



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, June 9, 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 Manager-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 Long called the meeting to order at 6:00 p.m. and called the roll. All members of Council were present except Mr. Tressler.

Absent 1 - Mr. Chad Tressler

Present 7 - Mayor Nick Long, Mr. Andy Mann, Mr. Tommy Cones, Mr. Tom Crews, Mr. Courtney Chadwell, Mr. Scott Higginbotham 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 Marcus LaBrie with The Ark Church Gulf Coast. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. **26-0224** May 26, 2026 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

John Butler
Brian Freedman
Julie Massey
Nancy Mills
Noah Nolet

6. **CONSENT AGENDA**

Approval of the Consent Agenda

Item 6A was pulled by Mr. Mann.

Item 6D was pulled by Mr. Cones.

A motion was made by Mr. Saunders, seconded by Mr. Cones, to approve the balance of the Consent Agenda. The motion passed by the following vote:

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

Absent: 1 - Mr. Tressler

- 6A. [26-0205](#) Consider and take action on a resolution authorizing an interlocal agreement between the City of League City and City of Houston related to the FIFA World Cup Grant Program (Fire Chief and Chief of Police)
- A motion was made by Mr. Cones, seconded by Mr. Mann, to approve Resolution No. 2026-100 authorizing an interlocal agreement between the City of League City and City of Houston related to the FIFA World Cup Grant Program. The motion passed by the following vote:**
- For:** 7 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Crews, Mr. Chadwell, Mr. Higginbotham and Mr. Saunders
- Absent:** 1 - Mr. Tressler
- 6B. [26-0197](#) Consider and take action on a resolution authorizing a Professional Services Agreement with GFT Infrastructure, Inc. in the amount of \$345,000 for design, easement acquisition, bidding, and construction phase services associated with the extension of a 24-inch waterline along FM517 from approximately 900 feet west of Calder Road to approximately 700 feet east of Pedregal Boulevard (Executive Director of Development Services)
- Approved on the Consent Agenda - Resolution No. 2026-101**
- 6C. [26-0217](#) Consider and take action on a resolution authorizing a second amendment to the existing professional services agreement with GFT Infrastructure, Inc., formerly DE Corporation, for additional LiDAR survey services related to the Clear Creek and Dickinson Bayou Flood Insurance Rate Map Update Project (DR2301) in an amount not to exceed \$66,724.75, for a revised total contract amount of \$590,704.75 (Executive Director of Development Services)
- Approved on the Consent Agenda - Resolution No. 2026-102**
- 6D. [26-0196](#) Consider and take action on a resolution authorizing a Professional Services Agreement with Freese and Nichols, Inc. in the amount of \$712,010 for the Water and Wastewater Master Plan and Capital Recovery Fee Update (Executive Director of Development Services)
- A motion was made by Mr. Saunders, seconded by Mr. Chadwell, to approve Resolution No. 2026-103 authorizing a Professional Services Agreement with Freese and Nichols, Inc. in the amount of \$712,010 for the Water and Wastewater Master Plan and Capital Recovery Fee Update. The motion passed by the following vote:**
- For:** 7 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Crews, Mr. Chadwell, Mr. Higginbotham and Mr. Saunders
- Absent:** 1 - Mr. Tressler
- 6E. [26-0222](#) Consider and take action on a resolution authorizing a three-year interlocal agreement with The University of Texas Health Science Center at Houston for employee assistance program services through UTEAP for an amount not to exceed \$59,184 (Director of Human Resources)
- Approved on the Consent Agenda - Resolution No. 2026-104**
- 6F. [26-0207](#) Consider and take action on a resolution authorizing an agreement with Liqui-Pro Industries for the replacement of the Civic Center mansard roof for a base contract amount of \$87,330, with the total compensation under the agreement not to exceed \$100,000 (Executive Director of Information Technology, Facilities and Ballpark)
- Approved on the Consent Agenda - Resolution No. 2026-105**

- 6G. [26-0214](#) Consider and take action on a resolution authorizing the application submission for and award acceptance of the Texas State Library and Archives Commission's Interlibrary Loan Lending Reimbursement Program Grant for partial reimbursements for direct costs associated with participating in statewide resource sharing in FY2026 (Director of Parks & Cultural Services)
- Approved on the Consent Agenda - Resolution No. 2026-106**
- 6H. [26-0211](#) Consider and take action on a resolution to ratify the contract with King Solution Services, LLC for the emergency repair of an existing 24-inch storm sewer line located at 420 Civil St. in an amount not to exceed \$74,625 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2026-107**
- 6I. [26-0216](#) Consider and take action on a resolution to submit a Local On-System Improvement Project Agreement (LOSA) to TxDOT for construction permit approval for the Walker Street at SH96 intersection improvements (ST1913) (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2026-108**
- 6J. [26-0218](#) Consider and take action on Ordinance 2026-15 establishing Article VI, entitled "Donation Bins" of Chapter 70 of the Code of Ordinances to adopt regulations governing donation bins, boxes and receptacles - Second Reading (Mayor Pro Tem Saunders and Councilmember Tressler)
- Council approved first reading, 8-0-0 on May 26, 2026.
- Approved on the Consent Agenda - Ordinance No. 2026-15 - Second Reading**
- 6K. [26-0221](#) Consider and take action on Ordinance 2026-14 amending Chapter 56, entitled "Healthy Spaces," of the Code of Ordinances to adopt regulations governing pedestrian safety and abandoned property - Second Reading (Mayor Long)
- Council approved first reading, 8-0-0 on May 26, 2026.
- Approved on the Consent Agenda - Ordinance No. 2026-14 - Second Reading**
- 6L. [26-0223](#) Consider and take action on Ordinance 2026-16 amending Chapter 22 of the Code of Ordinances of the City of League City, Texas, by repealing and replacing Article VII related to Unsafe Buildings and Public Nuisance Abatement; establishing procedures for the identification, hearing, repair, securing, removal, and demolition of dangerous buildings and structures through the Municipal Court of Record - Second Reading (Councilmember Mann and Councilmember Higginbotham)
- The Sunset Commission recommended approval, 5-0-0, with one member absent, on April 17, 2026.
- Council approved first reading, 8-0-0 on May 26, 2026.
- Approved on the Consent Agenda - Ordinance No. 2026-16 - Second Reading**

END OF CONSENT AGENDA

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

8. **OLD BUSINESS**

9. **NEW BUSINESS**

9A. **26-0215**

Consider and take action on appointments to fill vacancies on boards and commissions
(Mayor Long)

A motion was made by Mr. Cones, seconded by Mr. Saunders, to appoint members to boards and commissions as listed.

**League City Sunset Commission (Term expiring 12/31/2026)
Position 6 – Vincent Lepar**

**League City Transportation & Infrastructure Committee (Term expiring 12/31/2026)
Position 4 (P&Z Member) – James Waguespack**

**Library Board (Term expiring 12/31/2027)
Position 2 – Aimee Henkel**

**Parks Board (Term expiring 12/31/2027)
Position 2 – Dr. Amber Mitchell**

**Zoning Board of Adjustment (Term expiring 12/31/2027)
Alternate 1 – Gordon Bethel**

The motion passed by the following vote:

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

Absent: 1 - Mr. Tressler

9B. **26-0219**

Consider and take action on a resolution expressing support for the widening of Farm-to-Market Road 270 (FM 270) and requesting the Houston-Galveston Area Council and Texas Department of Transportation continue advancing the project for future funding and implementation (Councilmember Tressler & Mayor Pro Tem Saunders)

A motion was made by Mr. Saunders, seconded by Mr. Cones, to approve Resolution No. 2026-109 expressing support for the widening of Farm-to-Market Road 270 (FM 270) and requesting the Houston-Galveston Area Council and Texas Department of Transportation continue advancing the project for future funding and implementation. The motion passed by the following vote:

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

Absent: 1 - Mr. Tressler

- 9C. 26-0209 Consider and take action on a resolution adopting the Economic Development Strategic Plan (Director of Economic Development)

A motion was made by Mr. Cones, seconded by Mr. Chadwell, to approve Resolution No. 2026-110 adopting the Economic Development Strategic Plan. The motion passed by the following vote:

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

Absent: 1 - Mr. Tressler

10. FIRST READING OF ORDINANCES

- 10A. 26-0225 Consider and take action on an ordinance adding Section 70-2 to the Code of Ordinances of the City of League City to prohibit gambling devices and gambling places within the City and to declare violations thereof a public nuisance (Mayor Long)

A motion was made by Mr. Saunders, seconded by Mr. Mann, to approve Ordinance No. 2026-17 adding Section 70 2 to the Code of Ordinances of the City of League City to prohibit gambling devices and gambling places within the City and to declare violations thereof a public nuisance on First Reading. The motion passed by the following vote:

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

Absent: 1 - Mr. Tressler

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 Sean Saunders – No Comments

Courtney Chadwell – A couple of weeks ago, the City’s Facebook page, there was a post about a couple of encampments that were identified and cleaned up. The response from the citizens was pretty positive and overwhelming.

I just want to commend staff, specifically Public Works and Code Enforcement, working to get that taken care of. Appreciate that.

Scott Higginbotham – I just want to take an opportunity to congratulate our Chief of Staff Drey Hicks and his wife Anna on the birth of their son Pierce. The fourth sibling in the Hicks family. We're all excited for them and I'm sure that young Pierce will grow up to be an outstanding public servant like his father. John, I know how lucky you are to have Drey and I hope you're nice to him when he comes back really exhausted in a few days. And before anyone asks, Drey absolutely did not ask me to say this.

Andy Mann – Since no one's yielding, I just wanted to take a moment to thank the Mayor, and for Council and for the top-level staffers out there who identified a few months ago that there needed to be a tightening up of the overall system. At first, it felt like there was a little bit of resistance, but everyone came together. I think through the ordinances that we've tightened up recently, and some administrative changes that have been made, you can feel kind of a return to order. There was maybe a little bit of fraying that a few of us might have been detecting. I just want to thank the Chief of Police, John Baumgartner, Nick. I have been on this Council 12 years, and I've seen a lot of leaders. You're the best. Thank you.

Tommy Cones – No Comments

Tom Crews – This is a little more of a serious note here. For some time now, we've been dancing around an issue, but now it's time I have to address it directly. What I'm talking about is After the last election there's been an agreement among City Council that any initiative that I bring will not be backed and the causes that I support could be in danger. While the amount of flattery that that puts upon me, that kind of a fear, is absolutely amazing, but it has just now caused this Council to stop doing its Christian duties. I don't claim to be a biblical scholar here, but when it comes to this, this is pretty crystal clear. Jesus said that the commandment, the greatest commandment is that we love our neighbor like ourselves. Then he gave us the parable the Good Samaritan to tell us, well who is our neighbor? Our neighbor is not necessarily someone who looks just like us. They don't have to live next to us. Our neighbor is anyone who is in need. We're also given the story of the rich man and Lazarus that shows how daily the rich man would step over Lazarus ignoring his sickness, his poorness. The consequence of that was eternal for the rich man. At our last meeting, I proposed a simple solution, that we allow churches or private individuals who want to, to be allowed to let someone stay on their property no more than two days. The police could stop by and do welfare checks on these individuals. This proposal does not weaken, at all, the healthy spaces initiative that we've been kind of patting ourselves on the back about. It simply allows people to do what they may feel is their Christian duty without fear that they are breaking the law. With this, no one is being required to open their property. No one is being forced to participate. This proposal merely

protects the freedoms of those who feel the need to help someone. Let's set aside our frustrations, our political disagreements, these past elections. Stop treating this as a personal issue. We will disagree and we do disagree on many things, but I think we can agree that allowing people to show compassion to their neighbors shouldn't be against the law. Thank you.

Mayor Long – Glad I get to go next. I think your quoting of the parable was extremely apt. In that parable, in the call to love your neighbor, oftentimes love does not mean allowing somebody to do something that is not in their best interest. We all have kids up here, and I think we know oftentimes you have to tell your children hey, that is not a good idea and you got to show tough love. That is exactly why allowing somebody to sleep on the streets, and stepping over them, which is what we had done in the past, and what you're proposing that we continue to do in the future, was not the best way. The best way to deal with homelessness which is oftentimes, vast majority of the time, caused by mental illness or substance abuse, is to intercede. That's why we worked with the county to get these extra beds. That's why we've invested in mental health officers, with proper training to then get them to help that is real help, not just allowing them to sleep by the dumpster. Which is what we had done in the past, or sleep in the woods. If you saw the pictures of the camps which were cleaned up, they were horrific. The trash was spread a foot deep and 100 years on all sides. That's how these people were living. So, instead of turning a blind eye and pretending it's not a problem, this is meant to address that problem head on. Get them the mental help that they need. Get them the substance abuse treatment that they need instead of just feeling good about ourselves by allowing it to continue to happen. The reason your amendment didn't receive a second, at least the reason I did not second it, is because it was superfluous and would have just ended up creating permanent homeless encampments. Instead, what the ordinance allows is any church or any organization or any person can do it, is with permission, with written permission from that person, they can camp there. So, it does not curtail any church's responsibility or any church's ability to serve their duty if they see fit to do that on their property. So, they can already do it. There was just no reason to create permanent homeless camps in League City. They can still do it, the ordinance allows for it. And now, we have the right to compel people to get to the treatment that will best serve them instead of turning a blind eye and allowing them to sleep by a dumpster.

14. EXECUTIVE(CLOSED) SESSION(S)

At 6:44 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:

- 14A. 26-0212** 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 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. 26-0213** Consider and take action on discussion concerning potential purchase or sale of real property interests (Executive Director of Capital Projects)
- No Action**

16. REPORT FROM CITY AUDITOR**17. ADJOURNMENT**

At 6:52 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: June 23, 2026