



Meeting Minutes
City Council

Tuesday, February 27, 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
Vacant
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 Brian Young from Word Power Church. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 24-0109 February 13, 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**

4A. 24-0115 Presentation of a proclamation declaring February 27, 2024 as "Robert E. Wehnert Day" in the City of League City (City Manager)

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
Kevin Holland		Drainage
Heather Bergman		Animal Shelter Wall
Peggy Zahler	1802 Rampart	Recognition

6. CONSENT AGENDA**Approval of the Consent Agenda**

Mr. Hicks pulled items 6C and 6L. Mr. Crews pulled item 6J.

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve the remaining Consent Agenda items. 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. 24-0092 Consider and take action on a resolution authorizing the submission of a grant application to the Governor's Office to seek funding for the State Crisis Intervention Grant Program to offset costs associated with equipping and training the department's new Mental Health Unit and authorizing the acceptance of such a grant if awarded (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2024-26

- 6B. 23-0597 Consider and take action on a resolution authorizing an agreement between the City of League City and Gulf Coast Regional Blood Center (Fire Chief)

Approved on the Consent Agenda - Resolution No. 2024-27

- 6C. 24-0098 Consider and take action on a resolution appointing the Planning & Zoning Commission (P&Z) as the Citizen Improvement Advisory Committee (CIAC) in relation to the City's 2024 Master Mobility Plan and Roadway Capital Recovery Fee Update (Executive Director of Development Services)

A motion was made by Mayor Long, seconded by Mr. Hicks, to approve Resolution No. 2024-28 to accept the recommendation to appoint the Planning & Zoning Commission as the CIAC as far as the 2024 Master Mobility Plan, with the following conditions; that the board size is expanded to 10 members, to appoint the remaining members of the Transportation Committee, making them temporary Ad Hoc members of the Planning & Zoning Commission for the purpose of the CIAC only: David Johnson, David Person, Andy Aycoth. 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

- 6D. 24-0100 Consider and take action on a resolution authorizing an interlocal agreement with the Texas Department of Public Safety regarding the "Failure to Appear" program for the League City Municipal Court of Record (Director of Finance)

Approved on the Consent Agenda - Resolution No. 2024-29

- 6E. 24-0037 Consider and take action on a resolution declaring seventeen (17) general vehicles, three (3) ambulances, one (1) bucket truck, one (1) tractor, one (1) CCTV Van, one (1) dump truck, and two (2) mowers as surplus property and authorizing City staff to dispose of the surplus property in accordance with City policy (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2024-30

- 6F. 24-0062 Consider and take action on a resolution authorizing a one-year renewal agreement with O'Reilly Auto Enterprises, LLC to purchase various auto parts and supplies for city vehicles and equipment in an amount not to exceed \$150,000 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2024-31
- 6G. 24-0085 Consider and take action on a resolution authorizing a three-year agreement with The Goodyear Tire & Rubber Company (\$180,000) and Southern Tire Mart, LLC (\$204,000) for tire purchases in an amount not to exceed \$384,000 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2024-32
- 6H. 24-0086 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 (\$11,542) for related emergency equipment and installation in an amount not to exceed \$63,837 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2024-33
- 6I. 24-0089 Consider and take action on a resolution authorizing the agreement with King Solution Services LLC, for the urgent repair of an existing 12-inch sanitary sewer line located within the Meadow Bend Subdivision in an amount not to exceed \$94,985 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2024-34
- 6J. 24-0090 Consider and take action on a resolution approving aerial spraying for the abatement of mosquitoes by the Galveston County Mosquito Control District (Director of Public Works)
- A motion was made by Mr. Hicks, seconded by Mr. Cones, to approve Resolution No. 2024-35 approving aerial spraying for the abatement of mosquitoes by the Galveston County Mosquito Control District. 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
- 6K. 24-0099 Consider and take action on a resolution authorizing an agreement with Alvin Contracting for the repair of Riser No. 6 at the Dallas Salmon Wastewater Treatment Plant (DSWWTP) Lift Station in an amount not to exceed \$55,000 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2024-36

- 6L. 24-0093 Consider and take action on a resolution authorizing a construction contract with Castle Energy Group LLC for the installation of the soundwall related to the Animal Care and Adoption Center - Phase 2 Soundwall Project (PD 2301) with a base bid amount of \$274,850, and an amount not to exceed \$27,485 for a Work Change Directive budget, and authorizing a construction material testing services contract with Terracon Consultants in the amount not to exceed \$9,620 for a total construction budget not to exceed \$311,955.00. (Executive Director of Capital Projects)

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Resolution No. 2024-37 authorizing a construction contract with Castle Energy Group LLC for the installation of the soundwall related to the Animal Care and Adoption Center Phase 2 Soundwall Project (PD 2301) with a base bid amount of \$274,850, and an amount not to exceed \$27,485 for a Work Change Directive budget, and authorizing a construction material testing services contract with Terracon Consultants in the amount not to exceed \$9,620 for a total construction budget not to exceed \$311,955.00. 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

- 6M. 24-0088 Consider and take action on Ordinance No. 2024-06, an ordinance rezoning approximately 1.67 acres from "RSF-7" (Residential Single-Family 7) to "CG" (General Commercial), MAP-23-0006 (2309 19th Street), generally located four blocks west of Highway 3, three blocks south of FM 646, along the north side of 19th Street with an address of 2309 19th Street - Second Reading (Director of Planning)

The Planning and Zoning Commission recommended approval, 6-2-0 on January 22, 2024. City Council approved the first reading, 7-0-0 on February 13, 2024.

Approved on the Consent Agenda - Ordinance No. 2024-06 - Second Reading

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

8. OLD BUSINESS

- 8A. 24-0101 Consider and take action on an ordinance revising Chapter 125 of the Code of Ordinance of the City of League City, to remove Appendixes B, C, D, and E (Director of Planning)

The Planning and Zoning Commission recommended approval, 8-0-0 on January 22, 2024.

City Council postponed the item, 5-2-0 on February 13, 2024.

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Ordinance No. 2024-07 revising Chapter 125 of the Code of Ordinance of the City of League City, to remove Appendixes B, C, D, and E 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

24-0101 Consider and take action on an ordinance revising Chapter 125 of the Code of Ordinance of the City of League City, to remove Appendixes B, C, D, and E (Director of Planning)

The Planning and Zoning Commission recommended approval, 8-0-0 on January 22, 2024.

City Council postponed the item, 5-2-0 on February 13, 2024.

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Ordinance No. 2024-07 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

9. NEW BUSINESS

10. FIRST READING OF ORDINANCES

11. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED

11A. 24-0076 Consider and take action on an ordinance creating Article V, entitled "Mitigation Rates - for Emergency and Non-Emergency Services" of Chapter 46 of the Code of Ordinances of the City of League City to authorize mitigation rates for Fire Department Services (Fire Chief)

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Ordinance No. 2024-08 creating Article V, entitled "Mitigation Rates for Emergency and Non Emergency Services" of Chapter 46 of the Code of Ordinances of the City of League City to authorize mitigation rates for Fire Department Services, with the additional exclusion of billing for residents of any municipality covered under mutual aid agreements with the City of League City where that municipality also does not bill the citizens 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

12. REPORTS FROM STAFF MEMBERS

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

12A. 24-0084 Presentation of the League City Police Department’s Annual Racial Profiling Report for CY2023 (Chief of Police)

Cliff Woitena, Police Chief, gave a presentation.

- 12B. 24-0102 Presentation and Discussion related to Master Planning the City's Southwest side (Executive Director of Development Services)

Christopher Sims, Executive Director of Development Services, gave a presentation.

City's Southwest Area

- **Approximately 3,500 acres of continuously undeveloped properties.**
- **A large portion of this land lays within the FEMA Zone AE and X (Slide)**
- **Prime area to consider Master Planning to ensure as much quality development as possible can occur**

Master Planning

Formats can vary, but a master plan is essentially a dynamic long-term planning document that provides a framework for future growth.

A Master Plan of the SW area will act as a guideline for the future physical development of a community.

Benefits of Master Planning

- 1. Identifies and unites our Short-term and Long-term visions.**
- 2. Attracts private sector investments.**
- 3. Engages our citizens.**
- 4. Helps prioritize work plans**
- 5. Helps enable clear and consistent decision-making**

SW Master Plan – Plan

- **Establish a Gateway**
- **Guide for Thoughtful Expansion (Econ. Dev. Opportunities)**
- **Forging Collaborative Pathways**
- **In-Depth Analysis for Informed Planning**
- **Inclusive Stakeholder Engagement**
- **Pioneering Sustainable Development**

Proposed Timeline

- Staff anticipates PSA in March.
- Milestone #1: Project Initiation, Historical Background, Opportunities & Constraints (Two Months)
- Milestone #2: Future Land Use Plan & Infrastructure (Two Months)
- Milestone #3: Economic Placemaking Strategies & Implementation Plan Approach (Three Months)

Proposed Timeline Continued

- Milestone #4: Development & Refinement of Master Plan (Two Months)
- Milestone #5: Public Review of Draft Plan (One Month)
- Milestone #6: Final Plan Revisions, Plan Adoption Process, Plan Endorsement & Launch (Two Months)
- Milestone #7: Implementation Planning, Project Conclusion, and Handover
- Milestone #8: Post Project – Establishing a follow-up committee for annual reviews of implementation

Staff's goal for this master plan is for it to be a living testament to League City's commitment to our citizens and their collective future.

13. COUNCIL MEMBERS COMMENTS/REPORTS

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

Mayor Pro Tem Justin Hicks – I just wanted to give a quick thanks to the staff for the ridiculously quick turnaround last minute for honoring Bob Wehnert, then also to the fire department who met the challenge last second as well to get the truck and the big flag out here. I think it was a really nice gesture and I appreciate it.

Tom Crews – No Comments

Courtney Chadwell – We do have an announcement for the fire department. We have an open house coming up, March 9 from 9-1. It's open to all of the community, 911 North Kansas at the drill field. They just want to get out there and show everybody the training that they go through, some vehicle extrication demonstrations, I think we even got some live burn going maybe. If y'all can get out there, that would be outstanding. Come see what your volunteer fire department really does. I would also like to give thanks, thanks and all glory to God for putting me in a unique position to benefit my neighbors. I appreciate all the support from the community, and the fire department, several of these men up here, and I hope I can earn everybody's trust. That's really what I want to do, is to help benefit this community.

Chad Tressler – No Comments

Sean Saunders – No Comments

Andy Mann – No Comments

Tommy Cones – I'd like to congratulate Courtney, of course. Nobody's congratulated him for his win. Also, I'd also like to congratulate Ange for sticking herself out there to run for city council. It's a very difficult thing to run for council a lot of times, so just say thank you to Ange, and Courtney, we look forward to working with you.

Mayor Long – I'll be quick but, while we're up here, my son won the district science fair category, so he's got a new ribbon to hang up. Proud of you and wish I could have been there, but the southwest master plan was much more enthralling.

14. EXECUTIVE(CLOSED) SESSION(S)

At 6:58 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:

- 14A. 23-0559 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 (Mayor Long)
- 14B. 24-0110 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 Attorney (Mayor Long)
- 14C. 24-0106 Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney**
Consultation with City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, to-wit: Big League Dreams (City Attorney)
- 14D. 24-0112 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 7:47 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. 23-0560 Consider and take action on discussion regarding the employment, appointment or evaluation of a public officer or employee, to-wit: City Auditor (Mayor Long)

No Action

- 15B. 24-0111 Consider and take action on discussion regarding the employment, appointment or evaluation of a public officer or employee, to-wit: City Attorney (Mayor Long)

A motion was made by Mr. Tressler, seconded by Mr. Saunders, to appoint Michelle Villarreal as City Attorney and authorize the execution of an employment agreement 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

- 15C. 24-0107 Consider and take action regarding consultation with City Attorney, to-wit: Big League Dreams (City Attorney)

A motion was made by Mr. Tressler, seconded by Mayor Long, to rename the facility locate at 1150 Big League Dreams Parkway to the Ballpark at League City and to rename the street Ballpark Way. 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

- 15D. 24-0113 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. Tressler, seconded by Mr. Hicks, to 1. Authorize an agreement with SAC Self Storage, LLC for the acquisition of real property interests associated with the North Landing Extension Project, (ST1914) as discussed in executive session and 2. Authorize the City Manager to execute any document necessary to complete this transaction. 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 7:49 p.m. Mayor Long said, there being no further business this meeting is adjourned.

NICK LONG
MAYOR

DIANA M. STAPP
CITY SECRETARY

(SEAL)