



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Tuesday, July 22, 2025

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  
Scott Higginbotham  
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 6:04 p.m. and called the roll. All members of Council were present, with Chad Tressler attending 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 Josh Cagle with Mercy Gate Church. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 25-0326 July 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**

Mr. Saunders read a proclamation commending John Wayne No. 2667 Order of DeMolay for its commitment to youth development.

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

Galen Medlenka  
Steve Sheldon  
Lynetta Affolter  
Mike Peterson  
Brent Fournet

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

Item 6H was pulled by Mr. Mann.

A motion was made by Mr. Cones, seconded by Mr. Chadwell, 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. 25-0314 Consider and take action on a resolution approving the Program Year (PY) 2025 Annual Action Plan related to the Community Development Block Grant Program (Director of Finance)  
Approved on the Consent Agenda - Resolution No. 2025-121
- 6B. 25-0327 Consider and take action on a resolution authorizing a one-year agreement with Optum for medical stop loss reinsurance, including optional Gene Therapy Solutions coverage, for a total estimated annual cost of \$1,958,862 (Director of Human Resources)  
Approved on the Consent Agenda - Resolution No. 2025-122
- 6C. 25-0324 Consider and take action on a resolution authorizing a water capital recovery fee credit agreement with West FM 517, LTD., a Texas limited partnership, for the construction of a 24-inch water main on FM 517 associated with the Pedregal Subdivision, consistent with the City's Master Water Plan (Executive Director of Development Services)  
Approved on the Consent Agenda - Resolution No. 2025-123
- 6D. 25-0313 Consider and take action on a resolution authorizing an Interlocal Agreement between the City of League City and the Harris-Galveston Subsidence District (HGSD) for participation in the Water Conservation Education Program (Water Wise) for an amount not to exceed \$11,324 (Director of Public Works)  
Approved on the Consent Agenda - Resolution No. 2025-124
- 6E. 25-0323 Consider and take action on a resolution authorizing: 1) a one-year agreement with Coburn Supply Company in an amount not to exceed \$270,055 for water and sewer line repair materials and 2) a one-year agreement with Core & Main LP in an amount not to exceed \$270,055 for water and sewer line repair materials (Director of Public Works)  
Approved on the Consent Agenda - Resolution No. 2025-125

- 6F. 25-0305 Consider and take action on a resolution authorizing Change Order No. 1 to the construction contract with Wilson Building Services, LLC related to the Gilmore Elementary Claremont Connector Trail Project (PK2101) in an amount not to exceed \$65,639.90 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2025-126

- 6G. 25-0306 Consider and take action on a resolution authorizing the sale of a property as Drainage Easement identified as P000093060 (Parcel 340E) to TxDOT related to the construction of SH 99 Segment B1 in the amount of \$9,845.00 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2025-127

- 6H. 25-0312 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 an amount not to exceed \$198,095 (Executive Director of Capital Projects)

A motion was made by Mr. Mann, seconded by Mr. Cones, to postpone the item until the next 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

- 6I. 25-0322 Consider and take action on Ordinance No. 2025-24, an ordinance rezoning approximately 1.82 acres from "PS" (Public/Semi-Public) to "RSF-7" (Residential Single Family 7), MAP-25-0004 (Ellen Avenue Rezoning), generally located along the west side of Ellen Avenue, north of Webster Street - Second Reading (Director of Planning)

Planning and Zoning Commission recommended approval, 6-0-0, on June 16, 2025.

City Council approved the first reading, 8-0-0 on July 8, 2025.

Approved on the Consent Agenda - Ordinance No. 2025-24 - Second Reading

### **END OF CONSENT AGENDA**

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

- 7A. 25-0317 Hold a public hearing on the following Zone Change Applications rezoning approximately 1776.9 acres to replace the existing Lloyd Tract Planned Unit Development (PUD), additionally approving requests for creation of three Planned Unit Development Overlay Districts (-PUD Overlay): PUD-24-0001 (Lloyd PUD Central) approximately 245 acres, PUD-24-0002 (Lloyd PUD North) approximately 735.7 acres, and PUD-24-0003 (Lloyd PUD South) approximately 796.2 acres, all being generally located north of FM 517, south of League City Parkway, west of Hobbs Road, and east of McFarland Road (Director of Planning)

Mayor Long opened the public hearing at 6:27 p.m.

No members of the public requested to address the Council.

Mayor Long closed the public hearing at 6:27 p.m.

- 7B. 25-0318 Consider and take action on an ordinance rezoning approximately 1776.9 acres to replace the existing Lloyd Tract Planned Unit Development (PUD), additionally approving requests for creation of three Planned Unit Development Overlay Districts (-PUD Overlay): PUD-24-0001 (Lloyd PUD Central) approximately 245 acres, PUD-24-0002 (Lloyd PUD North) approximately 735.7 acres, and PUD-24-0003 (Lloyd PUD South) approximately 796.2 acres, all being generally located north of FM 517, south of League City Parkway, west of Hobbs Road, and east of McFarland Road (Director of Planning)

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

A motion was made by Mr. Cones, seconded by Mr. Mann, to approve Ordinance No. 2025-25 rezoning approximately 1776.9 acres to replace the existing Lloyd Tract Planned Unit Development (PUD), additionally approving requests for creation of three Planned Unit Development Overlay Districts ( PUD Overlay): PUD 24 0001 (Lloyd PUD Central) approximately 245 acres, PUD 24 0002 (Lloyd PUD North) approximately 735.7 acres, and PUD 24 0003 (Lloyd PUD South) approximately 796.2 acres, all being generally located north of FM 517, south of League City Parkway, west of Hobbs Road, and east of McFarland Road 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. 25-0325 Consider and take action on appointments to boards and commissions (Mayor Long)

A motion was made by Mr. Cones, seconded by Mayor Long, to approve appointments to boards and commissions.

League City Transportation and Infrastructure Committee:

Position 7 - Council Member Scott Higginbotham (Term expiring 12/31/25)

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

- 9B. 25-0308 Consider and take action on a resolution authorizing revisions to the City's General Design and Construction Standards Manual (Executive Director of Development Services)

A motion was made by Mr. Cones, seconded by Mayor Long, to approve the manual with the additional 1,500 ft distance requirement.

A motion was made by Mr. Tressler, seconded by Mr. Crews, to postpone the item until the next 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

## 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 Tommy Cones – No Comments**

**Courtney Chadwell – No Comments**

**Scott Higginbotham – No Comments**

**Chad Tressler – No Comments**

**Sean Saunders – No Comments**

**Andy Mann – No Comments**

**Tom Crews – Just real quick, I just wanted to offer congratulations to my daughter who got married this afternoon.**

**Mayor Long –We have been working on a comprehensive drainage plan for Clear Creek and the Dickinson Bayou for quite some time. We have 15-plus entities working in the watershed all the way from Fort Bend all the way down to the Galveston Bay, Harris County, Brazoria County, a bunch of different cities, all working together. The one big hurdle that we had to move forward on this was permission from the Army Corps of Engineers.**

It had been just a bottleneck getting through that. We went and visited with the Army Corps of Engineers a couple of weeks ago and they finally gave us approval yesterday to move forward. So, we will be able to move forward with that comprehensive study of Clear Creek and Dickinson Bayou and we're working that with money from every one of those entities. And then, really, what we do with that study from there is, next time the federal government is looking for money, you have to be ready to go in a certain way or they won't even listen to you. We'll be ready to go and approach the federal government to try to get some of that money to make larger projects on both bayous. So, thank you to the staff and to the county's staff for really digging in on that and pushing that forward.

14. EXECUTIVE(CLOSED) SESSION(S)
15. ACTION ITEM(S) FROM EXECUTIVE SESSION(S)
16. ADJOURNMENT

At 6:42 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: