



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, September 10, 2024

6:00 PM

Council Chambers
200 West Walker Street

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 called the meeting to order at 6:00 p.m. and called the roll. All members of Council were present. Council Member Cones attended remotely.

Present 8 - Mayor Nick Long, Mr. Andy Mann, Mr. Tommy Cones, 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 Rob Bailey of South Lake Church. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. [24-0444](#) August 27, 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**

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
Shirley Kinchen	2814 Pine Mills Dr	Event
Shawn Byars	425 N. Wisconsin Ave	Election

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: 8 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Crews, Mr. Chadwell, Mr. Hicks, Mr. Tressler and Mr. Saunders

6A. [24-0415](#) Consider and take action on a request by League City Lions Club to grant 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 partial lane closures and to waive City costs associated with traffic control for the "68th Annual League City Music Fest and BBQ Cook Off" to be held October 4th & 5th, 2024 (Chief of Police)

Approved on the Consent Agenda

- 6B. [24-0416](#) Consider and take action on a request by League City Lions Club to grant a variance to Chapter 42, Article II of the Code of Ordinances of the City of League City entitled "Noise" for extending end time and to waive City permit fees for the "68th Annual League City Music Fest and BBQ Cook Off" to be held October 4th & 5th, 2024 (Chief of Police)

Approved on the Consent Agenda

- 6C. [24-0445](#) Consider and take action on a resolution authorizing expenditures for on-site fire equipment and personnel costs at Walter Hall Park for the League City Lions Club "68th Annual League City Music Fest and BBQ Cook Off" to be held on October 4th and October 5th, 2024 (Interim Fire Chief)

Approved on the Consent Agenda - Resolution No. 2024-155

- 6D. [24-0412](#) Consider and take action on a resolution consenting to the sale and issuance of Unlimited Tax Bonds, Series 2024 (the "Bonds") for the Westwood Management District (the "District") in an amount not to exceed \$8,015,000 and authorizing the Mayor to execute and the City Secretary to attest same for and on behalf of the City of League City (the "City") (Director of Finance)

Approved on the Consent Agenda - Resolution No. 2024-156

- 6E. [24-0437](#) Consider and take action on a resolution rejecting all proposals received for ITB #24-044 Wastewater and Water Laboratory Services and extending the existing contract with Envirodyne Laboratories for one month to November 1, 2024 for these services (Director of Finance)

Approved on the Consent Agenda - Resolution No. 2024-157

- 6F. [24-0434](#) Consider and take action on a resolution authorizing an agreement with Land & Sea Services 1, Inc. for the purchase and installation of two generators through BuyBoard Contract #657-21 to provide backup power for City Hall, Helen Hall Library and Hometown Heroes Park in an amount not to exceed \$532,307.61 (Executive Director of Information Technology & Facilities)

Approved on the Consent Agenda - Resolution No. 2024-158

- 6G. [24-0435](#) Consider and take action on a resolution authorizing a roofing construction contract (RFP #24-031 Roof Replacement Project) to Liqui-Pro Industries, Inc. in the base bid amount of \$262,516.00 for roof replacements (Executive Director of Facilities, Information Technology & The Ballpark)

Approved on the Consent Agenda - Resolution No. 2024-159

- 6H. [24-0442](#) Consider and take action on a resolution scheduling a Public Hearing on October 22, 2024 to consider adoption of Capital Recovery Fees for Roadway Facilities; directing the City Secretary to publish notice of said public hearing and directing the Capital Improvements Advisory Committee to consider and make a recommendation on the Capital Recovery Fee Report (Executive Director of Development Services)

Approved on the Consent Agenda - Resolution No. 2024-160

- 6I. [24-0430](#) Consider and take action on a resolution rejecting all received bids for Invitation to Bid (ITB) 24-032 Hometown Pool Resurfacing Project (Director of Parks & Cultural Services)

Approved on the Consent Agenda - Resolution No. 2024-161

- 6J. [24-0417](#) Consider and take action on a resolution to ratify the contract with D. Wagner Construction Co., Inc. for the emergency repair of the 24-inch Ductile Iron Force Main (FM) from East Main Lift Station (LS) located near FM 2094 & Davis Rd in an amount not to exceed \$119,101.60 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2024-162

- 6K. [24-0418](#) Consider and take action on a resolution to ratify the agreement with Wastewater Transport Services, LLC for the emergency wet hauling (tanker trucks) from the emergency repair of the 24-inch Ductile Iron Force Main (FM) located near FM 2094 & Davis Rd in an amount not to exceed \$148,153.67 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2024-163

- 6L. [24-0419](#) Consider and take action on a resolution authorizing an agreement with Paradigm Traffic Systems, Inc. through BuyBoard (Contract #695-23) for the purchase of Centrac's Advanced Transportation Management System (ATMS) Adaptive Software Expansion Module and associated hardware for 13 signalized intersections in an amount not to exceed \$474,680 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2024-164

- 6M. [24-0420](#) Consider and take action on a resolution authorizing an agreement with Paradigm Traffic Systems, Inc. for the purchase and installation of 20 UPS battery backups at various traffic signal lighted intersections through BuyBoard Contract #695-23 in an amount not to exceed \$135,200 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2024-165

- 6N. [24-0421](#) Consider and take action on a resolution authorizing an agreement with Paradigm Traffic Systems, Inc. for the purchase of 18 School Flasher Assemblies through BuyBoard Contract #695-23 in an amount not to exceed \$141,426 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2024-166

- 6O. [24-0422](#) Consider and take action on a resolution authorizing an agreement with Paradigm Traffic Systems, Inc. for the purchase of 20 Internally Illuminated Street Name Signs (ILSN) and 5 Traffic Cameras through BuyBoard (Contract #695-23) in an amount not to exceed \$91,885 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2024-167

- 6P. [24-0439](#) Consider and take action on Ordinance 2024-31 Chapter 50 of the Code of Ordinances of the City of League City entitled, "Floods" regarding engineering standards for the minimization of flood losses - Second Reading (Executive Director of Development Services)

Council approved first reading 7-0-0 with one member absent on August 27, 2024.

Approved on the Consent Agenda - Ordinance No. 2024-31 - Second Reading

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

8. OLD BUSINESS**8A. 24-0433**

Consider and take action on Ordinance 2024-30 adopting the Annual Budget for Governmental and Proprietary Funds for Fiscal Year 2025 - Second Reading (Assistant City Manager - CFO)

Council approved 7-0-0 with one member absent on August 27, 2024.

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

For: 8 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Crews, Mr. Chadwell, Mr. Hicks, Mr. Tressler and Mr. Saunders

9. NEW BUSINESS**9A. 24-0428**

Consider and take action on appointments to the Animal Advisory Committee (Mayor Long)

A motion was made by Mr. Hicks, seconded by Mr. Tressler, to approve appointments to the Animal Advisory Committee. The appointments to be made are:

Position 2 - City Official - Captain Harold Lee - Term Expiring 12/31/2024

Position 3 - Shelter Representative - Amelia Nusbaum - Term Expiring 12/31/2025

The motion passed by the following vote:

For: 8 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Crews, Mr. Chadwell, Mr. Hicks, Mr. Tressler and Mr. Saunders

9B. 24-0443

Consider and take action on a resolution authorizing a construction contract with ISJ Underground Utilities, LLC for the Sanitary Sewer Annual Rehab - East Main 24-inch Force Main Replacement Project (WW1801I) in an amount not to exceed \$3,247,245, with an additional Work Change Directive budget not to exceed \$324,000, and authorizing a construction material testing services contract with Terracon Consultants in an amount not to exceed \$29,980 resulting in a total construction budget not to exceed \$3,601,225 (Executive Director of Capital Projects)

A motion was made by Mr. Saunders, seconded by Mr. Hicks, to approve Resolution No. 2024-168 authorizing a construction contract with ISJ Underground Utilities, LLC for the Sanitary Sewer Annual Rehab East Main 24 inch Force Main Replacement Project (WW1801I) in an amount not to exceed \$3,247,245, with an additional Work Change Directive budget not to exceed \$324,000, and authorizing a construction material testing services contract with Terracon Consultants in an amount not to exceed \$29,980 resulting in a total construction budget not to exceed \$3,601,225. The motion passed by the following vote:

For: 8 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Crews, Mr. Chadwell, Mr. Hicks, Mr. Tressler and Mr. Saunders

10. FIRST READING OF ORDINANCES**10A. 24-0431**

Consider and take action on an ordinance approving an ad valorem tax rate for the City of League City, Texas, upon all taxable property within the corporate limits of the City for the Fiscal Year ending September 30, 2025; directing the assessment and collection thereof; providing for a severability clause; and providing for an effective date (Assistant City Manager - CFO)

Staff requests first and final reading.

A motion was made by Mr. Hicks, seconded by Mr. Chadwell, to approve Ordinance No. 2024-32 approving an ad valorem tax rate for the City of League City, Texas, upon all taxable property within the corporate limits of the City for the Fiscal Year ending September 30, 2025; directing the assessment and collection thereof; providing for a severability clause; and providing for an effective date by adopting an ad valorem tax rate of \$0.369 on First Reading. The motion passed by the following vote:

For: 8 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Crews, Mr. Chadwell, Mr. Hicks, Mr. Tressler and Mr. Saunders

A motion was made by Mr. Hicks, seconded by Mr. Saunders, to approve Ordinance No. 2024-32 on First and Final Reading. The motion passed by the following vote:

For: 8 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Crews, Mr. Chadwell, Mr. Hicks, Mr. Tressler and Mr. Saunders

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.

12A. 24-0446

Presentation from the Chief of Police (City Manager)

Cliff Woitena, Chief of Police, gave a presentation.

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 – Just real quick, September 21, Hope Villa has their gala, and on the same night, League City is sponsoring the adaptive ho-down at 6 p.m. at Hometown Heroes.

Courtney Chadwell – I don't know if everybody is paying attention to what day it is, but it's the eve of 9/11. A lot of guys, children, first responders went to bed this night 23 years ago not knowing what was in store for them the next day. Evil cut their life short, so keep all of that, and never forget. Never forget what evil can do. This Saturday, 8 a.m. at Veterans Memorial, the League City Fire Department is going to have their annual stair climb. Might even get a Nick Long sighting out there. We'll see.

Chad Tressler – Since we didn't have any discussion on it earlier and we passed it on first and final I just wanted to explain to the citizens what we did tonight with the tax rate. I'm a little disappointed with the budget process this year. A motion was made tonight for a rate that was less than the rate that was presented to us in our agenda packet, that matches the budget that we had already approved, which means there's going to be arbitrary cuts to make up that difference. That's embarrassing and shameful. I want to tell every homeowner I hope you enjoy that one cup of Starbucks that that arbitrary cut got you, because that's what it amounts to on the average homeowner's house in League City. We went through all the budget, we had every page of the detailed budgets printed out and given to us. The person who brought that rate up didn't bother to make any comments about any of the items in that budget and setting our priorities. Apparently, we set an arbitrary rate in the future. We don't actually look at the items in the budget. I guess that works in some households. I know it doesn't work in mine.

Sean Saunders – I'd like to remind everybody that we still have openings available for the Hunter's Education Course. Hunting season starts here the first weekend of November. It will be beginning on October 5 from 9 a.m. to about 3 p.m. and it'll be at the Bay Colony West HOA Community Center. It's an excellent course, taught by somebody who is very knowledgeable in the field. I hope to see you there. Thank you.

Andy Mann – I just want to do a quick shout out to Sean for doing the blood drive last week.

Tommy Cones – Thank you, Mayor. It's not many times we give accolades to our colleagues and council members up there. It's real easy to criticize other council members for everything, but tonight was a prime example of how one council member had a vision and that's Mr. Andy Mann with the Flock Cameras, which really proved to be a great asset for the city. I'd like to shout out to Andy and say thank you Andy for bringing that to Council when you did because it has proven to be a great law enforcement tool for the city. Also, to the Chief of Police. It is great when interlocal, or interdepartmental departments can work together. It was obvious many years ago when Lieutenant Lee was Lieutenant we all got together with the Fire Marshal's Office and the fire department and was able to curtail some things with nail salons and different businesses like that that had several code enforcement and some illegal action taking place and we worked together very good. I really like that program and I talked to chief about having some undercover officers in

subdivisions. I think that really works. Maybe we can look at some type of budget amendments if we have to but I think it's a great program. We see more crime coming from Houston. Again, Sean thank you for the blood drive. Unfortunately, I can't be there today I had surgery. A great shout out to Andy. Thank you, Andy. That's all I've got Mayor, thank you.

Mayor Long – I got asked to present this. It's Constitution Week, September 17-23, and the Daughters of the American Revolution have a variety of resources that you can access for kids, for adults, different things like that. You can actually go to the DAR website, and they'll have different programming throughout the entire time as well. And then, because everybody is throwing out compliments, I'm going through out a compliment to the staff on the budget side of it. I think it went very well. And then, to the Council as a whole, since the budget amendment did pass 8-0 with no comment, so I would have thought anybody had a real problem with the way it went, that's why we all sit there and allow for public comments where you can say whatever you want. I'm glad that the budget passed the way it did. It is once again another budget below the no new revenue rate, which is a true tax decrease to all the citizens. Like they said, it's not like your taxes are going down a lot, but more importantly it's adjusted for the increases at the appraisal district, and you'll still get a kind of true dollar-for-dollar tax decrease on the average across the city. Happy to do that while increasing the services provided. So, thank you for that.

14. EXECUTIVE(CLOSED) SESSION(S)

At 6:43 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:

- 14A. [24-0423](#) 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)
- 14B. [24-0426](#) Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney
- Consultation with the City Attorney regarding pending litigation, to-wit: Galveston County MUD 6 vs. City of League City (City Attorney)

At 6:56 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. [24-0424](#)** 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. Hicks, to authorize staff to proceed with an abandonment and conveyance agreement with Motu Properties, LLC for the abandonment of 0.40011 acres (17,429 square feet) portion of unopened Avenue D & 17th St as discussed in Executive Session. 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
- 15B. [24-0427](#)** Consider and take action regarding pending litigation, to-wit: Galveston County MUD 6 vs. City of League City (City Attorney)
- No Action**

16. ADJOURNMENT

At 6:57 p.m. Mayor Long said, there being no further business this meeting is adjourned.

NICK LONG
MAYOR

DIANA M. STAPP
CITY SECRETARY

(SEAL)

MINUTES APPROVED: September 24, 2024