



Meeting Minutes  
City Council

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Tuesday, April 9, 2024

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 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 Greg Thurstonson with Dominion Church. Mayor Long led in the pledges of allegiance to the flags.

**3. APPROVAL OF MINUTES**

3A. 24-0179 March 26, 2024 Regular Meeting

3B. 24-0182 March 26, 2024 Council Work Session

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
Cathy Driscoll	2205 W. Walker #4302	Library
Cloe Stout	6618 Quiet Bay Ct	Birds – Feeding them
Laura Teatsworth	517 Small Cedar	Bess
Maylis Vachette	1201 Enterprise	Code Enforcement
Tom Higgins	1800 W. Nasa Blvd	
Gayle Taylor	1463 Dickinson Ave	Bess
Javier Morales	102 Munger St	54 Acre Rezoning
Peggy Zahler	1802 Rampart	Floods

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

Item 6B was pulled by staff.

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve the balance 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. 24-0170 Consider and take action on a resolution authorizing the submission of a grant application to the Community Oriented Policing Services Office, U.S. Department of Justice, to seek funding to implement new programs and enhance existing mental health and wellness programs for officers, other departmental employees, and their families (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2024-51

6B. 24-0171 Consider and take action on a resolution authorizing a contract with Digital Resources Inc for the design and construction of a television and podcast studio to be located at 600 West Walker Street in an amount not to exceed \$350,000 (Director of Communications and Community Engagement)

No Action

6C. 24-0172 Consider and take action on a resolution authorizing purchases with Sysco USA I, Inc., Del Papa Distribution, Faust Distribution and Pepsico Beverage Company for The Ballpark at League City through the end of the current fiscal year (Executive Director of Facilities and Information Technology/Director of Finance)

Approved on the Consent Agenda - Resolution No. 2024-52

6D. 24-0151 Consider and take action on a resolution authorizing a purchase of ventilation management equipment from Zoll Medical Corporation for a total amount not to exceed \$65,548.90 for FY 2024 (Fire Chief)

Approved on the Consent Agenda - Resolution No. 2024-53

6E. 24-0181 Consider and take action on a resolution rejecting all proposals received for RFP #24-008 Roof Replacement Project (Executive Director of Information Technology and Facilities/Director of Finance)

Approved on the Consent Agenda - Resolution No. 2024-54

6F. 24-0177 Consider and take action on a resolution suspending for 45 days the effective date proposed by Universal Natural Gas, LLC d/b/a Universal Natural Gas, Inc. ("UniGas") in its application filed on or about March 1, 2024, pursuant to section 104.301 of the Gas Utility Regulatory Act (City Attorney)

Approved on the Consent Agenda - Resolution No. 2024-55

- 6G. 24-0154 Consider and take action on a resolution authorizing a one-year renewal agreement with Southwest Signal Supply, Inc. for traffic control and related device maintenance in an amount not to exceed \$130,000 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2024-56
- 6H. 24-0155 Consider and take action on a resolution authorizing a two-year agreement with American Materials, Inc. for the purchase of hot mix asphalt material for city-wide street repairs in an amount not to exceed \$649,000 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2024-57
- 6I. 24-0183 Consider and take action on a resolution rejecting all bids for Invitation to Bid (ITB) 24-016 Water & Sewer Line Repair Materials (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2024-58
- 6J. 24-0159 Consider and take action on a resolution authorizing a professional services agreement with Kimley-Horn for design and construction phase services related to the 5K Loop Parking Access (PK2402) in an amount not to exceed \$157,400 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2024-59
- 6K. 24-0160 Consider and take action on a resolution authorizing the submittal of a grant application for the Energy Efficiency and Conservation Block Grant through the U.S. Department of Energy and authorizing the acceptance of any grant funds if awarded (Director of Parks and Cultural Services)
- Approved on the Consent Agenda - Resolution No. 2024-60
- 6L. 24-0173 Consider and take action on an Ordinance 2024-09 approving the League City 2023 Master Water Plan and 2023 Master Wastewater Plan as an element of the Comprehensive Plan of the City of League City - Second Reading (Executive Director of Development Services)
- Council approved first reading 8-0-0 on March 26, 2024.
- Approved on the Consent Agenda - Ordinance No. 2024-09 - Second Reading
- 6M. 24-0158 Consider and take action on Ordinance No. 2024-10, an ordinance approving a Special Use Permit, SUP-24-0001 (Bubbles & Barks Pet Grooming), for an “Animal Sales and Services with no outdoor kennels or outdoor storage” use on property zoned “CN” (Neighborhood Commercial), generally located along the south side of Farm to Market Road 518, east of Meadow Parkway and west of Chariss Glen Drive, with the address of 3311 East FM 518 - Second Reading (Director of Planning)
- Planning and Zoning Commission recommended approval, 6-1-0, with one member absent on March 4, 2024.
- Council approved first reading 8-0-0 on March 26, 2024.
- Approved on the Consent Agenda - Ordinance No. 2024-10 - Second Reading

- 6N. 24-0166 Consider and take action on Ordinance 2024-13: (1) amending the Solid Waste and Recycling Franchise Agreement with AmeriWaste to add two additional curbside household hazardous waste pickups per year and (2) updating the Solid Waste Services Fee Schedule to reduce the City monthly residential administrative fee by \$0.08 and increase the AmeriWaste waste fee by \$0.08 to account for the additional curbside household hazardous waste pickups per year - Second Reading (Director of Public Works)

Council approved first reading 8-0-0 on March 26, 2024.

Approved on the Consent Agenda - Ordinance No. 2024-13 - Second Reading

### END OF CONSENT AGENDA

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

- 7A. 24-0156 Hold a public hearing on a request to rezone 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 (Director of Planning)

Mayor Long opened the public hearing at 6:23 p.m.

Speakers:

Tom Higgins

Javier Morales

Mayor Long closed the public hearing at 6:46 p.m.

- 7B. 24-0157 Consider and take action on 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 (Director of Planning)

Planning and Zoning Commission failed to recommend approval, 4-4-0, on March 18, 2024.

A motion was made by Mr. Cones, seconded by Mr. Hicks, to approve 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 on First Reading.

A motion was made by Mayor Long, seconded by Mr. Hicks, to amend the item to satisfy staff with improvements on Old Nasa and integrate utility system for League City property to the west. The motion to amend passed by the following vote:

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

Opposed: 1 - Mr. Mann

The original motion, as amended, failed by the following vote:

For: 4 - Mayor Long, Mr. Cones, Mr. Crews and Mr. Hicks

Opposed: 4 - Mr. Mann, Mr. Chadwell, Mr. Tressler and Mr. Saunders

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

- 9A. 24-0165 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 confirm the appointment of Scott Higginbotham to Position No. 3 of the Planning & Zoning Commission for a term expiring 12/31/2024. 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

- 9B. 24-0180 Consider and take action on a resolution supporting construction of Grand Parkway Segment B (City Manager)

A motion was made by Mr. Hicks, seconded by Mr. Saunders, to approve Resolution No. 2024-61 supporting construction of Grand Parkway Segment B. 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****11. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED**

- 11A. 24-0192 Consider and take action on a resolution approving the purchase of four (4) 10-ton VRV HVAC units for Hometown Heroes Park from Daikin Applied Americas, Inc. in the amount of \$165,000 (Executive Director of Facilities & Information Technology)

A motion was made by Mr. Hicks, seconded by Mr. Chadwell, to approve Resolution No. 2024-62 approving the purchase of four (4) 10 ton VRV HVAC units for Hometown Heroes Park from Daikin Applied Americas, Inc. in the amount of \$165,000. 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.

**13. COUNCIL MEMBERS COMMENTS/REPORTS**

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

**Mayor Pro Tem Justin Hicks – No Comments**

**Chad Tressler – No Comments**

**Sean Saunders – No Comments**

**Andy Mann – I just want to say one quick thing about that vote. Guys, to the developer, don't give up on this. Just bring it back to the City, try to come up with something that gins up the value. I wouldn't want this to be a no, no, it's more of a kind of no.**

**Tommy Cones – No Comments**

**Tom Crews – No Comments**

**Courtney Chadwell – This Friday night at Mallory Stadium your Clear Creek Wildcats Baseball Team will be hosting Little League Night and Hero Night. Little Leaguers who come out in their uniform will get right on the field with the Wildcats and first responders that show up in uniform will be recognized before the first pitch. They'll also have some hamburgers and hotdogs out there for the first responders and Little Leaguers. It'll be a great time.**

**The game is at 6 this Friday night over at Mallory. If you're going to participate in that, get there about 5:30. I'd also like to recognize my daughter, Grace. Last week, she was selected as a CCISD Superintendent Scholar, which is a great deal. The same week, she made varsity cheer as a sophomore, so that's awesome. We expect great things of her. I even asked her, right after I won this election, are you going to run for City Council one day. She was like, well, daddy, you always told me to aim high, so no.**

**Mayor Long – No Comments**

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

**At 7:07 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:**

- 14A. 24-0152 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 7:16 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)**

- 14B. 24-0153 Consider and take action on discussion concerning potential purchase or sale of real property interests (Executive Director of Capital Projects)  
  
No Action

**16. ADJOURNMENT**

**At 7:16 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)**