



City of League City, TX

300 West Walker
League City TX 77573

Meeting Agenda City Council

Tuesday, September 23, 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 Rob Bailey of South Lake Church

3. APPROVAL OF MINUTES
- 3A. [25-0436](#) September 9, 2025 Regular Meeting
Attachments: [September 9, 2025 Regular Meeting](#)
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.

6. CONSENT AGENDA

- 6A. [25-0432](#) Consider and take action on behalf of the League City Historical Society, to grant 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 partial lane closures and to waive City costs associated with traffic control for the "Punkin' Parade" to be held October 11, 2025 (Chief of Police)
- Attachments:* [Special Event Permit - LC Historical Society - Punkin' Parade 2025](#)
[Traffic Plan Map](#)
[Cost Breakdown Sheet - League City Historical Society-Punkin' Parade 2025](#)
[LCHS Letter to Council](#)
- 6B. [25-0242](#) Consider and take action on a resolution authorizing a two year agreement with FarrWest Environmental Supply, Inc. (FarrWest) for the rental, calibration, and maintenance of Multi-Rae Gas Meters in an amount not to exceed \$53,739.34 for FY2026 and FY2027 (Fire Chief)
- Attachments:* [Proposed Resolution](#)
[Exhibit A - Agreement with FarrWest](#)
[Sole Source Letter](#)
[Vendor Report Card](#)
- 6C. [25-0422](#) Consider and take action on a resolution authorizing the purchase of medical equipment from Stryker Medical for a total amount not to exceed \$195,256.65 for FY 2026 (Fire Chief)
- Attachments:* [Stryker Quote](#)
[Proposed Resolution](#)
[Sole Source Letter](#)
[Vendor Report Card](#)
- 6D. [25-0440](#) Consider and take action on a resolution authorizing two agreements with the U.S. Army Corps of Engineers relating to the Lower Clear Creek and Dickinson Bayou Section 203 Study, one for Technical Assistance and one for Federal Activities, for a combined amount not to exceed \$250,000 (City Manager)
- Attachments:* [Proposed Resolution](#)
[Exhibit A - MOA Section 203 Technical Assistance](#)
[Exhibit B - MOA Section 203 Federal Activities](#)
[CIP Project Sheet](#)
- 6E. [25-0438](#) Consider and take action on a resolution authorizing a Community Green Space Irrigation Grant agreement with the Hidden Lakes Community Association, Inc. to install irrigation infrastructure within designated community green space in the amount of \$12,616 (Executive Director of Development Services)
- Attachments:* [Proposed Resolution](#)
[Exhibit A - Hidden Lakes HOA Grant Agreement](#)
[Hidden Lakes HOA Grant Application](#)
[Resolution 2025-108 - Community Green Space Grant Program](#)

- 6F. [25-0362](#) Consider and take action on a resolution authorizing maintenance expenditures for annual software maintenance for FY2026 (Executive Director of Information Technology, Facilities and Ballpark)
- Attachments:* [Proposed Resolution](#)
- 6G. [25-0428](#) Consider and take action on a resolution authorizing an Interlocal Agreement with Galveston County Health District (GCHD) for water pollution control and abatement services in an amount not to exceed \$60,898.60 (Director of Public Works)
- Attachments:* [Proposed Resolution](#)
[Exhibit A - Interlocal Agreement](#)
[GCHD 2024 Water Pollution and Abatement Control Report](#)
[Vendor Report Card](#)
- 6H. [25-0404](#) Consider and take action on a resolution authorizing a construction contract with B&D Contractors, Inc. for the Lobit Park Redevelopment Project Phase 1 (PK2206) in an amount not to exceed \$1,817,785.21, and authorizing a Utility Budget of \$350,000 for TNMP to bring 3-Phase power into the Park, and authorizing a Work Change Directive budget of \$181,778.52, for a total project budget not to exceed \$2,349,563.73 (Executive Director of Capital Projects)
- Attachments:* [Proposed Resolution](#)
[Exhibit A - Standard Agreement](#)
[Letter of Recommendation and Bid Tabulation](#)
[Phase 1 Overall Site Plan](#)
[Lobit Park Master Plan - Phase 1 & 2](#)
[CIP Project Sheet](#)
[CIP Aerial Map](#)
- 6I. [25-0417](#) Consider and take action on a resolution authorizing a construction contract with A Group Construction, LLC. for the Newport Park Redevelopment Project (PK2401), in an amount not to exceed \$382,351.02, authorizing an additional \$38,235 for a Work Change Directive budget, and authorizing a construction material testing services contract with Terracon Consultants in an amount not to exceed \$14,312 for a total construction budget of \$434,898.02 (Executive Director of Capital Projects)
- Attachments:* [Proposed Resolution](#)
[Exhibit A - Standard Agreement](#)
[Letter of Recommendation and Bid Tab](#)
[Professional Service Agreement with Terracon Proposal](#)
[Project Layout](#)
[CIP Project Sheet](#)
[CIP Aerial Map](#)
[Vendor Report Card - Terracon](#)

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 7A. [25-0424](#) Hold a public hearing on an ordinance amending the Code of Ordinances of the City of League City by amending Chapter 14, entitled "AMUSEMENTS AND ENTERTAINMENTS", to establish Article I, to be entitled "SPECIAL EVENT ADMINISTRATION & PERMITTING" and to add various sections regarding permitting requirements and procedures connected to the administration of special events within League City (Fire Chief, Director of Parks and Cultural Services, Director of Planning, Emergency Management Coordinator, and Assistant City Manager)
- Attachments:* [Proposed Ordinance](#)
[Final Draft - Special Event Administration & Permitting Ordinance](#)
- 7B. [25-0425](#) Consider and take action on an ordinance amending the Code of Ordinances of the City of League City by amending Chapter 14, entitled "AMUSEMENTS AND ENTERTAINMENTS", to establish Article I, to be entitled "SPECIAL EVENT ADMINISTRATION & PERMITTING", and to add various sections regarding permitting requirements and procedures connected to the administration of special events within League City; providing for codification, publication, and an effective date (Fire Chief, Director of Parks and Cultural Services, Director of Planning, Emergency Management Coordinator, and Assistant City Manager)
- Attachments:* [Proposed Ordinance](#)
[Final Draft - Special Event Administration & Permitting Ordinance](#)
- 7C. [25-0426](#) Hold a public hearing on an ordinance amending Chapter 125 of the Code of Ordinances of the City of League City by amending subsection 125-3.14.15, entitled "Temporary Structures and Uses", to remove provisions related to special events and to update various provisions (Fire Chief, Director of Parks and Cultural Services, Director of Planning, Emergency Management Coordinator, and Assistant City Manager)
- Attachments:* [Proposed Ordinance](#)
[Planning and Zoning Commission Report](#)
- 7D. [25-0427](#) Consider and take action on an ordinance amending Chapter 125 of the Code of Ordinances of the City of League City by amending subsection 125-3.14.15, entitled "Temporary Structures and Uses", to remove provisions related to special events and to update various provisions; providing for codification, publication, and an effective date (Fire Chief, Director of Parks and Cultural Services, Director of Planning, Emergency Management Coordinator, and Assistant City Manager)
- Attachments:* [Proposed Ordinance](#)
[Staff Redlines](#)
[Clean Version - Proposed Sec 125-3.14.15](#)
- 7E. [25-0430](#) Hold a public hearing on a Special Use Permit Application, SUP-25-0001 (ZaZa Car Wash), a request to allow a car wash tunnel on approximately 2.05 acres of property zoned "CG" (General Commercial), generally located on the northwest corner of Abilene Street and South Egret Bay Boulevard (FM 270) (Mayor Pro Tem Cones and Councilman Tressler)
- Attachments:* [Planning and Zoning Commission Staff Report](#)
[Excerpt Minutes from the July 21, 2025, P&Z Commission Meeting](#)

- 7F. [25-0431](#) Consider and take action on an ordinance approving a Special Use Permit Application, SUP-25-0001 (ZaZa Car Wash), a request to allow a car wash tunnel on approximately 2.05 acres of property zoned "CG" (General Commercial), generally located on the northwest corner of Abilene Street and South Egret Bay Boulevard (FM 270) (Mayor Pro Tem Cones and Councilman Tressler)

The Planning and Zoning Commission recommended approval, 8-0-0, on July 21, 2025.

The City Council denied the request, 4-4-0, on August 12, 2025.

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

8. OLD BUSINESS

- 8A. [25-0437](#) Consider and take action on Ordinance 2025-36 authorizing a Utility Agreement with Baybrook Municipal Utility District No. 1 and BC-SB Baybrook JV, LLC, consenting to the annexation of approximately 450 acres known as the Midline Tract into Baybrook MUD 1, and authorizing the City Manager to execute the Agreement - Second Reading (Executive Director of Development Services)

Council approved the first reading, 5-2-0 with one absent on September 9, 2025.

Attachments: [Ordinance 2025-36](#)
 [Exhibit A - BMUD 1 Utility Agreement - Unsigned](#)
 [Exhibit B - Annexed area \(450acres\)](#)
 [Aerial Map](#)

9. NEW BUSINESS

- 9A. [25-0285](#) Consider and take action on a resolution setting the dates for conducting regular meetings during the months of November and December 2025 (City Secretary)

Staff recommends setting meeting dates on November 18, 2025 (Third Tuesday) and December 16, 2025 (Third Tuesday).

Attachments: [Proposed Resolution](#)

10. FIRST READING OF ORDINANCES

- 10A. [25-0423](#) Consider and take action on an ordinance amending Chapter 2, Article V of the League City Code of Ordinances entitled "Records and Information Management" to designate methods for submission of public information requests and to update various sections (City Secretary)

Staff requests approval on first and final reading.

Attachments: [Proposed Ordinance](#)
 [Exhibit A - Redlines to Article V "Records and Information Management"](#)
 [Clean version of Article V "Records and Information Management"](#)

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)**15. ACTION ITEM(S) FROM EXECUTIVE SESSION(S)****16. REPORT FROM CITY AUDITOR****17. 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 17th day of September, 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.