



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, August 26, 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 for the Day Sophia Richardson called the meeting to order at 6 p.m. Mayor Long 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 Deacon Russ Carroll with St. Mary's Catholic Church. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 25-0392 August 12, 2025 Regular Meeting

3B. 25-0394 August 12, 2025 Council Work Session

Mayor Long asked if there were any corrections. He said hearing none, these minutes are approved.

4. **PROCLAMATIONS, PRESENTATIONS, AWARDS, AND COMMUNITY SPOTLIGHT**

4A. 25-0396 Presentation of a proclamation recognizing the 6U Legacy All-Star Softball Team (Mayor Long)

Mayor Long presented a proclamation recognizing the 6U Legacy All-Star Softball Team.

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

Libby Johnson
Janice Hallisey
Sarah Norman
Eric Rogers
Kristi Lindgren
Gilbert Salas
Paul Mudgett
Penny Brockway
Peggy Zahler

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

A motion was made by Mr. Tressler, seconded by Mr. Chadwell, to approve 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. 25-0243 Consider and take action on a resolution authorizing the submittal of three separate grant applications to Texas A&M Forest Service to seek funding from: 1) the Rural Volunteer Fire Department Assistance Program (HB 2604) for Fire Department Tuition/Training, 2) the Rural Volunteer Fire Department Assistance Program (HB 2604) for Fire Department Equipment, and 3) the Rural Volunteer Fire Department Insurance Program (HB 3667) for Volunteer Firefighter Insurance; and authorizing the acceptance of such grants if awarded (Fire Chief)

Approved on the Consent Agenda - Resolution No. 2025-142

- 6B. 25-0365 Consider and take action on a resolution consenting to the sale and issuance of Unlimited Tax Bonds, Series 2025 for the Galveston County Municipal Utility District No. 73 in an amount not to exceed \$6,000,000 and authorizing the Mayor to execute and the City Secretary to attest same for and on behalf of the City of League City, Texas (Director of Finance)

Approved on the Consent Agenda - Resolution No. 2025-143

- 6C. 25-0367 Consider and take action on a resolution authorizing an Amended and Restated Interlocal Agreement between Dickinson Water Control and Improvement District (WCID) and the City of League City, Texas, for an emergency water supply (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2025-144

- 6D. 25-0368 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 (611 FM 517 Rd West), for temporary sanitary sewer services (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2025-145

- 6E. 25-0369 Consider and take action on a resolution to ratify the contract with D. Wagner Construction Co., Inc. for the emergency repair of the 24-inch water line (WL) located at 1850 East League City Parkway (Grand Living at Tuscan Lakes) in an amount not to exceed \$66,000 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2025-146

- 6F. 25-0370 Consider and take action on a resolution authorizing an agreement with Paradigm Traffic Systems, Inc. for the purchase of 24 Internally Illuminated Street Name Signs (ILSN) through BuyBoard Contract #695-23 in an amount not to exceed \$98,200 (Director of Public Works)
Approved on the Consent Agenda - Resolution No. 2025-147
- 6G. 25-0371 Consider and take action on a resolution authorizing an agreement with Paradigm Traffic Systems, Inc. for the purchase of 24 School Flasher Assemblies through BuyBoard Contract #695-23 in an amount not to exceed \$144,000 (Director of Public Works)
Approved on the Consent Agenda - Resolution No. 2025-148
- 6H. 25-0372 Consider and take action on a resolution authorizing an agreement with Paradigm Traffic Systems, Inc. for the purchase and installation of 13 UPS battery backups at various traffic signal lighted intersections through BuyBoard Contract #695-23 in an amount not to exceed \$92,430 (Director of Public Works)
Approved on the Consent Agenda - Resolution No. 2025-149
- 6I. 25-0374 Consider and take action on a resolution authorizing a construction contract with Statewide Traffic Signal Company for the FM518 at Country Lane Intersection Improvements Project (RE1703A) in an amount not to exceed \$458,457, including a Work Change Directive budget of \$45,845 for a total project budget not to exceed \$504,302 (Executive Director of Capital Projects)
Approved on the Consent Agenda - Resolution No. 2025-150
- 6J. 25-0389 Consider and take action on Ordinance No. 2025-26 an ordinance amending Chapter 125 of the Code of Ordinances of the City of League City, entitled, "Unified Development Code", related to temporary signs at special events - Second Reading (Mayor Long and Mayor Pro Tem Cones)

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

City Council approved the first reading subject to amendments, 8-0-0 on August 12, 2025.

Approved on the Consent Agenda - Ordinance No. 2025-26 - Second Reading
- 6K. 25-0393 Consider and take action on Ordinance 2025-30 to set a 35 miles per hour (mph) speed limit along Bay Area Blvd between League City Parkway and Magnolia Greens Lane, a distance of approximately .59 miles; providing for a penalty; requiring publication; and establishing an effective date - Second Reading (Council Member Mann, Mayor Long, and Mayor Pro Tem Cones)

Council approved the first reading subject to amendments, 8-0-0 on August 12, 2025.

Approved on the Consent Agenda - Ordinance No. 2025-30 - Second Reading

- 6L. 25-0395 Consider and take action on Ordinance 2025-29 updating the use and administration of the Fire Department Donation Fund established through voluntary water bill contributions - Second Reading (Mayor Long, Council Member Chadwell, Council Member Higginbotham, Council Member Tressler and Council Member Saunders)

City Council approved the first reading subject to amendments, 8-0-0 on August 12, 2025.

Approved on the Consent Agenda - Ordinance No. 2025-29 - Second Reading

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 7A. 25-0376 Hold a Public Hearing on the City of League City's FY2026 Proposed Annual Budget (Assistant City Manager - CFO)

Mayor Long opened the public hearing at 6:25 p.m.

NAME:

Peggy Zahler

Mayor Long closed the public hearing at 6:28 p.m.

- 7B. 25-0377 Consider and take action on an ordinance adopting the Annual Budget for Governmental and Proprietary Funds for Fiscal Year 2026 (Assistant City Manager - CFO)

A motion was made by Mr. Tressler, seconded by Mr. Chadwell, to approve Ordinance No. 2025-31 adopting the Annual Budget for Governmental and Proprietary Funds for Fiscal Year 2026 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

Opposed: 1 - Mr. Cones

- 7C. 25-0383 Hold a public hearing on a Special Use Permit Application, SUP-24-0005, (Marina Bay Drive Carwash), a request to allow a car wash use on approximately 1.31 acres of property zoned “CG” (General Commercial), generally located along the west side of Marina Bay Drive (FM 2094), approximately 300 feet north of the intersection of Marina Bay Drive (FM 2094) and Davis Road, with the address of 2464 Marina Bay Drive (FM 2094) (Director of Planning)

Mayor Long opened the public hearing at 6:29 p.m.

No members of the public requested to address Council.

Mayor Long closed the public hearing at 6:29 p.m.

- 7D. 25-0384 Consider and take action on an ordinance approving a Special Use Permit Application, SUP-24-0005, (Marina Bay Drive Carwash), a request to allow a car wash use on approximately 1.31 acres of property zoned “CG” (General Commercial), generally located along the west side of Marina Bay Drive (FM 2094), approximately 300 feet north of the intersection of Marina Bay Drive (FM 2094) and Davis Road, with the address of 2464 Marina Bay Drive (FM 2094) (Director of Planning)

The Planning and Zoning Commission recommended approval, 7-1-0, on August 4, 2025.

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve an ordinance approving a Special Use Permit Application, SUP 24 0005, (Marina Bay Drive Carwash), a request to allow a car wash use on approximately 1.31 acres of property zoned “CG” (General Commercial), generally located along the west side of Marina Bay Drive (FM 2094), approximately 300 feet north of the intersection of Marina Bay Drive (FM 2094) and Davis Road, with the address of 2464 Marina Bay Drive (FM 2094) on First Reading. The motion failed by the following vote:

For: 0

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

- 7E. 25-0385 Hold a public hearing on 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 (Director of Planning)

Mayor Long opened the public hearing at 6:38 p.m.

NAME:

Stephen Morris

Mayor Long closed the public hearing at 6:42 p.m.

- 7F. 25-0386 Consider and take action on 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 (Director of Planning)

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

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Ordinance No. 2025-32 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 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

- 8A. 25-0387 Consider and take action on Ordinance No. 2025-27, an ordinance approving a Zone Change Application PUD-23-0007 (Midline PUD), a request to create a Planned Unit Development Overlay District (-PUD Overlay) district approximately 466.5 acres in size, generally located north of Grissom Road, south of FM 528, west of West Nasa Boulevard, and east of Bay Area Boulevard - Second Reading (Director of Planning)

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

City Council approved the first reading, 7-1-0, on August 12, 2025.

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Ordinance No. 2025-27 approving a Zone Change Application PUD-23-0007 (Midline PUD), a request to create a Planned Unit Development Overlay District (-PUD Overlay) district approximately 466.5 acres in size, generally located north of Grissom Road, south of FM 528, west of West Nasa Boulevard, and east of Bay Area Boulevard on Second Reading. The motion 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

- 8B. 25-0388 Consider and take action on 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 (Director of Planning)

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

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

A motion was made by Mr. Mann, seconded by Mr. Tressler, 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 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

Opposed: 1 - Mr. Cones

- 8C. 25-0390 Consider and take action on Ordinance 2025-14 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.

Council postponed third reading 8-0-0 on May 27, 2025.

Council postponed third reading 8-0-0 on August 12, 2025.

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

9. NEW BUSINESS

- 9A. 25-0366 Consider and take action on a resolution authorizing participation in the U.S. Immigration and Customs Enforcement (ICE) 287(g) Warrant Service Officer and Task Force model programs (Mayor Long)

A motion was made by Mayor Long, seconded by Mr. Mann, to approve Resolution No. 2025-151 authorizing participation in the U.S. Immigration and Customs Enforcement (ICE) 287(g) Warrant Service Officer and Task Force model programs. 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. 25-0375 Consider and take action on a resolution approving the installation of three speed humps along Cedar Prairie Drive (Executive Director of Development Services)

A motion was made by Mr. Mann, seconded by Mayor Long, to approve the installation of three speed humps along Cedar Prairie Drive.

A motion was made by Mr. Tressler, seconded by Mr. Chadwell, to 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

10. FIRST READING OF ORDINANCES

- 10A. 25-0337 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, Ordinance No. 2025-07, and Ordinance No. 2025-20 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. 2025-34 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 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. Chadwell, to approve Ordinance No. 2025-34 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 Tommy Cones – No Comments

Chad Tressler – No Comments

Sean Saunders – No Comments

Andy Mann – I’ve got one quick thing. A couple of weeks ago, I had to attend my 40th high school reunion, which is traumatic. I’ll just say it from the outset. That’s old. One of the things that struck me, was that we didn’t hold it in the city that we all graduated from. We had to move it to another city. The reason that we had to move it is because the city really just isn’t as safe as it was forty years earlier. The choices that were made 20 years before I was in high school were actually the decisions that actually led to the demise of the city. The choices you make now it will be a couple of decades before you know if you’re making a big mistake. If you’re ever wondering why I vote the way I vote, it’s because I think the know the mistakes they made, and I don’t want us to make those mistakes. I want my daughter’s kids to grow up here, and I think y’all do, too. Just a random thought that I had while I was sitting at my 40th reunion, which I do not recommend.

Tom Crews – No Comments

Courtney Chadwell – On behalf of the League City Volunteer Fire Department, I would like to invite everybody out to the 9/11 Memorial Stair Climb. It will be at Veterans Memorial, September 6 at 8 a.m. I plan on being there. I think the Mayor’s going to come out and say a few words. It’s always a great turnout to acknowledge and just remember the events from that tragic day. September 6. Veterans Memorial. 8 a.m.

Scott Higginbotham – No Comments

Mayor Long – I had a great time with the Mayor of the Day. We went all over the city and did a bunch of different stuff. It was a fun time. We’ve got a couple more of those coming up. I think we contacted all of the other schools in CCISD and the DISD schools that were in League City, offered them the same opportunity to use it to raise some money for their PTAs.

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

16. REPORT FROM CITY AUDITOR

No report was given.

17. ADJOURNMENT

At 7:06 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: