



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, May 27, 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
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 6:00 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. 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 Kyle Backhus with Bay Area Church. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 25-0253 May 13, 2025 Special Meeting

3B. 25-0258 May 13, 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

Tim Brown

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

Item 6G was pulled by Mr. Saunders.

A motion was made by Mr. Saunders, seconded by Mr. Tressler, to approve the balance of the Consent Agenda.

A motion was made by Mayor Long, seconded by Mr. Cones, to amend the motion to pull 6E and postpone the item. 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

The original motion, as amended, 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. 25-0264 Consider and take action on a resolution authorizing a professional services agreement with Audit & Compliance Services, LLC (ACS) for internal audit services to conduct a procurement card audit in an amount not to exceed \$35,000 (City Auditor and City Manager)

Approved on the Consent Agenda - Resolution No. 2025-101

6B. 25-0218 Consider and take action on a resolution authorizing the renewal of group Life, AD&D, and Long-Term Disability insurance coverage with Mutual of Omaha for the plan year October 1, 2025 through September 30, 2026, in an amount not to exceed \$116,911.42 (Director of Human Resources)

Approved on the Consent Agenda - Resolution No. 2025-102

6C. 25-0239 Consider and take action on a resolution authorizing expenditures for the Bayridge Park Redevelopment-Phase 2, each in an amount not to exceed 1) \$113,525 for concrete services under an existing contract with Brooks Concrete and 2) \$10,000 for sub-grade stabilization, wheel-stops and striping, for an aggregate amount not to exceed \$123,525 (Director of Parks and Cultural Services)

Approved on the Consent Agenda - Resolution No. 2025-103

6D. 25-0251 Consider and take action on a resolution authorizing a license agreement with T-Mobile West LLC, for the placement of antennas and related equipment at the Candlewood Water Tower located at 5123 1/5 Candlewood Drive (Director of Planning)

Approved on the Consent Agenda - Resolution No. 2025-104

- 6E. 25-0244 Consider and take action on a resolution removing the Rustic Oaks Subdivision Drainage Improvements project (DR2003) from the May 2019 GO Bond project list (Executive Director of Capital Projects)

This item was dispensed with in the vote with the Consent Agenda.

- 6F. 25-0245 Consider and take action on a resolution authorizing a third amendment to the professional services agreement with Sander Engineering Corporation to increase the total compensation by \$59,200 for the updating of final design documents, bid, and construction phase services related to the League City Parkway West New Water Well and Ground Storage Tank Project (WT1910), for an aggregate amount not to exceed \$543,961, and to extend the agreement term to allow for the completion of additional services (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2025-105

- 6G. 25-0246 Consider and take action on a resolution authorizing a construction contract with Jerdon Enterprise, L.P. for the North Kansas Avenue Kayak Launch Project (PK1910A) in an amount not to exceed \$1,095,653.52 which takes into account authorizing approval of deductive Change Order 1 for an amount of \$413,789.98, and a Work Change Directive budget of \$109,565.00, and authorizing a contract with Terracon Consultants, Inc. for material testing for an amount not to exceed \$22,885, for a total construction budget of \$1,228,103.52. (Executive Director of Capital Projects)

A motion was made by Mr. Saunders, seconded by Mr. Tressler, to postpone this item and instruct staff to bring the project back with a floating dock instead of a fixed dock and to look at a possible phased development of the parking lot while initially using street parking. 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

- 6H. 25-0250 Consider and take action on Ordinance No. 2025-15 adopting the League City Westside Master Plan as an element of the Comprehensive Plan of the City of League City - Second Reading (Executive Director of Development Services)

Planning and Zoning Commission recommended approval, 7-0-0, on April 21, 2025.
Council approved first reading, 8-0-0, on May 13, 2025.

Approved on the Consent Agenda - Ordinance No. 2025-15 - Second Reading

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 7A. 25-0262 Hold a public hearing on the owner-requested annexation of approximately 80.45 acres located in League City's Extraterritorial Jurisdiction (City Attorney)

Mayor Long opened the public hearing at 6:10 p.m.

No members of the public requested to address Council. Two citizens signed the Public Hearing sheet, but did not wish to speak.

Mayor Long closed the public hearing at 6:11 p.m.

- 7B. 25-0254 Consider and take action on an ordinance annexing approximately 80.45 acres of land owned by Martron, LLC, J.A.C. Interests, Ltd., and Ellen Lloyd Cummins into the corporate limits of League City, Texas (City Attorney)

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Ordinance No. 2025-18 annexing approximately 80.45 acres of land owned by Martron, LLC, J.A.C. Interests, Ltd., and Ellen Lloyd Cummins into the corporate limits of League City, Texas on First Reading. The motion passed by the following vote:

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

Opposed: 1 - Mr. Mann

- 7C. 25-0263 Hold a public hearing on the owner-requested annexation of approximately 130.9043 acres located in League City's Extraterritorial Jurisdiction (City Attorney)

Mayor Long opened the public hearing at 6:11 p.m.

No members of the public requested to address Council.

Mayor Long closed the public hearing at 6:12 p.m.

- 7D. 25-0255 Consider and take action on an ordinance annexing approximately 130.9043 acres of land owned by BC-SB Baybrook JV LLC into the corporate limits of League City, Texas (City Attorney)

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Ordinance No. 2025-19 annexing approximately 130.9043 acres of land owned by BC SB Baybrook JV LLC into the corporate limits of League City, Texas on First Reading. The motion passed by the following vote:

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

Opposed: 1 - Mr. Mann

8. OLD BUSINESS

9. NEW BUSINESS

- 9A. 25-0230 Consider and take action on a resolution supporting a No Wake Zone in and around the League City Clear Lake area on Friday, June 20, 2025 for the Texas Outlaw Challenge (Mayor Long)

A motion was made by Mr. Tressler, seconded by Mr. Saunders, to approve Resolution No. 2025-106 supporting a No Wake Zone in and around the League City Clear Lake area on Friday, June 20, 2025 for the Texas Outlaw Challenge. 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. 25-0238 Consider and take action on appointments to boards and commissions (Mayor Long)

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

Transportation and Infrastructure Committee:

Position 3 (Term expiring 12/31/26) - Christopher Little

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

9C. 25-0257 Consider and take action on a resolution directing city staff to increase the senior (65 years or older) and/or disabled residential homestead tax exemption from \$100,000 to \$125,000 in the upcoming property tax rate ordinance (Mayor Pro Tem Cones, Mayor Long and Council Member Crews)

A motion was made by Mr. Cones, seconded by Mr. Chadwell, to approve Resolution No. 2025-107 directing city staff to increase the senior (65 years or older) and/or disabled residential homestead tax exemption from \$100,000 to \$125,000 in the upcoming property tax rate ordinance.

A motion was made by Mr. Tressler, seconded by Mr. Cones, to amend the motion that, in light of the action taken by the State Legislature increasing the school exemption to the sum of \$200,000 that the same be done here in League City, increasing the exemption to \$200,000. The motion to amend passed by the following vote:

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

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

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

- 9D. 25-0248 Consider and take action on a resolution establishing the Community Green Space Irrigation Grant Program pursuant to Chapter 380 of the Texas Local Government Code (Mayor Long, Councilmember Tressler, and Councilmember Saunders)

A motion was made by Mr. Tressler, seconded by Mr. Chadwell, to approve Resolution No. 2025-108 establishing the Community Green Space Irrigation Grant Program pursuant to Chapter 380 of the Texas Local Government Code.

A motion was made by Mr. Cones, seconded by Mayor Long, to amend the item to included that each and every project come to Council for approval. The motion to amend passed by the following vote:

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

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

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

Opposed: 2 - Mr. Mann and Mr. Crews

10. FIRST READING OF ORDINANCES

- 10A. 25-0261 Consider and take action on an ordinance amending the City of League City, Texas, Governmental, Proprietary, and Capital Funds Budget for Fiscal Year 2025 by amending Ordinance No. 2024-30, Ordinance No. 2024-43, and Ordinance No. 2025-07 adjust the operating and capital budget for actual and projected expenditures (Assistant City Manager - CFO)

Staff requests approval on first and final reading.

A motion was made by Mr. Tressler, seconded by Mr. Saunders, to approve Ordinance No. 2025-20 amending the City of League City, Texas, Governmental, Proprietary, and Capital Funds Budget for Fiscal Year 2025 by amending Ordinance No. 2024 30, Ordinance No. 2024 43, and Ordinance No. 2025 07 adjust the operating and capital budget for actual and projected expenditures 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

A motion was made by Mr. Tressler, seconded by Mr. Saunders, to approve Ordinance No. 2025-20 on First and Final Reading. The motion failed to meet the 4/5th majority to pass by the following vote:

For: 6 - Mayor Long, Mr. Mann, Mr. Chadwell, Mr. Higginbotham, Mr. Tressler and Mr. Saunders

Opposed: 2 - Mr. Cones and Mr. Crews

11. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED

- 11A. 25-0267 Consider and take action on a resolution ratifying an amendment to the agreement with OpenEdge, a Global Payments Company, for merchant credit card services; ratifying all prior expenditures made under the agreement; and authorizing continued payment for such services subject to annual budget appropriations (Finance Director)

A motion was made by Mr. Cones, seconded by Mr. Crews, to approve Resolution No. 2025- 109 ratifying an amendment to the agreement with OpenEdge, a Global Payments Company, for merchant credit card services; ratifying all prior expenditures made under the agreement; and authorizing continued payment for such services subject to annual budget appropriations. 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

- 11B. 25-0241 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 - Third Reading (City Manager)

Council approved first reading 7-0-0 on April 22, 2025.
Council approved second reading 8-0-0 on May 13, 2025.

A motion was made by Mr. Tressler, seconded by Mr. Chadwell, to approve Ordinance No. 2025-14 on Third Reading.

A motion was made by Mr. Cones, seconded by Mr. Saunders, to postpone this 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

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

Chad Tressler – No Comments

Sean Saunders – No Comments

Andy Mann – We went out for the Memorial Day Service on Monday. Most of us attended. I think it is the longest running single city event in the history of the city. There's pictures of them doing like with covered wagons and stuff like that. It was a huge attendance, but if you guys can think about it next year, I know it's one of those holidays where a lot of families travel, but it's always special. Because, if you think about it, what we're doing up here is a product of that sacrifice, and that's a beautiful thing. That's all I wanted to point out, thank you.

Tom Crews – No Comments**Courtney Chadwell – No Comments**

Scott Higginbotham – I'll second what Andy said. The ceremony at Fairview, it was a special deal. If you haven't had a chance to go, please put it on your calendar for next year. Also, I just wanted to recognize Clear Springs Softball for making the State Final this next weekend. That's pretty impressive. I don't believe a softball team from our district has ever won state or been to the final. So, good luck to them, I hope they bring it home and finish the job. Congratulations on that.

Mayor Long – Hats off to the softball team. It's pretty awesome following them. They've had some really crazy games, too, like walk-off home runs and stuff like that to get there, so it's been pretty neat. I will also to Clear Creek High School for winning the Challenger Cup. It goes to the high school with the most successful overall sports program, not just one single sport. That was targeted to my west side friend over there. The other part that was really neat at that Memorial Day Ceremony they put a Texas State Historical Marker recognizing the Japanese settlers that settled in League City. If you've never been to Fairview it's kind of a crazy place because there's Japanese graves in Japanese style for the rice farmers that moved down here next to Confederate graves across from World War II service members who died. It is a real microcosm of all the different influences that came into this town and developed it. Both sides of the Civil War, so it is a very interesting cemetery from that perspective and to see all that. It was neat kind of seeing that, except for some reason it said the rice farmers of Webster, but it was in League City. That was a little bit of a misunderstanding I think.

14. EXECUTIVE(CLOSED) SESSION(S)

At 6:58 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:

- 14A. 25-0236 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)

At 7:04 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. 25-0237 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. Higginbotham, seconded by Mr. Chadwell, to authorize staff to proceed with the acquisition of Parcel 1 Parts 1 & 2, totaling 0.0498 acre (2,171 SF) to support the SH 3 at FM 518 Intersection Improvement Project (CIP# ST2003) from Prime Real Estate U.S. Properties, Inc., 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. Higginbotham, Mr. Tressler and Mr. Saunders

16. ADJOURNMENT

At 7:05 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: