



Meeting Minutes
City Council

Tuesday, April 22, 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
Vacant
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. Council Member Chadwell attended remotely.

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 Rev. Kyra Baehr of Unity Bay Area Houston. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 25-0197 April 8, 2025 Council Work Session

3B. 25-0198 April 8, 2025 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

Marika Fuller

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

6A. 25-0179 Consider and take action on a resolution amending the rate schedule for non-consent vehicle towing fees as required by Chapter 118, Article II, Section 118-37 of the Code of Ordinances of the City of League City entitled "Rate Schedule" (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2025-79

- 6B. 25-0181 Consider and take action on a resolution authorizing the purchase of a 2025 Ford Police Interceptor Explorer from Chastang Ford for \$49,650 and the purchase of related emergency equipment and installation services from Mal Technologies Fleet for \$18,874, for a total amount not to exceed \$68,524 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2025-80
- 6C. 25-0182 Consider and take action on a resolution declaring thirteen (13) vehicles, two (2) motorcycles and one (1) cargo trailer 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. 2025-81
- 6D. 25-0199 Consider and take action on a resolution authorizing the agreement with Branch Construction Group for the urgent repair of an existing 12-inch water line bridge crossing on Enterprise Ave in an amount not to exceed \$119,186 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2025-82
- 6E. 25-0184 Consider and take action on a resolution authorizing a construction contract with Teamwork Construction Services, Inc. for the League City Parkway Right Turn Lane - Calder Road to Butler Road (ST2004) in an amount not to exceed \$1,411,319.50, authorizing a Work Change Directive budget of \$141,132, and authorizing a contract with Geotech Engineering & Testing for materials testing in an amount not to exceed \$17,267, for a total construction budget of \$1,569,718.50 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2025-83
- 6F. 25-0188 Consider and take action on a resolution authorizing a professional services agreement with Oller Engineering, Inc. for the design, bid, and construction phase services related to the Landing Lift Station Improvements Project (WW1901F) in an amount not to exceed \$180,380 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2025-84
- 6G. 25-0189 Consider and take action on a resolution authorizing a professional services agreement with Oller Engineering, Inc. for design, bid, and construction phase services related to the Kilgore-Davis Tract Trail Project (PK2205) in an amount not to exceed \$464,867.00 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2025-85
- 6H. 25-0191 Consider and take action on a resolution authorizing an amendment to the professional services agreement with LJA Engineering, Inc. to increase compensation in an amount not to exceed \$119,000 for additional preliminary design services related to the Bay Ridge Flood Reduction Phase 4 Project (DR1904) for an aggregate amount not to exceed \$788,348 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2025-86

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 7A. 25-0192 Hold a public hearing on an ordinance amending Chapter 125 of the Code of Ordinances of the City of League City, entitled, "Unified Development Code", related to sign regulations (Mayor Long)

Mayor Long opened the public hearing at 6:06 p.m.

No members of the public requested to address the Council.

Mayor Long closed the public hearing at 6:07 p.m.

- 7B. 25-0193 Consider and take action on an ordinance amending Chapter 125 of the Code of Ordinances of the City of League City, entitled, "Unified Development Code", related to sign regulations (Mayor Long)

The Planning and Zoning Commission recommended approval, 5-0-0 with 3 members absent on April 7, 2025.

A motion was made by Mr. Cones, seconded by Mr. Tressler, to approve Ordinance No. 2025-12 amending Chapter 125 of the Code of Ordinances of the City of League City, entitled, "Unified Development Code", related to sign regulations on First Reading. The motion passed by the following vote:

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

A motion was made by Mr. Tressler, seconded by Mr. Saunders, to approve Ordinance No. 2025-12 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

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

- 9A. 25-0195 Consider and take action to excuse absences (City Secretary)

A motion was made by Mr. Tressler, seconded by Mayor Long, to approve excusing the absences of Mayor Pro Tem Cones and Council Member Saunders from the April 8, 2025 Council Work Session and Regular Meeting. The motion passed by the following vote:

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

- 9B. 25-0201 Consider and take action on a resolution: 1) receiving the annexation petition from property owners Martron, LLC, J.A.C. Interests, Ltd., and Ellen Lloyd Cummins regarding 80.45 acres of land, 2) scheduling a public hearing on May 13, 2025 to consider the annexation, 3) directing staff to provide public notice of the public hearing and provide notice to the school district and other public entities and 4) authorizing a municipal services agreement with property owners Martron, LLC, J.A.C. Interests, Ltd., and Ellen Lloyd Cummins regarding the 80.45 acres of land (City Attorney)

A motion was made by Mr. Cones, seconded by Mr. Tressler, to approve Resolution No. 2025-87 1) receiving the annexation petition from property owners Martron, LLC, J.A.C. Interests, Ltd., and Ellen Lloyd Cummins regarding 80.45 acres of land, 2) scheduling a public hearing on May 13, 2025 to consider the annexation, 3) directing staff to provide public notice of the public hearing and provide notice to the school district and other public entities and 4) authorizing a municipal services agreement with property owners Martron, LLC, J.A.C. Interests, Ltd., and Ellen Lloyd Cummins regarding the 80.45 acres of land. The motion passed by the following vote:

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

10. FIRST READING OF ORDINANCES

- 10A. 25-0180 Consider and take action on an ordinance amending Chapter 118, Article II of the Code of Ordinances of the City of League City entitled "Tow Trucks and Towing Companies" to update various sections; providing for codification, publication, and an effective date (Chief of Police)

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Ordinance No. 2025-13 amending Chapter 118, Article II of the Code of Ordinances of the City of League City entitled "Tow Trucks and Towing Companies" to update various sections; providing for codification, publication, and an effective date on First Reading. The motion passed by the following vote:

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

- 10B. 25-0194 Consider and take action on ordinance amending Ordinance 2023-24 to expand the limited franchise with Universal Natural Gas, LLC (d/b/a Universal Natural Gas, Inc.) to operate and maintain a gas distribution system for the transportation, distribution and/or sale of gas to customers in League City through the use of public rights-of-way - First Reading (City Manager)

A motion was made by Mr. Tressler, seconded by Mr. Saunders, to approve Ordinance No. 2025-14 amending Ordinance 2023 24 to expand the limited franchise with Universal Natural Gas, LLC (d/b/a Universal Natural Gas, Inc.) to operate and maintain a gas distribution system for the transportation, distribution and/or sale of gas to customers in League City through the use of public rights of way on First Reading. The motion passed by the following vote:

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

11. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED

- 11A. 25-0203 Consider and take action on a resolution to accept approximately 130.9043 acres of land, recently disannexed by the City of Friendswood, into League City's extraterritorial jurisdiction (ETJ), as provided in an Interlocal Agreement between the two cities (City Attorney)

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Resolution No. 2025-88 to accept approximately 130.9043 acres of land, recently disannexed by the City of Friendswood, into League City's extraterritorial jurisdiction (ETJ), as provided in an Interlocal Agreement between the two cities. The motion passed by the following vote:

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

- 11B. 25-0202 Consider and take action on a resolution: 1) receiving the annexation petition from property owner BC-SB Baybrook JV LLC regarding 130.9043 acres of land, 2) scheduling a public hearing on May 13, 2025 to consider the annexation, 3) directing staff to publish notice of the public hearing and provide notice to the school district and other public entities and 4) authorizing a municipal services agreement with property owner BC-SB Baybrook JV, LLC regarding the 130.9043 acres of land (City Attorney)

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Resolution No. 2025-89 1) receiving the annexation petition from property owner BC SB Baybrook JV LLC regarding 130.9043 acres of land, 2) scheduling a public hearing on May 13, 2025 to consider the annexation, 3) directing staff to publish notice of the public hearing and provide notice to the school district and other public entities and 4) authorizing a municipal services agreement with property owner BC SB Baybrook JV, LLC regarding the 130.9043 acres of land. The motion passed by the following vote:

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

- 11C. 25-0205 Consider and take action on a resolution authorizing Change Order 4 to the contract with G.W. Phillips Concrete Construction, Inc. for Bay Ridge Flood Reduction - Phase 1 (DR 2004), in an amount not to exceed \$32,800 (Executive Director of Capital Projects)

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Resolution No. 2025-90 authorizing Change Order 4 to the contract with G.W. Phillips Concrete Construction, Inc. for Bay Ridge Flood Reduction - Phase 1 (DR 2004), in an amount not to exceed \$32,800. The motion passed by the following vote:

For: 7 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Crews, Mr. Chadwell, 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 Tommy Cones – No Comments

Courtney Chadwell – No Comments

Chad Tressler – No Comments

Sean Saunders – No Comments

Andy Mann – No Comments

Tom Crews – Please get out and vote. The early voting has started right now, we have one week and then voting on May 3 on Saturday, thank you.

Mayor Long – No Comments

14. EXECUTIVE(CLOSED) SESSION(S)

At 6:19 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:

- 14A. 25-0175 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 6:39 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. 25-0177 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 6:39 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: