



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, October 22, 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. Mayor Pro Tem Hicks 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 Josh Cagle with Mercy Gate Church. The Clear Falls Troubadors sang the National Anthem in place of the pledge of allegiance.

3. **APPROVAL OF MINUTES**

3A. [24-0551](#) October 8, 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
Libby Johnson	404 Avondale St	Holiday in the Park
Clear Falls Troubadors		Holiday in the Park
Ange Mertens	2501 Robing Crossing Ln	Holiday in the Park

6. **CONSENT AGENDA**

Approval of the Consent Agenda

A motion was made by Mr. Tressler, seconded by Mr. Saunders, 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. [24-0545](#) Consider and take action on a resolution authorizing 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 lane closures and authorizing various expenditures related to the for the 2024 Holiday in the Park event (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2024-195

- 6B. [24-0535](#) Consider and take action on a resolution authorizing an agreement with Stryker Medical for two (2) LifePak EKG Monitors for a total amount not to exceed \$101,993.30 for FY 2025 (Interim Fire Chief)

Approved on the Consent Agenda - Resolution No. 2024-196

- 6C. [24-0534](#) Consider and take action on a resolution authorizing an agreement with Blink Marketing, Inc. for construction of League Park sign in an amount not to exceed \$69,526.00 and authorizing \$6,952.00 for a work change directive budget for a total construction budget of \$76,478 (Director of Parks and Cultural Services)

Approved on the Consent Agenda - Resolution No. 2024-197

- 6D. [24-0548](#) Consider and take action on a resolution adopting the Lobit Park Master Plan, 2024 (Director of Parks and Cultural Services)

Approved on the Consent Agenda - Resolution No. 2024-198

- 6E. [24-0550](#) Consider and take action on a resolution approving the utility conveyance and security agreements with Galveston County Municipal Utility District No. 36 for water, sanitary sewer, paving and drainage facilities associated with the Westland Ranch Subdivision, Sections 1, 3, 6, Muldoon Parkway Phase 1, and Maple Leaf Drive Extension (Executive Director of Development Services)

Approved on the Consent Agenda - Resolution No. 2024-199

- 6F. [24-0527](#) Consider and take action on a resolution authorizing payment to AmeriWaste League City, Inc. for disposal of Hurricane Beryl Debris in an amount not to exceed \$120,422.88 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2024-200

- 6G. [24-0528](#) Consider and take action on a resolution authorizing the purchase of six (6) public safety vehicles with emergency related equipment in an amount not to exceed \$479,626 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2024-201

- 6H. [24-0529](#) Consider and take action on a resolution authorizing the purchase from Chastang Ford for one 2024 Ford F-150 Police Responder 4x4 vehicle (\$52,295) and with Mal Technologies Fleet (\$17,037) for related emergency equipment and installation in an amount not to exceed \$69,332 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2024-202

- 6I. [24-0530](#) Consider and take action on a resolution authorizing the purchase of one (1) John Deere 6105E tractor with boom mower replacement unit in an amount not to exceed \$161,108 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2024-203

- 6J. [24-0531](#) Consider and take action on a resolution authorizing the purchase of thirteen (13) general purpose vehicles, in an amount not to exceed \$853,092 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2024-204

- 6K. [24-0533](#) Consider and take action on a resolution authorizing a three-year agreement with Envirodyne Laboratories, Inc. for the City's water and wastewater laboratory services in an amount not to exceed \$415,500 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2024-205**
- 6L. [24-0525](#) Consider and take action on a resolution authorizing a construction contract with Metro City, LLC. for the Main Street Sidewalk Improvements Project (RE2301B), in the amount of \$465,758.50, and authorizing an additional \$46,576 for a construction Work Change Directive budget, for a total construction budget of \$512,334.50 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2024-206**
- 6M. [24-0536](#) Consider and take action on Ordinance No. 2024-41, an ordinance amending Section 125-4.20, entitled "Landscaping and Buffer Yards" of Chapter 125 of the Code of Ordinances of the City of League City entitled "Unified Development Code" to update various regulations related to the applicability of landscaping requirements - Second Reading (Director of Planning)
- Planning and Zoning Commission recommended approval, 7-0-0 with one member absent on September 9, 2024.
- City Council approved the first reading, 8-0-0 on October 8, 2024.
- Approved on the Consent Agenda - Ordinance No. 2024-41 - Second Reading**

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 7A. [24-0537](#) Hold a public hearing on the League City 2024 Master Mobility Plan Update as an element of the Comprehensive Plan of the City of League City (Executive Director of Development Services)

Mayor Long opened the public hearing at 6:10 p.m.

No members of the public requested to address Council.

Mayor Long closed the public hearing at 6:10 p.m.

- 7B. [24-0538](#) Consider and take action on an ordinance approving the League City 2024 Master Mobility Plan Update as an element of the Comprehensive Plan of the City of League City (Executive Director of Development Services)
- A motion was made by Mr. Tressler, seconded by Mr. Mann, to approve Ordinance No. 2024-47 approving the League City 2024 Master Mobility Plan Update as an element of the Comprehensive Plan of the City of League City 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

- 7C. [24-0539](#) Hold a public hearing approving updated land use assumptions and capital improvements plan for Roadway Facilities and amending capital recovery fees pursuant to Texas Local Government Code Chapter 395 (Executive Director of Development Services)

Mayor Long opened the public hearing at 6:21 p.m.

Mayor Long closed the public hearing at 6:21 p.m.

Mayor Long reopened the hearing at 6:28 p.m.

Speakers:

Chuck DiFalco

Mayor Long closed the hearing at 6:33 p.m.

- 7D. [24-0540](#) Consider and take action on an ordinance updating land use assumptions and the capital improvement plan for roadway facilities and updating roadway impact fees for League City pursuant to Texas Local Government Code Chapter 395 (Executive Director of Development Services)

A motion was made by Mr. Tressler, seconded by Mr. Mann, to approve Ordinance No. 2024-49 updating land use assumptions and the capital improvement plan for roadway facilities and updating roadway impact fees for League City pursuant to Texas Local Government Code Chapter 395 on First Reading.

David Hawes with Freese Nichols gave a presentation.

Tressler modified his motion to approve at the maximum rates allowed at the implementation date.

The motion passed by the following vote:

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

Opposed: 1 - Mr. Cones

- 7E. [24-0543](#) Hold a public hearing on a request for a Special Use Permit, SUP-24-0002 (Bukhari Convenience Store), for a gas station with a convenience store, “vehicle fueling station” use, on approximately 0.5 acres zoned “CG” (General Commercial), generally located on the northwestern corner of the Gulf Freeway (Interstate Highway 45) and West Main Street (Farm to Market Road 518), with the address of 101 North Gulf Freeway (Director of Planning)

Mayor Long opened the public hearing at 6:26 p.m.

No members of the public requested to address Council.

Mayor Long closed the public hearing at 6:26 p.m.

- 7F. [24-0544](#) Consider and take action on an ordinance adopting a Special Use Permit, SUP-24-0002 (Bukhari Convenience Store), for a gas station with a convenience store, “vehicle fueling station” use, on approximately 0.5 acres zoned “CG” (General Commercial), generally located on the northwestern corner of the Gulf Freeway (Interstate Highway 45) and West Main Street (Farm to Market Road 518), with the address of 101 North Gulf Freeway (Director of Planning)

Planning and Zoning Commission recommended approval, 7-0-0, on October 7, 2024, subject to conditions, with one member absent.

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Ordinance No. 2024-48 adopting a Special Use Permit, SUP 24 0002 (Bukhari Convenience Store), for a gas station with a convenience store, “vehicle fueling station” use, on approximately 0.5 acres zoned “CG” (General Commercial), generally located on the northwestern corner of the Gulf Freeway (Interstate Highway 45) and West Main Street (Farm to Market Road 518), with the address of 101 North Gulf Freeway on First Reading, subject to conditions. 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

8. OLD BUSINESS

9. NEW BUSINESS

10. FIRST READING OF ORDINANCES

- 10A. [24-0512](#)** Consider and take action on an ordinance removing the maximum contribution rate limit of 15.50% for TMRS retirement contributions (Director of Human Resources and Civil Service)

Staff requests approval on first and final reading.

A motion was made by Mr. Tressler, seconded by Mayor Long, to approve Ordinance No. 2024-50 removing the maximum contribution rate limit of 15.50% for TMRS retirement contributions 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. Tressler, seconded by Mr. Saunders, to approve Ordinance No. 2024-50 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

- 10B. [24-0541](#)** Consider and take action on an ordinance amending Chapter 110, Section 166 of the Code of Ordinances of the City of League City entitled, "Speed Limits per functional Use" regarding speed limits for different street classifications (Executive Director of Development Services)
- A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Ordinance No. 2024-51 amending Chapter 110, Section 166 of the Code of Ordinances of the City of League City entitled, "Speed Limits per functional Use" regarding speed limits for different street classifications 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

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 – No Comments

Andy Mann – No Comments

Tommy Cones – No Comments

Tom Crews – No Comments

Courtney Chadwell – No Comments

Chad Tressler – No Comments

Mayor Long – No comments

14. EXECUTIVE(CLOSED) SESSION(S)

At 7:13 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:

- 14A. [24-0504](#)** 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 Secretary (Director of Human Resources and Civil Service)
- 14B. [24-0505](#)** 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 (Director of Human Resources and Civil Service)

At 7:24 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. [24-0509](#)** Consider and take action on discussion regarding the employment, appointment or evaluation of a public officer or employee, to-wit: City Secretary (Director of Human Resources and Civil Service)

A motion was made by Mr. Tressler, seconded by Mr. Cones, to direct the City to proceed with the salary action as discussed in executive session. 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

- 15B. [24-0508](#)** Consider and take action on discussion regarding the employment, appointment or evaluation of a public officer or employee, to-wit: City Auditor (Director of Human Resources and Civil Service)

A motion was made by Mr. Tressler, seconded by Mr. Cones, to direct the City to proceed with the salary action as discussed in executive session. 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

16. ADJOURNMENT

At 7:25 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: November 12, 2024