



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

---

Tuesday, May 14, 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 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 Pastor Rob Bailey of South Lake Church. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. [24-0235](#) April 23, 2024 Council Work Session

3B. [24-0236](#) April 23, 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
Will Pate		Fireworks, etc.
Miranda Koopman		Wild Animals
Maurice Heimlich		Fireworks

6. **CONSENT AGENDA**

Approval of the Consent Agenda

Item 6I was pulled by Mr. Mann.

A motion was made by Mr. Hicks, seconded by Mr. Tressler, to approve the remainder 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. [24-0212](#) Consider and take action on a resolution authorizing the submission of a grant application to Maddie’s Fund for the benefit the League City Animal Care and Adoption Center (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2024-74

- 6B.**     [24-0219](#)     Consider and take action on a resolution authorizing the submittal of a grant application to the Department of Justice - Community Oriented Policing Services (COPS) Hiring Program, which will partially fund the salaries and benefits for 6 full-time police officer positions (Chief of Police)
- Approved on the Consent Agenda - Resolution No. 2024-75**
- 6C.**     [24-0234](#)     Consider and take action on a resolution authorizing an agreement for the purchase of electricity from TXU Energy Retail Company LLC for The Ballpark at League City (City Attorney)
- Approved on the Consent Agenda - Resolution No. 2024-76**
- 6D.**     [24-0230](#)     Consider and take action on a resolution rejecting all bids for Request for Proposal (RFP) 24-014 Television Studio Design and Installation (Director of Communications and Community Engagement)
- Approved on the Consent Agenda - Resolution No. 2024-77**
- 6E.**     [24-0218](#)     Consider and take action on a resolution designating the unopened Smith Lane Right-of-Way as pedestrian access and utility access eliminating the requirement for a street in this area (Executive Director of Development Services)
- Approved on the Consent Agenda - Resolution No. 2024-78**
- 6F.**     [24-0211](#)     Consider and take action on a resolution adopting PARS Public Agencies Post-Retirement Health Care Plan Trust including the PARS Public Agencies Post-Retirement Health Care Plan Effective June 1, 2024, as the City's other post-employment benefit trust and appointing the City Manager as Trustee (Director of Finance)
- Approved on the Consent Agenda - Resolution No. 2024-79**
- 6G.**     [24-0210](#)     Consider and take action on a resolution approving the City of League City Parks, Trails, and Open Space Master Plan 5-year Update, a requirement of Texas Parks and Wildlife Department (TPWD) for the Parks Master Plan (Director of Parks and Cultural Services)
- Approved on the Consent Agenda - Resolution No. 2024-80**
- 6H.**     [24-0221](#)     Consider and take action on a resolution authorizing an expenditure of \$161,497.65 for construction of a 2,850 ft x 6 ft segment of concrete walk path and 16 Type 7 ADA ramps along Isla Vista Dr. from Brooks Concrete, which includes 1) a \$52,846.30 contribution from the City, 2) a \$55,805.05 contribution from Mar Bella HOA, and 3) a \$52,846.30 contribution from the 4B Board for CIP project PK2403 Mar Bella Path on Isla Vista Drive (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2024-81**

- 6I. [24-0094](#) Consider and take action on a resolution authorizing a professional services agreement with Clark Condon Associates for design, bid and award, and construction phase services related to the Kilgore-Davis Tract Parkland Trail Project (PK2205) in an amount not to exceed \$511,864.50 (Executive Director of Capital Projects)
- A motion was made by Mr. Tressler, seconded by Mr. Mann, to approve a resolution authorizing a professional services agreement with Clark Condon Associates for design, bid and award, and construction phase services related to the Kilgore Davis Tract Parkland Trail Project (PK2205) in an amount not to exceed \$511,864.50.**
- A motion was made by Mayor Long, seconded by Mr. Cones, to postpone until staff brings the item back to Council. 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
- 6J. [24-0163](#) Consider and take action on a resolution authorizing a construction contract with McDonald Municipal and Industrial - A division of C.F. McDonald Electric, Inc. for the installation of Odor Control Systems for Smith Lane and Butler Road Lift Stations (WW2001C) in an amount not to exceed \$516,369, and authorizing a Work Change Directive budget of \$51,636, for a total construction budget of \$568,005 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2024-82**
- 6K. [24-0168](#) Consider and take action on a resolution authorizing a professional services agreement with DE Corporation A Part of Gannett Fleming for the design, bid and award, and construction phase services related to the Re-route 18-inch Bay Colony MUD 14-15 Force Main to SWWRF Project (WW2301), in an amount not to exceed \$295,060 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2024-83**
- 6L. [24-0189](#) Consider and take action on a resolution removing the Hidden Oaks/Calder Road Drainage Improvements Project (DR2001) from the May 2019 GO Bond project list (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2024-84**
- 6M. [24-0190](#) Consider and take action on a resolution removing the Magnolia Bayou Diversion Canal to Dickinson Bayou from the May 2019 GO Bond project list (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2024-85**
- 6N. [24-0213](#) Consider and take action on a resolution authorizing a Professional Services Agreement with Sander Engineering Corporation for design, bid and award, and construction phase services related to the Hwy 3 Water Plant - 1 MG Ground Storage Tank Interior Recoating (WT1802D) in an amount not to exceed \$87,600 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2024-86**

60. [24-0214](#) Consider and take action on a resolution authorizing a Professional Services Agreement with Sander Engineering Corporation for design, bid and award, and construction phase services related to the South Shore & Brittany Bay Water Plants - Chemical Feed Additions (WT1802E) in an amount not to exceed \$133,100 (Executive Director of Capital Projects)

**Approved on the Consent Agenda - Resolution No. 2024-87**

### **END OF CONSENT AGENDA**

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

- 7A. [24-0216](#) Hold a public hearing on a request to reconsider rezoning approximately 54.7610 acres from “CM” (Commercial Mixed Use) to “RSF-7” (Residential Single Family 7) for a Zoning Change Application, MAP-24-0001 (Sonoma / West Nasa Tract), generally located along the east side of West Old Nasa Road and along the west side of West Nasa Boulevard (Council Member Cones and Mayor Pro Tem Hicks)

**Pulled**

- 7B. [24-0217](#) Consider and take action on reconsideration of an ordinance rezoning approximately 54.7610 acres from “CM” (Commercial Mixed Use) to “RSF-7” (Residential Single Family 7), MAP-24-0001 (Sonoma / West Nasa Tract), generally located along the east side of West Old Nasa Road and along the west side of West Nasa Boulevard (Council Member Cones and Mayor Pro Tem Hicks)

Planning and Zoning Commission failed to recommend approval, 4-4-0, on March 18, 2024. Council failed to approve on first reading, 4-4-0, on April 9, 2024.

**Pulled**

- 7C. [24-0231](#) Hold a public hearing to receive testimony regarding the removal of Commissioner Jacqueline Irwin from the Planning and Zoning Commission (Council Member Tressler and Mayor Pro Tem Hicks)

**Mayor Long opened the public hearing at 6:24 p.m.**

**Speakers:**

**Christine Thomas**

**Jacqueline Irwin**

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

- 7D. [24-0232](#) Discussion and possible action to remove Commissioner Jacqueline Irwin from the Planning and Zoning Commission (Council Member Tressler and Mayor Pro Tem Hicks)

**A motion was made by Mr. Tressler, seconded by Mr. Hicks, to remove Commissioner Jacqueline Irwin from the Planning and Zoning Commission. The motion passed by the following vote:**

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

**Opposed:** 1 - Mr. Crews

**8. OLD BUSINESS****9. NEW BUSINESS**

- 9A. [24-0233](#) Consider and take action on appointments and reappointments to City boards and commissions (Mayor Long)

**A motion was made by Mr. Tressler, seconded by Mr. Hicks, to appoint Nathan Jung to Position 7 on the Planning and Zoning Commission for an unexpired term ending 12/31/24. 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. [24-0223](#) Consider and take action on an ordinance amending Section 46-153 of the Code of Ordinances for the City of League City to allow limited fireworks during the New Year's Holiday and Independence Day Holiday (Councilmembers Tressler, Crews and Saunders)

**A motion was made by Mr. Tressler, seconded by Mr. Mann, to approve an ordinance amending Section 46-153 of the Code of Ordinances of the City of League City to allow limited fireworks during the New Year's Holiday and Independence Day Holiday on First Reading, subject to conditions that the discharge distance be increased from 25 feet to 50 feet, ordinance will sunset and repeal on July 6, ordinance will not be codified and the cutoff will be at 10 p.m. on July 4. The motion failed by the following vote:**

**For:** 3 - Mr. Crews, Mr. Tressler and Mr. Saunders

**Opposed:** 5 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Chadwell and Mr. Hicks

- 10B. [24-0224](#) Consider and take action on an ordinance creating section 18-37, entitled "Feeding of Wildlife; Prohibition" of Chapter 18 of the Code of Ordinances of the City of League City to prohibit the feeding of wildlife in certain circumstances (Mayor Pro Tem Hicks, Councilmember Chadwell and Councilmember Saunders)

**A motion was made by Mr. Hicks, seconded by Mr. Saunders, to approve Ordinance No. 2024-18 creating section 18-37, entitled "Feeding of Wildlife; Prohibition" of Chapter 18 of the Code of Ordinances of the City of League City to prohibit the feeding of wildlife in certain circumstances on First Reading, with amendments stating that Subsection (b)(3) shall be deleted and Subsection (c)(4) shall be changed from an affirmative defense to an Exception. 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. 2024-18 on First and Final Reading. The motion passed by the following vote:**

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

**Opposed:** 1 - Mr. Crews

- 10C. [24-0228](#) Consider and take action on an ordinance amending Section 22-60, entitled "Amendments to National Electrical Code" of the Code of Ordinances of the City of League City to allow the use of copper clad aluminum wire (Chief Building Official)

**A motion was made by Mr. Cones, seconded by Mr. Hicks, to approve Ordinance No. 2024-19 amending Section 22 60, entitled "Amendments to National Electrical Code" of the Code of Ordinances of the City of League City to allow the use of copper clad aluminum wire 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 – I’m going to throw the Mayor under the bus real quick here. I’m just going to take a light jab. It’s not going to be that bad. The American Legion a couple of weeks ago had their, the barbecue cook-off, maybe 40th or 50th annual. It was a successful event, though the jab at the Mayor I was going to take is that he tapped me to start eating 13 rounds of potato salad. That was really bad for my diabetes that day. I appreciate that, and I also do appreciate Courtney stepping in and helping me out there.**

**Andy Mann – I just wanted to reiterate my fondness for the idea of a referendum on fireworks in November. I really think that everyone in this city needs to have the opportunity to chime in on this issue, because, unlike many of the issues we talk about up here where there’s technical stuff, we all have a rooftop and we all have an opinion about this. Also, I think it would be great for people to show up in November and they’re going to be voting for brother Trump or brother Biden, and that’s great, but to be able to go in November and actually make the decision that affects you locally here, I’m excited for the possibility. I hope that Council will support this referendum idea. Thank you.**

**Tommy Cones – Thank you, Mayor. I just want to do a shout out to Judge Ray Holbrook who passed away at, I think, 97 years old. His visitation was tonight in La Marque-Texas City. Just a shout out to his family and send blessings and prayers to his family.**

**Tom Crews – What I have here is just a little form, and I’m going to have my wife put it on Facebook. What this is, is an organization called The Get Together. It lists out, in this case, we’ve got eight different charities, and it lists out things that they need. Sometimes it’s just as easy as a contact for something that they have. I’ll just give you for example, there’s Everybody’s Place, they’re looking for a shuttle or bus service for their groundbreaking on June 1, an Apple iPad or Macbook, help setting with the banquet and getting ready for a takeoff banquet. So, if you look for this and see if there’s any way you can help with any of the charities or just one, or just give them a contact, it would be fantastic. Thank you.**

**Courtney Chadwell – The only thing I’ve got, it’s a couple of days late, is Happy Mother’s Day. That’s something that, no matter our differences, we all have in common, we all have a mom. The mothers in League City, they truly do mom harder than just about any other moms in any community. I mean, look at the soccer fields, look at the Little League fields, look at the PTAs. So, Happy Mother’s Day to all of them.**

**Chad Tressler – Since Mr. Chadwell brought up the soccer fields, I’d like to congratulate the League City Intermediate Boys B Team Soccer for going undefeated this season.**

**Sean Saunders – Just real quick, Councilman Mann, I’m 100 percent in agreement with you, let the citizens decide the fireworks issue, instead of just us up here.**

**Mayor Long – I like the idea of a referendum. I’m not sure exactly how it would work, but we have a very capable City Attorney to figure it out. It’ll be interesting. I think it’ll be worthwhile.**

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

**At 7:28 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:**

- 14A. 24-0225** Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney  
Consultation with City Attorney regarding pending litigation, to-wit: Big League Dreams (City Attorney)

**At 7:39 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. [24-0226](#) Consider and take action regarding pending litigation, to-wit: Big League Dreams (City Attorney)  
**No Action**

16. **ADJOURNMENT**

**At 7:39 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: May 28, 2024**