



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, November 12, 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
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.

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 Matt Jones of Citymark Church. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. [24-0577](#) October 22, 2024 Regular Meeting

3B. [24-0581](#) October 22, 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**

4A. [24-0580](#) Presentation of a proclamation recognizing the Clear Creek Men's Water Polo Team (Mayor Long)

Members of the Clear Creek Men's Water Polo Team were presented with a proclamation from Mayor Long.

Mayor Long also presented the Art Hewitt Spirit Award to Dave Lundin and the Steve Jones Inspiration Award to Brock Howe.

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
Chris Summer	410 Forest Hills	Sustainability/LCAC
Janice Hallisy		Parade
Shari Ferguson		Dogs
Libby Johnson		Parade
Ange Mertens		Parade

6. CONSENT AGENDA

Approval of the Consent Agenda

Item 6G was pulled by Mr. Crews.

A motion was made by Mr. Hicks, seconded by Mr. Tressler, 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. [24-0557](#)** Consider and take action on a resolution authorizing the submission of applications to Houston-Galveston Area Council (H-GAC) for construction funding related to the Surface Transportation Block Grant (STBG) Program (Executive Director of Developmental Services)
- Approved on the Consent Agenda - Resolution No. 2024-207**
- 6B. [24-0552](#)** Consider and take action on a resolution declaring seven (7) trucks, three (3) dump trucks, two (2) ambulances, one (1) fire truck, six (6) SUVs, one (1) box van, and one (1) John Deere tractor 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. 2024-208**
- 6C. [24-0563](#)** Consider and take action on a resolution authorizing the award to East Texas Truck Systems (ETTS) for the installation of six-yard dump truck beds on three (3) Ford F-750 chassis in an amount not to exceed \$72,550 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2024-209**
- 6D. [24-0564](#)** 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 (\$17,037) for related emergency equipment and installation in an amount not to exceed \$69,332 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2024-210**
- 6E. [24-0565](#)** Consider and take action on a resolution authorizing a two-year agreement with Yellowstone Landscape - Central, Inc. for rough-cut mowing services in an amount not to exceed \$1,153,421.14 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2024-211**

- 6F. [24-0567](#) Consider and take action on a resolution authorizing a one-year renewal agreement with Bay Oil Company for the purchase and delivery of fuel and petroleum products in an amount not to exceed \$1,230,000 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2024-212

- 6G. [24-0432](#) Consider and take action on a resolution authorizing a Professional Services Agreement with Halff Associates, Inc. (Halff) for the design, bid, and construction phase services related to the Heritage Signature Trail (PK2302) in the amount not to exceed \$270,160 (Executive Director of Capital Projects)

A motion was made by Mr. Hicks, seconded by Mr. Tressler, to approve a professional services agreement with Halff Associates, Inc. (Halff) for the design, bid, and construction phase services related to the Heritage Signature Trail (PK2302) in the amount not to exceed \$270,160.

A motion was made by Mr. Hicks, seconded by Mr. Crews, to postpone this item. 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

- 6H. [24-0568](#) Consider and take action on a resolution authorizing Change Order #2 to the professional services agreement with WSP USA, Inc. for the North Extension of Landing Blvd Project (ST1914) for additional engineering design services in an amount not to exceed \$70,061.23 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2024-213

- 6I. [24-0554](#) Consider and take action on Ordinance No. 2024-47 approving the League City 2024 Master Mobility Plan Update 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 October 22, 2024.

Approved on the Consent Agenda - Ordinance No. 2024-47 - Second Reading

- 6J. [24-0556](#) Consider and take action on an Ordinance No. 2024-51 amending Chapter 110, Section 166 of the Code of Ordinances of the City of League City entitled, "Speed Limits per functional Use" regarding speed limits for different street classifications - Second Reading (Executive Director of Development Services)

Council approved first reading, 8-0-0 on October 22, 2024.

Approved on the Consent Agenda - Ordinance No. 2024-51 - Second Reading

- 6K. [24-0562](#) Consider and take action on Ordinance No. 2024-48, an ordinance adopting a Special Use Permit, SUP-24-0002 (Bukhari Convenience Store), for a gas station with a convenience store, “vehicle fueling station” use, on approximately 0.5 acres zoned “CG” (General Commercial), generally located on the northwestern corner of the Gulf Freeway (Interstate Highway 45) and West Main Street (Farm to Market Road 518), with the address of 101 North Gulf Freeway - Second Reading (Director of Planning)
- Planning and Zoning Commission recommended approval, 7-0-0, on October 7, 2024, subject to conditions, with one member absent.
- City Council approved the first reading, 8-0-0, on October 22, 2024, subject to conditions.
- Approved on the Consent Agenda - Ordinance No. 2024-48 - Second Reading**

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 7A. [24-0566](#) Hold a public hearing on a request for a Special Use Permit, SUP-23-0002 (Storage King), for a “Self-Storage” use, on approximately 8.4 acres zoned “CG” (General Commercial), generally located along the west side of State Highway 3 (SH 3) and approximately 1,500 feet north of Farm to Market Road 646 (FM 646), with the address of 2615 State Highway 3 South (Director of Planning)
- Mayor Long opened the public hearing at 6:37 p.m.**
- No members of the public requested to address the Council.**
- Mayor Long closed the public hearing at 6:37 p.m.**
- 7B. [24-0569](#) Consider and take action on an ordinance adopting a Special Use Permit, SUP-23-0002 (Storage King), for a “Self-Storage” use, on approximately 8.4 acres zoned “CG” (General Commercial), generally located along the west side of State Highway 3 (SH 3) and approximately 1,500 feet north of Farm to Market Road 646 (FM 646), with the address of 2615 State Highway 3 South (Director of Planning)
- Planning and Zoning Commission recommended approval, 7-0-0, on November 4, 2024, subject to conditions with one member absent.
- A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Ordinance No. 2024-52 adopting a Special Use Permit, SUP 23 0002 (Storage King), for a “Self Storage” use, on approximately 8.4 acres zoned “CG” (General Commercial), generally located along the west side of State Highway 3 (SH 3) and approximately 1,500 feet north of Farm to Market Road 646 (FM 646), with the address of 2615 State Highway 3 South, subject to conditions as provided by staff, 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**

8. OLD BUSINESS**8A. 24-0555**

Consider and take action on Ordinance No. 2024-49 updating land use assumptions and the capital improvement plan for roadway facilities and updating roadway impact fees for League City pursuant to Texas Local Government Code Chapter 395 - Second Reading (Executive Director of Development Services)

Council approved first reading, 7-1-0 on October 22, 2024.

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Ordinance No. 2024-49 updating land use assumptions and the capital improvement plan for roadway facilities and updating roadway impact fees for League City pursuant to Texas Local Government Code Chapter 395 on Second Reading. The motion passed by the following vote:

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

Opposed: 1 - Mr. Cones

9. NEW BUSINESS**9A. 24-0574**

Consider and take action on a resolution casting a ballot for the election of members to the Board of Directors of the Galveston Central Appraisal District for 2025 (Mayor Long)

A motion was made by Mr. Cones, seconded by Mr. Hicks, to approve Resolution No. 2024-214, casting a ballot for the election of members to the Board of Directors of the Galveston County Appraisal District by casting one vote each for Matt Doyle, Thomas Farmer, Donald Gartman and Patricia Walker, 96 votes each for Scott Brast and Robin Collins and 94 votes for Chad Tressler.

A motion was made by Mr. Tressler, seconded by Mr. Saunders, to amend to cast one vote each for Brast, Collins, Doyle, Farmer, Gartman and Walker and the remaining 284 votes for Tressler. The motion to amend passed by the following vote:

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

Opposed: 3 - Mr. Mann, Mr. Cones and Mr. Hicks

The motion, as amended, passed by the following vote:

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

Opposed: 2 - Mr. Mann and Mr. Hicks

- 9B. [24-0558](#) Consider and take action on a resolution to authorize an Interlocal Agreement between the Galveston County Municipal Utility District #82, and the City of League City for a drainage easement and long-term mowing maintenance of said easement (Executive Director of Development Services)

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Resolution No. 2024-215 authorizing an Interlocal Agreement between the Galveston County Municipal Utility District #82, and the City of League City for a drainage easement and long term mowing maintenance of said easement. 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**

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

Sean Saunders – Real quick, Mr. Mayor, I want to thank Chief Allen and Chief Keesler. Whatever Dickinson Band left out the other day, we did an escort for them from the High School to the freeway. It involved about four different departments, about 10 or 12 apparatuses. We gave the kids one heck of a send-off. Unfortunately, they didn't make finals, but they did do an awesome performance out there. I want to thank the chiefs for coming out and helping.

Andy Mann – No Comments

Tommy Cones – I'd like to congratulate Justin Hicks and also Tom Crews for their getting back on Council. I guess that's congratulations. I know it's a very difficult time a lot of times to run for City Council, so congratulations to both of you and to the other candidates who ran also.

Tom Crews – No Comments

Courtney Chadwell – I’d like to congratulate Chief Allen, Chief Jeff Allen, on his new appointment as Fire Chief here in League City. He’s been with us quite a while and done some great things. Looking forward to him to continue doing that. I’d also like to congratulate Justin and Tom, and myself, right. I’d also really like to thank the challengers for throwing their name in the hat and contributing to the democratic process. It’s not easy to put yourself out there. Scott Higginbotham, Joe Italiano, I appreciate you guys stepping up and fighting hard.

Chad Tressler – Since he congratulated himself, I’d like to congratulate Mr. Chadwell on having the largest undervote of all the Council races.

Mayor Long – No Comments**14. EXECUTIVE(CLOSED) SESSION(S)**

At 6:52 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:

- 14A. [24-0506](#)** 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 Manager (Director of Human Resources and Civil Service)
- 14B. [24-0507](#)** 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 (Director of Human Resources and Civil Service)
- 14C. [24-0559](#)** 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)

At 7:30 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. [24-0511](#)** Consider and take action on discussion regarding the employment, appointment or evaluation of a public officer or employee, to-wit: City Manager (Director of Human Resources and Civil Service)

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to take the salary action 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

- 15B. [24-0510](#)** Consider and take action on discussion regarding the employment, appointment or evaluation of a public officer or employee, to-wit: City Attorney (Director of Human Resources and Civil Service)

A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve the salary action 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. [24-0560](#)** 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

16. ADJOURNMENT

At 7:32 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: December 17, 2024