



Meeting Minutes
City Council

Tuesday, May 26, 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

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 Ella Escobedo called the meeting to order at 6:00 p.m. and called the roll. All members of Council were present. Scott Higginbotham attended the meeting remotely.

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 Rob Bailey of South Lake Church. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 26-0204 May 12, 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

Don Kappel

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. 26-0191 Consider and take action on a resolution authorizing a Group Critical Illness Interlocal Agreement with the Texas Municipal League Joint Self-Insurance Fund for access to the Texas House Bill 4144 Critical Illness Insurance Solution, and authorizing the City Manager to execute the Interlocal Agreement, Statement of Responsibility, and a Participation Agreement to be provided at a later date (Director of Human Resources)

Approved on the Consent Agenda - Resolution No. 2026-94

- 6B. 26-0195 Consider and take action on a resolution authorizing an agreement with Pump Solutions, Inc. for the repair and installation of re-lift pump No. 4 located at the Dallas Salmon Wastewater Treatment Plant (DSWWTP) in an amount not to exceed \$57,824 (Director of Public Works)
Approved on the Consent Agenda - Resolution No. 2026-95
- 6C. 26-0192 Consider and take action on a resolution authorizing a construction contract with Reddico Construction Company, Inc. for the Harbour Park 1 Lift Station Expansion to 3 MGD Project (WW2203), in an amount not to exceed \$2,701,916.20 and authorizing an additional \$270,192.00 for a Work Change Directive budget, for a total construction budget of \$2,972,108.20 (Executive Director of Capital Projects)
Approved on the Consent Agenda - Resolution No. 2026-96
- 6D. 26-0194 Consider and take action on a resolution authorizing a construction contract with National Works, Inc. for the Sanitary Sewer Rehab - Manhole Rehabilitation Project (WW1801L) in the amount of \$710,081.00 and authorizing an additional \$71,008 for a Work Change Directive budget, for a total construction budget of \$781,089.00 (Executive Director of Capital Projects)
Approved on the Consent Agenda - Resolution No. 2026-97
- 6E. 26-0199 Consider and take action on Ordinance No. 2026-10, an ordinance amending the Code of Ordinances of the City of League City, Chapter 125, Article 3, entitled "Zoning Regulations", and "Appendix A: Definitions", to revise regulations related to manufactured homes and accessory dwelling units (ADUs) in response to Senate Bill 785 and Senate Bill 1567 adopted by the 89th Texas Legislature - Second Reading (Director of Planning)
The Planning and Zoning Commission recommended approval, 5-0-0, on April 23, 2026.
City Council approved the first reading, 8-0-0, on May 12, 2026.
Approved on the Consent Agenda - Ordinance No. 2026-10 - Second Reading

END OF CONSENT AGENDA

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

8. OLD BUSINESS

- 8A. 26-0198** Consider and take action on Ordinance No. 2026-11, an ordinance approving a Rezoning Application, MAP-25-0005 (2904 Hill Avenue), a request to rezone approximately 0.298 acres from “RSF-5 (Residential Single-Family 5) to “IL” (Limited Industrial), generally located along the west side of Hill Avenue, south of East Strawberry Street and north of Farm to Market Road 646 (FM 646) - Second Reading (Director of Planning)

The Planning and Zoning Commission recommended approval, 4-1-0, on April 23, 2026.

City Council approved the first reading, 7-1-0, on May 12, 2026.

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Ordinance No. 2026-11 approving a Rezoning Application, MAP 25 0005 (2904 Hill Avenue), a request to rezone approximately 0.298 acres from “RSF 5 (Residential Single Family 5) to “IL” (Limited Industrial), generally located along the west side of Hill Avenue, south of East Strawberry Street and north of Farm to Market Road 646 (FM 646) on Second Reading. The motion passed by the following vote:

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

Opposed: 1 - Mr. Chadwell

- 8B. 26-0193** Consider and take action on Ordinance 2026-12 amending Article V, “Vessel Residency and Nuisance Vessel Abatement,” of Chapter 70 of the Code of Ordinances to revise provisions related to live-aboard vessels, abandoned vessels, and derelict vessels - Second Reading (Mayor Long and Councilmember Cones)

City Council approved the first reading, 7-1-0, on May 12, 2026.

A motion was made by Mr. Cones, seconded by Mr. Saunders, to approve Ordinance No. 2026-12 amending Article V, “Vessel Residency and Nuisance Vessel Abatement,” of Chapter 70 of the Code of Ordinances to revise provisions related to live aboard vessels, abandoned vessels, and derelict vessels on Second 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

- 8C. 26-0200 Consider and take action on Ordinance 2026-13 establishing Chapter 56, entitled “Healthy Spaces,” of the Code of Ordinances to adopt regulations governing camping on public and private property - Second Reading (Mayor Long)

City Council approved the first reading, 7-1-0, on May 12, 2026.

A motion was made by Mr. Tressler, seconded by Mr. Saunders, to approve Ordinance No. 2026-13 establishing Chapter 56, entitled “Healthy Spaces,” of the Code of Ordinances to adopt regulations governing camping on public and private property on Second Reading.

A motion was made by Mr. Crews to postpone. The motion died for lack of a second.

The original 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

9. NEW BUSINESS

- 9A. 26-0161 Consider and take action on a resolution establishing the City’s default policy of non-approval for housing finance corporation projects within League City (Mayor Long)

A motion was made by Mr. Chadwell, seconded by Mr. Tressler, to approve Resolution No. 2026-98 establishing the City’s default policy of non-approval for housing finance corporation projects within League City. 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. 26-0208 Consider and take action on a resolution expressing support for the Farm-to-Market Road 517 (FM 517) roadway improvement project and requesting the Texas Department of Transportation (TxDOT) reassess the project timeline (Mayor Pro Tem Saunders & Councilmember Tressler)

A motion was made by Mr. Tressler, seconded by Mr. Saunders, to approve Resolution No. 2026-99 expressing support for the Farm to Market Road 517 (FM 517) roadway improvement project and requesting the Texas Department of Transportation (TxDOT) reassess the project timeline. 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. 26-0201** Consider and take action on an ordinance amending Chapter 56, entitled “Healthy Spaces,” of the Code of Ordinances to adopt regulations governing pedestrian safety and abandoned property (Mayor Long)

A motion was made by Mr. Tressler, seconded by Mr. Chadwell, to approve Ordinance No. 2026-14 amending Chapter 56, entitled “Healthy Spaces,” of the Code of Ordinances to adopt regulations governing pedestrian safety and abandoned property 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. 26-0202** Consider and take action on ordinance establishing Article VI, entitled "Donation Bins" of Chapter 70 of the Code of Ordinances to adopt regulations governing donation bins, boxes and receptacles (Mayor Pro Tem Saunders and Councilmember Tressler)

A motion was made by Mr. Saunders, seconded by Mr. Tressler, to approve Ordinance No. 2026-15 establishing Article VI, entitled "Donation Bins" of Chapter 70 of the Code of Ordinances to adopt regulations governing donation bins, boxes and receptacles 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. 26-0206** Consider and take action on an ordinance amending Chapter 22 of the Code of Ordinances of the City of League City, Texas, by repealing and replacing Article VII related to Unsafe Buildings and Public Nuisance Abatement; establishing procedures for the identification, hearing, repair, securing, removal, and demolition of dangerous buildings and structures through the Municipal Court of Record (Councilmember Mann and Councilmember Higginbotham)

The Sunset Commission recommended approval, 5-0-0, with one member absent, on April 17, 2026.

A motion was made by Mr. Higginbotham, seconded by Mr. Cones, to approve Ordinance No. 2026-16 amending Chapter 22 of the Code of Ordinances of the City of League City, Texas, by repealing and replacing Article VII related to Unsafe Buildings and Public Nuisance Abatement; establishing procedures for the identification, hearing, repair, securing, removal, and demolition of dangerous buildings and structures through the Municipal Court of Record 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.

- 12A. 26-0203 Presentation and discussion regarding the Pat Hallisey Park Project (City Manager)**

Blake Coleman, TBG Partners gave an updated report addressing Council discussion at the April 28 Council workshop:

Timeline: 2026 Schedule

April 21 Bids Received

April 28 City Council Workshop 1

May 26 City Council Workshop 2

May 26 Preliminary Pre-Award

June 9 Backup for Pre-award, if needed

June 23 Debt Issuance Authorization

September 24 Award & Delivery of Debt Funds

October 13 City Council Awards Contract

Proposed inclusion of alternates presented at the 4/28/2026 Council Work Session:

NO (#9) Remove baseball complex & parking

***At the 4/28/2026 Worksession, Council requested that TBG study possibility of increasing size of the baseball fields to accommodate high-school-age teams. The current design of the Colt fields meet high school field criteria. The site constraints prevent increasing the overall size of the Pony fields, however potential modifications were presented.**

YES (#4) Synthetic turf at baseball infield

NO (#5) Add batting cage lanes at baseball

YES (#7) Concrete bleachers at baseball

***At the 4/28/2026 Worksession, Council requested that TBG study possibility of adding another row of concrete bleachers.**

YES (#6) Concrete bleachers at softball

***At the 4/28/2026 Worksession, Council requested that TBG study possibility of adding another row of concrete bleachers.**

- YES (#1) Add 8' wide 2.5K trail
- YES (#2) Increase trail to 10' wide
- YES (#3) Upgraded softball plaza
- YES (#8) Add Calder Entry Road
- YES (#10) Additional reforestation
- YES (#11) Add surplus parking
- NO (#12) Remove all scoreboards
- NO (#13) Upgrade south playground

Alternate Summary + Base Bid

Alternate Construction + Schedule Total

Forney (70 days) \$5,492,673.92 Spawglass (0 days) \$3,621,000.00

Base Bid Construction + Schedule Total

Forney (539 days) \$45,304,721.82 Spawglass (570 days) \$46,145,700.00

Base Bid/Alternate Construction Total

Forney (609 days) 50,875,395.74 Spawglass (570 days) \$49,765,700.00

Funding

Spawglass – Total Funding \$49,765,700

*Contingency & Materials Testing cash funded from sale of ROW for Grand Parkway \$3.68M

Tree Preservation Fund \$300,000

4B Debt \$49,465,700

*Debt at 25 years estimated 4.5% interest = annual payment of \$3,338,232

*Estimated 4B Sales Tax Revenue for FY2027 - \$5,420,484

4B CIP Projects Proposed Changes

- Lobit Park, Phase 2 - \$5.4M

Programmed in current CIP to be 4B debt funded in FY2027. ACTION: move to funded with Park Dedication Fees

- Lynn Gripon Park Shoreline Protection - \$300K

Programmed in current CIP in FY2027 from Park Dedication Fees. ACTION: postpone design to FY2028, same funding.

- **Kilgore-Davis Tract Park Land \$2.72M**
Programmed in current CIP in FY2027 from Park Dedication Fees. **ACTION:** design & construct phase 1 (trails) in FY2027; postpone construction of phase 2 (overlooks) to FY2028, same funding.
- **Walker Pool Renovations \$4.3M**
Recently started design from 4B cash. **ACTION:** pause design & postpone renovations until funds are available from 4B and/or Park Dedication Fees
- **League City Park Restrooms Renovations \$2.46M**
New project for consideration in FY2027-2031 CIP as requested by Councilmember. Programmed park dedication fees. Design FY2027 with construction following in FY2028.
- **Sportsplex Lighting \$1.9M**
4B funding & park dedication fees are programmed on other projects. Funding not available at this time. **ACTION:** postpone until funding allows/add to future projects list

Going Forward:

June 9 - Deadline for add alternate(s) & funding strategy approved by Council

June 23 - Council to approve Resolution authorizing notice of intent to issue

September 24 – Closing & Delivery of funds

October 13 – City Council awards contract

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

Tom Crews – No Comments

Courtney Chadwell – No Comments

Scott Higginbotham – No Comments

Chad Tressler – No Comments

Andy Mann – No Comments

Tommy Cones – No Comments

Mayor Long – No Comments

14. EXECUTIVE(CLOSED) SESSION(S)

15. ACTION ITEM(S) FROM EXECUTIVE SESSION(S)

16. REPORT FROM CITY AUDITOR

17. ADJOURNMENT

At 6:44 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: