



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, July 28, 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 Manager-CFO:

Angie Steelman

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 Student Minister Kyle Backhus with Bay Area Church. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 26-0292 July 14, 2026 Regular Meeting

3B. 26-0293 July 14, 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

Jeananne Reed
Maryanne Delgado
Caleb Ayres
Brian Halligan
Pastor Bill Russell
Mason Saunders

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

Items 6E, 6K and 6L were pulled by Mr. Cones.

A motion was made by Mr. Chadwell, seconded by Mr. Mann, to approve the balance of 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. 26-0275 Consider and take action on a resolution authorizing the purchase of a Rapid Medical Response UTV in an amount not to exceed \$84,067.50 (Fire Chief)

Approved on the Consent Agenda - Resolution No. 2026-132

- 6B. 26-0273 Consider and take action on a resolution authorizing the submission of a grant application to the Texas Water Development Board Water Supply and Infrastructure Grant Fund for construction funding related to the WT1910 League City Parkway West Water Plant Project in an amount up to \$9,000,000 (Executive Director of Development Services)

Approved on the Consent Agenda - Resolution No. 2026-133

- 6C. 26-0281 Consider and take action on a resolution authorizing the submission of an application to the Houston-Galveston Area Council (H-GAC) for funding related to the 2025 Transportation Alternatives Set-Aside (TASA) (Executive Director of Developmental Services)

Approved on the Consent Agenda - Resolution No. 2026-134

- 6D. 26-0253 Consider and take action on a resolution authorizing pre-positioned emergency agreements for disaster logistics with (primary vendor) SLSCO LTD and (alternate vendors) DIRKS Companies, LLC and Garner Environmental Services, Inc. in an amount not to exceed \$1,000,000.00 per vendor; and authorizing three subsequent one-year renewals with each vendor, if deemed necessary (Emergency Management Coordinator)

Approved on the Consent Agenda - Resolution No. 2026-135

- 6E. 26-0277 Consider and take action on a resolution authorizing City Staff to write-off inactive utility accounts for a total amount of \$299,393.97 (Director of Finance)

A motion was made by Mr. Tressler, seconded by Mr. Mann, to approve Resolution No. 2026-136 authorizing City Staff to write-off inactive utility accounts for a total amount of \$299,393.97. 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

- 6F. 26-0278 Consider and take action on a resolution authorizing a three-year agreement with CORE for Interactive Voice Response (IVR) inbound payment services for Utility Billing, in an amount not to exceed \$73,000 (Director of Finance)

Approved on the Consent Agenda - Resolution No. 2026-137

- 6G. 26-0285 Consider and take action on a resolution consenting to the sale and issuance of Unlimited Tax Bonds, Series 2026 (the "Bonds") for the Galveston County Municipal Utility District No. 73 (the "District") in an amount not to exceed \$6,000,000 and authorizing the Mayor to execute and the City Secretary to attest same for and on behalf of the City of League City, Texas (the "City") (Director of Finance)

Approved on the Consent Agenda - Resolution No. 2026-138

- 6H. 26-0290 Consider and take action on a resolution approving the Program Year (PY) 2026 Annual Action Plan related to the Community Development Block Grant Program (Director of Finance)

Approved on the Consent Agenda - Resolution No. 2026-139

- 6I. 26-0282 Consider and take action on a resolution authorizing the purchase of one (1) replacement Kubota mower in an amount not to exceed \$28,314.61 (Director of Parks and Cultural Services)

Approved on the Consent Agenda - Resolution No. 2026-140

- 6J. 26-0283 Consider and take action on a resolution authorizing an agreement between North Harris County Regional Water Authority and the City of League City for the purchase and sale of Groundwater Series B Credits in an amount not to exceed \$25,038 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2026-141

- 6K. 26-0284 Consider and take action on a resolution authorizing a construction contract with iCON GC, LLC for the Oaks of Clear Creek Drainage Improvements Phase 2 (Detention) (DR2101B) in an amount of \$3,587,995.50, authorizing an additional \$358,800.00 for a Work Change Directive budget, and authorizing a construction material testing service contract with UES Professional Solutions 44, LLC in an amount not to exceed \$27,985.00 for a total construction budget of \$3,974,780.50 (Executive Director of Capital Projects)

A motion was made by Mr. Cones, seconded by Mr. Chadwell, to approve Resolution No. 2026-142 authorizing a construction contract with iCON GC, LLC for the Oaks of Clear Creek Drainage Improvements Phase 2 (Detention) (DR2101B) in an amount of \$3,587,995.50, authorizing an additional \$358,800.00 for a Work Change Directive budget, and authorizing a construction material testing service contract with UES Professional Solutions 44, LLC in an amount not to exceed \$27,985.00 for a total construction budget of \$3,974,780.50. 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

- 6L. 26-0291 Consider and take action on Ordinance 2026-19 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 - Second Reading (Director of Parks and Cultural Services)

Council approved first reading 7-0-0 on July 14, 2026.

A motion was made by Mr. Cones, seconded by Mr. Saunders, to approve Ordinance No. 2026-19 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 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

- 6M. 26-0286 Consider and take action on Ordinance No. 2026-20, an ordinance amending the Code of Ordinances of the City of League City, Chapter 125, Article 3, entitled "Zoning Regulations", to revise regulations related mobile food vendors in response to House Bill 2844 adopted by the 89th Texas Legislature - Second Reading (Director of Planning)

Planning and Zoning Commission recommended approval 4-0-0, on June 25, 2026.

City Council approved the first reading, 7-0-0, on July 14, 2026.

Approved on the Consent Agenda - Ordinance No. 2026-20 - Second Reading

- 6N. 26-0288 Consider and take action on Ordinance No. 2026-21, an ordinance amending Chapter 22 of the Code of Ordinances of the City of League City by removing fees from the ordinance and placing them in the City's Fee Schedule - Second Reading (Director of Planning)

City Council approved the first reading, 7-0-0, on July 14, 2026.

Approved on the Consent Agenda - Ordinance No. 2026-21 - Second Reading

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

8. OLD BUSINESS

9. NEW BUSINESS

- 9A. 26-0272 Consider and take action to form and appoint members to a subcommittee of City Council to review and update goals for their direct reports (Mayor)

A motion was made by Mr. Cones, seconded by Mr. Tressler, to form and appoint members to a subcommittee of City Council to review and update goals for their direct reports.

Mr. Saunders was appointed as chair of the subcommittee. Mr. Cones, Mr. Crews and Mr. Higginbotham were appointed as members.

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. 26-0294 Consider and take action to excuse absences (City Secretary)

A motion was made by Mr. Cones, seconded by Mr. Saunders, to excuse the absence of Mr. Mann from the July 14, 2026 Council Work Session and Regular Meeting. 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. 26-0287 Consider and take action on a resolution amending the Planning and Building Department fee schedules to better align fee revenues with Development Services costs (Director of Planning)

A motion was made by Mr. Cones, seconded by Mr. Tressler, to approve Resolution No. 2026-143 amending the Planning and Building Department fee schedules to better align fee revenues with Development Services costs. 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. 26-0254 Consider and take action on an ordinance ordering a General Election for the City of League City, Texas on Tuesday, November 3, 2026 to elect a Mayor and Council Members to Positions 1, 2, 6 and 7; ordering a Runoff Election on Saturday, December 12, 2026, if necessary (City Secretary)

A motion was made by Mr. Chadwell, seconded by Mr. Saunders, to approve Ordinance No. 2026-22 ordering a General Election for the City of League City, Texas on Tuesday, November 3, 2026 to elect a Mayor and Council Members to Positions 1, 2, 6 and 7; ordering a Runoff Election on Saturday, December 12, 2026, if necessary 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

- 10B. 26-0289 Consider and take action on an ordinance amending Chapter 46, Section 46-104 of the Code of Ordinances of the City of League City, entitled "Food Booths and Food Vendors," to update regulations governing mobile food vendors and food booths (Fire Chief)

A motion was made by Mr. Tressler, seconded by Mr. Higginbotham, to approve Ordinance No. 2026-23 amending Chapter 46, Section 46 104 of the Code of Ordinances of the City of League City, entitled "Food Booths and Food Vendors," to update regulations governing mobile food vendors and food booths 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

- 10C. 26-0274 Consider and take action on an ordinance establishing a Capital Improvements Advisory Committee pursuant to Texas Local Government Code Chapter 395 and procedural rules for the review and consideration of land use assumptions, capital improvements plans, and capital recovery fees (Executive Director of Development Services)

A motion was made by Mr. Cones, seconded by Mr. Tressler, to approve Ordinance No. 2026-24 establishing a Capital Improvements Advisory Committee pursuant to Texas Local Government Code Chapter 395 and procedural rules for the review and consideration of land use assumptions, capital improvements plans, and capital recovery fees 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

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 – Yes, Mr. Mayor, I'd like to thank the young men from John Wayne for coming tonight. One of their obligations is Government Day and learning about city government. Mr. Baumgartner took them through some local government 101. They got to understand a little more of how the cities operate. Went over to PD, they showed them some of their operations and I really appreciate everybody's input. The amount of growth I've seen in these five young men sitting right here over the past five years we've been in there has been almost 180 degrees. So, again thank you for letting them come tonight.

Andy Mann – No Comments

Tommy Cones – Thank you, Mayor. Mr. Saunders, you really look sharp tonight. I'd like to say you do and your fellow colleagues there. In the future if you could, maybe talk to your dad a little bit more about his tie and his suit and everything. You look sharp, we're just trying to get Mr. Saunders up here to wear a tie and a suit every day. Y'all look really great, thank you.

Tom Crews – No Comments

Courtney Chadwell – No Comments

Scott Higginbotham – No Comments

Chad Tressler – If they took you to the PD I hope they took you to the animal shelter and told you you get to take a free one home with you.

Mayor Long – One thing that I'm sure everybody up here has gotten a lot of feedback about is the Flock cameras. It's a hot topic across the state, across the country. The City released a kind of infographic describing how we utilize the Flock cameras and the protections that we included in the contract. In the next couple of weeks, it'll take a little bit, I'm going to put on the agenda an item to establish a community advisory committee, as well. Really, our contract is different than a lot of the other entities out there and to ensure that the citizens have faith that we're using it all correctly and that privacy is being upheld, create that kind of audit process and community feedback to ensure that. It's a powerful tool. It's a very cost-effective tool. I have the upmost faith that our police department is using it correctly, but you can just do a simple Google search and see that some others haven't. I think it is important that our citizens know that we do take privacy very serious and that we're going to try to be as transparent as possible and have some level of accountability in that. Over the next couple of weeks, we're still fleshing it out, and once it's fully prepared we'll do a workshop and some other stuff and discuss that committee and how it will be formed.

14. EXECUTIVE(CLOSED) SESSION(S)

At 6:50 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:

- 14A. 26-0295 Texas Open Meetings Act, Section 551.072 Government Code - Deliberations about real property**
- Discuss potential purchase or sale of real property interests (City Manager)**

At 7:02 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. 26-0296 Consider and take action on discussion concerning potential purchase or sale of real property interests (City Manager)
- No Action

16. REPORT FROM CITY AUDITOR

City Auditor Candace Brown gave a report on the Utility Billing audit.

17. ADJOURNMENT

At 7:17 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: