



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, October 14, 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 Pro Tem Cones called the meeting to order at 6:00 p.m. and called the roll. All members of Council were present except for Mayor Nick Long.

Absent 1 - Mayor Nick Long

Present 7 - 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 Don Owens with Lighthouse Fellowship of Friends. Mayor Pro Tem Cones led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 25-0480 September 23, 2025 Regular Meeting

Mayor Pro Tem Cones 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

Caleb Ayres
Chrissy Crews
Stephen Morris
David McFarland
Melinda Freisleben

6. **CONSENT AGENDA**

Approval of the Consent Agenda

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

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

Absent: 1 - Mayor Long

6A. 25-0435 Consider and take action on a resolution authorizing the purchase of a Lenco Bearcat Special Missions Rescue Vehicle for an amount not to exceed \$430,757 (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2025-164

- 6B. 25-0478 Consider and take action on a resolution authorizing the League City Police Department to enter into a Memorandum of Understanding (MOU) with the U.S. Capitol Police for reimbursement of costs associated with requested and provided security details (Chief of Police)
- Approved on the Consent Agenda - Resolution No. 2025-165
- 6C. 25-0453 Consider and take action on a resolution authorizing the submittal of a grant application to fund the replacement cost of an accelerant detection K-9 and associated training and acceptance of any grant funds (Fire Chief)
- Approved on the Consent Agenda - Resolution No. 2025-166
- 6D. 25-0465 Consider and take action on a resolution authorizing the annual internal audit plan for the City of League City for the fiscal year ending September 30, 2026 (City Auditor)
- Approved on the Consent Agenda - Resolution No. 2025-167
- 6E. 25-0391 Consider and take action on a resolution authorizing City Staff to write-off inactive utility accounts for a total amount of \$531,542.10 (Director of Finance)
- Approved on the Consent Agenda - Resolution No. 2025-168
- 6F. 25-0454 Consider and take action on a resolution consenting to the sale and issuance of Unlimited Tax Road Bonds, Series 2025 for the Galveston County Municipal Utility District No. 73 in an amount not to exceed \$5,000,000 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. 2025-169
- 6G. 25-0468 Consider and take action on a resolution designating The Galveston Daily News as the official newspaper for the City of League City for FY26 (Director of Finance)
- Approved on the Consent Agenda - Resolution No. 2025-170
- 6H. 25-0476 Consider and take action on a resolution authorizing a two-year agreement with Thirkettle DBA Aqua Metric Sales Company for the purchase of new water meters and meter parts for Fiscal Year 2026 and Fiscal Year 2027 for an amount not to exceed \$1,715,000 (Director of Finance)
- Approved on the Consent Agenda - Resolution No. 2025-171
- 6I. 25-0442 Consider and take action on a resolution authorizing expenditures for beverages and concession products for The Ballpark at League City, in a total amount not to exceed \$258,000 per year for a two-year period, from Del Papa Distribution and Faust Distribution (Executive Director of Facilities, Information Technology & The Ballpark)
- Approved on the Consent Agenda - Resolution No. 2025-172
- 6J. 25-0429 Consider and take action on a resolution updating existing fees for recreational programs, membership fees, rental fees, and non-resident fees (Director of Parks & Cultural Services)
- Approved on the Consent Agenda - Resolution No. 2025-173

- 6K. 25-0467 Consider and take action on a resolution approving the First Supplement to Fourth Amended and Restated Water Supply Contract between Gulf Coast Water Authority (GCWA) and City of League City, Texas (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2025-174

- 6L. 25-0469 Consider and take action on a resolution approving the Second Supplement to Fourth Amended and Restated Water Supply Contract between Gulf Coast Water Authority (GCWA) and City of League City, Texas (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2025-175

- 6M. 25-0470 Consider and take action on a resolution authorizing payment to Garner Environmental Services, Inc. for generator and pump rental services for Hurricane Beryl in an amount not to exceed \$69,270.31 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2025-176

- 6N. 25-0456 Consider and take action on a resolution authorizing a construction contract with Environmental Allies, LLC for the Clear Creek Ave. Asphalt Reconstruction - CDBG Project (RE2502) in an amount not to exceed \$365,013.30, authorizing an additional \$36,500.00 for a construction Work Change Directive budget, and authorizing a construction material testing services contract with Terracon Consultants, Inc. in an amount not to exceed ---\$23,710.00 for a total construction budget of \$425,223.30 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2025-177

- 6O. 25-0474 Consider and take action on a resolution authorizing an assignment and assumption agreement by and between Lakeside Bayou, LLC, the City of League City, and Land Strategies Management, LLC d/b/a Starwood Land for the Detention Facility Development Agreement related to the for the Bayridge Flood Reduction Phase 4 Project (DR1904) (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2025-178

- 6P. 25-0475 Consider and take action on a resolution authorizing Amendment 4 to the Professional Services Agreement (PSA) with Burditt Consultants for the Planning and Design of the FM 270 Public Boat Ramp Renovations (PK1804) in an amount not to exceed \$12,512 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2025-179

- 6Q. 25-0445 Consider and take action on Ordinance 2025-41 amending the Code of Ordinances of the City of League City by amending Chapter 14, entitled "AMUSEMENTS AND ENTERTAINMENTS", to establish Article I, to be entitled "SPECIAL EVENT ADMINISTRATION & PERMITTING", and to add various sections regarding permitting requirements and procedures connected to the administration of special events within League City; providing for codification, publication, and an effective date - Second Reading (Fire Chief, Director of Parks and Cultural Services, Director of Planning, Emergency Management Coordinator, and Assistant City Manager)

Council approved first reading 7-0-0 with one absent on September 23, 2025.

Approved on the Consent Agenda - Ordinance No. 2025-41 - Second Reading

- 6R. 25-0457 Consider and take action on Ordinance No. 2025-42, an ordinance amending Chapter 125 of the Code of Ordinances of the City of League City by amending subsection 125-3.14.15, entitled "Temporary Structures and Uses", to remove provisions related to special events and to update various provisions; providing for codification, publication, and an effective date - Second Reading (Fire Chief, Director of Parks and Cultural Services, Director of Planning, Emergency Management Coordinator, and Assistant City Manager)

The Planning and Zoning Commission recommended approval, 5-0-0 on September 22, 2025.

City Council approved the first reading, 7-0-0 with one absent on September 23, 2025.

Approved on the Consent Agenda - Ordinance No. 2025-42 - Second Reading

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 7A. 25-0471 Hold a public hearing on a request to rezone approximately 0.6 acres from "CG" (General Commercial) to "RSF-5" (Residential Single-Family 5), MAP-25-0006 (1908 Carolina Avenue Rezoning), generally located south of East Independence Avenue, east of State Highway 3, and west of Dickinson Avenue (Director of Planning)

Mayor Pro Tem Cones opened the hearing at 6:13 p.m.

No members of the public requested to address the Council.

Mayor Pro Tem Cones closed the hearing at 6:13 p.m.

- 7B. 25-0472 Consider and take action on an ordinance rezoning approximately 0.6 acres from "CG" (General Commercial) to "RSF-5" (Residential Single-Family 5), MAP-25-0006 (1908 Carolina Avenue Rezoning), generally located south of East Independence Avenue, east of State Highway 3, and west of Dickinson Avenue (Director of Planning)

The Planning and Zoning Commission recommended approval, 5-0-0, on September 22, 2025.

A motion was made by Mr. Tressler, seconded by Mr. Higginbotham, to approve Ordinance No. 2025-45 rezoning approximately 0.6 acres from "CG" (General Commercial) to "RSF 5" (Residential Single Family 5), MAP 25 0006 (1908 Carolina Avenue Rezoning), generally located south of East Independence Avenue, east of State Highway 3, and west of Dickinson Avenue on First Reading. The motion passed by the following vote:

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

Absent: 1 - Mayor Long

8. OLD BUSINESS

- 8A. 25-0458 Consider and take action on Ordinance No. 2025-43, an ordinance approving a Special Use Permit Application, SUP-25-0001 (ZaZa Car Wash), a request to allow a car wash tunnel on approximately 2.05 acres of property zoned "CG" (General Commercial), generally located on the northwest corner of Abilene Street and South Egret Bay Boulevard (FM 270) - Second Reading (Mayor Pro Tem Cones and Councilman Tressler)

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

The City Council denied the request, 4-4-0, on August 12, 2025.

Council approved the request, 5-2-0 with one member absent, on September 23, 2025.

A motion was made by Mr. Tressler, seconded by Mr. Higginbotham, to approve Ordinance No. 2025-43 approving a Special Use Permit Application, SUP 25 0001 (ZaZa Car Wash), a request to allow a car wash tunnel on approximately 2.05 acres of property zoned "CG" (General Commercial), generally located on the northwest corner of Abilene Street and South Egret Bay Boulevard (FM 270) on Second Reading. The motion passed by the following vote:

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

Opposed: 2 - Mr. Mann and Mr. Chadwell

Absent: 1 - Mayor Long

9. NEW BUSINESS

- 9A. 25-0443 Consider and take action on a resolution making nominations for election to the Board of Directors of the Galveston Central Appraisal District (Mayor Long)

A motion was made by Mr. Tressler, seconded by Mr. Chadwell, to approve Resolution No. 2025-163 nominating Tom Farmer and Matt Doyle for election to the Board of Directors of the Galveston Central Appraisal District.

The motion passed by the following vote:

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

Absent: 1 - Mayor Long

- 9B. 25-0455 Consider and take action on the election of the Region 14 Director of the Texas Municipal League (TML) Board of Directors (Mayor Long)

A motion was made by Mr. Tressler, seconded by Mr. Higginbotham, to vote for Sally Branson to serve as Region 14 Director of the Texas Municipal League Board of Directors. The motion passed by the following vote:

For: 4 - Mr. Chadwell, Mr. Higginbotham, Mr. Tressler and Mr. Saunders

Opposed: 3 - Mr. Mann, Mr. Cones and Mr. Crews

Absent: 1 - Mayor Long

9C. 25-0463 Consider and take action on appointments to boards and commissions (Mayor Long)

A motion was made by Mr. Tressler, seconded by Mr. Higginbotham, to approve appointments to boards and commissions.

Conflict Resolution Panel:

Position 2 - Caleb Ayres (Term expiring 12/31/26)

The motion passed by the following vote:

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

Absent: 1 - Mayor Long

10. FIRST READING OF ORDINANCES**10A. 25-0479 Consider and take action on an ordinance amending Chapter 42, Article II of the Code of Ordinances of the City of League City relating to noise, clarifying exemptions, establishing a special event sound permit process and updating enforcement provisions (Mayor Long, Councilmember Chadwell, and Councilmember Tressler)**

A motion was made by Mr. Tressler, seconded by Mr. Chadwell, to approve Ordinance No. 2025-46 amending Chapter 42, Article II of the Code of Ordinances of the City of League City relating to noise, clarifying exemptions, establishing a special event sound permit process and updating enforcement provisions on First Reading.

A motion was made by Mr. Crews, seconded by Mr. Cones, to amend to strike out the animal portion but approve all of the other pieces. The motion to amend failed by the following vote:

For: 2 - Cones, Crews

Opposed: 5 - Mann, Chadwell, Higginbotham, Tressler, Saunders

The original motion passed by the following vote:

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

Opposed: 1 - Mr. Cones

Absent: 1 - Mayor Long

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.

Tom Crews – No Comments

Courtney Chadwell – Today, October 14, would be Charlie Kirk's 32nd birthday. Regardless of what your political affiliation, ideologies are, it's kind of hard to deny the impact that guy had in his short life. He was kind of a mentor to a lot of young people, got them thinking again. He made it cool for young people to be Christians again. I know that my daughter and some of her classmates are actually inspired to start a Turning Point chapter at Clear Creek High School. If there's anybody out there who has kids at Clear Creek, keeps your ears open and everything. I thought what better way to acknowledge his birthday and everything than to bring a bunch of these pocket constitutions up here and hand them out. There's about 80 of them out there, if you guys want to take them on the way out, I'd love for you guys to have one.

Scott Higginbotham – No Comments

Chad Tressler – No Comments

Sean Saunders – Real quick, as a lot of people who know me know, I'm big into the marching band, because of my kids. UIL Region was last week, and Area is coming up on the 25th. If you know anyone in the marching bands for Dickinson, that's of course the one I'm partial to because of my kids, Clear Spring, Clear Falls or Clear Creek, cheer them on, because all four of those schools are going to Area. Whoever places at Area goes to State in the first week of November. That's a big deal. These kids, you can give them all heck all you want, I'm telling you these kids bust their butt. They work their butts off. When summertime band comes around, they're there all day long, in the heat, into the night. As a matter of fact, my son is currently at band practice and won't be done until about 8 tonight. So, cheer these kids on. It's a big competition coming up on the 25th and again I'm partial to Dickinson but I want to see all four of these schools at State. Thank you.

Andy Mann – No Comments

Mayor Pro Tem Tommy Cones – I'd like to say on this ordinance real quick, I really do believe that we have a lot of people that probably did not get on Facebook to look at comments and everything. We get council agenda on a Thursday night. Last Thursday, and you have to read it over the weekend, and so forth. Being a pretty big ordinance here to read and try to comprehend and look back at the old ordinance, I really would like for the sponsors to take a look at the dog issue and somehow let's reach out to Mag Creek to find out if we have any issues out there, from maybe the HOA. That would just be helpful. We've got several golf courses. I'm not for sure if 5:30 is the right time, but it seems awful early to me. I certainly don't want to hinder the golf courses from cutting the grass, either.

Tom Crews – I just want to remind everybody that tomorrow is the last day to file your individual income taxes. If you have a balance due and you don't file by tomorrow, whatever your balance due, it's going to increase by 25 percent. So, make sure you get them filed by tomorrow.

14. EXECUTIVE(CLOSED) SESSION(S)

At 7:00 p.m. Mayor Pro Tem Cones announced the City Council will now go into executive session to discuss the following items:

- | | | |
|-------------|----------------|---|
| 14A. | 25-0446 | Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney

Consultation with the City Attorney regarding pending litigation, to-wit: Cause No. 19-CV-1243; Park on Clear Creek Development Company, Ltd, vs. City of League City (City Attorney) |
| 14B. | 25-0448 | Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney

Consultation with the City Attorney regarding pending litigation, to-wit: Cause No. 14-24-00416-CV; Jimmy Chngas, Inc. v League City (City Attorney) |
| 14C. | 25-0450 | Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney

Consultation with City Attorney regarding pending litigation, to-wit: Cause No. 25-CV-0267; Big League Dreams League City, LLC v League City (City Attorney) |

At 7:11 p.m. Mayor Pro Tem Cones 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. 25-0447 Consider and take action regarding pending litigation, to-wit: Cause No. 19-CV-1243; Park on Clear Creek Development Company, Ltd, vs. City of League City (City Attorney)**

No Action

- 15B. 25-0449 Consider and take action regarding pending litigation, to-wit: Cause No. 14-24-00416-CV; Jimmy Chargas, Inc. v League City (City Attorney)**

No Action

- 15C. 25-0451 Consider and take action regarding pending litigation, to-wit: Cause No. 25-CV-0267; Big League Dreams League City, LLC v League City (City Attorney)**

A motion was made by Mr. Higginbotham, seconded by Mr. Tressler, to authorize all legal expense for the lawsuit involving Big League Dreams, to wit: Cause No. 25-CV-0267. The motion passed by the following vote:

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

Absent: 2 - Mayor Long and Mr. Crews

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

At 7:13 p.m. Mayor Pro Tem Cones said, there being no further business this meeting is adjourned.

**TOMMY CONES
MAYOR PRO TEM**

**DIANA M. STAPP
CITY SECRETARY**

(SEAL)

MINUTES APPROVED: