



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, November 18, 2025

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

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 Long called the meeting to order at 6:00 p.m. and called the roll. All members of Council were present. Mr. Tressler attended 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 Greg Thurstonson with Dominion Church. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 25-0542 October 28, 2025 Regular Meeting

3B. 25-0543 October 28, 2025 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**

4A. 25-0548 Presentation of a proclamation recognizing the Clear Creek Wildcats boys water polo team (Mayor Long)

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

**Sherri Nunnzi
Kristi Wright
Shari Ferguson
Janice Hallisey
Doug Bennett
Brendan Muller
Betty Gallardo
BJ Buchanan
Roger Spathias**

6. CONSENT AGENDA

Approval of the Consent Agenda

Items 6L, 6M and 6N were pulled by Mr. Cones.

A motion was made by Mr. Cones, seconded by Mr. Chadwell, to approve the remainder 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. 25-0514 Consider and take action on a resolution authorizing partial lane closures and waiving City costs associated with traffic control for the League City Historical Society "Children's Parade - Holiday in the Park" which will be held December 6, 2025 (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2025-194

- 6B. 25-0522 Consider and take action on a resolution authorizing a variance to Chapter 110, Article I, Section 110-5 of the Code of Ordinances of the City of League City entitled "Parades and Processions Generally" for lane closures, and to waive the City costs associated with traffic control for the 2025 Holiday in the Park event (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2025-195

- 6C. 25-0524 Consider and take action on a resolution authorizing a three-year interlocal agreement with Dickinson Independent School District (DISD) for the School Crossing Guard Program in the amount of \$6,052 per year (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2025-196

- 6D. 25-0533 Consider and take action on a resolution authorizing the purchase of three (3) unmarked public safety vehicles for the police department in an amount not to exceed \$127,640.00 (Chief of Police)

Approved on the Consent Agenda - Resolution No. 2025-197

- 6E. 25-0379 Consider and take action on a resolution authorizing an interlocal agreement between the City of League City and the College of the Mainland (COM) for the use of the League City Fire Training Field (Fire Chief)

Approved on the Consent Agenda - Resolution No. 2025-198

- 6F. 25-0421 Consider and take action on a resolution authorizing a Tri Party Agreement among the City of League City, the City of Houston, and Baybrook Municipal Utility District No. 1 regarding the annexation and development of approximately 450 acres known as the Midline Tract (Executive Director of Development Services)

Approved on the Consent Agenda - Resolution No. 2025-199

- 6G. 25-0531 Consider and take action on a resolution approving utility conveyance and security agreements with Galveston County Municipal Utility District No. 36 for water, sanitary sewer, drainage, and paving facilities associated with the following: Westland Ranch Sections 2, 4, 8, & 9 and Magnolia Bayou Drive (Executive Director of Development Services)

Approved on the Consent Agenda - Resolution No. 2025-200

- 6H. 25-0532 Consider and take action on a resolution approving utility conveyance and security agreements with Galveston County Municipal Utility District No. 35 for water, sanitary sewer, drainage, and paving facilities associated with the Lakes of Westland Ranch Section 6 (Executive Director of Development Services)

Approved on the Consent Agenda - Resolution No. 2025-201

- 6I. 25-0515 Consider and take action on a resolution authorizing a three-year agreement with ISI Water Company, Inc., dba Water Company of America, for Utility System Audit Services (Director of Finance)

Approved on the Consent Agenda - Resolution No. 2025-202

- 6J. 25-0518 Consider and take action on a resolution updating the Planning and Zoning Commission By-Laws (Director of Planning)

The Planning and Zoning Commission recommended approval, 8-0-0, on November 3, 2025.

Approved on the Consent Agenda - Resolution No. 2025-203

- 6K. 25-0521 Consider and take action on a resolution authorizing a one-year renewal agreement with UniFirst Corporation for uniform rental and services for various departments in an amount not to exceed \$73,269 (Director of Public Works)

Approved on the Consent Agenda - Resolution No. 2025-204

- 6L. 25-0311 Consider and take action on a resolution removing the Rustic Oaks Subdivision Drainage Improvements project (DR 2003) from the May 2019 GO Bond project list (Executive Director of Capital Projects)

A motion was made by Mr. Cones, seconded by Mr. Saunders, to approve Resolution No. 2025-205 removing the Rustic Oaks Subdivision Drainage Improvements project (DR 2003) from the May 2019 GO Bond project list. 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

6M. 25-0529

Consider and take action on a resolution authorizing Change Order 5 to the construction contract with G.W. Phillips Concrete Construction, Inc. for Bay Ridge Flood Reduction - Phase 1 (DR2004), in an amount not to exceed \$86,779 (Executive Director of Capital Projects)

A motion was made by Mr. Cones, seconded by Mr. Saunders, to approve the item.

A motion was made by Mr. Cones, seconded by Mr. Chadwell, to postponed the item to the next 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

6N. 25-0535

Consider and take action on Ordinance No. 2025-47 formally recognizing and declaring Attorney-Client communications as confidential information of the city - Second Reading (City Attorney)

Council approved first reading 7-0-0 with one absent on October 28, 2025.

A motion was made by Mr. Chadwell, seconded by Mr. Higginbotham, to approve Ordinance No. 2025-47 formally recognizing and declaring Attorney Client communications as confidential information of the city, with the original agreement, on Second Reading.

A motion was made by Mr. Crews, seconded by Mr. Mann, to amend to remove the confidentiality agreement portion. The motion failed by the following vote:

For: 3 - Mr. Mann, Mr. Cones, Mr. Crews

Opposed: 5 - Mayor Long, Mr. Chadwell, Mr. Higginbotham, Mr. Tressler, Mr. Saunders

The original motion passed by the following vote:

For: 5 - Mayor Long, Mr. Chadwell, Mr. Higginbotham, Mr. Tressler and Mr. Saunders

Opposed: 3 - Mr. Mann, Mr. Cones and Mr. Crews

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

7A. 25-0526

Hold a Public Hearing on an Ordinance amending Chapter 125, Article VI of the Unified Development Code entitled "Provision of Parkland", establishing a Westside Park Overlay District (POD) (Executive Director of Development Services)

Mayor Long opened the hearing at 7:16 p.m.

No members of the public requested to address the Council.

Mayor Long closed the hearing at 7:16 p.m.

- 7B. 25-0525** Consider and take action on an Ordinance amending Chapter 125, Article VI of the Unified Development Code entitled “Provision of Parkland”, establishing a Westside Park Overlay District (POD) (Executive Director of Development Services)

A motion was made by Mr. Chadwell, seconded by Mr. Crews, to approve Ordinance No. 2025-48 amending Chapter 125, Article VI of the Unified Development Code entitled “Provision of Parkland”, establishing a Westside Park Overlay District (POD) 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. 25-0534** Hold a Public Hearing on an Ordinance amending Chapter 125, Article VII of the Unified Development Code entitled “Tree Preservation, Mitigation, and Maintenance” (Executive Director of Development Services)

Mayor Long opened the hearing at 7:23 p.m.

No members of the public requested to address the Council.

Mayor Long closed the hearing at 7:23 p.m.

- 7D. 25-0530** Consider and take action on an Ordinance amending Chapter 125, Article VII of the Unified Development Code entitled “Tree Preservation, Mitigation, and Maintenance” (Executive Director of Development Services)

A motion was made by Mr. Chadwell, seconded by Mr. Higginbotham, to approve Ordinance No. 2025-49 amending Chapter 125, Article VII of the Unified Development Code entitled “Tree Preservation, Mitigation, and Maintenance” with the addition of the permitted list as previously adopted, on First Reading. The motion passed by the following vote:

For: 5 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Crews and Mr. Tressler

Opposed: 3 - Mr. Chadwell, Mr. Higginbotham and Mr. Saunders

- 7E. 25-0541** Hold a public hearing on a Special Use Permit Application, SUP-25-0013, (Home2 Suites Hotel), a request to allow a “Residence Hotel” use on approximately 2.0159 acres of property zoned “CM” (Commercial Mixed Use), generally located along the north side of Pinnacle Park Drive, approximately 250 feet east of Brookport Drive (Director of Planning)

Mayor Long opened the hearing at 7:32 p.m.

No members of the public requested to address the Council.

Mayor Long closed the hearing at 7:32 p.m.

- 7F. 25-0520 Consider and take action on an ordinance approving a Special Use Permit Application, SUP-25-0013, (Home2 Suites Hotel), a request to allow a “Residence Hotel” use on approximately 2.2 acres of property zoned “CM” (Commercial Mixed Use), generally located along the north side of Pinnacle Park Drive, approximately 250 feet east of Brookport Drive (Director of Planning)

The Planning and Zoning Commission recommended approval, 6-0-0, on October 20, 2025.

A motion was made by Mr. Cones, seconded by Mr. Chadwell, to approve Ordinance No. 2025-50 approving a Special Use Permit Application, SUP 25 0013, (Home2 Suites Hotel), a request to allow a “Residence Hotel” use on approximately 2.2 acres of property zoned “CM” (Commercial Mixed Use), generally located along the north side of Pinnacle Park Drive, approximately 250 feet east of Brookport Drive, with staff recommendations, on First Reading. The motion passed by the following vote:

For: 6 - Mayor Long, Mr. Cones, Mr. Crews, Mr. Chadwell, Mr. Higginbotham and Mr. Tressler

Opposed: 2 - Mr. Mann and Mr. Saunders

8. **OLD BUSINESS**

9. **NEW BUSINESS**

- 9A. 25-0482 Consider and take action on the nomination of a representative and alternate to the H-GAC Regional Flood Management Committee (Mayor Long)

A motion was made by Mr. Cones, seconded by Mr. Crews, to approve the Mayor's nomination of a representative and alternate to the Houston-Galveston Area Council Regional Flood Management Committee.

The Mayor's nominees were:

Peggy Zahler (Representative) - Term Expiring May 2027
Christopher Sims (Alternate) - Term Expiring May 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

- 9B. 25-0516 Consider and take action on a resolution casting a ballot for the election of members to the Board of Directors of the Galveston Central Appraisal District for 2026 (Mayor Long)

A motion was made by Mr. Cones, seconded by Mr. Chadwell, to approve Resolution No. 2025-206 casting a ballot for the election of members to the Board of Directors of the Galveston Central Appraisal District for 2026, by casting 136 votes for Matt Doyle, 136 votes for Thomas Farmer, 1 vote for Robin Collins and 1 vote for James Ross.

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. 25-0510 Consider and take action on the selection of Mayor Pro Tem (City Secretary)

A motion was made by Mr. Cones, seconded by Mr. Chadwell, to nominate Sean Saunders for selection as Mayor Pro Tem. 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

9D. 25-0546 Consider and take action on a resolution adopting a Holiday Decorations Policy (Mayor Long, Mayor Pro Tem Cones, Councilmember Chadwell)

A motion was made by Mr. Cones, seconded by Mr. Higginbotham, to approve Resolution No. 2025-207 adopting a Holiday Decorations Policy. The motion passed by the following

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

9E. 25-0528 Consider and take action on a resolution authorizing a professional services agreement with Freese & Nichols, Inc. in the amount not to exceed \$5,000,000 for the Lower Clear Creek and Dickinson Bayou Watershed Feasibility Study (DR1908) (Executive Director of Capital Projects)

A motion was made by Mr. Cones, seconded by Mr. Saunders, to approve Resolution No. 2025-208 authorizing a professional services agreement with Freese & Nichols, Inc. in the amount not to exceed \$5,000,000 for the Lower Clear Creek and Dickinson Bayou Watershed Feasibility Study (DR1908). 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. 25-0547** Consider and take action on an ordinance directing staff to utilize competitive sealed bidding for any solicitation that is projected to exceed \$100,000 and raise the City Manager's signature authority to \$100,000 (Assistant City Manager - CFO)

Staff requests approval on first and final reading.

A motion was made by Mr. Chadwell, seconded by Mr. Saunders, to approve Ordinance No. 2025-51 directing staff to utilize competitive sealed bidding for any solicitation that is projected to exceed \$100,000 and raise the City Manager's signature authority to \$100,000 on First Reading.

A motion was made by Mr. Mann, seconded by Mr. Cones, to amend to have the City Auditor provide a monthly report of the contracts at \$25,000 to \$100,000 that the City Manager is approving to include the amount, vendor and what mechanism was used for the award. The motion to amend passed by the following vote:

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

Opposed: 1 - Mr. Tressler

A motion was made by Mr. Cones, seconded by Mayor Long, to further amend to approve the State Law for bidding at \$100,000 and cap the fee of \$50,000 for the City Manager's signature authority. The motion to amend passed by the following vote:

For: 6 - Mayor Long, Mr. Mann, Mr. Cones, Mr. Chadwell, Mr. Higginbotham, Mr. Saunders

Opposed: 2 - Mr. Crews, Mr. Tressler

The original motion, as amended, passed by the following vote:

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

Opposed: 1 - Mr. Tressler

A motion was made by Mr. Chadwell, seconded by Mr. Mann, to approve Ordinance No. 2025-51 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

- 10B. 25-0517 Consider and take action on an ordinance abolishing the Galveston County Municipal Utility District No. 14 - First Reading (Director of Finance)**

A motion was made by Mr. Cones, seconded by Mr. Chadwell, to approve Ordinance No. 2025-52 abolishing the Galveston County Municipal Utility District No. 14 on First 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

- 10C. 25-0540 Consider and take action on an ordinance appointing Judge Dick Hoskins Gregg, III and Judge Richard Cope as the associate judges of the Municipal Court of Record in the City of League City for a two-year term beginning February 1, 2026 and ending January 31, 2028 and appointing Judge Shari Goldsberry as associate judges for the Municipal Court of Record in the City of League City for a two-year term beginning January 1, 2026 and ending December 31, 2027 (Director of Finance)**

A motion was made by Mr. Cones, seconded by Mr. Chadwell, to approve Ordinance No. 2025-53 appointing Judge Dick Hoskins Gregg, III and Judge Richard Cope as the associate judges of the Municipal Court of Record in the City of League City for a two-year term beginning February 1, 2026 and ending January 31, 2028 and appointing Judge Shari Goldsberry as associate judges for the Municipal Court of Record in the City of League City for a two-year term beginning January 1, 2026 and ending December 31, 2027 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 Tommy Cones – I'd just like to wish everyone a happy Thanksgiving, that's coming up soon, and congratulate Sean for being the new Mayor Pro Tem. Great ready, the Mayor's going to ask a lot from you.

Scott Higginbotham – No Comments

Chad Tressler – No Comments

Sean Saunders – I just want to tell everybody up here thank you. I appreciate the vote and thank you again.

Andy Mann – I just want to congratulate Sean. We talked about this a long time ago and I'm glad that we could honor our commitment.

Tom Crews – Thank you, Mayor. Just a quick thing, I just want to get this on the record. Back to the confidentiality agreement, while I was not able to get the City Attorney's answer on record, I do plan on, rather than not signing, I do plan on signing the one that I have. The City can accept it or reject it, but I believe that this would be better than not signing at all. When I had discussions with the City Attorney before, that it had had no additional risks, did not expand or limit the agreement beyond what was originally drafted, so, I just wanted to get that on the record.

Courtney Chadwell – Congratulations Mayor Pro Tem Saunders.

Mayor Long – Congratulations Sean.

14. EXECUTIVE(CLOSED) SESSION(S)

At 8:03 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:

- | | | |
|-------------|----------------|---|
| 14A. | 25-0501 | 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. | 25-0544 | Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney

Consultation with City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, to wit: Holiday Decorations (City Attorney) |
| 14C. | 25-0537 | Texas Open Meetings Act, Section 551.074 Government Code - Personnel Matters

Discuss employment, appointment, or evaluation of a public officer or employee, to-wit: City Attorney (Director of Human Resources and Civil Service) |

- 14D. 25-0538 Texas Open Meetings Act, Section 551.074 Government Code - Personnel Matters

Discuss employment, appointment, or evaluation of a public officer or employee, to-wit: City Auditor (Director of Human Resources and Civil Service)

At 8:43 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. 25-0502 Consider and take action on discussion concerning potential purchase or sale of real property interests (Executive Director of Capital Projects)

A motion was made by Mr. Higginbotham, seconded by Mr. Crews, to proceed as discussed in 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

- 15B. 25-0545 Consider and take action regarding consultation with City Attorney, to wit: Holiday Decorations (City Attorney)

No Action

- 15C. 25-0536 Consider and take action upon the employment, appointment, or evaluation of a public officer or employee, to-wit: City Attorney (Director of Human Resources and Civil Service)

A motion was made by Mr. Chadwell, seconded by Mr. Cones, to proceed as discussed in 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

- 15D. 25-0539 Consider and take action upon the employment, appointment, or evaluation of a public officer or employee, to-wit: City Auditor (Director of Human Resources and Civil Service)

A motion was made by Mr. Chadwell, seconded by Mr. Crews, to proceed as discussed in 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

16. ADJOURNMENT

At 8:45 p.m. Mayor Long said, there being no further business this meeting is adjourned.

NICK LONG
MAYOR

DIANA M. STAPP
CITY SECRETARY

(SEAL)