



Meeting Minutes  
City Council

Tuesday, July 9, 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 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. Tom Crews attended the meeting via videoconference call.

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 Deacon Russ Carroll with St. Mary’s Catholic Church. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. [24-0342](#) June 25, 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**

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
Sebastian Lofaro	123 Coral Bay Dr	
James F. Willoughby	3119 Watercastle Ct	BESS

6. **CONSENT AGENDA**

Approval of the Consent Agenda

Item 6K was pulled by Mr. Tressler.

A motion was made by Mr. Hicks, seconded by Mr. Cones, 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. [24-0321](#) Consider and take action on a resolution by the City of League City, Texas (“City”) denying the application of CenterPoint Energy Houston Electric, LLC, for authority to increase rates submitted on or about March 6, 2024; authorizing participation in a coalition of similarly situated cities; authorizing participation in related rate proceedings; requiring the reimbursement of municipal rate case expenses; authorizing the retention of special counsel (City Attorney)

Approved on the Consent Agenda - Resolution No. 2024-116

- 6B.**     [24-0334](#)           Consider and take action on a resolution authorizing an interlocal agreement with TML Intergovernmental Risk Pool for Cyber Liability and Data Breach Response Coverage ("Cyber Coverage") for a premium not to exceed \$1,875 (Director of Human Resources and Civil Service)
- Approved on the Consent Agenda - Resolution No. 2024-117**
- 6C.**     [24-0335](#)           Consider and take action on a resolution authorizing a three-year professional services agreement with Weaver and Tidwell, LLP for external auditing services in an amount not to exceed \$318,827 (Director of Finance)
- Approved on the Consent Agenda - Resolution No. 2024-118**
- 6D.**     [24-0336](#)           Consider and take action on a resolution authorizing an agreement with Thirkettle DBA Aqua Metric Sales Company for the purchase of water meters and meter parts for FY24 for an amount not to exceed \$250,000 (Director of Finance)
- Approved on the Consent Agenda - Resolution No. 2024-119**
- 6E.**     [24-0331](#)           Consider and take action on a resolution amending the General Land Office (GLO) Contract No. 20-066-049-C772 Community Development Block Grant Disaster Recovery (CDBG-DR) Local Buyout and Acquisition Harvey Program to decrease the scope from acquiring fifteen properties through the Voluntary Buyout Program to acquiring one property, and de-obligating 70 percent of the original funding as required by the General Land Office (Director of Planning)
- Approved on the Consent Agenda - Resolution No. 2024-120**
- 6F.**     [24-0332](#)           Consider and take action on a resolution authorizing a contract with Hazard Dynamics for Plume Modeling related to Battery Energy Storage Systems (BESS), in an amount not to exceed \$125,000 with the option to renew for two years at a rate of \$75,000 per year (Director of Planning)
- Approved on the Consent Agenda - Resolution No. 2024-121**
- 6G.**     [24-0279](#)           Consider and take action on a resolution to ratify the contract with D. Wagner Construction Co., Inc. for the emergency repair of the 24-inch gravity sewer (GS) and 20-inch force main (FM) at the Smith Lane Lift Station located at 2850 FM518 in an amount not to exceed \$281,004.80 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2024-122**
- 6H.**     [24-0322](#)           Consider and take action on a resolution authorizing a one-year renewal agreement with Texas Materials Group, Inc. dba Gulf Coast for the purchase of crushed limestone for use by the Streets Department in an amount not to exceed \$62,500 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2024-123**

- 6I. [24-0326](#) Consider and take action on a resolution authorizing: 1) a one-year agreement with Core and Main LP in an amount not to exceed \$263,500 for water and sewer line repair materials and 2) a one-year agreement with Coburn Supply Company in an amount not to exceed \$263,500 for water and sewer line repair materials (Director of Public Works)

**Approved on the Consent Agenda - Resolution No. 2024-124**

- 6J. [24-0329](#) Consider and take action on a resolution authorizing the purchase of fourteen (14) Chevrolet Silverado Police Pursuit Vehicles (PPV) from Lake Country Chevrolet through GoodBuy Contract 24 8F000 in an amount not to exceed \$1,080,603 (Director of Public Works)

**Approved on the Consent Agenda - Resolution No. 2024-125**

- 6K. [24-0222](#) Consider and take action on a resolution authorizing Amendment #8 to the Professional Services Agreement (PSA) with TBG Partners of Houston (TBG) to provide additional services related to the Bay Colony Park-Master Plan and Park Design Project (PK2001) in the amount of \$124,215 (Executive Director of Capital Projects)

**A motion was made by Mayor Long, seconded by Mr. Mann, to approve Resolution No. 2024-126 authorizing Amendment #8 to the Professional Services Agreement (PSA) with TBG Partners of Houston (TBG) to provide additional services related to the Bay Colony Park Master Plan and Park Design Project (PK2001) in the amount of \$124,215.**

**A motion was made by Mr. Tressler, seconded by Mr. Hicks, to amend so that it only becomes an accommodation of the shift in the Grand Parkway and the impact to the detention ponds and de-scope the re-evaluation of the baseball fields. The motion to amend passed by the following vote:**

**For: 6 - Mr. Cones, Mr. Crew, Mr. Hicks, Mr. Tressler, Mr. Chadwell and Mr. Saunders  
Opposed: 2 - Mayor Long and Mr. Mann**

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

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

**Opposed: 3 - Mayor Long, Mr. Mann and Mr. Hicks**

- 6L. [24-0343](#) Consider and take action on Ordinance 2024-24 amending Division 2, entitled "Code of Ethics", of Article II, entitled "City Council", of Chapter 2, entitled "Administration" to clarify and consolidate several sections of the City's Ethics Code - Second Reading (Council Member Tressler, Council Member Chadwell and Council Member Saunders)

Council postponed 5-3-0 on June 11, 2024.

Council approved first reading 8-0-0 on June 25, 2024.

**Approved on the Consent Agenda - Ordinance No. 2024-24 - Second Reading**

## **END OF CONSENT AGENDA**

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

**8. OLD BUSINESS**

- 8A. [24-0330](#)** Consider and take action on Ordinance No. 2024-23, an ordinance amending Chapter 125 of the Code of Ordinances of the City of League City entitled, "Unified Development Code", creating regulations related to Battery Energy Storage Systems (BESS) - Second Reading (Director of Planning)

On June 17, 2023, the Planning and Zoning Commission held a public hearing and recommended approval by a vote of 5-0-0 with 3 members absent.

On June 25, 2024, the City Council held a public hearing and approved the first reading, 8-0-0.

**A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Ordinance No. 2024-23 amending Chapter 125 of the Code of Ordinances of the City of League City entitled, "Unified Development Code", creating regulations related to Battery Energy Storage Systems (BESS) on Second 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**

- 9A. [24-0323](#)** Consider and take action setting the date for the public hearing of the FY2025 Proposed Budget for August 27, 2024 and an additional public hearing for August 6, 2024 (Assistant City Manager - CFO)

Staff recommends approval.

**A motion was made by Mr. Hicks, seconded by Mr. Tressler, to set the date for the public hearing of the FY2025 Proposed Budget for August 27, 2024 and an additional public hearing for August 6, 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. [24-0333](#)** Consider and take action on a resolution adopting the Development Services Strategic Plan (Assistant City Manager)

**A motion was made by Mr. Cones, seconded by Mr. Tressler, to approve Resolution No. 2024-127 adopting the Development Services Strategic Plan. The motion 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

- 9C. [24-0297](#) Consider and take action on a resolution authorizing a contract for election services between the Election Officer of the County of Galveston, the County of Galveston and the City of League City for a General-Special Election on November 5, 2024; and a Runoff Election on December 14, 2024, if necessary (City Secretary)

**A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Resolution No. 2024-128 authorizing a contract for election services between the Election Officer of the County of Galveston, the County of Galveston and the City of League City for a General Special Election on November 5, 2024; and a Runoff Election on December 14, 2024, if necessary. 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

- 10A. [24-0341](#) Consider and take action on an ordinance ordering a General-Special Election for the City of League City, Texas on Tuesday, November 5, 2024 to elect Council Members to Positions 3, 4 and 5; ordering a Runoff Election on Saturday, December 14, 2024, if necessary; and for the purpose of submitting to the registered voters separate propositions for the amendment of the City Charter (City Secretary)

**A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Ordinance No. 2024-25 ordering a General Special Election for the City of League City, Texas on Tuesday, November 5, 2024 to elect Council Members to Positions 3, 4 and 5; ordering a Runoff Election on Saturday, December 14, 2024, if necessary; and for the purpose of submitting to the registered voters separate propositions for the amendment of the City Charter 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

**A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Ordinance No. 2024-25 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

- 10B. [24-0344](#) Consider and take action on an ordinance establishing the Conflicts Resolution Panel (City Attorney)

Staff requests approval on first and final reading.

**A motion was made by Mr. Tressler, seconded by Mr. Hicks, to approve Ordinance No. 2024-26 establishing the Conflicts Resolution Panel 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

**A motion was made by Mr. Hicks, seconded by Mr. Saunders, to approve Ordinance No. 2024-26 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

## 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.**

**John Baumgartner – Just real quickly, I would like to publicly thank staff for their efforts associated with Hurricane Beryl. Obviously, we've got a lot of work ahead of us. I appreciate the community pitching in where they pitch in, obviously that all makes us stronger. We're going to get to the tree and debris as quickly as we can. Right now we're focusing on just basic municipal services, but it's all going to come back together. So, thank you.**

**13. COUNCIL MEMBERS COMMENTS/REPORTS**

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

**Mayor Pro Tem Justin Hicks – John stole my thunder, so I'll turn back around and say thank you, John. I know he's been probably been up for about three nights. Public Works, Public Safety, I will say that I've been here for four years and nothing impresses me more than the level of preparedness that we have. This last storm was a bit worse than we expected and I think you guys went and exceeded beyond the challenge. That was my thanks.**

**Chad Tressler – I just want to remind folks, I know the linemen are out there trying to get your power back if you're without it. Be patient with them, be appreciative of them. We will see if there's something we can do to have a better ongoing relationship with the power companies. It's not really our bag, but we maybe we can help in the future. We'll see what we can do there. In the meantime, keep helping your neighbors. It's one thing, we're real good at tearing each other, this council and our city staff down when times are good, but every time something like this happens we see who we really are. Somebody needs this, there's 10 people jumping in line to give it to them. So just keep doing that, help your neighbors out. Thank you.**

**Sean Saunders – I'm going to echo what John said. I went to the luncheon today and got to see a lot of our public works, our emergency responders out there.**

The job these guys do, guys and gals, excuse me, that they do that kept us going throughout this storm, the level of communication that I've seen so far from our city to our citizens and also from our city to us here on council, I have to give kudos. Every bit of it was great. I was impressed by all of it. Just make sure our guys are taking care of themselves as we're getting all this work done after the storm. That's it, thank you.

Andy Mann – I guess I will go along in the same vein. The traffic department, I think they triaged and got to work probably by 2 o'clock I saw them working on signals. That was incredible. Also, the police department was kind enough to come out to Mag Creek and chase an alligator back into the pond. We definitely appreciate that, too. I know that they were busy with other things. Honestly, it just gets to the level of service that John's team is providing the city. One hundred percent, it's your leadership, John. Thank you very much.

Tommy Cones – Again, I'm going to echo, all of the city employees have done a wonderful job during the hurricane. Also, July 3rd was a great event. I thank everybody for being there, even though I couldn't hear the mayor up there talk. Maybe we can fix that next year with a speaker or two in the back. Also, I'd just like to thank Deacon Russ, that was a wonderful prayer tonight, thank you.

Tom Crews – No Comments

Courtney Chadwell – I'll just repeat again what's already been said. John, city staff, did an outstanding job. Communications were great, thanks Sarah. I told John he did a great job, he's like it's a great team, but a great team is developed and cultivated by great leadership. So, outstanding job there. First responders, especially the volunteers, volunteer firefighters, these guys live in the same community. Their houses were impacted. They left their families. A lot of them went and worked shifts for 20-24 hours, came home for a little bit, did some clean up and then went right back out there again. I think we had about 100 calls in the first 12 hours. So, great job to all our first responders out there, especially the volunteers. I hope everybody's safe and got their power back on. I think we've got about what, about 10,000 left. Something like that, so yeah, pretty good job.

Mayor Long – Obviously the city, the first responders, the public works department, all did a fantastic job. One group that didn't do a fantastic job, power companies. Not the greatest job. CenterPoint didn't move their assets. TNMP maybe did a little bit better but still slow. I want to thank the Lieutenant Governor and Senator Cruz who came down here today in League City, met with the County Judge and the rest of the mayors and kind of took the power companies to task on a lot of that and got their commitments, what kind of timelines they were going to do and what they were going to live up to. Certainly, having those guys sit face-to-face and across the table puts a lot of pressure on the power companies and were able to kind of make sure how important it was for these things to get done. So, I

appreciate them coming down here and doing that. Additionally, they have both been working pretty hard to get a disaster declaration from the President, which actually came in when the Lieutenant Governor was here in League City. What that means for us is the city will be reimbursed for picking up all of that vegetative debris around town. I think what's important to mention on that and the city will keep communicating it is to separate it out properly. Put all of your tree branches in one pile, your construction trash in another pile, and your bagged leaves in a third pile and then your regular trash, put that somewhere else, because that's going to be handled by AmeriWaste. I think we got some good news today that we're going to start pretty soon and we're looking for just a couple of weeks for getting this all cleaned up, which is important for several reasons. It's important just for the aesthetic, but more important is that you never know there could be another storm right behind this, and we certainly don't need piles of tree branches laying in ditches getting storm sewers clogged up and flying around and all that. Once again, hats off to John and Jody for getting the contracts ready to go with the contractors to make that happen extremely quickly. We'll be cleaned up long before most of the other cities nearby. Houston will probably just let it kind of decay in place. We'll be in a much better place.

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

**At 6:29 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:**

- 14A. [24-0338](#) 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)
- 14B. [24-0348](#) Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney  
Consultation with the City Attorney regarding pending litigation, to-wit: Irene Ramirez vs. The City of League City (City Attorney)
- 14C. [24-0350](#) Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney  
Consultation with the City Attorney regarding pending litigation, to-wit: Galveston County MUD 6 vs. City of League City (City Attorney)

**At 6:52 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. **24-0339** 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 authorize the City Manager to proceed as discussed in executive session. The motion passed by the following vote:**

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

**Absent:** 1 - Mr. Crews

15B. **24-0349** Consider and take action regarding pending litigation, to-wit: Irene Ramirez vs. The City of League City (City Attorney)

**A motion was made by Mr. Tressler, seconded by Mr. Hicks, to authorize the City Manager to proceed as discussed in executive session. The motion passed by the following vote:**

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

**Absent:** 1 - Mr. Crews

15C. **24-0351** Consider and take action regarding pending litigation, to-wit: Galveston County MUD 6 vs. City of League City (City Attorney)

**A motion was made by Mr. Tressler, seconded by Mr. Hicks, to authorize the City Manager to proceed as discussed in executive session. The motion passed by the following vote:**

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

**Absent:** 1 - Mr. Crews

16. **ADJOURNMENT**

**At 6:53 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)

**MINUTES APPROVED: July 23, 2024**