



Meeting Minutes
City Council

Tuesday, April 14, 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 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 Pastor Brian Haynes with Bay Area Church. Mayor Long led in the pledges of allegiance to the flags.

3. **APPROVAL OF MINUTES**

3A. 26-0122 March 17, 2026 Special Meeting

3B. 26-0152 March 24, 2026 Regular Meeting

Mayor Long asked if there were any corrections. Mr. Cones stated that in the directors listing, Michelle Villarreal was listed as "Interim City Attorney" and not "City Attorney." The correction was noted.

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

Jason Jones
Virginia Seefeld
Sandra Judge
Elizabeth Wells
Will Speer
Kim Speer
Stephen Segar

6. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Mr. Cones, 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. 26-0123 Consider and take action on a resolution authorizing the Police Department to submit a grant application to the Texas Department of Motor Vehicles, Motor Vehicle Crime Prevention Authority, to seek funding through the Catalytic Converter Theft Prevention Grant Program to benefit the League City Police Department's Drone as First Responder ("DFR") Program; and authorizing the acceptance of such grant if awarded (Chief of Police)
Approved on the Consent Agenda - Resolution No. 2026-61
- 6B. 26-0155 Consider and take action on a resolution authorizing the purchase of ammunition for the Police Department from SSD International/Shoot Straight Inc., the sole supplier for Hornady ammunition in Texas, in an amount not to exceed \$85,696.15 (Chief of Police)
Approved on the Consent Agenda - Resolution No. 2026-62
- 6C. 26-0139 Consider and take action on a resolution accepting a grant from the Texas Water Development Board for the Dickinson Bayou Flood Mitigation Project; authorizing a grant agreement, escrow agreement, and all related closing documents (City Manager)
Approved on the Consent Agenda - Resolution No. 2026-63
- 6D. 26-0159 Consider and take action on a resolution authorizing the purchase of 16 GETAC replacement laptops and docking stations for the Police Department in an amount not to exceed \$65,000, utilizing State Contract Sourcewell 090122-GET (Executive Director of Information Technology)
Approved on the Consent Agenda - Resolution No. 2026-64
- 6E. 26-0128 Consider and take action on a resolution authorizing a one-year renewal agreement with Southwest Signal Supply, Inc. for traffic control and related device maintenance in an amount not to exceed \$140,000 (Director of Public Works)
Approved on the Consent Agenda - Resolution No. 2026-65
- 6F. 26-0130 Consider and take action on a resolution authorizing a one-year renewal agreement with Seril, Inc. dba Houston Grotech for manicured mowing and landscaping services for Public Works Utility Facilities and roadway medians in an amount not to exceed \$274,243 (Director of Public Works)
Approved on the Consent Agenda - Resolution No. 2026-66
- 6G. 26-0131 Consider and take action on a resolution authorizing an agreement with Detail Construction Coastal Cottages for the construction of a galvanized, all-weather, covered awning to provide equipment storage in an amount not to exceed \$72,020.03 (Director of Public Works)
Approved on the Consent Agenda - Resolution No. 2026-67

- 6H. 26-0120 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 Smith Lane Sidewalk (RE1901A) in an amount not to exceed \$141,914 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2026-68
- 6I. 26-0124 Consider and take action on a resolution authorizing a professional services agreement with TBG Partners for the design, bid, and construction phase services related to the Memorial Plaza at the Pat Hallisey Park Project (PK2001B) in an amount not to exceed \$88,200 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2026-69
- 6J. 26-0135 Consider and take action on a resolution authorizing a professional services agreement with Kimley-Horn, to prepare a Preliminary Engineering Report (PER) to analyze and evaluate the street lighting needs related to the FM 518 Street Lighting from I-45 to FM 270 Intersection Project (ST2603) in an amount not to exceed \$72,500 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2026-70
- 6K. 26-0137 Consider and take action on a resolution authorizing a construction contract with Lucas Construction Company, Inc. for the Asphalt Street Rehabilitation - Package 8 (RE1704I), in an amount of \$1,741,616, authorizing an additional \$174,162 for a Work Change Directive budget, and authorizing a construction material testing services contract with Geotech Engineering and Testing in an amount not to exceed ---\$63,717 for a total construction budget of \$1,979,495 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2026-71
- 6L. 26-0138 Consider and take action on a resolution authorizing an Eighth Amendment to a professional services agreement with Huitt-Zollars, Inc. for additional design phase services related to the SH 3 & FM 518 Intersection Improvements (ST2003) in an amount not to exceed \$55,030.00 (Executive Director of Capital Projects)
- Approved on the Consent Agenda - Resolution No. 2026-72

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 7A. 26-0133 Hold a public hearing on a request to rezone approximately 1.79 acres from “RSF-5 (Residential Single-Family 5) to “CG” (General Commercial), MAP-26-0001 (1900 Block Wyoming Avenue), generally located along the west side of Wyoming Avenue and four blocks south of Farm to Market Road 646 (FM 646) (Director of Planning)
- Mayor Long opened the public hearing at 6:10 p.m.
- No members of the public requested to address Council.
- Mayor Long closed the public hearing at 6:10 p.m.

- 7B. 26-0134 Consider and take action on an ordinance approving a Rezoning Application, MAP-26-0001 (1900 Block Wyoming Avenue), a request to rezone approximately 1.79 acres from “RSF-5” (Residential Single-Family 5) to “CG” (General Commercial), generally located along the west side of Wyoming Avenue and four blocks south of Farm to Market Road 646 (FM 646) (Director of Planning)

The Planning and Zoning Commission recommended approval, 4-0-0, on March 12, 2026.

A motion was made by Mr. Cones, seconded by Mr. Tressler, to approve Ordinance No. 2026-09 approving a Rezoning Application, MAP 26 0001 (1900 Block Wyoming Avenue), a request to rezone approximately 1.79 acres from “RSF 5” (Residential Single Family 5) to “CG” (General Commercial), generally located along the west side of Wyoming Avenue and four blocks south of Farm to Market Road 646 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

8. OLD BUSINESS

- 8A. 26-0129 Consider and take action on Ordinance No. 2026-06, an ordinance approving 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 - Second Reading (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, 2026.

City Council approved the item, subject to conditions, on 6-2-0, March 24, 2026.

A motion was made by Mr. Tressler, seconded by Mr. Mann, to approve Ordinance No. 2026-06 approving 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 on Second Reading. The 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

8B. 26-0132 Consider and take action on Ordinance No. 2026-07, 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 - Second Reading (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.

City Council approved the item 7-1-0, on March 24, 2026.

A motion was made by Mr. Tressler, seconded by Mr. Cones, 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 Second 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

9. NEW BUSINESS

9A. 26-0156 Consider and take action on a resolution supporting participation in the Lone Star Property Tax Reform Council (Mayor Long)

A motion was made by Mr. Chadwell, seconded by Mr. Tressler, to approve Resolution No. 2026-73 supporting participation in the Lone Star Property Tax Reform Council. 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. 26-0121 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 proposed convenience store to be located at 2012 Louisiana, League City, Texas, that is less than 300 feet from the property line of a public school to serve alcohol (City Secretary)

A motion was made by Mr. Chadwell, seconded by Mr. Tressler, to authorize a variance to Chapter 10 of the City of League City Code of Ordinances, to allow a proposed convenience store to be located at 2012 Louisiana, League City, Texas, that is less than 300 feet from the property line of a public school to serve alcohol. 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

- 9C. 26-0125 Consider and take action on a resolution amending Resolution 2019-30 to update Galveston County Tax Office Assessment and Collection Fees (Assistant City Manager - CFO)

A motion was made by Mr. Cones, seconded by Mr. Saunders, to approve Resolution No. 2026-74 amending Resolution 2019 30 to update Galveston County Tax Office Assessment and Collection Fees. 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**

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

Chad Tressler – Since they're still here, I'd like to recognize the students from Clear Springs that were here for the youth council today. You gave some really good presentations today. I was very impressed. I just want to thank you for taking the time and to let you know your ideas did not fall on deaf ears. The Mayor made it clear, and I think everyone else will support moving forward with some of those ideas. So, thank you for taking the time to do that and for being fantastic students.

Andy Mann – In two weeks I want to put on the agenda, something about, not necessarily e-bikes, but the e-motorcycles. I don't care if it's an ordinance or just a discussion. I'm tired of talking about it. I'm tired of dealing with it, and I'm ready for us to move forward one way or the other as a team. Thank you.

Tommy Cones – Speaking of that Andy, I did ask our City Attorney to draft up something within the next month or two to bring to Council, but I think having a discussion would be great, on the e-bikes beforehand. I think Michelle’s got some orders, from at least a couple of us up here. I think you were one of them also that had problems with the e-bikes. We had one the other day that was doing about 30 miles per hour down a sidewalk almost running over people. We have an issue that needs to be addressed, and I agree with you 100 percent. I would like to also address staff and thank staff for here about a month ago the Texas Youth World Series at the Ballpark. Every day I went by there, it was a full house. It was really amazing to see that many people at the Ballpark. Thanks staff and thanks all of the facilities and the parks people for putting that on. It was really wonderful. I went out there last year to speak. It’s amazing to see how many people show up for that every year.

Tom Crews – I’ll be very quick. Just a reminder to the vast majority of people who watch this, tomorrow is April 15, so it’s tax deadline. File an extension if you can’t get it done. You will have a 5 percent penalty per month if you don’t file an extension for five months. And, a slight change this year, payment has to be in the IRS’s bank account, not just paid by the end of day tomorrow, otherwise you will get hit with the half a percent late payment penalty. Those things are different, but definitely file those extensions.

Courtney Chadwell – I just want to recognize and acknowledge that Artemis II crew. What an outstanding job by those guys, putting the United States back at the forefront of space exploration. A lot of the people, not just the ones that went beyond the moon and back, but a lot of your neighbors here in League City, they contributed to that. It took a lot of people to pull that thing off. Just real proud of all of them. And Tressler’s one of them. He’s one of those guys.

Scott Higginbotham – Going last is hard. He got Artemis. You already addressed the Clear Spring students for coming out. We had a great meeting today. I’m not going to ask you to stand up again, but I appreciate you being here and trying to get more of your classmates engaged in what we’re doing. Thank you.

Mayor Long – I’ll kind of echo that. Interesting day today. Started off, gave a State of the City at the Crossings then came over here and talked to youth. So, I covered both ends of the spectrum on that and it was real neat. The funny part about it, it was fairly similar concerns and a big part of it was how can we tailor a message that goes beyond say, the middle-aged people, how do we tailor a message that works for senior citizens. They need to be communicated to in a different way than we communicate to middle-aged people than we communicate to teens. I think they were right, we spend a lot of time developing youth programs, so like for kids, baseball and different parks and recreation things, and maybe they fall into a forgotten segment in between there. What we had talked about and what we’re going to work on is creating more of a formalized committee for that. This would give

them the opportunity to use some of these projects to bolster their college resumes and have something to talk to colleges about something you did in the real world that was applicable and here's what happened from that. So, we're going to start setting that up, and then one thing I'm going to ask Council is that when we go to the budget, that we look to take a portion of our council budget, set that aside for this youth committee to give them a small amount of money that they can actually go and create a better way of talking to the youth in the community or engaging them in some way. Looking at when we get in the budget and carving that out and going from there. Great ideas, and they really did go above and beyond, even though maybe our IT did not go above and beyond during their presentations we had some failures on our side on that. Really appreciate you guys for coming out.

14. EXECUTIVE(CLOSED) SESSION(S)

At 6:36 p.m. Mayor Long announced the City Council will now go into executive session to discuss the following items:

- 14A. 26-0140 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)

At 6:44 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. 26-0141 Consider and take action on discussion concerning potential purchase or sale of real property interests (Executive Director of Capital Projects)
- No Action

16. REPORT FROM CITY AUDITOR

17. **ADJOURNMENT**

At 6:45 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: