mr. Crews, Mr. Chadwell, Mr. Hicks and Mr. Saunders

Opposed: 1 - Mr. Tressler

Absent: 1 - Mr. Cones

## 10. FIRST READING OF ORDINANCES

- 10A. 24-0409 Consider and take action on an ordinance amending "Chapter 50 of the Code of Ordinances of the City of League City entitled, "Floods" regarding engineering standards for the minimization of flood losses (Executive Director of Development Services)

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Ordinance No. 2024-31 amending "Chapter 50 of the Code of Ordinances of the City of League City entitled, "Floods" regarding engineering standards for the minimization of flood losses on First Reading. The motion passed by the following vote:

For: 7 - Mayor Long, Mr. Mann, Mr. Crews, Mr. Chadwell, Mr. Hicks, Mr. Tressler and Mr. Saunders

Absent: 1 - Mr. Cones

## 11. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED

## 12. REPORTS FROM STAFF MEMBERS

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

John Baumgartner – Mr. Mayor, members of the Council, I'd just like to present an award that the City received from the ETC Institute. The ETC Institute is a firm that we use to do our surveys.

They wanted to congratulate League City for winning the Leading the Way Award. ETC awards that to cities that rank in the top 10 percent of cities that they survey. So, out of 494 cities, we ranked in the top 10 percent for satisfaction with the overall quality of services, satisfaction with customer service provided by the employees and satisfaction with the value residents think they receive for their taxes and fees. I'm excited to present this to the community. Some of the areas where we excelled – we rated more than 20 percent above the national average. There was 21 categories, I'll just read a couple of them off as a reminder: League City as a place to live, 45 percent above; efforts to ensure the community is prepared for emergencies, 40 percent above; effectiveness in communication 38 percent above; quality of customer service provided, 36 percent above; quality of police protection, 34 percent; value city received for tax dollars and fees, 34 percent, as a place to raise children, 32 percent. That goes on and on and so, I'd like to say that I'm proud of the employees that work for us. I think this is a testament to their commitment to the organization, to the community based on their experience and what have you. Most importantly, none of this could be done without the support of the Council, and more importantly the involvement of the community. I'd like to say it's a privilege to serve the community and look forward to continuing to strive to provide world-class customer service to our community. We're proud of the award and proud of what the staff and the community has accomplished, thank you.

### **13. COUNCIL MEMBERS COMMENTS/REPORTS**

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

Mayor Pro Tem Justin Hicks – No Comments

Tom Crews – No Comments

Courtney Chadwell – No Comments

Chad Tressler – I'm going to talk just briefly. I think one thing that award highlights is the responsiveness of the City Manager and the staff to issues that have been raised in this city. I think the primary ones I heard that are a big difference from when I first started paying attention to local government – the ranking on communication with citizens probably would have been well below in the past and it's well above and the preparation for disasters, that's something I think where we saw a weakness. We didn't fare well in Harvey and the City immediately got together, passed the bond and the staff got to work on those projects and we're seeing the benefit of them now. I'd like to thank staff for getting them done and so far, living up to the timeline we were initially told was impossible. So, thank you to our staff and to the voters for putting their trust in the city when they approved that bond package.

Sean Saunders – Mayor I’ve got two things I’d like to bring up. This Saturday, August 31, from 10 a.m. to 4 p.m. Bay Colony West HOA is sponsoring a blood drive at their community center, located at 6621 Calder Road. For many years now I’ve been a very strong proponent for donating blood and I really encourage everybody who can possibly do it to do it. There’s plenty of spots open. I have shared this on my Facebook page and multiple other pages throughout League City. Also, on October 5, the same location, the Bay Colony West HOA community center, there will be Hunter’s Education Court. If you have any child, 9 years of age and older, or even adults, if you haven’t taken this course before, before you go hunting you need to complete this course. It’s from 9 a.m. to I believe 3 p.m. It’s only \$25, that will include pizza for lunch. The instructor is very, very well knowledgeable on this and will make it a good course. That’s all I have, Mr. Mayor, thank you.

Andy Mann – No Comments

Mayor Long – I just want to say thank you for the mayor back there. She was great today. We went around everywhere. We got to see some fun stuff everywhere and thank you to the staff for setting it up. They took a lot out time out of their day and had really great programming set up everywhere. I even got to learn some pretty cool facts today from everybody that we went and saw. Thanks for kind of going above and beyond on that.

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

At 6:22 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:

- 14A. 24-0392 Texas Open Meetings Act, Section 551.074 Government Code - Personnel Matters
- Discuss employment, appointment, or evaluation of a public officer or employee, to-wit: City Auditor (Mayor Long)
- 14B. 24-0397 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 6:40 p.m. Mayor 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.     24-0393           Consider and take action on discussion regarding the employment, appointment or evaluation of a public officer or employee, to-wit: City Auditor (Mayor Long)**

**No Action.**

- 15B.     24-0398           Consider and take action on discussion concerning potential purchase or sale of real property interests (Executive Director of Capital Projects)**

**No Action.**

**16.     ADJOURNMENT**

**At 6:40 p.m. Mayor Long said, there being no further business this meeting is adjourned.**

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**NICK LONG  
MAYOR**

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**DIANA M. STAPP  
CITY SECRETARY**

**(SEAL)**

**MINUTES APPROVED:**