



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Tuesday, January 28, 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  
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 Pro Tem Cones called the meeting to order at 6:00 p.m. and called the roll. All members of Council were present except Mr. Hicks. Mayor Long attended via videoconference.

Absent     1 -     Mr. Justin Hicks

**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 Deacon Russ Carroll with St. Mary's Catholic Church. Mayor Pro Tem Cones led in the pledges of allegiance to the flags.**

3.    **APPROVAL OF MINUTES**

3A.    [25-0066](#)                      January 14, 2025 Council Work Session

3B.    [25-0065](#)                      January 14, 2025 Regular Meeting

**Mayor Pro Tem Cones 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**

**David Smith**

**Jeanne Avandsalehi**

**Peggy Zahler**

**6. CONSENT AGENDA**

Approval of the Consent Agenda

**Item 6G was pulled by Mr. Mann.**

**A motion was made by Mr. Tressler, seconded by Mr. Crews, to approve the balance of 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

**Absent:** 1 - Mr. Hicks

- 6A. [25-0052](#)** Consider and take action to approve a request to allow the League City Police Department to submit a grant proposal to the Governor's Office to seek funding from the Body-Worn Camera Grant Program to offset costs associated with funding the department's body-worn camera program and to authorize the acceptance of such grant if awarded (Chief of Police)

**Approved on the Consent Agenda - Resolution No. 2025-08**

- 6B. [25-0053](#)** Consider and take action on a resolution authorizing the submission of a grant application to the Office of the Governor for the FY2026 First Responder Mental Health Program to provides services for peace officers and first responders addressing the trauma that occurs from their normal duties and authorizing the acceptance of such a grant if awarded (Chief of Police)

**Approved on the Consent Agenda - Resolution No. 2025-09**

- 6C. [25-0054](#)** Consider and take action on a resolution authorizing the submission of a grant application from the Office of the Governor of Texas, Criminal Justice Division, to benefit the League City Police Department's Crime Victims' Assistance Program (Chief of Police)

**Approved on the Consent Agenda - Resolution No. 2025-10**

- 6D. [25-0056](#)** Consider and take action to approve a request to allow the League City Police Department to submit a grant proposal to the Governor's Office to seek funding from the Criminal Justice Grant Program to offset costs associated with funding the department's digital forensics unit and to authorize the acceptance of such grant if awarded (Chief of Police)

**Approved on the Consent Agenda - Resolution No. 2025-11**

- 6E. [25-0013](#)** Consider and take action on a resolution authorizing the submission of a grant application to the FY2025 Houston Urban Area Security Initiative (UASI) for the purchase of a Rapid Medical Response UTV and authorizing City Manager John Baumgartner to accept such grant if awarded (Fire Chief)

**Approved on the Consent Agenda - Resolution No. 2025-12**

- 6F. [25-0014](#) Consider and take action on a resolution ratifying the submission of a grant application to the FY2025 Houston Urban Area Security Initiative (UASI) for the purchase of replacement radio equipment for public safety/first responders and authorizing acceptance of such a grant if awarded (Fire Chief and Director of Information Technology)

**Approved on the Consent Agenda - Resolution No. 2025-13**

- 6G. [25-0061](#) Consider and take action on a resolution naming the proposed North-South roadway that will connect Ervin Street and Muldoon Parkway and is currently identified as "New Street H" in the 2024 Master Mobility Plan as "Longfellow Drive" (Executive Director of Development Services)

**A motion was made by Mr. Mann, seconded by Mr. Chadwell, to approve Resolution No. 2025-14 naming the proposed North South roadway that will connect Ervin Street and Muldoon Parkway and is currently identified as "New Street H" in the 2024 Master Mobility Plan as "Longfellow Drive," with an amendment to change the name to "Emerson Drive."**

**A motion was made by Mr. Crews to table the item. The motion died for lack of a second.**

**The motion to amend to rename the road as "Emerson Drive" passed by the following vote:**

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

**Absent: 1 - Mr. Hicks**

**The motion to approve as amended passed by the following vote:**

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

**Absent: 1 - Mr. Hicks**

- 6H. [25-0062](#) Consider and take action on a resolution naming the proposed North-South roadway that will connect Future East-West Road in the Bofysil Tract and Muldoon Parkway and is currently identified as "New Street C" in the 2024 Master Mobility Plan as "Georgetown Parkway" (Executive Director of Development Services)

**Approved on the Consent Agenda - Resolution No. 2025-15**

- 6I. [25-0058](#) Consider and take action on a resolution authorizing pre-positioned emergency contracts for disaster logistics with (primary) Garner Environmental Services, Inc. and (secondary) SLSCO, Ltd. and authorizing optional one-year renewals with each vendor (Emergency Management Coordinator)

**Approved on the Consent Agenda - Resolution No. 2025-16**

- 6J. [25-0010](#) Consider and take action on a resolution authorizing a three-year agreement with Horticare Landscape Management for manicured mowing and landscaping services for Parks and City Building Facilities in an amount not to exceed \$993,477 (Director of Parks and Cultural Services)

**Approved on the Consent Agenda - Resolution No. 2025-17**

- 6K.     [25-0051](#)     Consider and take action on a resolution authorizing an agreement with Sunbelt Pools, Inc., for repair and resurface of the pool at Hometown Heroes (PK2402) in an amount not to exceed \$1,541,765 and authorizing \$154,176 for a work change directive budget for a total construction budget of \$1,695,941 (Director of Parks and Cultural Services)
- Approved on the Consent Agenda - Resolution No. 2025-18**
- 6L.     [25-0057](#)     Consider and take action on a resolution authorizing the submission of a grant application to Better World Books to seek funding through the FY2025 Literacy Grant to support a quarterly distribution of early literacy kits and authorizing the acceptance of such grant if awarded (Director of Parks & Cultural Services)
- Approved on the Consent Agenda - Resolution No. 2025-19**
- 6M.     [25-0048](#)     Consider and take action on a resolution adopting a population estimate of 123,910 as of January 1, 2025, for use in all city-related business in calendar year 2025 (Director of Planning)
- Approved on the Consent Agenda - Resolution No. 2025-20**
- 6N.     [25-0044](#)     Consider and take action on a resolution authorizing an agreement with Hahn Equipment Co., Inc. for the repair of a 185HP FLYGT electric submersible sewage pump located at the Dallas Salmon Wastewater Treatment Plant (DSWWTP) in an amount not to exceed \$89,549.80 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2025-21**
- 6O.     [25-0045](#)     Consider and take action on a resolution to ratify the agreement with Pump Solutions, Inc. for the urgent repair of Re-lift Pump No. 3 at the Dallas Salmon Wastewater Treatment Plant (DSWWTP) Lift Station in an amount not to exceed \$61,178 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2025-22**
- 6P.     [25-0046](#)     Consider and take action on a resolution authorizing the purchase of a 2025 Ford Police Interceptor Explorer from Chastang Ford for \$49,650 and the purchase of related emergency equipment and installation services from Mal Technologies Fleet for \$18,349, for a total amount not to exceed \$67,999 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2025-23**
- 6Q.     [25-0040](#)     Consider and take action on a resolution authorizing a professional services agreement with Lockwood, Andrews & Newnam, Inc. for the Phase 1 - Preliminary Engineering related to the Condition Assessment and Rehabilitation of the City's large diameter transmission waterlines (WT2501) in an amount not to exceed \$245,824 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2025-24**
- 6R.     [25-0050](#)     Consider and take action on a resolution authorizing a professional services agreement with Birkhoff, Hendricks & Carter, L.L.P for the design, bid, and construction phase services related to the Davis Road - Crows Nest 15-inch Sanitary Sewer Replacement Project (WW1801K) in an amount not to exceed \$55,264 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2025-25**

**END OF CONSENT AGENDA**

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

- 7A. [25-0049](#) Hold a public hearing on a request for a Special Use Permit, SUP-21-0003 (U-Haul - West Main Street), for a “Self-Storage” use, on approximately 19.305 acres zoned “CG” (General Commercial), generally located along the east and west sides of Landing Boulevard, north of West Main Street (FM 518), with the address of 2500 West Main Street (FM 518) (Director of Planning)

**Mayor Pro Tem Cones opened the public hearing at 6:20 p.m.**

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

**Mayor Pro Tem Cones closed the public hearing at 6:20 p.m.**

- 7B. [25-0055](#) Consider and take action on an ordinance for a Special Use Permit, SUP-21-0003 (U-Haul - West Main Street), for a “Self-Storage” use, on approximately 19.305 acres zoned “CG” (General Commercial), generally located along the east and west sides of Landing Boulevard, north of West Main Street (FM 518), with the address of 2500 West Main Street (FM 518) (Director of Planning)

The Planning and Zoning Commission recommended approval, 5-0-0 with 3 members absent on January 6, 2025.

**A motion was made by Mr. Tressler, seconded by Mr. Chadwell, to approve Ordinance No. 2025-02 for a Special Use Permit, SUP 21 0003 (U Haul West Main Street), for a “Self Storage” use, on approximately 19.305 acres zoned “CG” (General Commercial), generally located along the east and west sides of Landing Boulevard, north of West Main Street (FM 518), with the address of 2500 West Main Street (FM 518) 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

**Absent:** 1 - Mr. Hicks

**8. OLD BUSINESS**

**9. NEW BUSINESS****9A. 25-0032**

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

**A motion was made by Mr. Tressler, seconded by Mr. Crews, to approve the appointments to board and commissions as presented.**

**Finance Committee:**

**Position 3 - Nancy Mills (Term to expire 12/31/2025)**

**Historic Commission:**

**Position 3 - Deidre Bradley (Term to expire 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

**Absent:** 1 - Mr. Hicks

**9B. 24-0575**

Consider and take action on a resolution approving the dates for conducting regular meetings during the month of March 2025 due to the Clear Creek Independent School District Spring Break schedule (City Secretary)

**A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Resolution No. 2025-26 approving the dates for conducting regular meetings during the month of March 2025 due to the Clear Creek Independent School District Spring Break schedule, with the recommended meeting dates of March 11 and March 25. The motion passed by the following vote:**

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

**Absent:** 1 - Mr. Hicks

**9C. 25-0063**

Consider and take action to excuse absences (City Secretary)

**A motion was made by Mr. Cones, seconded by Mr. Mann, to excuse the absence of Justin Hicks from the January 14, 2025 Council Work Session and January 14, 2025 Regular Meeting.**

**A motion was made by Mr. Tressler to table the item. The motion died for lack of a second.**

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

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

**Opposed:** 1 - Mr. Tressler

**Absent:** 1 - Mr. Hicks

- 9D. [25-0067](#) Consider and take action on a resolution updating and adopting a schedule of fees pertaining to water and wastewater rates for Chapter 114 of the Code of Ordinances of the City of League City, Texas entitled Schedule of fees, charges and deposits (Assistant City Manager - CFO)

**A motion was made by Mr. Tressler, seconded by Mayor Long, to approve Resolution No. 2025-27 updating and adopting a schedule of fees pertaining to water and wastewater rates for Chapter 114 of the Code of Ordinances of the City of League City, Texas entitled Schedule of fees, charges and deposits. The motion passed by the following vote:**

**For:** 5 - Mayor Long, Mr. Crews, Mr. Chadwell, Mr. Tressler and Mr. Saunders

**Opposed:** 2 - Mr. Mann and Mr. Cones

**Absent:** 1 - Mr. Hicks

## 10. **FIRST READING OF ORDINANCES**

- 10A. [25-0043](#) 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, Ordinance 2024-27, and Ordinance 2024-42 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. Chadwell, to approve Ordinance No. 2025-03 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, Ordinance 2024-27, and Ordinance 2024-42 to adjust the operating and capital budget for actual and projected expenditures 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

**Absent:** 1 - Mr. Hicks

**A motion was made by Mr. Tressler, seconded by Mr. Saunders, to approve Ordinance No. 2025-03 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

**Absent:** 1 - Mr. Hicks

## 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 Tommy Cones – I would like to say just briefly tonight that we had a wonderful lady, Sheryl Stevens. I think a lot of people may know her. She was married to Councilman Gene Stevens, and both of them were members of the League City EMS System back when it went from volunteer to paid. They were both very instrumental in the EMS getting to where it's at today. She passed away last week due to health complications. I'd like to say prayers for Gene and his family. Sheryl will certainly be missed and they had done a lot for League City in the early 80s and 90s.**

**Courtney Chadwell – A couple of things real quick. First, I just wanted to acknowledge staff during this Winter Storm Enzo. Great job, great job with communications. I know I got a lot of my information through what was coming on social media and everything. I hope everybody enjoyed the snow days and everything, but I think our staff did a really good job of making sure the city was prepared, and that the residents had good information. Second thing, I had the privilege this past weekend of going up to Dallas to watch all of the CCISD girls cheerleading teams compete for the NCA National Championships. The Clear Creek JV actually won the national championship. Congratulations to them. What was really cool about it though is, you know, Springs, Falls, Lake, Creek, Brook, all of the CCISD schools, they're rivals on the field, but it was amazing to watch all the girls, whenever one team was performing, all the girls from these different schools were getting up there, cheering each other on and encouraging one another. That was pretty inspirational. Lastly, this weekend, Countryside Park, there's going to be the Guns and Hoses Kickball Tournament. It's going to be PD vs. Fire Department. There are going to be bounce houses out there, food vendors. So, if you get a chance this Saturday, hopefully the weather will hold for it. Get out there and support your fire fighters and police officers from the area. Should be a good time.**

**Chad Tressler – A lot of my neighbors have been talking about it. I know it seems like I've noticed it too. There's been a lot of sirens lately. I just want to take this opportunity to thank all of our public safety personnel – our PD, our fire, our EMS. I talked to the Fire Chief earlier tonight and he said it's been a much busier month than normal. I want to thank y'all for stepping up, especially in the weather where the rest of us were hiding at home, and helping keep us all safe. Thank you.**

**Sean Saunders** – I just want to echo Councilman Tressler and Councilman Chadwell on our public safety and our city employees for the outstanding job they did. This was the first year in many years that I've actually been off work during one of these freeze events, and they did an exceptional job. I'm very proud of them.

**Tom Crews** – Really just one thing. Last meeting we voted on the time that a commercial vehicle can be on Constellation Point Drive. If the driver of that vehicle could get in contact with me, I would appreciate it. I went out there to that Constellation Point Drive and I was just a little confused. If he cares enough to contact me, I'd appreciate it, thank you.

**Andy Mann** – I just wanted to echo what they were saying about the storm, Enzo. Except for I question seriously the communications strategy. Obviously, they'll let anyone on screen now. That's an inside joke between me and Nick. Thank you very much. Honestly it did help me. It was seamless. Not a single complaint from any constituent. I wish they could all go like that, but thank you very much.

**Mayor Long** – To echo what everybody said. Obviously, the first responders they did a great job. Police, fire, fire marshals were on standby the entire time, EMS, they did a wonderful job. Public Works went above and beyond when those, I think we had sixty-ish or so pipes break across the city and they responded immediately. So many of the other kind of behind-the-scenes employees put in extra work and filled in and manned call centers and did a variety of other stuff that maybe isn't in their core day-to-day job. It was a great response. Thanks to the city staff for doing that. Also, I know last meeting we recognized the passing of Malcom Daly. I had the opportunity to go to his service this last week. It was pretty neat. I think we'd all be lucky to have our funeral look like that. Just the number of people he touched, it was a testament. It was standing room only. They had to open an overflow room from all of the, I was going to say kids, but there were people my age all the way down to people my son's age that he had coached over his time with Pony League Baseball. I'm actually on the next agenda bringing a motion forward to name one of the fields after him for his 30 years of dedication to not only Pony League Baseball but the 4B and a variety of other things throughout the city. That will be on the next agenda. Then, kind of recognizing what other people said during the citizens comments, absolutely, councilmen and the mayor and city employees are not above the law in any way. We do have a responsibility to make sure people know that and make sure that we take that seriously. The staff has kind of been diligently putting together a report over the last 24 hours to show and to document the procedures they went through. Show your work and make sure that we all understand that everybody was following the procedures that were laid forward. That will come out in the next couple of days and then will be fully available to be scrutinized by the council and by the newspapers and by the citizens.

**I feel confident and have been reassured multiple times that every procedure was followed correctly. I think it's important that when that report is released everybody has an opportunity to, like I said, check the work and be sure we were held to the same standards as every other citizen in this city.**

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

**At 6:38 p.m. Mayor Pro Tem Cones announced the City Council will now go into executive session to discuss the following items:**

- 14A. 25-0036**      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)

**At 6:52 p.m. Mayor Pro Tem Cones 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. 25-0037**      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. Saunders, seconded by Mr. Chadwell, to authorize staff to proceed with an abandonment and conveyance agreement with Great New Hope Missionary Baptist Church for the abandonment of 1.225 acres, a portion of unopened 17th Street, Avenue B and Avenue C, as discussed in executive session. The motion passed by the following vote:**
- For:**    6 -      Mr. Mann, Mr. Cones, Mr. Crews, Mr. Chadwell, Mr. Tressler and Mr. Saunders
- Absent:**   2 -      Mayor Long and Mr. Hicks

**16. ADJOURNMENT**

**At 6:53 p.m. Mayor Pro Tem Cones 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: February 11, 2025**