



Meeting Minutes
City Council

Tuesday, January 27, 2026

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 Manger-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 Caleb Miller 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 Aaron Lutz with Clear Creek Community Church. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 26-0047 January 13, 2026 Regular Meeting

3B. 26-0049 January 13, 2026 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**

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

- Gordon Johnson**
- Dustin Dietrich**
- Kenneth Attocknie**
- Nathan Watkins**
- Natalia Victoria**

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

A motion was made by Mr. Chadwell, 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. 26-0020 Consider and take action on a resolution authorizing the Police Department to submit a grant application to the State of Texas Office of the Governor's FY2027 Peace Officer Mental Health Program to seek funding for gym equipment that supports officer mental health and wellness, incorporating physical fitness and resilience as a core pillar to promote stress management and overall readiness (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2026-09

- 6B. 26-0021 Consider and take action on a resolution authorizing the Police Department to submit a grant application to the State of Texas Office of the Governor's FY2027 Operation Lone Star, allowing the police department to support coordinated criminal investigations, enhanced surveillance capabilities, and improved information sharing that strengthen the League City Police Department's contribution to interagency border security operations and help deter and interdict criminal activity (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2026-10

- 6C. 26-0022 Consider and take action on a resolution authorizing the Police Department to submit a grant application to the Office of the Texas Governor to seek funding through the Criminal Justice Grant Program FY2027, for the Vehicles Barriers Project which will provide the ability to deploy movable, yet highly effective vehicle barricades during public events and/or other emergency situations; and authorizing the acceptance of such grant if awarded (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2026-11

- 6D. 26-0023 Consider and take action on a resolution authorizing the Police Department to submit a grant proposal to the Governor's Office to seek funding for the Criminal Justice Grant Program to offset costs associated with funding and increasing the capabilities of the department's digital forensics unit (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2026-12

- 6E. 26-0024 Consider and take action on a resolution authorizing the Police Department to submit a grant application to the Office of the Texas Governor to seek funding through the Body-Worn Camera Grant Program to offset the costs associated with the Police Department's Body-Worn Camera Program; and authorizing the acceptance of such grant if awarded (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2026-13

- 6F. 26-0025 Consider and take action on a resolution authorizing the Police Department to submit a grant application to the Office of the Texas Governor, Public Safety Office, to seek funding through the General Victim Assistance Grant Program FY2027 to benefit the League City Police Department's Crime Victims' Assistance Program; and authorizing the acceptance of such grant if awarded (Chief of Police)
- Approved on the Consent Agenda - Resolution No. 2026-14
- 6G. 26-0017 Consider and take action on a resolution authorizing an agreement with Sky Wonder Pyrotechnics, LLC to provide a fireworks display with musical accompaniment at the July 3rd Fireworks Extravaganza events in 2026, 2027 and 2028, in an amount not to exceed \$104,250.00 (Director of Communications and Community Engagement)
- Approved on the Consent Agenda - Resolution No. 2026-15
- 6H. 26-0012 Consider and take action on a resolution authorizing a water capital recovery fee agreement with Starlight Homes Texas LLC, for the construction of a 24-inch water main along Landing Blvd. and Winfield Road associated with the Vida Mar Subdivision, consistent with the City's Master Water Plan (Executive Director of Development Services)
- Approved on the Consent Agenda - Resolution No. 2026-16
- 6I. 26-0029 Consider and take action on a resolution authorizing a two-year professional services agreement with Arthur J. Gallagher & Co for risk advisory and insurance brokerage services in an amount not to exceed \$98,455 (Director of Human Resources)
- Approved on the Consent Agenda - Resolution No. 2026-17
- 6J. 26-0034 Consider and take action on a resolution authorizing an agreement with Fun Abounds, Inc. for the purchase and installation of a playground unit at Heritage Park (PK1801) in an amount not to exceed \$118,634; and authorizing a contingency budget of \$11,863; for a total amount not to exceed \$130,497 (Director of Parks and Cultural Services)
- Approved on the Consent Agenda - Resolution No. 2026-18
- 6K. 26-0016 Consider and take action on a resolution consenting to the annexation of 15.08+ acres generally located along League City Parkway, west of Cones Lane, into Galveston County Municipal Utility District No. 82 (Director of Planning)
- Approved on the Consent Agenda - Resolution No. 2026-19
- 6L. 26-0036 Consider and take action on a resolution adopting a population estimate of 125,884 as of January 1, 2026, for use in all city-related business in calendar year 2026 (Director of Planning)
- Approved on the Consent Agenda - Resolution No. 2026-20
- 6M. 26-0018 Consider and take action on a resolution authorizing a one-year renewal agreement with Kustom Sweeping, LLC for street sweeping services for various City locations in amount not to exceed \$86,400 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2026-21

- 6N. 26-0019 Consider and take action on a resolution authorizing the purchase of one (1) 2025 Ford F550 ambulance from Southern Emergency and Rescue Vehicle Sales with related emergency equipment for Emergency Medical Services using H-GAC Contract No. AM10-23 in an amount not to exceed \$482,385.89 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2026-22

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 7A. 26-0041 Hold a public hearing on an ordinance amending Chapter 125 of the Code of Ordinances of the City of League City, entitled, "Unified Development Code", related to used car dealerships (Councilmembers Cones and Higginbotham)

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

No members of the public requested to address Council.

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

- 7B. 26-0044 Consider and take action on an ordinance amending Chapter 125 of the Code of Ordinances of the City of League City, entitled, "Unified Development Code", related to used car dealerships (Councilmembers Cones and Higginbotham)

The Planning and Zoning Commission recommended approval, 5-0-0, on January 8, 2026.

A motion was made by Mr. Higginbotham, seconded by Mr. Chadwell, to approve Ordinance No. 2026-01 amending Chapter 125 of the Code of Ordinances of the City of League City, entitled, "Unified Development Code", related to used car dealerships 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. 26-0037 Hold a public hearing on a request to rezone approximately 6.074 acres from "PS" (Public/Semi-Public) to "RSF-7" (Residential Single-Family 7), MAP-25-0007, (3102 McFarland Road), generally located along the east side of McFarland Road, approximately 1/3 of a mile north of Farm to Market Road 517 (Director of Planning)

Mayor Long opened the hearing at 6:28 p.m.

NAME
Kaleb Apffel

Mayor Long closed the hearing at 6:30 p.m.

- 7D. 26-0038 Consider and take action on an ordinance rezoning approximately 6.074 acres from “PS” (Public/Semi-Public) to “RSF-7” (Residential Single-Family 7), MAP-25-0007, (3102 McFarland Road), generally located along the east side of McFarland Road, approximately 1/3 of a mile north of Farm to Market Road 517 (Director of Planning)

The Planning and Zoning Commission recommended approval, 5-0-0, on January 8, 2026.

A motion was made by Mr. Cones, seconded by Mr. Higginbotham, to approve Ordinance No. 2026-02 rezoning approximately 6.074 acres from “PS” (Public/Semi Public) to “RSF 7” (Residential Single Family 7), MAP 25 0007, (3102 McFarland Road), generally located along the east side of McFarland Road, approximately 1/3 of a mile north of Farm to Market Road 517 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

- 7E. 26-0039 Hold a public hearing on a request to rezone approximately 1.971 acres from “PS” (Public/Semi-Public) to “CN” (Neighborhood Commercial), MAP-25-0008, (2955 East League City Parkway), generally located along the south side of League City Parkway, west of Bay Ridge Drive and east of Seacrest Boulevard (Director of Planning)

Mayor Long opened the hearing at 6:31 p.m.

No members of the public requested to address Council.

Mayor Long closed the hearing at 6:31 p.m.

- 7F. 26-0040 Consider and take action on an ordinance rezoning approximately 1.971 acres from “PS” (Public/Semi-Public) to “CN” (Neighborhood Commercial), MAP-25-0008, (2955 East League City Parkway), generally located along the south side of League City Parkway, west of Bay Ridge Drive and east of Seacrest Boulevard (Director of Planning)

The Planning and Zoning Commission recommended approval, 5-0-0, on January 8, 2026.

A motion was made by Mr. Cones, seconded by Mr. Chadwell, to approve Ordinance No. 2026-03 rezoning approximately 1.971 acres from “PS” (Public/Semi Public) to “CN” (Neighborhood Commercial), MAP 25 0008, (2955 East League City Parkway), generally located along the south side of League City Parkway, west of Bay Ridge Drive and east of Seacrest Boulevard 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

- 9A. 25-0296** Consider and take action on a resolution approving the dates for conducting regular meetings during the month of March 2026 due to the Clear Creek Independent School District Spring Break schedule (City Secretary)

A motion was made by Mr. Tressler, seconded by Mr. Crews, to approve Resolution No. 2026-23 approving the dates for conducting regular meetings during the month of March 2026 due to the Clear Creek Independent School District Spring Break schedule as recommended by staff. 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. 26-0046** Consider and take action on a resolution adopting the City of League City Capital Recovery Fee (CRF) Deferral Policy (Executive Director of Development Services)

A motion was made by Mr. Chadwell, seconded by Mr. Mann, to approve Resolution No. 2026-24 adopting the City of League City Capital Recovery Fee (CRF) Deferral Policy. 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

- 9C. 26-0033** Consider and take action on a resolution determining that land is needed for the construction and improvements associated with the Hobbs Road Extension (ST2101), in the City of League City, Texas, specifically: Parcel 3 - a 0.1548 acre parcel of land and authorizing the institution of eminent domain proceedings (Executive Director of Capital Projects)

A motion was made by Mr. Tressler, seconded by Mr. Saunders, to defer the item until after 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

10. FIRST READING OF ORDINANCES

- 10A. 26-0026 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, Ordinance No. 2025-20, and Ordinance No. 2025-34 adjust the operating and capital budget for actual and projected expenditures (Assistant City Manager - CFO)

Staff requests approval on first and final reading due to the time-sensitive nature of year-end close.

A motion was made by Mr. Tressler, seconded by Mr. Chadwell, to approve Ordinance No. 2026-04 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, Ordinance No. 2025 20, and Ordinance No. 2025 34 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. 2026-04 on First and Final 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

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 Sean Saunders – No Comments

Tommy Cones – No Comments

Tom Crews – No Comments

Courtney Chadwell – I would like to congratulate our Clear Creek High School Cheer Team. They went out a couple of weekends ago and competed in the UIL competition. Their division had roughly 75 teams and they came in second, state runners up to a pretty good team. They performed great. Then last weekend they went out and performed in the NCA nationals and came second in the nation for their group. So, congratulations to them.

Scott Higginbotham – No Comments

Chad Tressler – I'll try to make this very brief, for those who are concerned about the City's participation in the 287 program, I'd like to remind folks regardless of your thoughts on anything that's gone on elsewhere in the country with ICE enforcement that this is League City. We have the finest police department in the state of Texas, with the highest standards and the greatest folks. By participating in this, this actually helps ensure that enforcement around here continues to be as it has been by our police department. By participating in it, we're showing that we are good partners with the federal government, which is part of what keeps it that way. So, if you're concerned about what's going on elsewhere, our participation here actually is part of what prevents that from coming here. I also remind folks again that this is a program when you talk about tax dollars, where the training that they go through, there is funding that goes with it. So, this isn't an expense for our city.

Andy Mann – I was just going to say nothing, but I would want to tack onto that and just say that, no matter how you're feeling about what's happening in the country right now, the City has always maintained a really good mechanism for exercising your first amendment rights and protesting. It's a very clear policy the police force has. There's a very clear mechanism for throwing your own first amendment type of event out front here. So, feel free to hit up the police force and City Hall if that's something you guys feel like you need to do.

Mayor Long – Hats off to the staff for getting through the freeze very well. I don't think we really had any issues with City facilities and I think I saw something like under 15 pipe breaks across the city, which is kind of amazing frankly to only have that little. Thanks for the water and public works staff for jumping on top of those and really kind of went through this incident free. I think we learned some lessons from the last one and took those to heart. It went pretty well.

14. EXECUTIVE(CLOSED) SESSION(S)

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

- 14A. 26-0027 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)
- 14B. 26-0042 Texas Open Meetings Act, Section 551.087 Government Code - Deliberations Regarding Economic Development Negotiations**
 Discuss the offer of a financial or other incentive to a business prospect that seeks to locate, stay, or expand within the City of League City, Texas (Assistant City Manager)

At 7:33 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)

- 9C. 26-0033 Consider and take action on a resolution determining that land is needed for the construction and improvements associated with the Hobbs Road Extension (ST2101), in the City of League City, Texas, specifically: Parcel 3 - a 0.1548 acre parcel of land and authorizing the institution of eminent domain proceedings (Executive Director of Capital Projects)**
 A motion was made by Mr. Tressler, seconded by Mr. Chadwell, that the City of League City, Texas authorize the use of its eminent domain authority to condemn the property described in the attached agenda item 9C, and as further described in the metes and bounds description attached to the resolution, for the public purpose of Hobbs Road Extension Project (ST2101) - Resolution No. 2026-25. 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
- 15A. 26-0028 Consider and take action on discussion concerning potential purchase or sale of real property interests (Executive Director of Capital Projects)**
 No Action.
- 15B. 26-0043 Consider and take action on the offer of a financial or other incentive to a business prospect that seeks to locate, stay, or expand within the City of League City, Texas (Assistant City Manager)**
 No Action.

16. REPORT FROM CITY AUDITOR

17. **ADJOURNMENT**

At 7:35 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: