



Meeting Minutes  
City Council

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Tuesday, October 8, 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 Manger-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.

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 Andy Mann. Mayor Long led in the pledges of allegiance to the flags.

**3. APPROVAL OF MINUTES**

3A. 24-0516                    September 24, 2024 Council Work Session

3B. 24-0515                    September 24, 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
Martha King	803 2nd St	Tree cut down

**6. CONSENT AGENDA**

**Approval of the Consent Agenda**

Item 6D was pulled by staff.

A motion was made by Mr. Hicks, seconded by Mr. Cones, to approve the balance of 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. 24-0486                    Consider and take action on a resolution authorizing the purchase of ammunition for the Police Department from Precision Delta Corporation, through a Texas Buy Board Contract, in an amount not to exceed \$68,276.05 (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2024-181

- 6B. 24-0502** Consider and take action on behalf of the League City Historical Society, 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 "Punkin' Parade" to be held October 12, 2024 (Chief of Police)
- Approved on the Consent Agenda
- 6C. 24-0358** Consider and take action on a resolution authorizing an agreement with Metro Fire Apparatus Specialists, Inc. for one Spartan S-180 Model 3120 Pumper with equipment as listed in the pumper specifications using Sourcewell contact # 113021-RVG-4 in an amount not to exceed \$1,298,801 (Interim Fire Chief)
- Approved on the Consent Agenda - Resolution No. 2024-182
- 6D. 24-0503** Consider and take action on a resolution authorizing a three-year renewal agreement with Wittman Enterprises for EMS Billing and Collections for a total not to exceed \$500,000.00 (Interim Fire Chief)
- Pulled by staff
- 6E. 24-0306** Consider and take action on a resolution authorizing a contract for election services between the Election Officer of Harris County, Harris County and the City of League City for the General Election and Special Election on November 5, 2024 (City Secretary)
- Approved on the Consent Agenda - Resolution No. 2024-183
- 6F. 24-0465** Consider and take action on resolution authorizing a two-year agreement with Meeder Public Funds, Inc. for investment advisory services for an amount not to exceed \$85,000 (Director of Finance)
- Approved on the Consent Agenda - Resolution No. 2024-184
- 6G. 24-0483** Consider and take action on a resolution consenting to the sale and issuance of Unlimited Tax Road Bonds, Series 2024 for Galveston County Municipal Utility District No. 36 in an amount not to exceed \$4,715,000 and authorizing the Mayor to execute and the City Secretary to attest same for and on behalf of the City of League City (Director of Finance)
- Approved on the Consent Agenda - Resolution No. 2024-185
- 6H. 24-0494** Consider and take action on a resolution authorizing a one-year agreement with The Galveston Daily News for legal advertisements and notices and designating The Galveston Daily News as the official newspaper for the City of League City (Director of Finance)
- Approved on the Consent Agenda - Resolution No. 2024-186
- 6I. 24-0517** Consider and take action on a resolution authorizing a three-year contract for the Administrative Services Agreement with MuniCap, Inc. for Public Improvement District Administration Services in an amount not to exceed \$195,000 (Director of Finance)
- Approved on the Consent Agenda - Resolution No. 2024-187

- 6J. 24-0519 Consider and take action on a resolution authorizing expenditures up to \$400,000 with Sysco, Gordon Food Service, and/or Ben. E. Keith for food supply services at The Ballpark at League City through September 30, 2025 (Executive Director of IT & Facilities/Director of Finance)  
Approved on the Consent Agenda - Resolution No. 2024-188
- 6K. 24-0523 Consider and take action on a resolution rejecting all proposals received for RFP 24-034 Beverage Service for The Ballpark at League City and extending the agreement with Pepsico Beverage Company for three (3) months to December 31, 2024 for beverage services (Executive Director of IT and Facilities / Director of Finance)  
Approved on the Consent Agenda - Resolution No. 2024-189
- 6L. 24-0497 Consider and take action on a resolution authorizing a Local On-System Improvement Agreement with TxDOT that will allow the City to construct certain improvements for the League City Pkwy Right-Turn Lane from Calder Road to Butler Road (ST2004) (Executive Director of Capital Projects)  
Approved on the Consent Agenda - Resolution No. 2024-190
- 6M. 24-0489 Consider and take action on Ordinance No. 2024-35, an ordinance amending Section 125-7.9.3, entitled "Pruning Corner Clearance" of Chapter 125, entitled "Unified Development Code" of the Code of Ordinances of the City of League City, to update various regulations related to tree clearance above sidewalks - 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 item on first reading, 8-0-0 on September 24, 2024.  
Approved on the Consent Agenda - Ordinance No. 2024-35 - Second Reading

### **END OF CONSENT AGENDA**

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

- 7A. 24-0495 Hold a public hearing on an ordinance amending Chapter 125 of the Code of Ordinances of the City of League City, entitled, "Unified Development Code", related to allowable uses (Director of Planning)

**Mayor Long opened the public hearing at 6:07 p.m.**

**No members of the public requested to address the Council.**

**Mayor Long closed the public hearing at 6:07 p.m.**

- 7B. 24-0496 Consider and take action on an ordinance amending section 125-3.12.7, entitled “Zoning (Historic District)” and section 125-3.13, entitled “Use of Land and/or Buildings” of Chapter 125, entitled “Unified Development Code”, to update and consolidate provisions related to permitted uses (Director of Planning)

Planning and Zoning Commission recommended approval, 7-0-0 with one member absent on September 9, 2024.

A motion was made by Mr. Hicks, seconded by Mr. Cones, to approve with the condition that special use permits are required for vape shops.

A motion was made by Mr. Hicks, seconded by Mr. Cones, to postpone the item to the November 12 meeting and schedule a workshop for October 22.

The motion passed by the following vote:

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

Opposed: 1 - Mr. Tressler

- 7C. 24-0498 Hold a public hearing on 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 (Director of Planning)

**Mayor Long opened the public hearing at 6:23 p.m.**

**No members of the public requested to address the Council.**

**Mayor Long closed the public hearing at 6:23 p.m.**

- 7D. 24-0499 Consider and take action on 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 (Director of Planning)

Planning and Zoning Commission recommended approval, 7-0-0 with one member absent on September 9, 2024.

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Ordinance No. 2024-41 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 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

## **8. OLD BUSINESS**

**9. NEW BUSINESS**

- 9A. 24-0372 Consider and take action on a resolution making a nomination for election to the Board of Directors of the Harris Central Appraisal District for a term beginning January 1, 2025 (Mayor Long)

A motion was made by Mr. Cones, seconded by Mr. Tressler, to approve Resolution No. 2024-191 nominating Mike Sullivan for election to the Harris Central Appraisal District Board of Directors for a term beginning January 1, 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. 24-0501 Consider and take action on a resolution making nominations for election to the Board of Directors of the Galveston Central Appraisal District (Mayor Long)

A motion was made by Mr. Tressler, seconded by Mr. Saunders, to approve Resolution No. 2024-192 nominating Chad Tressler for election to the Galveston Central Appraisal District Board of Directors. The motion passed by the following vote:

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

Opposed: 2 - Mr. Mann and Mr. Hicks

- 9C. 24-0473 Consider and take action on a resolution authorizing an Interlocal Agreement with Galveston County to provide \$2,000,000 funding toward the construction of Hobbs Road Extension to FM 517 (ST2101). (Executive Director of Capital Projects)

A motion was made by Mr. Cones, seconded by Mr. Hicks, to approve Resolution No. 2024-193 authorizing an Interlocal Agreement with Galveston County to provide \$2,000,000 funding toward the construction of Hobbs Road Extension to FM 517 (ST2101). 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. 24-0484** Consider and take action on an ordinance amending the City of League City, Texas, Governmental, Proprietary, and Capital Funds Budget for Fiscal Year 2024 by amending Ordinance No. 2023-28, Ordinance 2023-33, Ordinance 2023-47, Ordinance 2023-48, Ordinance 2023-49, Ordinance 2024-12, Ordinance 2024-20 and Ordinance 2024-27 to adjust the operating and capital budget for actual and projected expenditures (Assistant City Manager - CFO)

Staff requests approval on first and final reading.

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Ordinance No. 2024-42 amending the City of League City, Texas, Governmental, Proprietary, and Capital Funds Budget for Fiscal Year 2024 by amending Ordinance No. 2023-28, Ordinance 2023-33, Ordinance 2023-47, Ordinance 2023-48, Ordinance 2023-49, Ordinance 2024-12, Ordinance 2024 20 and Ordinance 2024-27 to adjust the operating and capital budget for actual and projected expenditures 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. Chadwell, to approve Ordinance No. 2024-42 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. 24-0485** Consider and take action on an ordinance amending the City of League City, Texas, Governmental, Proprietary, and Capital Funds Budget for Fiscal Year 2025 by amending Ordinance No. 2024-30 to adjust the operating and capital budget for actual and projected expenditures (Assistant City Manager - CFO)

Staff requests approval on first and final reading.

A motion was made by Mr. Cones, seconded by Mr. Hicks, to approve Ordinance No. 2024-43 amending the City of League City, Texas, Governmental, Proprietary, and Capital Funds Budget for Fiscal Year 2025 by amending Ordinance No. 2024-30 to adjust the operating and capital budget for actual and projected expenditures 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. 2024-43 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

- 10C. 24-0457 Consider and take action on an Ordinance to set a 35 miles per hour (mph) speed limit along Ballpark Way between Calder Drive and Southbound Interstate Highway 45 Frontage Road, a distance of approximately 0.5 miles (Executive Director of Development Services)

Staff requests approval on first and final reading.

A motion was made by Mr. Cones, seconded by Mr. Tressler, to approve Ordinance No. 2024-44 to set a 35 miles per hour (mph) speed limit along Ballpark Way between Calder Drive and Southbound Interstate Highway 45 Frontage Road, a distance of approximately 0.5 miles 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. Tressler, to approve Ordinance No. 2024-44 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

- 10D. 24-0492 Consider and take action on an Ordinance to set a 30 miles per hour (mph) speed limit along Isla Vista Drive between State Highway 96 and Mar Bella Parkway, a distance of approximately 1.56 miles (Executive Director of Development Services)

Staff requests approval on first and final reading.

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Ordinance No. 2024-45 to set a 30 miles per hour (mph) speed limit along Isla Vista Drive between State Highway 96 and Mar Bella Parkway, a distance of approximately 1.56 miles 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. Hicks, to approve Ordinance No. 2024-45 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

- 10E. 24-0493 Consider and take action on an Ordinance to set a 35 miles per hour (mph) speed limit along Mar Bella Parkway between State Highway 96 and Isla Vista Drive, a distance of approximately 0.38 miles (Executive Director of Development Services)

Staff requests approval on first and final reading.

A motion was made by Mr. Tressler, seconded by Mr. Saunders, to approve Ordinance No. 2024-46 to set a 35 miles per hour (mph) speed limit along Mar Bella Parkway between State Highway 96 and Isla Vista Drive, a distance of approximately 0.38 miles 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. Hicks, to approve Ordinance No. 2024-46 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**

- 11A. 24-0526 Consider and take action on a resolution authorizing an Agreement for Utility Relocation Contributions on State Highway Improvement Projects with the State of Texas through the Texas Department of Transportation for the Farm to Market 646 from East of Edmund Way to FM 1266 (TxDOT CSJ: 3049-01-022) and payment by the City in an amount of \$187,891.65 (Executive Director of Capital Projects)

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Resolution No. 2024-194 authorizing an Agreement for Utility Relocation Contributions on State Highway Improvement Projects with the State of Texas through the Texas Department of Transportation for the Farm to Market 646 from East of Edmund Way to FM 1266 (TxDOT CSJ: 3049-01-022) and payment by the City in an amount of \$187,891.65. 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

**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**

**Chad Tressler – No Comments**

**Sean Saunders – No Comments**

**Andy Mann – Just a quick thank you to staff for sponsoring the feedback thing on the Beryl cleanup. A lot of times we throw things out there and you shake your head and some get done and some of them don't, but that was noticed and appreciated. Thank you.**

**Tommy Cones – No Comments**

**Tom Crews – No Comments**

**Courtney Chadwell – No Comments**

**Mayor Long – No Comments**

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

**At 6:35 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:**

- 14A. 24-0452 Texas Open Meetings Act, Section 551.072 Government Code - Deliberations about real property**  
**Discuss potential purchase or sale of real property interests (City Attorney)**
- 14B. 24-0513 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 6:54 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. 24-0453 Consider and take action on discussion concerning potential purchase or sale of real property interests (City Attorney)**  
**Pulled**
- 15B. 24-0514 Consider and take action regarding pending litigation, to-wit: Galveston County MUD 6 vs. City of League City (City Attorney)**  
**A motion was made by Mr. Tressler, seconded by Mr. Hicks, to authorize the City Manager to proceed 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 6:54 p.m. Mayor Long said, there being no further business this meeting is adjourned.

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**NICK LONG**  
**MAYOR**

\_\_\_\_\_  
**DIANA M. STAPP**  
**CITY SECRETARY**

(SEAL)

**MINUTES APPROVED:**