



Meeting Minutes  
City Council

Tuesday, May 12, 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 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 Council Member Andy Mann. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 26-0189 April 28, 2026 Council Work Session

3B. 26-0188 April 28, 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.

No members of the public requested to address the Council.

**6. CONSENT AGENDA**

## Approval of the Consent Agenda

Item 6B was pulled by Mr. Cones.

A motion was made by Mr. Chadwell, seconded by Mr. Tressler, 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. 26-0179 Consider and take action on a resolution authorizing two (2) one-year agreements with Stryker for the annual maintenance and repair of LifePacks & AEDs in an amount not to exceed \$39,000 and for the annual maintenance and repair of power load stretchers and stair chairs in an amount not to exceed \$24,600 (Fire Chief)

Approved on the Consent Agenda - Resolution No. 2026-86

- 6B. 26-0174 Consider and take action on a resolution authorizing an agreement with A&O Design and Production Co. to design and paint a mural on a City water tank located at the intersection of 3rd St. and Railroad Avenue in an amount not to exceed \$65,000 (Director of Communications and Community Engagement)

A motion was made by Mr. Cones, seconded by Mr. Tressler, to approve Resolution No. 2026-87 authorizing an agreement with A&O Design and Production Co. to design and paint a mural on a City water tank located at the intersection of 3rd St. and Railroad Avenue in an amount not to exceed \$65,000. 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

- 6C. 26-0175 Consider and take action on a resolution authorizing a three-year agreement with Wastewater Transport Services LLC for grit screening/sludge transportation and disposal services in an amount not to exceed \$1,871,760 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2026-88

- 6D. 26-0177 Consider and take action on a resolution authorizing an Interlocal Agreement between Dickinson Water Control and Improvement District (WCID) and the City of League City, Texas for water and sanitary sewer services at 401 FM 517 Rd West and 371 FM 517 Rd West (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2026-89

- 6E. 26-0178 Consider and take action on a resolution authorizing a Permanent Sanitary Sewer Easement between Dickinson Water Control and Improvement District (WCID) and the City of League City, Texas for a 20-foot-wide easement located along the north right-of-way of FM 517 West (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2026-90

- 6F. 24-0169 Consider and take action on a resolution authorizing a professional services agreement with Ardurra Group, Inc. for design, bid, and construction phase services related to the SH 3 BPS Chemical Feed Building & Storage Project (WT2402) in an amount not to exceed \$525,000 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2026-91

- 6G. 26-0176 Consider and take action on a resolution authorizing the sale of a property identified as P00091286 (Parcel 337) to TxDOT related to the construction of SH 99 Segment B1 in the amount of \$12,768.00 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2026-92

### **END OF CONSENT AGENDA**

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

- 7A. 26-0183 Hold a public hearing on proposed amendments to the Code of Ordinances of the City of League City, Chapter 125, Article 3, entitled “Zoning Regulations”, and “Appendix A: Definitions”, to revise regulations related to manufactured homes and accessory dwelling units (ADUs) in response to Senate Bill 785 and Senate Bill 1567 adopted by the 89th Texas Legislature (Director of Planning)

Mayor Long opened the public hearing at 6:04 p.m.

No members of the public requested to address the Council.

Mayor Long closed the public hearing at 6:04 p.m.

- 7B. 26-0186 Consider and take action on an ordinance amending the Code of Ordinances of the City of League City, Chapter 125, Article 3, entitled “Zoning Regulations”, and “Appendix A: Definitions”, to revise regulations related to manufactured homes and accessory dwelling units (ADUs) in response to Senate Bill 785 and Senate Bill 1567 adopted by the 89th Texas Legislature (Director of Planning)

The Planning and Zoning Commission recommended approval, 5-0-0, on April 23, 2026.

A motion was made by Mr. Tressler, seconded by Mr. Chadwell, to approve Ordinance No. 2026-10 amending the Code of Ordinances of the City of League City, Chapter 125, Article 3, entitled “Zoning Regulations”, and “Appendix A: Definitions”, to revise regulations related to manufactured homes and accessory dwelling units (ADUs) in response to Senate Bill 785 and Senate Bill 1567 adopted by the 89th Texas Legislature 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

- 7C. 26-0184 Hold a public hearing on a request to rezone approximately 0.298 acres from “RSF-5” (Residential Single-Family 5) to “IL” (Limited Industrial), MAP-25-0005 (2904 Hill Avenue), generally located along the west side of Hill Avenue, south of East Strawberry Street and north of Farm to Market Road 646 (FM 646) (Director of Planning)

Mayor Long opened the public hearing at 6:09 p.m.

NAME

Raimundo Herrera (Declined to speak)

Mayor Long closed the public hearing at 6:09 p.m.

- 7D. 26-0185 Consider and take action on an ordinance approving a Rezoning Application, MAP-25-0005 (2904 Hill Avenue), a request to rezone approximately 0.298 acres from “RSF-5 (Residential Single-Family 5) to “IL” (Limited Industrial), generally located along the west side of Hill Avenue, south of East Strawberry Street and north of Farm to Market Road 646 (FM 646) (Director of Planning)

The Planning and Zoning Commission recommended approval, 4-1-0, on April 23, 2026.

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Ordinance No. 2026-11 approving a Rezoning Application, MAP 25 0005 (2904 Hill Avenue), a request to rezone approximately 0.298 acres from “RSF 5 (Residential Single Family 5) to “IL” (Limited Industrial), generally located along the west side of Hill Avenue, south of East Strawberry Street and north of Farm to Market Road 646 (FM 646) First Reading. The motion passed by the following vote:

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

Opposed: 1 - Mr. Chadwell

8. OLD BUSINESS

9. NEW BUSINESS

- 9A. 26-0168 Consider and take action on a resolution supporting a No Wake Zone in and around the League City Clear Lake area on Friday, June 26, 2026 for the Texas Outlaw Challenge (Mayor Long)

A motion was made by Mr. Tressler, seconded by Mr. Higginbotham, to approve Resolution No. 2026-93 supporting a No Wake Zone in and around the League City Clear Lake area on Friday, June 26, 2026 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

**10. FIRST READING OF ORDINANCES**

- 10A. 26-0157 Consider and take action on an ordinance amending Article V, “Vessel Residency and Nuisance Vessel Abatement,” of Chapter 70 of the Code of Ordinances to revise provisions related to live-aboard vessels, abandoned vessels, and derelict vessels (Mayor Long)

(Council Member Cones co-sponsored this item)

A motion was made by Mr. Chadwell, seconded by Mr. Tressler, to approve Ordinance No. 2026-12 amending Article V, “Vessel Residency and Nuisance Vessel Abatement,” of Chapter 70 of the Code of Ordinances to revise provisions related to live aboard vessels, abandoned vessels, and derelict vessels on First Reading. 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

- 10B. 26-0190 Consider and take action on an ordinance establishing Chapter 56, entitled “Healthy Spaces,” of the Code of Ordinances to adopt regulations governing camping on public and private property (Mayor Long)

Sponsor requests approval on first and final reading.

A motion was made by Mr. Chadwell, seconded by Mr. Tressler, to approve Ordinance No. 2026-13 establishing Chapter 56, entitled “Healthy Spaces,” of the Code of Ordinances to adopt regulations governing camping on public and private property on First Reading. 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

A motion was made by Mr. Tressler, seconded by Mr. Mann, to approve Ordinance No. 2026-13 on First and Final Reading. The motion failed 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****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**

**Tommy Cones – No Comments**

**Tom Crews – No Comments**

**Courtney Chadwell – No Comments**

**Scott Higginbotham – No Comments**

**Chad Tressler – No Comments**

**Andy Mann – No Comments**

**Mayor Long – No Comments**

**14. EXECUTIVE(CLOSED) SESSION(S)**

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

**16. REPORT FROM CITY AUDITOR**

**17. 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:**