



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, February 24, 2026

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
Scott Higginbotham
Chad Tressler
Sean Saunders**

City Manager:

John Baumgartner

Assistant City Manager:

Rick Davis

Assistant City Manger-CFO:

Angie Steelman

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 Pro Tem Saunders called the meeting to order at 6:00 p.m. and called the roll. All members of Council were present. Mayor Long attended remotely.

Present 8 - Mayor Nick Long, Mr. Andy Mann, Mr. Tommy Cones, Mr. Tom Crews, Mr. Courtney Chadwell, Mr. Scott Higginbotham, 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 Zac Ashley with Bay Area Church. Mayor Pro Tem Saunders led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. **26-0085** February 10, 2026 Regular Meeting

Mayor Pro Tem Saunders asked if there were any corrections. He said hearing none, these minutes are approved.

4. **PROCLAMATIONS, PRESENTATIONS, AWARDS, AND COMMUNITY SPOTLIGHT**

4A. **26-0066** Presentation of a proclamation recognizing the Clear Creek High School Cheer Team (Mayor Long)

4B. **26-0087** Presentation by ETC Institute - 2025 League City Citizen Survey Report (City Manager)

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

Larry Alexander

Chuck Difalco

Peggy Zahler

6. CONSENT AGENDA

Approval of the Consent Agenda

Item 6K was pulled by Mr. Cones.

A motion was made by Mr. Tressler, seconded by Mr. Higginbotham, 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. Higginbotham, Mr. Tressler and Mr. Saunders

- 6A. 26-0030** Consider and take action on a resolution: 1) authorizing a three-year agreement with Delta Fire for the purchase of bunker gear in an amount not to exceed \$483,552 and 2) a three-year agreement with FireDex for the Cleaning, Inspection, Repair and Rental of bunker gear in an amount not to exceed \$132,300 (Fire Chief)

Approved on the Consent Agenda - Resolution No. 2026-34

- 6B. 26-0010** Consider and take action on a resolution approving a shortlist of consultants for Disciplines A-L under RFQ 25-040 (Professional Services for CIP Projects) (Executive Director of Development Services)

Approved on the Consent Agenda - Resolution No. 2026-35

- 6C. 26-0080** Consider and take action on a resolution authorizing the First Amendment to the Memorandum of Understanding with the City of Friendswood related to the Harris County Precinct 2 Grant Partnership Program (Executive Director of Development Services)

Approved on the Consent Agenda - Resolution No. 2026-36

- 6D. 26-0084** Consider and take action on a resolution authorizing an expenditure for an amount not to exceed \$44,277 with Texas-New Mexico Power (TNMP) for the installation of street lighting along FM 2094 (ST2602) as part of the FY2026 Capital Improvement Program (Executive Director of Development Services)

Approved on the Consent Agenda - Resolution No. 2026-37

- 6E. 26-0081** Consider and take action on a resolution authorizing a contingent fee professional services agreement with Linebarger Goggan Blair and Sampson, LLP for delinquent ad valorem tax and delinquent municipal court fee/fine collection services (Director of Finance)

Approved on the Consent Agenda - Resolution No. 2026-38

- 6F. 26-0082** Consider and take action on a resolution rejecting all proposals received for RFP #25-033 Signs and Banners (Director of Finance)

Approved on the Consent Agenda - Resolution No. 2026-39

- 6G.** [26-0068](#) Consider and take action on a resolution authorizing: 1) a three-year agreement with Arnold Oil Company of Austin L.P. dba A-Line Auto Parts in an amount not to exceed \$403,200 to purchase various auto parts and supplies for city vehicles and equipment and 2) a three-year agreement with O'Reilly Auto Enterprises LLC dba O'Reilly Auto Parts in an amount not to exceed \$403,200 to purchase various auto parts and supplies for city vehicles and equipment (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2026-40**
- 6H.** [26-0069](#) Consider and take action on a resolution authorizing a one-year agreement with Semper Striping LLC for roadway markings on-call in an amount not to exceed \$213,185 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2026-41**
- 6I.** [26-0070](#) Consider and take action on a resolution authorizing the purchase of one (1) 2026 Ford F550 ambulance from Southern Emergency and Rescue Vehicle Sales with related emergency equipment for Emergency Medical Services using H-GAC Contract No. AM10-23 in an amount not to exceed \$475,380 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2026-42**
- 6J.** [26-0071](#) Consider and take action on a resolution authorizing a memorandum of understanding with the Texas Department of Transportation related to the IH 45 Sound Wall Project (ST2202) (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2026-43**
- 6K.** [26-0088](#) Consider and take action on a resolution authorizing an expenditure of an amount not to exceed \$796,900.00 with Ready Power LLC for the purchase of four generators utilizing FEMA Hazard Mitigation Grant Program Funding (City Manager & Executive Director of Facilities and Information Technology)
- A motion was made by Mr. Cones, seconded by Mr. Tressler, to reject all bids and direct the City Manager to go out for new bids immediately, and bring them back at a special meeting or next regular meeting. The motion passed by the following vote:**
- For:** 8 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Crews, Mr. Chadwell, Mr. Higginbotham, Mr. Tressler and Mr. Saunders

END OF CONSENT AGENDA

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

7A. **26-0072** Hold a public hearing on a request for a Special Use Permit, SUP-25-0014 (Anchor Bay Gas Station), to allow for an Automobile/Vehicle Fueling Station use on approximately 2.8 acres zoned “CN” (Neighborhood Commercial), generally located at the northeast corner of South Egret Bay Boulevard (FM 270) and Austin Street (Director of Planning)

Mayor Pro Tem Saunders opened the hearing at 6:39 p.m.

NAME

- Sandra Judge**
- Angela Ricks**
- Ernie Ramos**
- Naveed Ali**
- James Brockway**
- Kim Speer**
- Will Speer**
- Elizabeth Wells**
- William Wells**
- David Elias**
- Carol Hord**
- Virginia Seefeld**
- Kitty Shamoli**
- Dr. Terry Williams**
- Leslie Hallman**

Mayor Pro Tem Saunders closed the hearing at 7:16 p.m.

7B. **26-0073** Consider and take action on a request for a Special Use Permit, SUP-25-0014 (Anchor Bay Gas Station), to allow for an Automobile/Vehicle Fueling Station use on approximately 2.8 acres zoned “CN” (Neighborhood Commercial), generally located at the northeast corner of South Egret Bay Boulevard (FM 270) and Austin Street (Director of Planning)

The Planning and Zoning Commission's motion to approve failed, 2-4-0, on February 12, 2026.

A motion was made by Mr. Mann, seconded by Mr. Chadwell, to approve the item.

A motion was made by Mayor Long, seconded by Mr. Chadwell, to postpone this item until the March 24 meeting. The motion passed by the following vote:

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

Opposed: 1 - Mr. Crews

7C. [26-0074](#) Hold a public hearing on a Planned Unit Development (PUD) Amendment, PUD-25-0002 (Duncan PUD Amendment), to amend the Duncan PUD to permit 3-phase overhead power lines along Ervin Street, generally located north of Muldoon Parkway and west of Hobbs Road (Director of Planning)

Mayor Pro Tem Saunders opened the hearing at 7:40 p.m.

No members of the public requested to address the Council.

Mayor Pro Tem Saunders closed the hearing at 7:40 p.m.

7D. [26-0075](#) Consider and take action on an ordinance approving a Planned Unit Development (PUD) Amendment, PUD-25-0002 (Duncan PUD Amendment), to amend the Duncan PUD to permit 3-phase overhead power lines along Ervin Street, generally located north of Muldoon Parkway and west of Hobbs Road (Director of Planning)

The Planning and Zoning Commission recommended approval, 6-0-0, on February 12, 2026.

A motion was made by Mr. Chadwell, seconded by Mr. Mann, to approve this item.

A motion was made by Mr. Tressler, seconded by Mr. Chadwell, to postpone this item until the March 24 meeting. The motion passed by the following vote:

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

Opposed: 1 - Mr. Crews

7E. [26-0076](#) Hold a public hearing on a request to rezone approximately 7.982 acres from “RSF-7” (Residential Single-Family 7) to “CG” (General Commercial), MAP-25-0009 (League City Parkway and Legacy Drive), generally located along the north side of West League City Parkway and west of Cones Lane (Director of Planning)

Mayor Pro Tem Saunders opened the hearing at 7:58 p.m.

NAME

- Russell Bynam**
- Robert Osborne**
- Ashley Adams**
- Taylor Adams**
- Chuck DiFalco**
- Steven Stoval**
- Clay Buhler**

Mayor Pro Tem Saunders closed the hearing at 8:17 p.m.

- 7F. [26-0077](#) Consider and take action on an ordinance approving a Rezoning Application, MAP-25-0009 (League City Parkway and Legacy Drive), a request to rezone approximately 7.982 acres from “RSF-7” (Residential Single-Family 7) to “CG” (General Commercial), generally located along the north side of West League City Parkway and west of Cones Lane (Director of Planning)

The Planning and Zoning Commission's motion to approve failed, 1-5-0, on February 12, 2026.

A motion was made by Mr. Mann, seconded by Mr. Chadwell, to postpone this item to the March 24 meeting. The motion passed by the following vote:

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

Opposed: 1 - Mr. Crews

- 7G. [26-0078](#) Hold a public hearing on a request to rezone approximately to 54.656 acres from “RSF-7” (Residential Single-Family 7) to “IL” (Limited Industrial), MAP-25-0010 (3143 W FM 517), generally located along the north side of Farm to Market Road 517, west of McFarland Road and east of My Road with the address of 3143 West Farm to Market Road 517 (Director of Planning)

Mayor Pro Tem Saunders opened the hearing at 8:23 p.m.

No members of the public requested to address the Council.

Mayor Pro Tem Saunders closed the hearing at 8:23 p.m.

- 7H. [26-0079](#) Consider and take action on an ordinance approving a Rezoning Application, MAP-25-0010 (3143 W FM 517), a request to rezone approximately 54.656 acres from “RSF-7” (Residential Single-Family 7) to “IL” (Limited Industrial), generally located along the north side of Farm to Market Road 517, west of McFarland Road and east of My Road with the address of 3143 West Farm to Market Road 517 (Director of Planning)

The Planning and Zoning Commission recommended approval, 6-0-0, on February 12, 2026.

A motion was made by Mr. Mann, seconded by Mr. Cones, to approve Ordinance No. 2026-05 approving a Rezoning Application, MAP 25 0010 (3143 W FM 517), a request to rezone approximately 54.656 acres from “RSF 7” (Residential Single Family 7) to “IL” (Limited Industrial), generally located along the north side of Farm to Market Road 517, west of McFarland Road and east of My Road with the address of 3143 West Farm to Market Road 517 on First Reading. The motion passed by the following vote:

For: 8 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Crews, Mr. Chadwell, Mr. Higginbotham, Mr. Tressler and Mr. Saunders

8. **OLD BUSINESS**

9. NEW BUSINESS

- 9A. 26-0031** Consider and take action on a resolution approving the City of League City's updated Economic Development Investment Policy (Director of Economic Development)

A motion was made by Mr. Chadwell, seconded by Mr. Tressler, to approve Resolution No. 2026-44 approving the City of League City's updated Economic Development Investment Policy. The motion passed by the following vote:

For: 8 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Crews, Mr. Chadwell, Mr. Higginbotham, 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.

John Baumgartner – Just a general reminder for the public and council, there is no meeting on March 10, the next meeting will be March 24.

13. COUNCIL MEMBERS COMMENTS/REPORTS

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

Mayor Pro Tem Sean Saunders – I do want to bring up something. I was recently elected as chairman of my son's DeMolay chapter and we are moving the chapter from Alvin/Angleton area to League City. It will be meeting at League City Masonic Lodge on the first and third Wednesdays of every month at 7 p.m. It is open to all young men between ages of 12 and 21. If they have any interest or curiosity, by all means come visit us.

Courtney Chadwell – No Comments

Scott Higginbotham – No Comments

Chad Tressler – No Comments

Andy Mann – I had this great riff on Punch the monkey and how both left and right can come together on this one issue and that is those other monkeys have it coming. I will yield my time.

Tommy Cones – I just want to welcome my nephew to League City. He moved to League City, Spencer. So, I’m bringing the whole clan down here to League City, you notice I got my brother and nephew. We’ll keep moving.

Tom Crews – No Comments

Mayor Long – Heck of a job running that meeting tonight. It was supposed to be an easy meeting, it turned into a contentious one. Great debates over many things. Great job, Mayor Pro Tem.

14. EXECUTIVE(CLOSED) SESSION(S)

15. ACTION ITEM(S) FROM EXECUTIVE SESSION(S)

16. REPORT FROM CITY AUDITOR

- 16A. [26-0067](#) Presentation of the City Auditor's Report (City Auditor)**

Candace Brown, City Auditor, presented the report.

17. ADJOURNMENT

At 8:41 p.m. Mayor Pro Tem Saunders said, there being no further business this meeting is adjourned.

NICK LONG
MAYOR

DIANA M. STAPP
CITY SECRETARY

(SEAL)

MINUTES APPROVED: March 24, 2026