



Meeting Minutes  
City Council

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Tuesday, March 24, 2026

6:00 PM

Council Chambers  
200 West Walker Street

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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 Abby Thompson called the meeting to order at 6:01 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 Rev. Kyra Baehr of Unity Bay Area Houston. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 26-0104 February 24, 2026 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**

**Hassan Ghanem  
David Floyd  
Ben Harden  
Agnela Ricks  
Robert Osborne  
Sandra Judge  
Virginia Seefeld  
Steven Skobel  
Michael Thelemann  
Lantz Hicks  
Taylor Adams  
Ashleigh Adams  
Kim Speer**

**William Speer  
Don Matthews  
Naveed Ali  
James Brockway  
Ernie Ramos  
Elizabeth Wells  
Kitty Shamai  
Russell Bynum**

**6. CONSENT AGENDA**

Approval of the Consent Agenda

A motion was made by Mr. Tressler, seconded by Mr. Mann, 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. 26-0107 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 grant program (OLS) to seek funding for the purchase of an icor mini-caliber tactical robot for the Bay Area Regional Bomb Squad (BARBS) (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2026-46

- 6B. 26-0108 Consider and take action on a resolution in support of the Police Department to submit a grant proposal to the Governor's Office to seek funding through the FY2026 State Homeland Security Grant (SHSP) to support the agency's acquisition of two armored 1-ton pickup trucks to enhance officer safety and improve the department's ability to effectively respond to active threat and high-risk incidents (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2026-47

- 6C. 26-0109 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 FY2026 State Homeland Security Program to seek funding for robot equipment upgrades that will provide a comprehensive digital communications upgrade for the Bay Area Regional Bomb Squad (BARBS) robotics platform (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2026-48

- 6D. 26-0094 Consider and take action on a resolution regarding the interim rate adjustment application of CenterPoint Energy Resources Corp. d/b/a CenterPoint Energy and CenterPoint Energy Texas Gas, Texas Coast Division, for the 12 month period ending December 31, 2025 (City Attorney)

Approved on the Consent Agenda - Resolution No. 2026-49

- 6E. 26-0117 Consider and take action on a resolution authorizing participation in a new opioid settlement with the Six Remnant Defendants (CL-2025065), and authorizing the City Manager to execute all necessary documents, including the Subdivision Participation and Release Form, and to participate in any subsequent opioid settlement cases (City Attorney)
- Approved on the Consent Agenda - Resolution No. 2026-50
- 6F. 26-0095 Consider and take action on a resolution authorizing a three-year agreement with Codemantra U.S. LLC to provide electronic document remediation services in an amount not to exceed \$450,000; and authorizing two subsequent one-year renewals, if deemed necessary (Director of Communications and Community Engagement)
- Approved on the Consent Agenda - Resolution No. 2026-51
- 6G. 26-0114 Consider and take action to accept the Annual Comprehensive Financial Report (ACFR) for the year ended September 30, 2025 (Director of Finance)
- Approved on the Consent Agenda
- 6H. 26-0118 Consider and take action on a resolution consenting to the sale and issuance of Unlimited Tax Bonds, Series 2026 (the "Bonds") for Galveston County Municipal Utility District No. 36 (the "District") in an amount not to exceed \$1,910,000 and authorizing the Mayor to execute and the City Secretary to attest same for and on behalf of the City of League City (Finance Director)
- Approved on the Consent Agenda - Resolution No. 2026-52
- 6I. 26-0103 Consider and take action on a resolution authorizing a two-year agreement with HUB International Texas, Inc. for benefits advisor and employee benefits consultant services in the amount not to exceed of \$138,900 with two optional one-year renewals at \$72,922.50 each, for a total potential four year amount of \$284,745 (Director of Human Resources and Civil Service)
- Approved on the Consent Agenda - Resolution No. 2026-53
- 6J. 26-0105 Consider and take action on a resolution authorizing the purchase of windstorm insurance coverage through Gallagher for an annual premium of \$1,199,707 for a one-year term (Director of Human Resources)
- Approved on the Consent Agenda - Resolution No. 2026-54
- 6K. 26-0106 Consider and take action on a resolution authorizing a three-year agreement with Earthworks Landscape and Maintenance, LLC for manicured mowing, tree maintenance, and landscaping services for TxDOT medians in an amount not to exceed \$351,000; and authorizing two subsequent one-year renewals, if deemed necessary (Director of Parks and Cultural Services)
- Approved on the Consent Agenda - Resolution No. 2026-55
- 6L. 26-0098 Consider and take action on a resolution approving aerial spraying for the abatement of mosquitoes by the Galveston County Mosquito Control District (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2026-56

- 6M. 26-0099 Consider and take action on a resolution authorizing a one-year renewal agreement with American Materials, Inc. for the purchase of hot mix asphalt material for city-wide street repairs in an amount not to exceed \$324,500 (Director of Public Works)
- Approved on the Consent Agenda - Resolution No. 2026-57
- 6N. 26-0100 Consider and take action on a resolution rejecting all bids received for Bid No. 26-013 South Shore Blvd and Brittany Bay Water Plants - Chemical Feed Additions project WT1802E (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2026-58
- 6O. 26-0101 Consider and take action on a resolution authorizing a construction contract with Statewide Traffic Signal Company for the Traffic Signal Reconstruction at Lawrence Rd and Village Way Project (RE1703B) in an amount not to exceed \$444,834.08; authorizing an additional \$44,483.00 for a Work Change Directive budget; and authorizing a construction material testing services contract with Terracon Consultants Inc. in an amount not to exceed \$15,320.00, for a total construction budget of \$504,637.08 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2026-59
- 6P. 26-0102 Consider and take action on a resolution authorizing Change Order #3 to the construction contract with Lucas Construction Company, Inc. for the Historic District Drainage Improvements (DR2203), in an amount not to exceed \$244,110 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2026-60
- 6Q. 26-0116 Consider and take action on Ordinance 2026-05 approving a Rezoning Application, MAP-25-0010 (3143 W FM 517), a request to rezone approximately 54.656 acres from "RSF-7" (Residential Single-Family 7) to "IL" (Limited Industrial), generally located along the north side of Farm to Market Road 517, west of McFarland Road and east of My Road with the address of 3143 West Farm to Market Road 517 - Second Reading (Director of Planning)
- The Planning and Zoning Commission recommended approval, 6-0-0, on February 12, 2026.
- City Council approved the item, 8-0-0, on February 24, 2026.
- Approved on the Consent Agenda - Ordinance No. 2026-05 - Second Reading

### **END OF CONSENT AGENDA**

### **7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING**

**8. OLD BUSINESS**

- 8A. 26-0110** Consider and take action on a request for a Special Use Permit, SUP-25-0014 (Anchor Bay Gas Station), to allow for an Automobile/Vehicle Fueling Station use on approximately 2.8 acres zoned "CN" (Neighborhood Commercial), generally located at the northeast corner of South Egret Bay Boulevard (FM 270) and Austin Street (Director of Planning)

The Planning and Zoning Commission's motion to approve failed, 2-4-0, on February 12, 2026.

City Council postponed the item to the March 24, 2026, meeting, 7-1-0, on February 24,

A motion was made by Mr. Mann, seconded by Mr. Tressler, to approve Ordinance No. 2026-06 on a request for a Special Use Permit, SUP 25 0014 (Anchor Bay Gas Station), to allow for an Automobile/Vehicle Fueling Station use on approximately 2.8 acres zoned "CN" (Neighborhood Commercial), generally located at the northeast corner of South Egret Bay Boulevard (FM 270) and Austin Street, with restrictions and the modification of flipping the plan so that the gas station is on the north end and eliminating the Austin Street driveway, and that there was to be no cost beyond that to the developer. on First Reading.

The original motion passed by the following vote:

**For:** 6 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Higginbotham, Mr. Tressler and Mr. Saunders

**Opposed:** 2 - Mr. Crews and Mr. Chadwell

A motion was made by Mr. Mann, seconded by Mr. Tressler, to approve Ordinance No. 2026-06 on First and Final Reading. The motion failed by the following vote:

**For:** 3 - Mr. Mann, Mr. Cones and Mr. Tressler

**Opposed:** 5 - Mayor Long, Mr. Crews, Mr. Chadwell, Mr. Higginbotham and Mr. Saunders

- 8B. 26-0111** Consider and take action on an ordinance approving a Planned Unit Development (PUD) Amendment, PUD-25-0002 (Duncan PUD Amendment), to amend the Duncan PUD to permit 3-phase overhead power lines along Ervin Street, generally located north of Muldoon Parkway and west of Hobbs Road; subject to certain property owner commitments (Director of Planning)

The Planning and Zoning Commission recommended approval, 6-0-0, on February 12, 2026.

City Council postponed the item to the March 24, 2026 meeting, 7-1-0, on February 24, 2026.

A motion was made by Mr. Cones, seconded by Mr. Higginbotham, to approve Ordinance No. 2026-07 approving a Planned Unit Development (PUD) Amendment, PUD 25 0002 (Duncan PUD Amendment), to amend the Duncan PUD to permit 3 phase overhead power lines along Ervin Street, generally located north of Muldoon Parkway and west of Hobbs Road; subject to certain property owner commitments 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

**Opposed:** 1 - Mr. Mann

- 8C. 26-0112 Consider and take action on an ordinance approving a Rezoning Application, MAP-25-0009 (League City Parkway and Legacy Drive), a request to rezone approximately 7.982 acres from “RSF-7” (Residential Single-Family 7) to “CG” (General Commercial), generally located along the north side of West League City Parkway and west of Cones Lane (Director of Planning)

The Planning and Zoning Commission's motion to approve failed, 1-5-0, on February 12, 2026.

City Council postponed the item to the March 24, 2026, meeting, 7-1-0, on February 24, A motion was made by Mr. Tressler, seconded by Mr. Saunders, to approve an ordinance approving a Rezoning Application, MAP 25 0009 (League City Parkway and Legacy Drive), a request to rezone approximately 7.982 acres from “RSF 7” (Residential Single Family 7) to “CG” (General Commercial), generally located along the north side of West League City Parkway and west of Cones Lane on First Reading. The motion failed by the following vote:

For: 0

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

## 9. NEW BUSINESS

- 9A. 26-0086 Consider and take action on appointments to city boards and commissions (Mayor Long)

A motion was made by Mr. Cones, seconded by Mr. Tressler, to approve the appointments for all members.

Planning & Zoning Commission:  
Position 2 - Marc Edelman (Term expiring 12/31/2027)

League City Transportation & Infrastructure Committee:  
Position 5 - Matthew DeRosier (Term expiring 12/31/2027)

Section 4B Industrial Development Corporation:  
Position 1 - Leigh Martin (Term expiring 12/31/2027)

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. 26-0096** Consider and take action on an ordinance amending the City of League City, Texas, Governmental, Proprietary, and Capital Funds Budget for Fiscal Year 2026 by amending Ordinance No. 2025-31 to adjust the operating and capital budget for actual and projected expenditures (Assistant City Manager - CFO)

Staff requests approval on first and final reading.

Taxpayer Impact Statement Required per H.B. 1522 effective September 1, 2025  
2024 Adopted Tax Rate \$0.369 with average homestead taxable value of \$351,138 equals tax of \$1,295.70  
2025 No-New-Revenue Tax Rate \$0.36355 with average homestead taxable value of \$362,634 equals tax of \$1,318.36  
2025 Proposed Tax Rate \$0.36355 with average homestead taxable value of \$362,634 equals tax of \$1,318.36

A motion was made by Mr. Chadwell, seconded by Mr. Tressler, to approve Ordinance No. 2026-08 amending the City of League City, Texas, Governmental, Proprietary, and Capital Funds Budget for Fiscal Year 2026 by amending Ordinance No. 2025 31 to 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. Chadwell, seconded by Mr. Saunders, to approve Ordinance No. 2026-08 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**

**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**

**Scott Higginbotham – No Comments**

**Chad Tressler – No Comments**

**Andy Mann – Just a quick note that the Mayor asked that we reconvene the Sunset Commission for some business. It's more for staff that are members to let them know that I'll be reaching out to see if we can find a good time to meet. Thank you.**

**Tommy Cones – No Comments**

**Tom Crews – No Comments**

**Courtney Chadwell – I just want to plug the volunteer fire department's open house this weekend, Saturday, March 28, over at the Drill Field at North Kansas. This will be the third annual. It keeps growing every year. First year was just an idea to invite the public out to see what the apparatus looked like, have some kids touch tools, have a car fire demo out there. It got a good response. It grew last year, and back by popular demand in its third year we'll be back out there again on Saturday. It's a family-friendly event. I hope everybody can come out and meet some of your volunteer fire fighters.**

**Mayor Long – Just for clarity on the Sunset, it is to look at the Building Standards Commission. The laws have changed substantially on what the Building Standards Commission can do in the last session. The City Attorney is going to work with them to update that and to make it effective, because currently the Building Standards board cannot actually enforce building standards, by law. We'll look at it and see what we can do.**

**14. EXECUTIVE(CLOSED) SESSION(S)****15. ACTION ITEM(S) FROM EXECUTIVE SESSION(S)****16. REPORT FROM CITY AUDITOR**

17. **ADJOURNMENT**

At 7:36 p.m. Mayor Long said, there being no further business this meeting is adjourned.

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**NICK LONG**  
**MAYOR**

\_\_\_\_\_  
**DIANA M. STAPP**  
**CITY SECRETARY**

(SEAL)

**MINUTES APPROVED:**