



Meeting Minutes  
City Council

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Tuesday, January 9, 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  
Vacant  
Justin Hicks  
Chad Tressler  
Sean Saunders

City Manager:

Assistant City Manager

Assistant City Manger-CFO

Interim City Attorney:

City Secretary:

Chief of Police:

Executive Director of Capital Projects

Director of Engineering:

Director of Finance:

Director of Human Resources/Civil Service:

Director of Parks & Cultural Services:

Director of Public Works:

John Baumgartner

Rick Davis

Angie Steelman

Michelle Villarreal

Diana M. Stapp

Cliff Woitena

Ron Bavarian

Christopher Sims

Kimberly Corell

James Brumm

Chien Wei

Jody Hooks

1. CALL TO ORDER AND ROLL CALL OF MEMBERS

Mayor Long called the meeting to order at 6:01 p.m. and called the roll. All members of Council were present.

Present 7- Mayor Nick Long, Mr. Andy Mann, Mr. Tommy Cones, Mr. Tom Crews, 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 Rev. Kyra Baehr of Unity Bay Area Houston. Mayor Long led in the pledges of allegiance to the flags.

**3. APPROVAL OF MINUTES**

3A. 24-0008 December 12, 2023 Regular Meeting

3B. 24-0023 December 12, 2023 Council Work Session

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

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

**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
Michael Stone	509 Cedar Ave	Clear Creek Env. Foundation
Larry Thornton	2004 Park Ave	Clear Creek Env. Foundation
Marika Fuller	2920 Marlin Ct	Library
Jeff Murello		Library
William Pate		Library
Katherine Swanson	Rustling Wind Ln	Library
Laura Teatsworth		Library
Tim Brown	1610 Lansing Ln	Library
Peggy Zahler	1802 Rampart	

**6. CONSENT AGENDA**

**Approval of the Consent Agenda**

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

**For:** 6 - Mayor Long, Mr. Cones, Mr. Crews, Mr. Hicks, Mr. Tressler and Mr. Saunders

**Opposed:** 1 - Mr. Mann

**6A. 24-0024** Consider and take action on a resolution authorizing an addendum to an existing agreement with Tyler Technologies for credit card merchant services (Director of Finance)

Approved on the Consent Agenda - Resolution No. 2024-01

**6B. 23-0567** Consider and take action on a resolution authorizing a construction contract with Portfolio Builders, Inc. for the PWOC Restrooms and Locker Room Improvements Project (FM 2302), in an amount not to exceed \$571,399, and authorizing \$57,140 for a Work Change Directive budget, for a total construction budget of \$628,539 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2024-02

**6C. 24-0009** Consider and take action on a resolution authorizing a professional services agreement with HR Green, Inc. for design, bid, and construction phase services related to the Main Street Sidewalks Project Phase 2 (RE2301B) in an amount not to exceed \$58,893 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2024-03

**END OF CONSENT AGENDA**

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

**7A. 24-0012** Hold a public hearing on amendments to the Code of Ordinances of the City of League City, amending Chapter 125, Article 4, entitled, "Zoning" to revise regulations related to landscaping requirements (Mayor Long and Councilmember Cones)

Mayor Long opened the hearing at 6:27 p.m.

Speakers:

Tim Young 1610 Lansing Ln

Mayor Long closed the hearing at 6:29 p.m.

- 7B. 24-0013** Consider and take action on an Ordinance amending Chapter 125, Article 4, entitled, “Zoning” to revise regulations related to landscaping requirements (Mayor Long and Councilmember Cones)

The Planning and Zoning Commission recommended denial, 6-0-0 with two members absent on December 4, 2023.

A motion was made by Mr. Cones, seconded by Mr. Hicks, to approve Ordinance No. 2024-01 amending Chapter 125, Article 4, entitled, “Zoning” to revise regulations related to landscaping requirements on First Reading.

A motion was made by Mr. Tressler, seconded by Mayor Long, to amend the item to so that in Section 1 to remove the additional sentence that's been proposed and instead after the word "One" at the start of Item A, insert "non-invasive" as opposed to "shade" and in Section 2 replace "shade trees" in the second sentence to read "non-invasive trees and palm varieties" and again eliminate the sentence at the end and allow any non-invasive trees plus palm varieties so long as they meet the height and caliper requirements that were already set.

The motion to amend passed by the following vote:

For: 7 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Crew, Mr. Hicks, Mr. Tressler and Mr. Saunders  
Opposed: 0

The motion, as amended, passed by the following vote:

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

A motion was made by Mr. Hicks, seconded by Mayor Long, to approve Ordinance No. 2024-01 on First and Final Reading . The motion passed by the following vote:

For: 6 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Hicks, Mr. Tressler and Mr. Saunders

Opposed: 1 - Mr. Crews

- 7C. 24-0016** Hold a public hearing on a request to rezone approximately 4 acres from “RSF-7” (Residential Single-Family 7) to “CN” (Neighborhood Commercial), MAP-23-0009 (LC4/23 Retail Center), generally located along the south side of League City Parkway, west of Campbell Drive in League City, Texas (Director of Planning)

Mayor Long opened the hearing at 6:35 p.m.

No members of the public requested to address Council.

Mayor Long closed the hearing at 6:35 p.m.

7D. 24-0017 Consider and take action on an ordinance rezoning approximately 4 acres from “RSF-7” (Residential Single-Family 7) to “CN” (Neighborhood Commercial), MAP-23-0009 (LC4/23 Retail Center), generally located along the south side of League City Parkway, west of Campbell Drive in League City, Texas (Director of Planning)

The Planning and Zoning Commission recommended approval, 6-0-0 with two members absent on December 4, 2023.

A motion was made by Mr. Hicks, seconded by Mr. Cones, to approve Ordinance No. 2024-02 rezoning approximately 4 acres from “RSF 7” (Residential Single Family 7) to “CN” (Neighborhood Commercial), MAP 23 0009 (LC4/23 Retail Center), generally located along the south side of League City Parkway, west of Campbell Drive in League City, Texas on First Reading. The motion passed by the following vote:

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

7E. 24-0019 Hold a public hearing on updating the engineering services and construction inspection fee schedule in the City of League City (Executive Director of Development Services)

Mayor Long opened the hearing at 6:39 p.m.

No members of the public requested to address Council.

Mayor Long closed the hearing at 6:39 p.m.

7F. 24-0018 Consider and take action on an ordinance updating the engineering services and construction inspection fee schedule in the City of League City (Executive Director of Development Services)

A motion was made by Mr. Hicks, seconded by Mr. Tressler, to approve Ordinance No. 2024-03 updating the engineering services and construction inspection fee schedule in the City of League City on First Reading. The motion passed by the following vote:

For: 6 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Crews, Mr. Hicks and Mr. Tressler

Out of Room: 1 - Mr. Saunders

8. OLD BUSINESS

9. NEW BUSINESS

9A. 24-0026 Consider nominations to the Ethics Review Board (Mayor Long)

Carl Glaze was nominated for Position 1 for a term expiring 12/31/2025, to be confirmed on 01/23/2024. No action was required.

**9B. 24-0005 Consider and take action to confirm appointment to the Ethics Review Board (Mayor Long)**

**A motion was made by Mr. Hicks, seconded by Mr. Cones, to confirm appointments to the Ethics Review Board.**

**Nominees for terms expiring 12/31/2025 are:**

- Position 3. Timothy Brown, M.D.**
- Position 4. Paul Winton**

**The motion passed by the following vote:**

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

**9C. 24-0006 Consider and take action on appointments and reappointments to City boards and commissions (Mayor Long)**

**A motion was made by Mr. Hicks, seconded by Mr. Cones, to approve appointments to the Finance Committee.**

**Nominees appointed to terms expiring 12/31/2025:**

- Position 1. Nick Long (Council)**
- Position 3. Belinda Dennis**
- Position 5. Joseph J. Italiano, III (New Appointment)**
- Position 7. Richard Bustamante, III**
- Position 9. Gabe Allen**

**Term to expire 12/31/2024:**

- Position 8. Jeffrey M. Tuttle (New Appointment)**

**The motion passed by the following vote:**

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

9C. 24-0006

Consider and take action on appointments and reappointments to City boards and commissions (Mayor Long)

A motion was made by Mr. Cones, seconded by Mr. Hicks, to appoint Matthew Hyde to Position 2 on the Planning & Zoning Commission for a term expiring 12/31/2025. The motion passed by the following vote:

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

A motion was made by Mr. Hicks, seconded by Mr. Cones, to appoint Matthew Propst to Position 4 on the Planning & Zoning Commission for a term expiring 12/31/2025. The motion passed by the following vote:

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

A motion was made by Mr. Hicks, seconded by Mr. Cones, to appoint Ruth Morrison to Position 6 on the Planning & Zoning Commission for a term expiring 12/31/2025. The motion passed by the following vote:

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

A motion was made by Mr. Hicks, seconded by Mr. Cones, to appoint Frank Dominguez to Position 8 on the Planning & Zoning Commission for a term expiring 12/31/2025.

The motion passed by the following vote:

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

A motion was made by Mr. Hicks, seconded by Mr. Cones, to approve appointments to the Section 4B Industrial Development Corporation.

Nominees with Terms to expire 12/31/2025:

- Matthew DeRosier – Position 1 (New Appointment)
- Mark Brown – Position 3
- Russell Tidwell – Position 5
- Donald Daughenbaugh – Position 7 (New Appointment)

The motion passed by the following vote:

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

9C. 24-0006 Consider and take action on appointments and reappointments to City boards and commissions (Mayor Long)

A motion was made by Mr. Hicks, seconded by Mr. Cones, to approve appointments to the Zoning Board of Adjustment.

Nominees with Terms to expire 12/31/2025:

Tamra Gann-Curry – Position 2  
Russell Miller- Position 4

The motion passed by the following vote:

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

9D. 24-0025 Consider and take action on a resolution authorizing the Helen Hall Library Usage Policy and Library Card Fee (Mayor Long)

A motion was made by Mr. Hicks, seconded by Mayor Long, to approve Resolution No. 2024-04authorizing the Helen Hall Library Usage Policy and Library Card Fee.

A motion was made by Mr. Tressler, seconded by Mr. Crews, to amend the list in section 1.2, at "League City residents" by adding the phrase "and property owners", as well as adding the phrase "and property owners" after "Galveston County residents" and "Friendswood residents" and after "League City" prior to "employees" add "and Galveston County" and to set the household fee \$50 per as opposed to \$180.

The motion to amend passed by the following vote:

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

The original motion, as amended, passed by the following vote:

For: 5 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Hicks and Mr. Saunders

Opposed: 2 - Mr. Crews and Mr. Tressler

10. FIRST READING OF ORDINANCES

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.



**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**

**Sean Saunders – One thing, Mr. Mayor, I'd like to bring up for the citizens, I believe, Friday, if you have a live Christmas tree, instead of putting them in the trash don't put them in the trash, please. Go to the Stella Roberts Recycling Center in Pearland. It's only about a 20-minute drive and they will take all of your Christmas trees. I'm actually for my HOA I'm actually collecting them. I'm going to load them up on my trailer and take them out there tomorrow or Thursday. Don't put them in the trash. There's no reason for them to be there. If you have a live Christmas tree, take a minute, take it over there, and they will recycle it. They're going to put it on the beaches in Brazoria County. That's all I have to say. Thank you, Mr. Mayor.**

**Andy Mann – No Comments**

**Tommy Cones – No Comments**

**Tom Crews – Thank you, Mayor. Just one quick announcement. There's a spaghetti dinner, Tuesday, January 23, from 5:30 to 7:30 at the Hometown Heroes Park. It costs \$10. It's put on by the Lions Club, and all proceeds go to the Hunger Project. I hope to see you there, thank you.**

**Chad Tressler – No Comments**

**Mayor Long – Obviously, there's a special election right now. The last day to vote is Saturday, 7 a.m. to 7 p.m. at the Civic Center and the Public Works building, Hometown Heroes and the Civic Center, from 7 a.m. to 7 p.m. on Saturday.**

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

**At 7:08 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:**

- 14A. 24-0003 Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney**
- Consultation with the City Attorney regarding pending litigation, to-wit: West FM 517, Ltd. vs. The City of League City (City Attorney)**

- 14B. 24-0010 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 7:25 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. 24-0004 Consider and take action regarding pending litigation, to-wit: West FM 517, Ltd. vs. The City of League City (City Attorney)  
  
A motion was made by Mr. Tressler, seconded by Mr. Crews, to authorize all legal expenses related to following lawsuit: West FM 517, Ltd. V League City with Cause No. 23-CV-1501. The motion passed by the following vote:

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

- 15B. 24-0011 Consider and take action on discussion concerning potential purchase or sale of real property interests (Executive Director of Capital Projects)  
  
A motion was made by Mr. Tressler, seconded by Mr. Crews, to authorize staff to proceed with the acquisition of a 3.172-acre parcel identified as Parcel #205 to support the North Landing Extension Project (CIP#ST1914) from Clear Creek Independent School District, as discussed in Executive Session. The motion passed by the following vote:

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

16. **ADJOURNMENT**

At 7:27 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:**