



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, September 9, 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 6:01 p.m. and called the roll. All members of Council were present except Mr. Cones. Chad Tressler attended the meeting remotely.

Absent 1 - Mr. Tommy Cones

Present 7 - Mayor Nick Long, Mr. Andy Mann, 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 Rev. Kyra Baehr of Unity Bay Area Houston. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. [25-0418](#) August 26, 2025 Council Budget & CIP Workshop

3B. [25-0419](#) August 26, 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

William Pate
Debra Guerrero

6. **CONSENT AGENDA**

Approval of the Consent Agenda

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

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

Absent: 1 - Mr. Cones

6A. [25-0378](#) Consider and take action on a resolution authorizing a five-year agreement with Hilltop Securities Inc. for municipal advisory services (Director of Finance)

Approved on the Consent Agenda - Resolution No. 2025-152

- 6B. [25-0406](#) Consider and take action on a resolution authorizing Work Change Directive No. 2 to the construction contract with Lucas Construction Company, Inc., related to the Phase 2 Reconstruction of Turner Street and Butler Road (RE1902A) in an amount not to exceed \$63,875 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2025-153

- 6C. [25-0402](#) Consider and take action on Ordinance No. 2025-32, an ordinance approving a Rezoning Application, MAP-25-0003, (South Shore Boulevard Rezone), a request to rezone approximately 3.40-acres from “PS-PUD” (Public/Semi-Public) to “RSF-7-PUD” (Residential Single-Family 7) within the South Shore Harbour PUD, generally located along the south side of South Shore Boulevard, east of Masters Drive, and west of Admiral Road - Second Reading (Director of Planning)

The Planning and Zoning Commission recommended approval, 8-0-0, on August 4, 2025.

Council approved the first reading, 8-0-0, on August 26, 2025.

Approved on the Consent Agenda - Ordinance No. 2025-32 - Second Reading

- 6D. [25-0409](#) Consider and take action on Ordinance 2025-34 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, Ordinance No. 2025-07, and Ordinance No. 2025-20 adjust the operating and capital budget for actual and projected expenditures – Second Reading (Assistant City Manager - CFO)
Council approved first reading 8-0-0 on August 26, 2025.

Approved on the Consent Agenda - Ordinance No. 2025-34 - Second Reading

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

8. OLD BUSINESS**8A. 25-0405**

Consider and take action on Ordinance No. 2025-33 an ordinance approving a Special Use Permit Application, SUP-25-0002, (West League City Self Storage), a request to allow a self-storage use on approximately 3.0552 acres of property zoned “CG-PUD” (General Commercial within the Magnolia Creek Planned Unit Development), generally located at the northeast corner of League City Parkway and Bay Area Boulevard - Second Reading (Director of Planning)

The Planning and Zoning Commission recommended approval, 8-0-0, on July 21, 2025.

Council postponed the item, 8-0-0, on August 12, 2025.

Council approved the first reading, 7-1-0, on August 26, 2025.

A motion was made by Mr. Chadwell, seconded by Mr. Saunders, to approve Ordinance No. 2025-33 approving a Special Use Permit Application, SUP 25-0002, (West League City Self Storage), a request to allow a self-storage use on approximately 3.0552 acres of property zoned “CG-PUD” (General Commercial within the Magnolia Creek Planned Unit Development), generally located at the northeast corner of League City Parkway and Bay Area Boulevard on Second Reading. The motion passed by the following vote:

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

Absent: 1 - Mr. Cones

8B. 25-0415

Consider and take action on Ordinance 2025-31 adopting the Annual Budget for Governmental and Proprietary Funds for Fiscal Year 2026 – Second Reading (Assistant City Manager - CFO)

Council approved 7-1-0 on August 26, 2025.

Taxpayer Impact Statement Required per H.B. 1522 effective September 1, 2025

2024 Adopted Tax Rate \$0.369 with average homestead taxable value of \$351,138 equals tax of \$1,295.70

2025 No-New-Revenue Tax Rate \$0.36355 with average homestead taxable value of \$362,634 equals tax of \$1,318.36

2025 Proposed Tax Rate \$0.36355 with average homestead taxable value of \$362,634 equals tax of \$1,318.36

A motion was made by Mayor Long, seconded by Mr. Higginbotham, to approve Ordinance No. 2025-31 on Second Reading and to direct staff to include in the FY2026 budget an appropriation for the assumption of the maintenance responsibilities for the Galveston County Consolidated Drainage District (GCCDD) network within the City of League City boundaries including drainage district detention ponds and bayous in the amount of \$1.635 million, this amount includes funding for mowing operations, de-silting operations, incidental repairs and for the purchase of GCCDD real property and drainage easements. Funding shall be provided from the CIP Sales Tax fund dedicated to streets and drainage. The motion passed by the following vote:

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

Absent: 1 - Mr. Cones

9. NEW BUSINESS**9A. 25-0291**

Consider and take action to form and appoint members to a subcommittee of the City Council to review and update goals for the City Manager (Mayor)

A motion was made by Mayor Long, seconded by Mr. Chadwell, to appoint Tom Crews, Chad Tressler, Sean Saunders and Courtney Chadwell to the 2025 subcommittee of the City Council to review and update goals for the City Manager. The motion passed by the following vote:

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

Absent: 1 - Mr. Cones

9B. 25-0397

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

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

Library Board:

Position 1 - Morgan Montgomery (Term Expiring 12/31/26)

Community Standards Review Committee:

Position 5 (Library Board Member) - Morgan Montgomery (Term Expiring 12/31/25)

The motion passed by the following vote:

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

Absent: 1 - Mr. Cones

10. FIRST READING OF ORDINANCES**10A. 25-0399**

Consider and take action on an ordinance approving an ad valorem tax rate for the City of League City, Texas, upon all taxable property within the corporate limits of the City for the Fiscal Year ending September 30, 2026; directing the assessment and collection thereof; providing for a severability clause; and providing for an effective date (Assistant City Manager - CFO)

Staff requests approval on first and final reading.

Taxpayer Impact Statement Required per H.B. 1522 effective September 1, 2025

2024 Adopted Property Tax Rate \$0.369 with average homestead taxable value of \$351,138 equals tax of \$1,295.70

2025 No-New-Revenue Property Tax Rate \$0.36355 with average homestead taxable value of \$362,634 equals tax of \$1,318.36

2025 Proposed Property Tax Rate \$0.36355 with average homestead taxable value of \$362,634 equals tax of \$1,318.36

A motion was made by Mr. Saunders, seconded by Mr. Chadwell, to approve Ordinance No. 2025-35 approving an ad valorem tax rate for the City of League City, Texas, upon all taxable property within the corporate limits of the City for the Fiscal Year ending September 30, 2026; directing the assessment and collection thereof; providing for a severability clause; and providing for an effective date on First Reading.

The 2025 property tax rate is \$0.36355 per \$100 valuation.

The motion passed by the following vote:

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

Absent: 1 - Mr. Cones

A motion was made by Mr. Saunders, seconded by Mr. Chadwell, to approve Ordinance No. 2025-35 on First and Final Reading. The motion passed by the following vote:

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

Opposed: 1 - Mr. Crews

Absent: 1 - Mr. Cones

10B. [25-0407](#)

Consider and take action on an ordinance authorizing a Utility Agreement with Baybrook Municipal Utility District No. 1 and BC-SB Baybrook JV, LLC, consenting to the annexation of approximately 450 acres known as the Midline Tract into Baybrook MUD 1, and authorizing the City Manager to execute the Agreement (Executive Director of Development Services)

A motion was made by Mr. Crews, seconded by Mayor Long, to approve Ordinance No. 2025-36 authorizing a Utility Agreement with Baybrook Municipal Utility District No. 1 and BC-SB Baybrook JV, LLC, consenting to the annexation of approximately 450 acres known as the Midline Tract into Baybrook MUD 1, and authorizing the City Manager to execute the Agreement on First Reading. The motion passed by the following vote:

For: 5 - Mayor Long, Mr. Crews, Mr. Higginbotham, Mr. Tressler and Mr. Saunders

Opposed: 2 - Mr. Mann and Mr. Chadwell

Absent: 1 - Mr. Cones

10C. [25-0411](#)

Consider and take action on an ordinance approving the 2025-26 annual service and assessment plan update for the League City Public Improvement District No. 1 (Magnolia Creek) (Director of Finance)

Staff requests approval on first and final reading.

A motion was made by Mr. Chadwell, seconded by Mayor Long, to approve Ordinance No. 2025-37 approving the 2025-26 annual service and assessment plan update for the League City Public Improvement District No. 1 (Magnolia Creek) on First Reading. The motion passed by the following vote:

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

Absent: 1 - Mr. Cones

A motion was made by Mr. Crews, seconded by Mr. Chadwell, to approve Ordinance No. 2025-37 on First and Final Reading . The motion passed by the following vote:

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

Opposed: 1 - Mr. Crews

Absent: 1 - Mr. Cones

10D. [25-0412](#)

Consider and take action on an ordinance approving the 2025-26 annual service and assessment plan update for the League City Public Improvement District No. 2 (Victory Lakes) (Director of Finance)

Staff requests approval on first and final reading.

A motion was made by Mr. Chadwell, seconded by Mr. Saunders, to approve Ordinance No. 2025-38 approving the 2025-26 annual service and assessment plan update for the League City Public Improvement District No. 2 (Victory Lakes) on First Reading. The motion passed by the following vote:

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

Absent: 1 - Mr. Cones

A motion was made by Mr. Chadwell, seconded by Mr. Higginbotham, to approve Ordinance No. 2025-38 on First and Final Reading. The motion passed by the following vote:

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

Opposed: 1 - Mr. Crews

Absent: 1 - Mr. Cones

10E. [25-0413](#)

Consider and take action on an ordinance approving the 2025-26 annual service and assessment plan update for the League City Public Improvement District No. 3 (Centerpointe) (Director of Finance)

Staff requests approval on first and final reading.

A motion was made by Mr. Chadwell, seconded by Mr. Saunders, to approve Ordinance No. 2025-39 approving the 2025-26 annual service and assessment plan update for the League City Public Improvement District No. 3 (Centerpointe) on First Reading. The motion passed by the following vote:

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

Absent: 1 - Mr. Cones

A motion was made by Mr. Chadwell, seconded by Mr. Saunders, to approve Ordinance No. 2025-39 on First and Final Reading. The motion passed by the following vote:

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

Opposed: 1 - Mr. Crews

Absent: 1 - Mr. Cones

- 10F. [25-0414](#) Consider and take action on an ordinance approving a 2025-26 annual service and assessment plan update for the League City Public Improvement District No. 5 (Park on Clear Creek) (Director of Finance)

Staff requests approval on first and final reading.

A motion was made by Mr. Chadwell, seconded by Mr. Higginbotham, to approve Ordinance No. 2025-40 approving a 2025-26 annual service and assessment plan update for the League City Public Improvement District No. 5 (Park on Clear Creek) on First Reading. The motion passed by the following vote:

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

Absent: 1 - Mr. Cones

A motion was made by Mr. Chadwell, seconded by Mr. Saunders, to approve Ordinance No. 2025-40 on First and Final Reading. The motion passed by the following vote:

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

Opposed: 1 - Mr. Crews

Absent: 1 - Mr. Cones

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.

Sean Saunders – No Comments

Andy Mann – No Comments

Tom Crews – No Comments

Courtney Chadwell – No Comments

Scott Higginbotham – No Comments

Chad Tressler – No Comments

Mayor Long – Thank you, everybody, for making those adjustments to the CIP for the funds being allocated for the takeover, or the potential takeover, of the GCCDD. I think it's important, kind of like a lot of the stuff we just talked about with these assessments and the MUDs and the PIDs and all these different things, is that we make sure that we are concerned not only with our own tax rate, but in general what our citizens are being charged. I think this is a great first step and we'll continue to work through this at a later date.

- 14. EXECUTIVE(CLOSED) SESSION(S)**
- 15. ACTION ITEM(S) FROM EXECUTIVE SESSION(S)**
- 16. REPORT FROM CITY AUDITOR**
- 17. ADJOURNMENT**

At 6:31 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: September 23, 2025