



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, September 23, 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 except Mr. Mann.

Absent 1 - Mr. Andy Mann

Present 7 - Mayor Nick Long, 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 Rob Bailey of South Lake Church. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 25-0436 September 9, 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

Libby Johnson
Kevin Farquhar
Kari Towner

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

Item E was pulled by Mr. Crews.

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

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

Absent: 1 - Mr. Mann

- 6A. 25-0432 Consider and take action on behalf of the League City Historical Society, to grant a variance to Chapter 110, Article I, Section 110-5 of the Code of Ordinances of the City of League City entitled "Parades and Processions Generally" for partial lane closures and to waive City costs associated with traffic control for the "Punkin' Parade" to be held October 11, 2025 (Chief of Police)**

Approved on the Consent Agenda

- 6B. 25-0242 Consider and take action on a resolution authorizing a two year agreement with FarrWest Environmental Supply, Inc. (FarrWest) for the rental, calibration, and maintenance of Multi-Rae Gas Meters in an amount not to exceed \$53,739.34 for FY2026 and FY2027 (Fire Chief)**

Approved on the Consent Agenda - Resolution No. 2025-154

- 6C. 25-0422 Consider and take action on a resolution authorizing the purchase of medical equipment from Stryker Medical for a total amount not to exceed \$195,256.65 for FY 2026 (Fire Chief)**

Approved on the Consent Agenda - Resolution No. 2025-155

- 6D. 25-0440 Consider and take action on a resolution authorizing two agreements with the U.S. Army Corps of Engineers relating to the Lower Clear Creek and Dickinson Bayou Section 203 Study, one for Technical Assistance and one for Federal Activities, for a combined amount not to exceed \$250,000 (City Manager)**

Approved on the Consent Agenda - Resolution No. 2025-156

- 6E. 25-0438 Consider and take action on a resolution authorizing a Community Green Space Irrigation Grant agreement with the Hidden Lakes Community Association, Inc. to install irrigation infrastructure within designated community green space in the amount of \$12,616 (Executive Director of Development Services)

A motion was made by Mr. Tressler, seconded by Mr. Chadwell, to approve Resolution No. 2025-157 authorizing a Community Green Space Irrigation Grant agreement with the Hidden Lakes Community Association, Inc. to install irrigation infrastructure within designated community green space in the amount of \$12,616.

A motion was made by Mr. Crews, seconded by Mr. Cones, to amend to split the \$12,615.95 and that the City pay half and that the HOA pay the other half. The motion to amend failed by the following vote:

For: 2 - Mr. Crews, Mr. Cones

Opposed: 5 - Mayor Long, Mr. Chadwell, Mr. Higginbotham, Mr. Tressler, Mr. Saunders

Absent: 1 - Mr. Mann

The original motion passed by the following vote:

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

Opposed: 2 - Mr. Cones and Mr. Crews

Absent: 1 - Mr. Mann

- 6F. 25-0362 Consider and take action on a resolution authorizing maintenance expenditures for annual software maintenance for FY2026 (Executive Director of Information Technology, Facilities and Ballpark)

Approved on the Consent Agenda - Resolution No. 2025-158

- 6G. 25-0428 Consider and take action on a resolution authorizing an Interlocal Agreement with Galveston County Health District (GCHD) for water pollution control and abatement services in an amount not to exceed \$60,898.60 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2025-159

- 6H. 25-0404 Consider and take action on a resolution authorizing a construction contract with B&D Contractors, Inc. for the Lobit Park Redevelopment Project Phase 1 (PK2206) in an amount not to exceed \$1,817,785.21, and authorizing a Utility Budget of \$350,000 for TNMP to bring 3-Phase power into the Park, and authorizing a Work Change Directive budget of \$181,778.52, for a total project budget not to exceed \$2,349,563.73 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2025-160

- 6I. 25-0417 Consider and take action on a resolution authorizing a construction contract with A Group Construction, LLC. for the Newport Park Redevelopment Project (PK2401), in an amount not to exceed \$382,351.02, authorizing an additional \$38,235 for a Work Change Directive budget, and authorizing a construction material testing services contract with Terracon Consultants in an amount not to exceed \$14,312 for a total construction budget of \$434,898.02 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2025-161

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 7A. 25-0424 Hold a public hearing on an ordinance 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 (Fire Chief, Director of Parks and Cultural Services, Director of Planning, Emergency Management Coordinator, and Assistant City Manager)

Mayor Long opened the public hearing at 6:24 p.m.

No members of the public requested to address the Council.

Mayor Long closed the public hearing at 6:24 p.m.

- 7B. 25-0425 Consider and take action on an ordinance 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 (Fire Chief, Director of Parks and Cultural Services, Director of Planning, Emergency Management Coordinator, and Assistant City Manager)

A motion was made by Mr. Tressler, seconded by Mr. Higginbotham, to approve 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 on First Reading. The motion passed by the following vote:

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

Absent: 1 - Mr. Mann

- 7C. 25-0426** Hold a public hearing on 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 (Fire Chief, Director of Parks and Cultural Services, Director of Planning, Emergency Management Coordinator, and Assistant City Manager)

Mayor Long opened the public hearing at 6:35 pm .

No members of the public requested to address the Council.

Mayor Long closed the public hearing at 6:35 p.m.

- 7D. 25-0427** Consider and take action on 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 (Fire Chief, Director of Parks and Cultural Services, Director of Planning, Emergency Management Coordinator, and Assistant City Manager)

A motion was made by Mr. Cones, seconded by Mr. Chadwell, to approve Ordinance No. 2025-42 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 on First Reading. The motion passed by the following vote:

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

Absent: 1 - Mr. Mann

- 7E. 25-0430** Hold a public hearing on 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) (Mayor Pro Tem Cones and Councilman Tressler)

Mayor Long opened the public hearing at 6:37 p.m.

Name

David Rimes
Edgard Figueroa
Daniel Henn

Mayor Long closed the public hearing at 6:44 p.m.

- 7F. 25-0431 Consider and take action on 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) (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.

A motion was made by Mr. Cones, seconded by Mr. Tressler, 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 First Reading. The motion passed by the following vote:

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

Opposed: 2 - Mayor Long and Mr. Chadwell

Absent: 1 - Mr. Mann

8. **OLD BUSINESS**

- 8A. 25-0437 Consider and take action on Ordinance 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 - Second Reading (Executive Director of Development Services)

Council approved the first reading, 5-2-0 with one absent on September 9, 2025.

A motion was made by Mr. Cones, seconded by Mr. Chadwell, 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 Second Reading. The motion passed by the following vote:

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

Absent: 1 - Mr. Mann

9. NEW BUSINESS

- 9A. 25-0285 Consider and take action on a resolution setting the dates for conducting regular meetings during the months of November and December 2025 (City Secretary)

Staff recommends setting meeting dates on November 18, 2025 (Third Tuesday) and December 16, 2025 (Third Tuesday).

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Resolution No. 2025-162 setting the dates for conducting regular meetings during the months of November and December 2025, as recommended by staff.

The dates recommended were November 18 and December 16.

The motion passed by the following vote:

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

Absent: 1 - Mr. Mann

10. FIRST READING OF ORDINANCES

- 10A. 25-0423 Consider and take action on an ordinance amending Chapter 2, Article V of the League City Code of Ordinances entitled "Records and Information Management" to designate methods for submission of public information requests and to update various sections (City Secretary)

Staff requests approval on first and final reading.

A motion was made by Mr. Tressler, seconded by Mr. Higginbotham, to approve Ordinance No. 2025-44 amending Chapter 2, Article V of the League City Code of Ordinances entitled "Records and Information Management" to designate methods for submission of public information requests and to update various sections on First Reading. The motion passed by the following vote:

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

Absent: 1 - Mr. Mann

A motion was made by Mr. Tressler, seconded by Mr. Higginbotham, to approve Ordinance No. 2025-44 on First and Final Reading. The motion passed by the following vote:

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

Absent: 1 - Mr. Mann

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

Tom Crews – No Comments

Courtney Chadwell – No Comments

Scott Higginbotham – No Comments

Chad Tressler – No Comments

Sean Saunders – No Comments

Mayor Long - I want to introduce our new legal intern, Julianne Hall. Ms. Hall is a student at Clear Springs High School. Already an active leader in many academic and service organizations on campus, she looks forward to furthering her understanding of city governance. She's interested in pursuing a career in law and public policy. And then also, I got the opportunity to see Senator Cruz yesterday. I think Mr. Crews was there, as well. Really exciting stuff happening at Johnson Space Center. So glad to see him come down here and fill us in on some of the things that are happening over there in the expansion and what they're pushing for to beef up the space program at JSC in particular which is, of course, a major economic driver of League City. It was a neat opportunity. Also, later that night, got to see the Lieutenant Governor, came down and he talked about some of the infrastructure projects and different things that they're looking to put in on the Gulf Coast which would hopefully provide us some much needed relief from floods and drainage as well. Glad to see both of those state leaders coming down here.

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

16. REPORT FROM CITY AUDITOR**Completed Audits**

- **Procurement Card Audit**
- **Police Overtime Audit Follow-up**

Audits in Process

- **Commercial Remodel Construction Sales Tax Follow-up**
- **American Rescue Plan Act Subrecipient Follow-up**
- **Utility Billing Audit**

FY26 Potential Audit Topic List

- **5G Telecommunication Nodes**
- **Franchise Revenue Audit *Approved for inclusion**
- **Cell Tower Lease Revenue**
- **CIP Liquidated Damages *Approved for inclusion**
- **Take-Home Vehicles**
- **Hotel Occupancy Tax Audit *Approved for inclusion**

Other Audit Topics

- **Contract Change Orders**
- **Vehicle Utilization Audit**
- **Contract Administration**
- **Municipal Court Fine and Fee Collection**
- **New Construction Sales Tax Review**
- **Ballpark**

17. **ADJOURNMENT**

At 7:31 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: