



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Tuesday, January 13, 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 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 Pro Tem Sean Saunders called the meeting to order at 6:00 p.m. and called the roll. All members of Council were present except Mayor Nick Long.

Absent 1 - Mayor Nick Long

Present 7 - 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 Council Member Andy Mann. Mayor Pro Tem Saunders led in the pledges of allegiance to the flags.

**3. APPROVAL OF MINUTES**

3A. 26-0001                    December 16, 2025 Regular Meeting

Mayor Pro Tem Saunders 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**

Dustin Dietrich  
Michael Sample  
Jay Smart  
Gordon Johnson  
Marika Fuller  
Dave Bowman  
Ann-Marie Elder  
Jamey Holley

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

Item 6C was pulled by Mr. Cones.

A motion was made by Mr. Tressler, seconded by Mr. Higginbotham, to approve the balance of the Consent Agenda. The motion passed by the following vote:

**For:** 7 - Mr. Mann, Mr. Cones, Mr. Crews, Mr. Chadwell, Mr. Higginbotham, Mr. Tressler and Mr. Saunders

**Absent:** 1 - Mayor Long

**6A. 26-0009** Consider and take action on a resolution approving utility conveyance and security agreements with Galveston County Municipal Utility District No. 36 for water and sanitary sewer facilities associated with Westland Ranch Subdivision Section 2 (Executive Director of Development Services)

Approved on the Consent Agenda - Resolution No. 2026-01

**6B. 26-0011** Consider and take action on a resolution authorizing an Advance Funding Agreement with the Texas Department of Transportation for the purchase and installation of Traffic Signal Equipment related to the Various League City Signal Improvements Project (ST2601) (Executive Director of Development Services)

Approved on the Consent Agenda - Resolution No. 2026-02

**6C. 26-0008** Consider and take action on a resolution updating and adopting a schedule of fees pertaining to water and wastewater rates for Chapter 114 of the Code of Ordinances of the City of League City, Texas entitled Schedule of fees, charges and deposits (Director of Finance)

A motion was made by Mr. Cones, seconded by Mr. Tressler, to approve Resolution No. 2026-03 updating and adopting a schedule of fees pertaining to water and wastewater rates for Chapter 114 of the Code of Ordinances of the City of League City, Texas entitled Schedule of fees, charges and deposits. The motion passed by the following vote:

**For:** 7 - Mr. Mann, Mr. Cones, Mr. Crews, Mr. Chadwell, Mr. Higginbotham, Mr. Tressler and Mr. Saunders

**Absent:** 1 - Mayor Long

**6D. 25-0527** Consider and take action on a resolution authorizing a First Amendment to the Administrative Services Agreement with the Texas Health Benefits Pool to enable the City's participation in the Blue Cross Blue Shield Advanced Payment Review Program (Director of Human Resources)

Approved on the Consent Agenda - Resolution No. 2026-04

**6E. 26-0007** Consider and take action on a resolution authorizing a construction contract with Environmental Allies, LLC, for the FM 518 & Wesley Drive Phase 1 Drainage Improvements Project (DR2010) in an amount not to exceed \$2,845,262, authorizing an additional \$284,526 for a Work Change Directive budget, and authorizing a construction material testing services contract with Terracon Consultants in an amount not to exceed \$25,400, for a total construction budget of \$3,155,188 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2026-05

**6F. 26-0013** Consider and take action on a resolution authorizing conveyance of right-of-way and related easement interests to the Texas Department of Transportation in the amount of \$318,839.00, and authorizing a Memorandum of Agreement for infrastructure protection in connection with the SH 99 Segment B1 project (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2026-06

**6G. 26-0014** Consider and take action on a resolution authorizing a professional services agreement with Oller Engineering, Inc. for design, bid, and construction phase services related to the W. Walker 8-inch Waterline Back Feed Interconnect Project (WT1904L) in an amount not to exceed \$70,945 (Executive Director of Capital Projects)

Approved on the Consent Agenda - Resolution No. 2026-07

**6H. 26-0005** Consider and take action on Ordinance No. 2025-54, an ordinance amending Chapter 125 of the Code of Ordinances of the City of League City, entitled, "Unified Development Code", related to signs adjacent to overpasses - Second Reading (Mayor Pro Tem Saunders and Council Member Higginbotham)

The Planning and Zoning Commission recommended approval, 5-0-0, on December 1, 2025.

City Council approved the first reading, 8-0-0, on December 16, 2025.

Approved on the Consent Agenda - Ordinance No. 2025-54 - Second Reading

**6I. 26-0004** Consider and take action on Ordinance No. 2025-55, an ordinance amending Chapter 125 of the Code of Ordinances of the City of League City, entitled, "Unified Development Code", related to golf cart parking on grass surfaces - Second Reading (Councilmembers Cones and Mann)

The Planning and Zoning Commission recommended approval, 4-1-0, on December 1, 2025.

City Council approved the first reading, 8-0-0, on December 16, 2025.

Approved on the Consent Agenda - Ordinance No. 2025-55 - Second Reading

6J. 26-0003 Consider and take action on Ordinance No. 2025-56, an ordinance approving a Special Use Permit Application, SUP-25-0006, (I-45 U-Haul Self-Storage), a request to allow the expansion of an existing self-storage facility on property zoned "CG" (General Commercial), generally located along the west side of the South Gulf Freeway (I-45), with the address of 351 South Gulf Freeway - Second Reading (Director of Planning)

The Planning and Zoning Commission recommended approval, 5-0-0, on December 1, 2025.

City Council approved the first reading, 8-0-0, on December 16, 2025.

Approved on the Consent Agenda - Ordinance No. 2025-56 - Second Reading

### **END OF CONSENT AGENDA**

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

### **8. OLD BUSINESS**

### **9. NEW BUSINESS**

9A. 25-0557 Consider and take action on appointments to non-city organizations (Mayor Long)

A motion was made by Mr. Cones, seconded by Mr. Chadwell, to appoint members to non-city organizations as presented. The Mayor's nominees were:

Bay Area Houston Transportation Partnership

1. Council Member Tommy Cones (Term Expiring 12/31/2026)

Clear Creek Watershed Steering Committee

1. Representative – Peggy Zahler (Term Expiring 12/31/2026)
2. Alternate – Council Member Tom Crews (Term expiring 12/31/2026)

Dickinson Bayou Watershed Steering Committee

1. Representative – Dave Johnson (Term Expiring 12/31/2026)
2. Alternate – Council Member Chad Tressler (Term expiring 12/31/2026)

Houston-Galveston Area Council Transportation Policy Council

1. Primary Voting Member – Council Member Tommy Cones (Term Expiring 12/31/2026)
2. Alternate Voting Member – Council Member Andy Mann (Term Expiring 12/31/2026)

Houston-Galveston Area Council Technical Advisory Committee

1. Primary Voting Member – Christopher Sims, Staff (Term Expiring 12/31/2027)
2. Alternate Voting Member – Cara Davis, Staff (Term Expiring 12/31/2027)

The motion passed by the following vote:

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

Absent: 1 - Mayor Long

9B. 25-0588 Consider and take action on a resolution authorizing a variance to Chapter 10 of the City of League City Code of Ordinances, to allow a restaurant located at 3729 East League City Parkway, League City, Texas that is less than 300 feet from the property line of a day care to serve alcohol (City Secretary)

A motion was made by Mr. Tressler, seconded by Mr. Cones, to approve Resolution No. 2026-08 authorizing a variance to Chapter 10 of the City of League City Code of Ordinances, to allow a restaurant located at 3729 East League City Parkway, League City, Texas that is less than 300 feet from the property line of a day care to serve alcohol. The motion passed by the following vote:

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

Absent: 1 - Mayor Long

**10. FIRST READING OF ORDINANCES**

**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**

**Andy Mann – I yield my time except to say go Texans.**

**Tommy Cones – Thank you, Mayor. Just briefly, for the boating community, myself and the Mayor met this past Friday to talk a little bit more about the ordinance. There is some things in there as you remember at the last Council meeting that I had concerns with even though we passed it. He agreed that we would go back and look at it a little bit more and try to look from there. I did meet with another gentleman, Mr. Scott Waterford, and talked about some items.**

Rest assured, I think that we are trying to get to the bottom line. We understand we are not the experts in that area and we certainly don't want to affect somebody, kick them out of their house or make them move. We do have an issue in a couple of the marinas and we're trying to address that also. For that reason, we're trying to get back together with the Mayor and Council and bring another amendment to the table. Thank you.

**Tom Crews – No Comments**

**Courtney Chadwell – No Comments**

**Scott Higginbotham – No Comments**

**Chad Tressler – I don't mind being the second one to talk about it. I know I've mentioned numerous times on other issues that we're not Houston, and we won't be. As we'll also never be big enough to host an NFL franchise here. Go Texans.**

**14. EXECUTIVE(CLOSED) SESSION(S)**

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

**16. REPORT FROM CITY AUDITOR**

**17. ADJOURNMENT**

At 6:36 p.m. Mayor Pro Tem Saunders said, there being no further business this meeting is adjourned.

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**SEAN SAUNDERS  
MAYOR PRO TEM**

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**DIANA M. STAPP  
CITY SECRETARY**

**(SEAL)**

**MINUTES APPROVED:**