



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, June 24, 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 Natasha Young with Word Power Church. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 25-0292 June 10, 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

**Maryanne Delgado
Amber Carlson
Heather Llanes
Eddie Llanes
Eric Carlson
Jennifer Ponshock
Larry Kindel
Caleb Michic
Jaime Westheimer**

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

Item 6E was pulled by staff.

A motion was made by Mr. Crews, seconded by Mr. Tressler, 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. 25-0288 Consider and take action on a resolution authorizing a water capital recovery fee credit agreement with West FM 517, LTD., a Texas limited partnership, for the construction of an oversized water main associated with the Pedregal Subdivision, consistent with the City's Master Water Plan (Executive Director of Development Services)

Approved on the Consent Agenda - Resolution No. 2025-112

- 6B. 25-0277 Consider and take action on a resolution amending Resolution 2024-188 to authorize cumulative expenditures not to exceed \$2,300,000 with Sysco, Gordon Food Service, and/or Ben. E. Keith at The Ballpark for food supply services at The Ballpark at League City through September 30, 2027 (Executive Director of IT, Facilities and Ballpark)

Approved on the Consent Agenda - Resolution No. 2025-113

- 6C. 25-0275 Consider and take action on a resolution authorizing an agreement with King's Vending Solutions, Inc. for vending machine services for the following locations: Helen Hall Public Library, the City of League City Community Center, Lynn Gripon Park at Countryside Pavilion, and Hometown Heroes Park & Recreation Center (Director of Parks and Cultural Services)

Approved on the Consent Agenda - Resolution No. 2025-114

- 6D. 25-0279 Consider and take action on a resolution authorizing the renewal of the interlocal agreement between the City of League City and Galveston County Parks and Cultural Services Department for use of Hometown Heroes Park to continue to provide congregate meal services for eligible clients from October 1, 2025 - September 30, 2026 (Director of Parks and Cultural Services)

Approved on the Consent Agenda - Resolution No. 2025-115

- 6E. 25-0281 Consider and take action on a resolution authorizing an after-school care program to begin in August 2025 for the 2025-2026 school year and authorizing funding in FY2025 for costs associated with the after-school care program, including the addition of three (3) part-time Camp Counselor positions (Director of Parks and Cultural Services)

No Action

- 6F. 25-0282 Consider and take action on a resolution authorizing the sale of a 0.1016-acre (4,424 square feet) property as Temporary Construction Easement identified as P00091281 (Parcel 332 TCE) to TxDOT related to the construction of SH 99 Segment B1 in the amount of \$4,247 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2025-116

- 6G. 25-0283 Consider and take action on a resolution authorizing the sale of a 0.2301-acre (10,024 square feet) property as Temporary Construction Easement identified as P00091284 (Parcel 335 TCE) to TxDOT related to the construction of SH 99 Segment B1 in the amount of \$9,622 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2025-117

- 6H. 25-0284 Consider and take action on a resolution authorizing a professional services agreement with ARKK Engineers for design, bid, and construction phase services related to the Sanitary Sewer Annual Rehabilitation - Manhole Rehabilitation Project (WW1801L) in an amount not to exceed \$92,500 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2025-118

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 7A. 25-0287 Hold a public hearing on an ordinance re-adopting Standards of Care for the League City Youth Recreation Programs to address staffing ratios, health standards, and staff qualifications (Director of Parks and Cultural Services)

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

No members of the public requested to address the Council.

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

- 7B. 25-0280 Consider and take action on an ordinance re-adopting Standards of Care for the League City Youth Recreation Programs to address staffing ratios, health standards, and staff qualifications; providing for publication, and establishing an effective date (Director of Parks and Cultural Services)

A motion was made by Mr. Tressler, seconded by Mr. Crews, to approve Ordinance No. 2025-21, re-adopting Standards of Care for the League City Youth Recreation Programs to address staffing ratios, health standards, and staff qualifications; providing for publication, and establishing an effective date 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

9. NEW BUSINESS

10. FIRST READING OF ORDINANCES

- 10A. 25-0276** Consider and take action on an ordinance disannexing approximately 1.3347 acres of land currently located within the corporate limits of League City, Texas, and authorizing related boundary adjustments with the City of Friendswood (City Attorney)

Staff requests approval on first and final reading.

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Ordinance No. 2025-22, disannexing approximately 1.3347 acres of land currently located within the corporate limits of League City, Texas, and authorizing related boundary adjustments with the City of Friendswood 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. 2025-22 on First and Final 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. 25-0286** Consider and take action on an Ordinance to set a 35 miles per hour (mph) speed limit along Hobbs Rd between Ervin St and Patagonia St, a distance of approximately 1.78 miles (Executive Director of Development Services)

Staff requests approval on first and final reading.

A motion was made by Mr. Cones, seconded by Mr. Tressler, to approve Ordinance No. 2025-23, to set a 35 miles per hour (mph) speed limit along Hobbs Rd between Ervin St and Patagonia St, a distance of approximately 1.78 miles 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. Cones, seconded by Mr. Tressler, to approve Ordinance No. 2025-23 on First and Final 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

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 – Thank you, Mayor. I would like to, first of all, tell everybody up here on Council that Mrs. Rita Ghirardi passed away June 12. She was 100 years old. She was one of the oldest and first families of League City, her and her husband Johnny. Really a great lady. She will be missed. She was a dear friend of mine and will be missed greatly in League City. So, prayers will go out to her and her family. Second, I would like to just talk briefly about the Sunset Bazaar. I'm not for sure really what is correct and what's right. I've heard a lot of rumors that there was issues. I've talked to the Mayor, I've talked to Mr. Baumgartner, I've talked to Amber trying to get all the facts together and everything. It seems like a great event, especially for four hours on one Saturday night, once a month. I'm not for sure what we can do, but I would like to ask the Mayor and Mr. Baumgartner to meet with Amber and try to work out a solution. I'm not for sure what that would be, if that's once a month or if it's once every two months. I know we got some issues out there with people complaining. I'm not for sure if it's factual. You hear a lot of stuff, but without trying to research it more I think we do owe the Sunset Bazaar a thank you for the community involvement that they've been giving to the community, and that's what the park's about. There again, I understand the concerns that we have. I heard music was an issue, I heard parking was an issue, I heard a lot of things. Hopefully, maybe the Mayor can sit down with Mr. Baumgartner and Amber and if we need to form a committee and let's talk about a solution. I think there's room for you here. I served on the Holiday in the Park board for 25 years. I understand the passion that it takes to run one of these events, but again, your four hours, also understand that people live near this and you're not the only event that is at the park. I think it's possible to get together, Mayor, and try to talk about a resolution for this. I heard good things about it, saw it on Facebook that it was really a big event. That's what the community is all about, but we need to be good neighbors to everybody there and we need to be pro-business when it comes to local businesses. That's my thoughts.

Andy Mann – I just wanted to go a step further with that and maybe we could just put an item on the agenda for two weeks from now. We can just openly discuss all the issues, because this is new to me. I think I received a single email from one person about it. That's all I got. It looked like to me, it was one of those I read it and I think by the time I respond to this it will be resolved because the optics look too bad. I guess I was wrong. Sounds like y'all are spun up. While I would be open to the Mayor and the City Manager reaching out and talking to y'all about it, getting something resolved. I think also if that doesn't happen we could put something on the agenda in two weeks and we could all just air it out, because this is a new one for me. So thank y'all, and thank y'all for coming out, people get on Facebook and complain and complain.

They very rarely go to the actual channel that is built for them to advocate. So, thank you for that.

Tom Crews – No Comments

Courtney Chadwell – I'd like to recognize a really good friend and a great citizen of League City. About eight months ago, Brock Howe came up here and we awarded him with the Art Hewitt Spirit Award for his dedication to volunteering in the community. Tonight, he's at home recovering from brain surgery he had late last week. He's doing well, but just want to let Brock know that we love him, appreciate his commitment to the community and we're hoping for a speedy recovery.

Scott Higginbotham – No Comments

Chad Tressler – No Comments

Sean Saunders – No Comments

Mayor Long – I'll be quick. Happy to meet with anybody about the Sunset Bazaar. We can talk then and then put it back on the agenda or do whatever we want with that from there. To be fair, we received pro Sunset Bazaar emails. received some anti Sunset Bazaar emails, as well. I'm sure everybody has different opinions. don't know which one is real or not. It doesn't even really matter to me, I'm sure everybody has different opinions about it. I'm sure there's a way that we can accommodate it somewhere in the city and figure out a good way to make it so that small businesses owners can do what they need to do and then the established brick and mortar businesses can function as well and the citizens that live around that park won't be affected as well. I'm sure there's a way for everybody to co-exist and work that out. We can start there and if that doesn't work out to everybody's satisfaction, we can move it to the next step and bring it on the agenda.

14. EXECUTIVE(CLOSED) SESSION(S)

At 6:35 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:

- 14A. 25-0259 Texas Open Meetings Act, Section 551.074 Government Code - Personnel Matters**
- Discuss employment, appointment, or evaluation of a public officer or employee, to-wit: City Auditor (Mayor Long)**

- 14B. 25-0289 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)

- 14C. 25-0293 Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney

Consultation with City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, to-wit: Galveston County Consolidated Drainage District (City Attorney)

At 7:08 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. 25-0260 Consider and take action on discussion regarding the employment, appointment or evaluation of a public officer or employee, to-wit: City Auditor (Mayor Long)

No Action

- 15B. 25-0290 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. Tressler, to authorize staff to proceed with the acquisition of Parcel 1 - 1.68864 acres (73,557 square feet) to support the Pat Hallisey (Bay Colony) Park project (CIP #PK2001) from Transco Management Group, LLC 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

- 15C. 25-0294 Consider and take action regarding consultation with City Attorney, to-wit: Galveston County Consolidated Drainage District (City Attorney)

No Action

16. ADJOURNMENT

At 7:09 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: