



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Tuesday, March 11, 2025

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  
Vacant  
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 6:01 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. Courtney Chadwell, 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 Don Owens with Lighthouse Fellowship of Friends. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. [25-0140](#) February 25, 2025 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

Marika Fuller  
Jeanne Avandsalehi  
Eloisa Perez-Lozano  
Laszlo Nyerges  
Eve Gammill  
Peggy Zahler

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

6A. [25-0079](#) Consider and take action on a resolution authorizing a three-year professional service contract with 1st Response Family Clinic for NFPA 1582 Firefighter physicals for FY2025 - FY2027 in an amount not to exceed \$434,000.00 (Fire Chief)

Approved on the Consent Agenda - Resolution No. 2025-55

- 6B. [25-0139](#) Consider and take action on a resolution regarding the application of CenterPoint Energy Resources Corp., Texas Coast Division, to increase rates under the gas reliability infrastructure program; suspending CenterPoint's proposed effective date for forty-five days; authorizing the city's continued participation in a coalition of cities known as the "Alliance of CenterPoint Municipalities-TCUC"; determining that the meeting at which the resolution was adopted complied with the Texas Open meetings Act; making such other findings and provisions related to the subject; and declaring an effective date (City Attorney)

**Approved on the Consent Agenda - Resolution No. 2025-56**

- 6C. [25-0137](#) Consider and take action on a resolution authorizing the submission of a grant application to the Flood Mitigation Assistance Grant Program under the Federal Emergency Management Agency (FEMA) for three (3) residential elevation projects and authorizing the acceptance of such a grant if awarded (Executive Director of Development Services)

**Approved on the Consent Agenda - Resolution No. 2025-57**

- 6D. [25-0131](#) Consider and take action to accept the Annual Comprehensive Financial Report (ACFR) for the year ended September 30, 2024 (Director of Finance)

**Approved on the Consent Agenda**

- 6E. [25-0136](#) Consider and take action on a resolution authorizing the submission of a grant application to Texas Book Festival for the Texas Book Festival's Texas Library Grant to fund a circulating collection of books for outreach services and authorizing the acceptance of such a grant if awarded (Director of Parks & Cultural Services)

**Approved on the Consent Agenda - Resolution No. 2025-58**

- 6F. [25-0133](#) Consider and take action on a resolution authorizing agreements with Boxx Modular, Inc. for 1) the renewal of a 36-month rental agreement in the amount of \$60,710 for the existing modular office building at the Dallas Salmon Wastewater Treatment Plant (DSWWTP) and 2) a new 38-month rental agreement in the amount of \$114,646 for an additional modular office building at the DSWWTP for a total not to exceed amount of \$175,356 (Director of Public Works)

**Approved on the Consent Agenda - Resolution No. 2025-59**

- 6G. [25-0134](#) Consider and take action on a resolution authorizing an agreement with Faith Utilities, LLC for the urgent replacement of a 36-inch valve at the Calder Rd Booster Pump Station (BPS) in an amount not to exceed \$83,500 (Director of Public Works)

**Approved on the Consent Agenda - Resolution No. 2025-60**

- 6H. [25-0135](#) Consider and take action on a resolution authorizing the agreement with Hog Construction Services for the urgent repair of a 30-inch storm water sewer outfall pipe located at 510 Harborside Way in an amount not to exceed \$80,267 (Director of Public Works)

**Approved on the Consent Agenda - Resolution No. 2025-61**

- 6I. [25-0102](#) Consider and take action on a resolution authorizing a construction contract with Lucas Construction Company, Inc. for the Historic District Drainage Improvements (DR2203) in an amount not to exceed \$1,768,234, and authorizing a Work Change Directive budget of \$176,823, for a total construction budget not to exceed \$1,945,057 (Executive Director of Capital Projects)

**Approved on the Consent Agenda - Resolution No. 2025-62**

- 6J.     [25-0118](#)     Consider and take action on a resolution authorizing a professional services agreement with Ardurra Group, Inc. for the Condition Assessment and Preliminary Engineering Design services related to the Dallas Salmon Wastewater Treatment Plant Ultraviolet (UV) System Replacement Project (WW2501) in an amount not to exceed \$410,700 (Executive Director of Capital Projects)

**Approved on the Consent Agenda - Resolution No. 2025-63**

- 6K.     [25-0138](#)     Consider and take action on Ordinance 2025-05, an ordinance adopting a Special Use Permit, SUP-24-0006 (Lawrence Road Office Building), for an "Office" use on approximately one acre zoned "RSF-10" (Single-Family Residential 10), generally located at the southwest intersection of Lawrence Road and Delesandri Lane, with the address of 2106 Lawrence Road - Second Reading (Planning Director)

The Planning and Zoning Commission recommended approval, 4-3-0 on February 17, 2025.

City Council approved the first reading, 7-0-0 on February 25, 2025.

**Approved on the Consent Agenda - Ordinance No. 2025-05 - Second Reading**

- 6L.     [25-0148](#)     Consider and take action on Ordinance 2025-06 amending the City of League City Code of Ordinances, Chapter 54, Article III. Smoking to include electronic smoking devices and to update various sections; Providing for codification, publication and an effective date - Second Reading (Executive Director of IT, Facilities and Ballpark and Director of Parks & Cultural Services)

Council approved first reading, 6-0-0, with two absent on February 25, 2025.

**Approved on the Consent Agenda - Ordinance No. 2025-06 - Second Reading**

- 6M.     [25-0146](#)     Consider and take action on Ordinance 2025-08 to set a 25 MPH WHEN FLASHING speed limit along FM 518 from 555 feet east of St. Christopher Ave. to 560 feet west of Louisiana Ave, a distance of 0.280 miles - Second Reading (Executive Director of Development Services)

Council approved first reading, 6-0-0, with two absent on February 25, 2025.

**Approved on the Consent Agenda - Ordinance No. 2025-08 - Second Reading**

**END OF CONSENT AGENDA**

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

**8.     OLD BUSINESS**

**9. NEW BUSINESS****9A. 25-0129**

Consider and take action on a resolution designating an official flag of the City of League City (Mayor Long)

**A motion was made by Mr. Tressler, seconded by Mr. Chadwell, to approve Resolution No. 2025-64 designating an official flag of the City of League City.**

**A motion was made by Mr. Crews to postpone, seconded by Mr. Cones. Crews withdrew his motion to postpone.**

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

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

**Opposed:** 1 - Mr. Mann

**9B. 25-0130**

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

**A motion was made by Mr. Tressler, seconded by Mr. Chadwell, to approve appointments to boards and commissions.**

**Appointed to the League City Planning & Zoning Commission:**

**Position 7 - James Waguespack (term expiring 12/31/2026)**

**Appointed to the League City Convention & Visitors Bureau Advisory Board:**

**Position 7 - Business Representative - Jesse Gutierrez (term expiring 12/31/2026)**

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

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

**9C. 25-0144**

Consider and take action on a resolution authorizing a contract for election services between the Election Officer of the County of Galveston, the County of Galveston and the City of League City for a Special Election on May 3, 2025; and a Runoff Election on June 7, 2025, if necessary (City Secretary)

**A motion was made by Mr. Tressler, seconded by Mr. Saunders, to approve Resolution No. 2025-65 authorizing a contract for election services between the Election Officer of the County of Galveston, the County of Galveston and the City of League City for a Special Election on May 3, 2025; and a Runoff Election on June 7, 2025, if necessary. The motion passed by the following vote:**

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

**10. FIRST READING OF ORDINANCES****10A. 25-0145**

Consider and take action on an ordinance ordering a Special Election for the City of League City, Texas on Saturday, May 3, 2025, to elect a Council Member to Position 5; ordering a Runoff Election on Saturday, June 7, 2025, if necessary (City Secretary)

Staff requests approval on first and final reading.

**A motion was made by Mr. Tressler, seconded by Mr. Saunders, to approve Ordinance No. 2025-09 ordering a Special Election for the City of League City, Texas on Saturday, May 3, 2025, to elect a Council Member to Position 5; ordering a Runoff Election on Saturday, June 7, 2025, if necessary on First Reading. The motion passed by the following vote:**

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

**A motion was made by Mr. Tressler, seconded by Mr. Chadwell, to approve Ordinance No. 2025-09 on First and Final Reading. The motion passed by the following vote:**

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

**10B. 24-0578**

Consider and take action on an ordinance amending Chapter 22 of the Code of Ordinances of the City of League City entitled, "Buildings and Building Regulations" regarding construction standards for development of structures within the City (Chief Building Official)

**A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Ordinance No. 2025-10 amending Chapter 22 of the Code of Ordinances of the City of League City entitled, "Buildings and Building Regulations" regarding construction standards for development of structures within the City on First Reading. The motion passed by the following vote:**

**For:** 7 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Crews, Mr. Chadwell, 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.**

**John Baumgartner – Just real quick I'd like to remind the Council that this weekend we have a youth world baseball classic. We have teams from all over the country and some international teams. In fact, this afternoon we had the first international team from France that came to practice, and so the opening ceremonies is Thursday at 7 p.m. at The Ballpark at League City and then games will be Friday, Saturday and Sunday. Big event, probably three or four times a normal weekend out there and we're excited to host that. Thank you.**

**13. COUNCIL MEMBERS COMMENTS/REPORTS**

**Announcements concerning items of community interest. No action will be taken or discussed.**

**Mayor Pro Tem Tommy Cones – Thank you Mayor, and just to make a couple of comments about Councilman Hicks. I typically do not get on Facebook. If anybody sees me on Facebook, it's probably a rare occurrence. I typically won't address things like that until I see all the evidence. A person is innocent until proven guilty. We didn't have a hearing, we've never seen any evidence, and therefore I'm not going to make comments on it one way or the other. You don't know my beliefs, and you certainly don't know how I felt about the situation. I'm not going to belabor this and go into a lot of details, but that was the reason I didn't speak out to anybody, newspapers or anything else. I don't take sides until I see all of the evidence.**

**Sean Saunders – Mr. Mayor, thank you. Unfortunately, last meeting I wasn't able to be here. There was a vote taken on the park issue, and unfortunately, I wasn't able to be here to go on the record. In no way was I trying to slam Pat by voting against that option. I truly feel, still do feel, that the park, that area of town will always be memorialized to an extent with those young ladies that died out there. There's nothing that we can do to stop it. Movies have been made about it, documentaries have been made about it. I worked with a family member shortly after this occurred, I saw what it did to her. I still feel to this day that there are better ways that we can honor Pat through this city, more prominent ways that we can use his name to honor him. I still do feel like that park, I lived right behind there for 17 years and then I moved two miles down the road and I still live near there. I pass by there every time I go home. So, that was my reasoning behind it. Again it was not to slam Pat in any way, but it was, I felt, the need to honor the young ladies that lost their lives there at the field and I still feel that way. So, again, I want to go on the record so everybody knew where I stood on that. Thank you.**

**Andy Mann – No Comments**

**Tom Crews – Well, now is the chance, everyone that's complained and was really angry with Mr. Hicks or was really angry at any of us up here, now is the chance to come and show us what you can do, to come and help. We're putting out a call to help. Come ask to get voted on for City Council. The only way we can make it better is if people actually come and sign up. Don't let this scare you off. If you didn't come to every city council meeting, it doesn't matter. We just need people who really care about the city and I think that's really all you need. That and a little bit of some thick skin. It's about to open up and I hope we get some really good candidates.**

Courtney Chadwell – I also wasn't planning on saying anything about former Councilman Hicks, but I will say this. I learned a lot from him. I think that he did some really good things for the city while he was on Council. I think he's a guy that's going through a rough patch. I appreciate some the things he taught me, and the time we spent together on Council. I wish him and his family the best. I would also like to say thank you to everybody who came out to the open house for the League City Fire Department this weekend. It was a great turnout. There was about 400-500 people who came through. We had some council members that came out there. A lot of city staff. Chief Woitena had come out for a little bit. Jeff Allen. It was fantastic. We had lifelight come out, the kids enjoyed it. We even had representatives from Mayes Middleton and Greg Bonnen's office, so I appreciate all of the support for our local volunteer fire department.

Chad Tressler – I'd just like to thank the community who spoke up in the last couple of weeks. If there's one occupation where your integrity means something to what you do, it's policing. I think the outpouring of support for our police chief when his integrity was unfairly questioned. It says a lot about who he is and who our entire police department are. They had a rough go of it there where they had to arrest one of their own. Not something we're proud of in that such a situation exists, but we know no occupation is free from people who deal with their own challenges. I think it yet again demonstrated the high level of integrity of our department that even when they knew it meant probably ruining the career of someone they know, one of their friends, that they did the right thing. That's what I believe our police department always does, is the right thing, and I thank them for it.

Mayor Long – So, to echo kind of what the city manager talked about, this event, the event at the Ballpark this weekend. This is a pretty neat event. I guess, we have people coming in from maybe eight countries, all over the globe, to come play baseball here. That is the original intent of this park, and I'm glad to see that we're starting to do stuff like that again. The park has vastly improved over the last couple of years, or since we took it over, and I've been sitting there a lot recently. In fact, right after this I'm going to a game at the park. It has gotten a lot better. I'm glad to see it being utilized to its fullest extent.

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

At 6:31 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:

- 14A. [25-0149](#) Texas Open Meetings Act, Section 551.072 Government Code - Deliberations about real property
- Discuss potential purchase or sale of real property interests (City Attorney)



At 6:35 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. [25-0150](#)** Consider and take action on discussion concerning potential purchase or sale of real property interests (City Attorney)
- A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Resolution No. 2025-66 authorizing an interlocal agreement with the City of Friendswood to adjust the boundaries between the two cities near W. League City Parkway for a 1.33 acre tract of land. The motion passed by the following vote:
- For:** 7 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Crews, Mr. Chadwell, Mr. Tressler and Mr. Saunders

**16. ADJOURNMENT**

At 6:37 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: March 25, 2025**