



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, May 13, 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 special 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 Mayor Long. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 25-0225 April 22, 2025 Council Work Session

3B. 25-0226 April 22, 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.

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

6A. 25-0213 Consider and take action on a resolution authorizing an agreement with Municipal Emergency Services for Firefighter Bunker Gear in an amount not to exceed \$174,324.28 for FY 2025 (Fire Chief)

Approved on the Consent Agenda - Resolution No. 2025-92

- 6B. 25-0208 Consider and take action on a resolution consenting to the sale and issuance of Unlimited Tax Bonds, Series 2025 in an amount not to exceed \$3,570,000 (the “Series 2025 Bonds”) and Unlimited Tax Park Bonds, Series 2025A in an amount not to exceed \$2,800,000 (the “Series 2025A Park Bonds”) (collectively referred to herein as the “Bonds”) for the Bay Colony West Municipal Utility District (the “District”) and authorizing the City Manager to execute and the City Secretary to attest same for and on behalf of the City of League City (Director of Finance)
- Approved on the Consent Agenda - Resolution No. 2025-93
- 6C. 25-0206 Consider and take action on a resolution authorizing a three-year renewal of the Administrative Services Agreement with Texas Health Benefits Pool (TXHBP) for employee medical plan third-party administration in an amount not to exceed \$1,138,956 (Director of Human Resources)
- Approved on the Consent Agenda - Resolution No. 2025-94
- 6D. 25-0214 Consider and take action on a resolution authorizing a one-year renewal agreement with Wastewater Transport Services, LLC for grit screening/sludge transportation and disposal services in an amount not to exceed \$543,389 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2025-95
- 6E. 25-0217 Consider and take action on a resolution authorizing an agreement with Hahn Equipment Co., Inc. for the repair of a 185 HP FLYGT electric submersible sewage pump located at the Dallas Salmon Wastewater Treatment Plant (DSWWTP) in an amount not to exceed \$68,938.99 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2025-96
- 6F. 25-0116 Consider and take action on a resolution authorizing a professional services agreement with Birkhoff, Hendricks & Carter, L.L.P. for design, bid, and construction phase services related to 12-inch Waterline along FM 2094 from Davis Road to Signature Point (WT1904J) in an amount not to exceed \$213,995 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2025-97
- 6G. 25-0215 Consider and take action on a resolution authorizing a professional services agreement with Birkhoff, Hendricks & Carter, L.L.P. for design, bid, and construction phase services related to the Beacon Island/ Harbor Island Back Feed 12-inch Waterline (WT1904K) in an amount not to exceed \$203,584 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2025-98
- 6H. 25-0212 Consider and take action on Ordinance 2025-13 amending Chapter 118, Article II of the Code of Ordinances of the City of League City entitled “Tow Trucks and Towing Companies” to update various sections; providing for codification, publication, and an effective date - Second Reading (Chief of Police)
- Council approved first reading 7-0-0 on April 22, 2025.
- Approved on the Consent Agenda - Ordinance No. 2025-13 - Second Reading

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 7A. 25-0209** Hold a public hearing on the adoption of the League City 2025 Westside Master Plan as an element of the Comprehensive Plan of the City of League City (Executive Director of Development Services)

Mayor Long opened the public hearing at 6:02 p.m.

No members of the public requested to address the Council.

Mayor Long closed the public hearing at 6:02 p.m.

- 7B. 25-0224** Consider and take action on an ordinance adopting the League City Westside Master Plan as an element of the Comprehensive Plan of the City of League City (Executive Director of Development Services)

Planning and Zoning Commission recommended approval, 7-0-0, on April 21, 2025.

A motion was made by Mr. Tressler, seconded by Mr. Saunders, to approve Ordinance No. 2025-15 adopting the League City Westside Master Plan as an element of the Comprehensive Plan of the City of League City 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

- 7C. 25-0231** Hold a public hearing on the owner-requested annexation of approximately 80.45 acres located in League City's Extraterritorial Jurisdiction (City Attorney)

Mayor Long opened the public hearing at 6:03 p.m.

No members of the public requested to address the Council.

Mayor Long closed the public hearing at 6:03 p.m.

- 7D. 25-0232** Hold a public hearing on the owner-requested annexation of approximately 130.9043 acres located in League City's Extraterritorial Jurisdiction (City Attorney)

Mayor Long opened the public hearing at 6:03 p.m.

No members of the public requested to address the Council.

Mayor Long closed the public hearing at 6:03 p.m.

8. OLD BUSINESS

- 8A. 25-0234 Consider and take action on ordinance 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 - Second Reading (City Manager)

Council approved first reading 7-0-0 on April 22, 2025.

A motion was made by Mr. Cones, seconded by Mr. Tressler, 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 Second 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. 25-0183 Consider and take action on appointments to boards and commissions (Mayor Long)

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

Transportation and Infrastructure Committee:

Position 1 (term expiring 12/31/2026) - Matthew Chauvin

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. 25-0223** Consider and take action on an ordinance amending Chapter 114, Utilities, to add Section 114-6, authorizing the termination of water service for certain health and safety violations (City Manager)

Staff requests approval on first and final reading.

A motion was made by Mr. Tressler, seconded by Mr. Chadwell, to approve Ordinance No. 2025-16 amending Chapter 114, Utilities, to add Section 114-6, authorizing the termination of water service for certain health and safety violations on First Reading.

A motion was made by Mr. Mann, seconded by Mr. Saunders, to amend the item to require the City to give written notice of 30 days instead of 10 days. The motion to amend passed by the following vote:

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

Opposed: 0

The original motion, as amended, 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. 2025-16 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. 25-0219** Consider and take action on an Ordinance to set a 40 miles per hour (mph) speed limit along Bay Area Blvd between League City Parkway and Magnolia Greens Lane, a distance of approximately .59 miles (Executive Director of Development Services)

Staff requests approval on first and final reading.

A motion was made by Mr. Tressler, seconded by Mayor Long, to approve Ordinance No. 2025-17 to set a 40 miles per hour (mph) speed limit along Bay Area Blvd between League City Parkway and Magnolia Greens Lane, a distance of approximately .59 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. Tressler, seconded by Mr. Chadwell, to approve Ordinance No. 2025-17 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

- 11A. 25-0235** Consider and take action on a resolution scheduling a public hearing on June 24, 2025, to consider an amendment to Capital Recovery Fees for water and wastewater; directing the City Secretary to publish notice of said public hearing; and directing the Capital Improvements Advisory Committee to review a proposed amendment to the Capital Recovery Fee Assessments for irrigation systems serving Community Green Spaces (Mayor Long, Councilmember Tressler, and Councilmember Saunders)

A motion was made by Mr. Tressler, seconded by Mr. Cones, to postpone this item until the next meeting and ask staff to bring back a resolution to address the issue rather than updating the Capital Recovery Fees. 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

- 11B. 25-0190** Consider and take action on a resolution authorizing a Professional Services Agreement with Sander Engineering Corporation for the design, bid, and construction phase services related to the Constellation Lift Station Rehabilitation (WW1901H) in an amount not to exceed \$119,500 (Executive Director of Capital Projects)

A motion was made by Mr. Tressler, seconded by Mr. Chadwell, to approve Resolution No. 2025-99 authorizing a Professional Services Agreement with Sander Engineering Corporation for the design, bid, and construction phase services related to the Constellation Lift Station Rehabilitation (WW1901H) in an amount not to exceed \$119,500. 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

- 11C. 25-0211** Consider and take action on a resolution authorizing a professional services agreement with EHRA Engineering, to provide design, and limited bid and construction phase services related to the SH 96 at Columbia Memorial Parkway and SH 96 at FM 270 Intersection Improvements Project (ST2502) in an amount not to exceed \$256,000 (Executive Director of Capital Projects)

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Resolution No. 2025-100 authorizing a professional services agreement with EHRA Engineering, to provide design, and limited bid and construction phase services related to the SH 96 at Columbia Memorial Parkway and SH 96 at FM 270 Intersection Improvements Project (ST2502) in an amount not to exceed \$256,000. 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

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 – Yes, Mayor I would like to welcome Scott to our table up here. I’m looking forward to working with you and congratulations on the race.

Scott Higginbotham –I just wanted to first just say thank you. I want to thank my family. They’re here today. To do something like this, you really put yourself out there. Your family, when you run, they run, too and they kind of go through it with you, so I want to say thanks to them. I want thank everybody that came out and voted and made their voice heard. This was a low turnout. The people that came out, that was great. Again, you made your voice heard. One of the biggest things we have is the right to vote, so thank you for coming out. And to anyone who didn’t support me, that’s fine. All I ask is give me a little time and let me earn your trust. Let me do the job and you’ll see that I have the city’s best interest at heart. I’ll going to put the time in and put the work in. I want to thank staff for being so welcoming. It’s a lot to get set up, everyone has been great. Also, I’m a little bit quiet. I tell people I’m not going to be someone who speaks a lot. I’m more of a listener and learner. I will say something when I need to, but please don’t take that as me not being fully engaged all the time if I’m a little on the quiet side. That’s just me, but I will talk when I need to. Besides that, thank you.

Chad Tressler – A man after my own heart, I’m known for being quiet too. I’ll try to be brief. There’s an old saying, if you don’t vote, you don’t get to complain. I have to say I’m looking forward to a few years of very little complaining going on in League City given the turnout we had this time. Welcome aboard and I hope we can keep moving forward professionally here and I look forward to it.

Sean Saunders – No Comments

Andy Mann – I want to congratulate, Scott.

Tom Crews – Congratulations, Scott.

Courtney Chadwell – Happy belated Mother’s Day to everybody out there. A couple of days ago was Mother’s Day. The mothers truly are the ones that make the world go round, so I hope everybody had a good day this past Sunday. Congratulations to Scott Higginbotham. I’ve known this guy for quite a while. He really does have the community’s best interest at heart. He’s got this servant heart. He’s worked with the PTA. I know he’s not campaigning now, so I shouldn’t be throwing his resume out, he's already won. I do want to let everybody to know I’ve worked with this guy on a few different boards and everything, so we should expect some good things out of him up here. I’m looking forward to seeing his contributions. Also, thanks to the other five candidates that put their name out there. That shows that there’s a lot of interest in how this city is governed. I would like to see, like Councilman Tressler said, a little bit higher voter turnout. Six percent is a little low. I appreciate everybody that did come out and vote.

Mayor Long – Congratulations, Scott. Every meeting runs this smoothly and this quick. There’s almost never cross words, so it should be easy. I look forward to serving with you.

- 14. EXECUTIVE(CLOSED) SESSION(S)
- 15. ACTION ITEM(S) FROM EXECUTIVE SESSION(S)
- 16. ADJOURNMENT

At 6:22 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: