



City of League City, TX

300 West Walker
League City TX 77573

Meeting Agenda City Council

Tuesday, November 18, 2025

6:00 PM

Council Chambers
200 West Walker Street

Regular Meeting

The physical meeting space shall be the following location: Council Chambers - 200 West Walker Street, League City, Texas. Members of the governmental body may attend the meeting via videoconference.

1. **CALL TO ORDER AND ROLL CALL OF MEMBERS**
2. **INVOCATION, PLEDGE OF ALLEGIANCE TO THE U.S. FLAG AND PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG**

Invocation given by Pastor Greg Thurstonson with Dominion Church

3. **APPROVAL OF MINUTES**

- 3A. [25-0542](#) October 28, 2025 Regular Meeting
Attachments: [October 28, 2025 Regular Meeting](#)

- 3B. [25-0543](#) October 28, 2025 Council Work Session
Attachments: [October 28, 2025 Council Work Session](#)

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.

6. CONSENT AGENDA

- 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)
- Attachments:* [Proposed Resolution](#)
[Childrens Parade Permit Request - Amended](#)
[Traffic Plan Map](#)
[Cost Breakdown Sheet - League City Historical Society-Childrens Christmas Pa](#)
[Christmas Childrens Parade Council Request Letter 2025](#)
- 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)
- Attachments:* [Proposed Resolution](#)
[LC Proud Letter - Waive Fees](#)
[Special Event Permit Application - HIP 2025 - 3 Days](#)
[LC Proud Insurance](#)
[Cost Breakdown HIP 2025](#)
[Traffic Plan Detour Route - HIP 2025](#)
[TxDot Multi Year Agreement](#)
- 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)
- Attachments:* [Proposed Resolution](#)
[Exhibit A - Interlocal Agreement - Dickinson ISD Crossing Guard Program](#)
- 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)
- Attachments:* [Proposed Resolution](#)
[Good Buy 25 8F000 Quote](#)
- 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)
- Attachments:* [Proposed Resolution](#)
[Exhibit A - Facilities Use Agreement](#)

- 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)

Attachments: [Proposed Resolution](#)
[Exhibit A - TriParty Agreement](#)

- 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)

Attachments: [Proposed Resolution](#)
[Exhibit A - Utility Conveyance and Security Agreements](#)
[MUD 36 Aerial Location Map](#)
[MUD 36 Utility Agreement](#)
[Public Infrastructure Acceptance Documents](#)

- 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)

Attachments: [Proposed Resolution](#)
[Exhibit A - Utility Conveyance and Security Agreement](#)
[MUD 35 Aerial Location Map](#)
[MUD 35 Utility Agreement](#)
[Public Infrastructure Acceptance Documents](#)

- 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)

Attachments: [Proposed Resolution](#)
[ISI Water Company Inc. Proposal](#)
[City RFP 25-031 - Utility System Audit](#)
[RFP 25-031 Evaluation](#)

- 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.

Attachments: [Proposed Resolution](#)
[Exhibit A - P&Z Bylaws \(November 2025 Update\)](#)
[Planning and Zoning Commission Staff Report](#)
[Excerpt Minutes from the November 3, 2025, P&Z Commission Meeting](#)

- 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)
- Attachments:* [Proposed Resolution](#)
[Exhibit A - Agreement with UniFirst Corporation](#)
[Contract Renewal Letter](#)
[Approved Data Sheet 10.11.22](#)
[Original Agreement](#)
[Vendor Report Cards](#)
- 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)
- Attachments:* [Proposed Resolution](#)
[Letter from the HOA](#)
[CIP Project Sheet](#)
[CIP Aerial Map \(Modif.\)](#)
- 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)
- Attachments:* [Proposed Resolution](#)
[Exhibit A - Change Order 5 with Support Documents](#)
[Approved Change Orders 1-4](#)
[Contract Award Resolution](#)
[CIP Project Sheet](#)
[CIP Aerial Map \(Modif.\)](#)
- 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.
- Attachments:* [Ordinance 2025-47](#)

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)
- Attachments:* [Proposed Ordinance](#)
[Parkland Dedication & Credit Policy.pdf](#)
[Westside POD Summary](#)
[Excerpt Minutes from October 6, 2025, Parks Board Meeting.pdf](#)
[Excerpt Minutes from October 20, 2025, P&Z Commission Meeting.pdf](#)
- 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)
- Attachments:* [Proposed Ordinance](#)
[Parkland Dedication & Credit Policy.pdf](#)
[Westside POD Summary](#)
[Excerpt Minutes from October 6, 2025, Parks Board Meeting.pdf](#)
[Excerpt Minutes from October 20, 2025, P&Z Commission Meeting.pdf](#)
- 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)
- Attachments:* [Proposed Ordinance \(Tree Preservation\)](#)
[Staff Redline Changes](#)
[Tree Amendment Changes Summary](#)
[Excerpt from 10-20-25 P&Z Minutes](#)
[Notification Email Threads related to Amendment](#)
[Public Hearing Presentation](#)
- 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)
- Attachments:* [Proposed Ordinance](#)
[Staff Redline Changes](#)
[Tree Amendment Changes Summary.pdf](#)
[Excerpt Minutes from October 20, 2025, P&Z Commission Meeting.pdf](#)
[Notification Email Threads related to Amendment.pdf](#)

- 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)

Attachments: [Planning and Zoning Commission Staff Report](#)
[Excerpt Minutes from the October 20, 2025, P&Z Commission Meeting](#)

- 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.

Attachments: [Proposed Ordinance](#)
[Exhibit A - Zoning Map](#)
[Exhibit B - Site Plan and Elevations](#)

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)

- 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)

Attachments: [Proposed Resolution](#)
[Exhibit A - Ballot](#)
[Resolution 2025-163](#)
[GCAD Letter](#)

- 9C. [25-0510](#) Consider and take action on the selection of Mayor Pro Tem (City Secretary)

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

Attachments: [Proposed Resolution](#)

- 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)

Attachments: [Proposed Resolution](#)
[Exhibit A - PSA with Proposal](#)
[Proposed Watershed Cost Breakdown](#)
[CIP Project Sheet](#)
[CIP Aerial Map](#)
[Vendor Report Card](#)

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.

Attachments: [Proposed Ordinance](#)
[ORD 2020-05](#)

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

Attachments: [Proposed Ordinance](#)
[Dissolution Request](#)
[Galveston County MUD 14 Utility Agreement](#)
[Aerial Map](#)

- 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)

Attachments: [Proposed Ordinance](#)
[Exhibit A-1 - Agreement with Dick Gregg III](#)
[Exhibit A-2 - Agreement with Richard Cope](#)
[Exhibit A-3 - Agreement with Shari Goldsberry](#)

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.

14. EXECUTIVE(CLOSED) SESSION(S)

- 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)

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

16. ADJOURNMENT

NICK LONG
MAYOR

CERTIFICATE OF NOTICE

This is to certify that the above Notice of Meeting was posted on the bulletin board of City Hall of the City of League City, Texas, on or before the 12th day of November, 2025 prior to 5:00 p.m. as well as the City's public internet webpage, www.leaguecitytx.gov and was posted in accordance with the Texas Open Meetings Act, Chapter 551, Government Code.

The City Council of the City of League City, Texas reserves the right to meet in closed session on any of the items listed above should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code: 551.071 Consultations with Attorney, 551.072 Deliberations about Real Property, 551.073 Deliberations about Gifts and Donations, 551.074 Personnel Matters, 551.076 Deliberations about Security Devices, and 551.087 Deliberations Regarding Economic Development Negotiations.

DIANA M. STAPP
CITY SECRETARY

(SEAL)

NOTE: In compliance with the Americans with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for special accommodations or interpretive services must be made at least 48 hours prior to this meeting. Please contact the City Secretary's Office at 281-554-1030 or by FAX 281-554-1020.

Any invocation that may be offered during the ceremonial portion of the City Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent the religious beliefs or views of the Council in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to actively participate in the business of the Council.