



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, January 14, 2025

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 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 6:00 p.m. and called the roll. All members of Council were present except Mr. Hicks.

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 Pastor Brian Young from Word Power Church. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. [25-0030](#) December 17, 2024 Regular Meeting

3B. [25-0012](#) December 23, 2024 Special 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

Chris Summers

Cynthia Vasek

Bryan Bolton

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

Absent: 1 - Mr. Hicks

- 6A. [25-0023](#)** Consider and take action on a resolution authorizing the submission of a grant application to the Governor's Office to seek funding through the FY2025 State Homeland Security Grant (SHSP) to support the League City Police Department's EOD Team with needed equipment and authorizing the acceptance of such a grant if awarded (Chief of Police)
- Approved on the Consent Agenda - Resolution No. 2025-01**
- 6B. [24-0628](#)** Consider and take action on a resolution authorizing a three-year beverage contract (RFP 25-003 Beverage Supply Services for The Ballpark at League City (Executive Director of Facilities, Information Technology and The Ballpark at League City)
- Approved on the Consent Agenda - Resolution No. 2025-02**
- 6C. [24-0629](#)** Consider and take action on a resolution authorizing a three-year alcohol supply service (RFP 25-007 Alcohol Supply Service for The Ballpark at League City) in an amount not to exceed \$222,000 (Executive Director of Facilities, Information Technology and The Ballpark at League City)
- Approved on the Consent Agenda - Resolution No. 2025-03**
- 6D. [25-0004](#)** Consider and act on a resolution authorizing Work Change Directive 2 to the construction contract with McDonald Municipal & Industrial, Inc. for the Annual Odor Control at Smith and Butler Lane (WW2001C), in an amount not to exceed \$29,530 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2025-04**
- 6E. [25-0015](#)** Consider and take action on a resolution authorizing a professional services agreement with HR Green, Inc. for design, bid, and construction phase services related to the Asphalt Streets Rehabilitation Project Package 8 (RE1704I) in an amount not to exceed \$207,425 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2025-05**
- 6F. [25-0016](#)** Consider and take action on a resolution authorizing a professional services agreement with HR Green, Inc. for design, bid, and construction phase services related to the Clear Creek Ave. Asphalt Reconstruction - CDBG Project (RE2601) in an amount not to exceed \$80,239.85 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2025-06**

- 6G. [25-0020](#) Consider and take action on Ordinance 2024-59 amending the City of League City Code of Ordinances, Chapter 18, Article IV. Animal Advisory Committee to align with the State requirements outlined in Chapter 823 of the Texas Health and Safety Code - Second Reading (Chief of Police)

Council approved first reading 8-0-0 on December 17, 2024.

Approved on the Consent Agenda - Ordinance No. 2024-59 - Second Reading

- 6H. [25-0005](#) Consider and take action on Ordinance No. 2024-54, an ordinance adopting a Special Use Permit, SUP-24-0003 (Skyway Towers), allowing a cell tower (Communication Towers and Structures use) to be constructed on approximately 0.14 acres zoned "CG" (General Commercial), generally located along the west side of Tuscan Lakes Boulevard and along the north side of Farm to Market Road 646 (FM 646) with the cell site located approximately 1,200 feet north of the intersection of Farm to Market Road 646 (FM 646) and Tuscan Lakes Boulevard - Second Reading (Director of Planning)

Planning and Zoning Commission recommended approval, 4-2-0, on November 18, 2024, subject to conditions with two members absent.

City Council approved the first reading, 8-0-0 subject to conditions.

Approved on the Consent Agenda - Ordinance No. 2024-54 - Second Reading

- 6I. [25-0007](#) Consider and take action on Ordinance No. 2024-55, an ordinance adopting a Special Use Permit, SUP-24-0004, (KSSGH Gas Station/C-Store), to allow a gas station with a convenience store (Vehicle Fueling Station use) on approximately 2.363 acres zoned "CG" (General Commercial), generally located along the west side of the Gulf Freeway South (Interstate Highway 45), with the address of 2261 Gulf Freeway, League City, Texas, 77573 - Second Reading (Director of Planning)

Planning and Zoning Commission recommended approval, 7-0-0, on December 2, 2024, subject to conditions with one member absent.

City Council approved the first reading, 8-0-0 subject to conditions.

Approved on the Consent Agenda - Ordinance No. 2024-55 - Second Reading

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

8. OLD BUSINESS**8A. 25-0006**

Consider and take action on Ordinance No. 2024-53, an ordinance: 1) rezoning approximately 1.7 acres from “CG” (General Commercial) to “PS” (Public / Semi-Public), 2) issuing a Special Use Permit on the same property, MAP-23-0007 (Stella B.E.S.S.), to operate a Battery Energy Storage Station (B.E.S.S.), generally located along the east side of Caroline Street and south of Farm to Market Road 646 and 3) authorizing a strategic partnership agreement - Second Reading (Director of Planning)

Planning and Zoning Commission failed to recommend approval 0-7-0 with one member absent on February 19, 2024 (Prior to the creation of the B.E.S.S. Ordinance).

City Council approved the first reading, 5-3-0 subject to conditions.

A motion was made by Mr. Tressler, seconded by Mr. Saunders, to approve Ordinance No. 2024-53, an ordinance: 1) rezoning approximately 1.7 acres from “CG” (General Commercial) to “PS” (Public / Semi Public), 2) issuing a Special Use Permit on the same property, MAP 23 0007 (Stella B.E.S.S.), to operate a Battery Energy Storage Station (B.E.S.S.), generally located along the east side of Caroline Street and south of Farm to Market Road 646 and 3) authorizing a strategic partnership agreement on Second Reading. The motion passed by the following vote:

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

Opposed: 2 - Mr. Cones and Mr. Crews

Absent: 1 - Mr. Hicks

9. NEW BUSINESS**9A. 25-0009**

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

A motion was made by Mr. Cones, seconded by Mr. Tressler, to approve appointments to boards and commissions as presented.

Historic Commission - term to expire 12/31/2026

Position 7 - Melaine Sweeney

League City Sunset Commission - term to expire 12/31/2026

Position 1 (Finance Director) - Kimberly Corell

Position 3 (City Auditor) - Candace Brown

Position 4 (Council) - Andy Mann

Position 6 - Brandon Williams

Position 8 - Bill Roach

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. [25-0027](#)

Consider and take action on appointments to the Clear Creek Watershed Steering Committee (Mayor Long)

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve appointments to the Clear Creek Watershed Steering Committee as presented.

(Terms to expire 12/31/25)

Representative - Peggy Zahler

Alternate - Council Member Tom Crews

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. [25-0031](#)

Consider and take action on appointments to the Bay Area Houston Convention & Visitors Bureau Board of Directors (Mayor Long)

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve appointments to the Bay Area Houston Convention & Visitors Bureau Board of Directors.

Sarah Osborne, League City Representative

Stephanie Polk, League City Representative

Kim Keen, South Shore Harbor - Hotel Representative

Amber Murphy, Butler's Courtyard - Tourism Partner

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

9D. [24-0630](#)

Consider and take action on a resolution adopting a merit-based employment policy (Mayor Long, Councilmember Chadwell and Councilmember Saunders)

A motion was made by Mr. Chadwell, seconded by Mr. Saunders, to approve Resolution No. 2025-07 adopting a merit based employment policy. 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

10. FIRST READING OF ORDINANCES**10A. 25-0033**

Consider and take action on a ordinance prohibiting the overnight parking of commercial vehicles along Constellation Blvd. north of Marina Bay Drive between the 10pm and 6am (Mayor Long)

Sponsor requests approval on first and final reading.

A motion was made by Mr. Cones, seconded by Mr. Chadwell, to approve Ordinance No. 2025-01 prohibiting the overnight parking of commercial vehicles along Constellation Blvd. north of Marina Bay Drive between the 10 p.m. and 6 a.m. on First Reading.

A motion was made by Mr. Cones, seconded by Mayor Long, to amend the item to adjust the time to begin at 8 p.m. The motion to amend passed by the following vote:

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

Opposed: 1 - Mr. Crews

Absent: 1 - Mr. Hicks

The original motion, 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

A motion was made by Mayor Long, seconded by Mr. Tressler, to approve Ordinance No. 2025-01 on First and Final Reading. The motion passed by the following vote:

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

Opposed: 1 - Mr. Crews

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 – Thank you, Mayor. I think we got an email today from Diana about Malcom Daly. He passed away a couple of weeks ago. I'm not for sure if all of you know Malcom, but he has been involved in the city for probably 35 years. He was an advocate for the children, Little League, for 4B and all the sports venues that we have in town. I just wanted to say we're going to miss you and we're certainly going to miss your expertise on the committees. And on another note, I would just like to say to my brother who is now a League City resident. He retired, today's his official day of retirement and being a citizen for League City. Maybe he might run for Council, too we might have two Cones up here. Watch out. Thank you.

Tom Crews – Thank you, Mayor. I just want to congratulate the library on the award that they got today. Just on a quick serious note, we had a client who recently passed due to colon cancer. Colon cancer was what killed my father. I put off the colonoscopy and all that until just recently. I encourage everyone who is at that age to just go ahead and get it done, because if you wait too long it can really limit your options. Thank you.

Courtney Chadwell – Next Tuesday League City Fire Department will be graduating their most recent class of cadets over at the Civic Center. There will be a badge pinning ceremony. If you guys want to come out and show your support, I encourage everybody to do it. Also, a PSA, it looks like we're going to have another cold spell coming next week. Just remember the four P's, that are people, pipes, plants and pets. Get everything brought in and wrapped up. It's supposed to drop into the sub-freezing temperatures for overnight, but it could be one of those pipe bursting deals.

Chad Tressler – No Comments

Sean Saunders – No Comments

Andy Mann – No Comments

Mayor Long – I'll kind of second what Mayor Pro Tem Cones said about Malcom Daly. Just to talk about how long he's been doing it, he worked with the Pony League when I played Pony League here and helped coach my team.

Then he did all the way until he got too sick, he was coaching teams that my sons played on. All that time in between was serving on the 4B and the Parks Board and a variety of things and he did a lot. For a lot of years, he was one of the very few people doing any work in the Pony League, keeping Pony Colt baseball active here in League City. He helped revive it back in the late 80s. He really did a lot for the city and spent a lot of time and dedication helping kids for free, coaching teams and doing all that. He will certainly be missed.

14. EXECUTIVE(CLOSED) SESSION(S)

At 6:27 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:

- 14A. [25-0018](#) Texas Open Meetings Act, Section 551.072 Government Code - Deliberations about real property
- Discuss potential purchase or sale of real property interests (Assistant City Manager)
- 14B. [25-0021](#) Texas Open Meetings Act, Section 551.087 Government Code - Deliberations Regarding Economic Development Negotiations
- Discuss the offer of a financial or other incentive to a business prospect that seeks to locate, stay, or expand within the City of League City, Texas (Assistant City Manager)
- 14C. [25-0025](#) 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: City of League City v. Clear Creek Shores, Inc. (City Attorney)
- 14D. [25-0034](#) 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: Galveston County Consolidated Drainage District (City Attorney)

At 7:24 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. [25-0019](#) Consider and take action on discussion concerning potential purchase or sale of real property interests (Assistant City Manager)
- No Action**

- 15B. [25-0022](#) Consider and take action on the offer of a financial or other incentive to a business prospect that seeks to locate, stay, or expand within the City of League City, Texas (Assistant City Manager)

 No Action
- 15C. [25-0026](#) Consider and take action regarding consultation with City Attorney, to-wit: City of League City v. Clear Creek Shores, Inc. (City Attorney)

 No Action
- 15D. [25-0035](#) Consider and take action regarding consultation with City Attorney, to-wit: Galveston County Consolidated Drainage District (City Attorney)

 No Action

16. **ADJOURNMENT**

At 7:25 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: January 28, 2025