



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Agenda City Council

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Tuesday, October 14, 2025

6:00 PM

Council Chambers  
200 West Walker Street

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### 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 Don Owens with Lighthouse Fellowship of Friends

3. **APPROVAL OF MINUTES**

- 3A. [25-0480](#) September 23, 2025 Regular Meeting  
*Attachments:* [September 23, 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. [25-0435](#) Consider and take action on a resolution authorizing the purchase of a Lenco Bearcat Special Missions Rescue Vehicle for an amount not to exceed \$430,757 (Chief of Police)  
*Attachments:* [Proposed Resolution](#)  
[Lenco Bearcat Quote](#)  
[Lenco - Sole Source Specifications 07.10.2025](#)  
[Lenco - Sole Source Letter 07.10.2025](#)  
[Lenco Bearcat Photos](#)

- 6B. [25-0478](#) Consider and take action on a resolution authorizing the League City Police Department to enter into a Memorandum of Understanding (MOU) with the U.S. Capitol Police for reimbursement of costs associated with requested and provided security details (Chief of Police)

Attachments: [Proposed Resolution](#)  
[USCP Standard MOU - Unsigned](#)

- 6C. [25-0453](#) Consider and take action on a resolution authorizing the submittal of a grant application to fund the replacement cost of an accelerant detection K-9 and associated training and acceptance of any grant funds (Fire Chief)

Attachments: [Proposed Resolution](#)  
[Grant Pre-Approval Form](#)

- 6D. [25-0465](#) Consider and take action on a resolution authorizing the annual internal audit plan for the City of League City for the fiscal year ending September 30, 2026 (City Auditor)

Attachments: [Proposed Resolution](#)  
[Exhibit A - FY26 Audit Plan Memorandum](#)

- 6E. [25-0391](#) Consider and take action on a resolution authorizing City Staff to write-off inactive utility accounts for a total amount of \$531,542.10 (Director of Finance)

Attachments: [Proposed Resolution](#)  
[List of Write Off Balance](#)

- 6F. [25-0454](#) Consider and take action on a resolution consenting to the sale and issuance of Unlimited Tax Road Bonds, Series 2025 for the Galveston County Municipal Utility District No. 73 in an amount not to exceed \$5,000,000 and authorizing the Mayor to execute and the City Secretary to attest same for and on behalf of the City of League City, Texas (Director of Finance)

Attachments: [Proposed Resolution](#)  
[Estimate of Appraised Value](#)  
[Bond Issue Road #2 Summary of Cost](#)  
[Unlimited Tax Road Bonds Series 2025](#)  
[Cash Flow Analysis](#)  
[Letter of Compliance](#)  
[Timeline](#)  
[Utility Agreement with City of League City](#)

- 6G. [25-0468](#) Consider and take action on a resolution designating The Galveston Daily News as the official newspaper for the City of League City for FY26 (Director of Finance)

Attachments: [Proposed Resolution](#)  
[Quote Submittal from The Galveston Daily News](#)  
[Cost Analysis](#)  
[Vendor Report Card](#)

- 6H. [25-0476](#) Consider and take action on a resolution authorizing a two-year agreement with Thirkettle DBA Aqua Metric Sales Company for the purchase of new water meters and meter parts for Fiscal Year 2026 and Fiscal Year 2027 for an amount not to exceed \$1,715,000 (Director of Finance)
- Attachments: [Proposed Resolution](#)  
[Exhibit A - Agreement with Thirkettle Corporation](#)
- 6I. [25-0442](#) Consider and take action on a resolution authorizing expenditures for beverages and concession products for The Ballpark at League City, in a total amount not to exceed \$258,000 per year for a two-year period, from Del Papa Distribution and Faust Distribution (Executive Director of Facilities, Information Technology & The Ballpark)
- Attachments: [Del Papa Distribution Sole Source Documentation](#)  
[Faust Distribution Sole Source Documentation](#)
- 6J. [25-0429](#) Consider and take action on a resolution updating existing fees for recreational programs, membership fees, rental fees, and non-resident fees (Director of Parks & Cultural Services)
- Attachments: [Proposed Resolution](#)  
[Exhibit A - Proposed Fee Schedule FY2026](#)  
[Data Collected for FY2022-FY2025](#)  
[Fee Schedule Changes for FY2026](#)
- 6K. [25-0467](#) Consider and take action on a resolution approving the First Supplement to Fourth Amended and Restated Water Supply Contract between Gulf Coast Water Authority (GCWA) and City of League City, Texas (Director of Public Works)
- Attachments: [Proposed Resolution](#)  
[Exhibit A - First Supplement to Fourth Amended Restated Water Supply Contract](#)  
[Exhibit I - COH Untreated Water Facilities Outstanding Debt Summary](#)
- 6L. [25-0469](#) Consider and take action on a resolution approving the Second Supplement to Fourth Amended and Restated Water Supply Contract between Gulf Coast Water Authority (GCWA) and City of League City, Texas (Director of Public Works)
- Attachments: [Proposed Resolution](#)  
[Exhibit A - Second Supplement to Fourth Amended Restated Water Supply Contract](#)  
[Approved Data Sheet 10-08-2019](#)  
[CIP Project Sheet 20 MGD Expansion of SEWPP WT16](#)
- 6M. [25-0470](#) Consider and take action on a resolution authorizing payment to Garner Environmental Services, Inc. for generator and pump rental services for Hurricane Beryl in an amount not to exceed \$69,270.31 (Director of Public Works)
- Attachments: [Proposed Resolution](#)  
[Garner Environmental Services, Inc. Invoice No. G16211](#)  
[Vendor Report Card](#)

- 6N. [25-0456](#) Consider and take action on a resolution authorizing a construction contract with Environmental Allies, LLC for the Clear Creek Ave. Asphalt Reconstruction - CDBG Project (RE2502) in an amount not to exceed \$365,013.30, authorizing an additional \$36,500.00 for a construction Work Change Directive budget, and authorizing a construction material testing services contract with Terracon Consultants, Inc. in an amount not to exceed ---\$23,710.00 for a total construction budget of \$425,223.30 (Executive Director of Capital Projects)

Attachments:

[Proposed Resolution](#)  
[Exhibit A - Construction Contract](#)  
[Letter of Recommendation and Bid Tabulation](#)  
[Professional Services Agreement with Terracon Proposal](#)  
[CIP Project Sheet](#)  
[CIP Aerial Map](#)  
[Vendor Report Card - Terracon](#)

- 6O. [25-0474](#) Consider and take action on a resolution authorizing an assignment and assumption agreement by and between Lakeside Bayou, LLC, the City of League City, and Land Strategies Management, LLC d/b/a Starwood Land for the Detention Facility Development Agreement related to the for the Bayridge Flood Reduction Phase 4 Project (DR1904) (Executive Director of Capital Projects)

Attachments:

[Proposed Resolution](#)  
[Exhibit A - Assignment Assumption Agreement](#)  
[Lakeside Bayou Request Letter](#)  
[Information on Starwood Land](#)  
[Executed Detention Facility Agreement with Lakeside Bayou](#)  
[Lakeside Bayou Concept Land Plan with League City Basin](#)  
[CIP Project Sheet](#)  
[CIP Aerial Map](#)

- 6P. [25-0475](#) Consider and take action on a resolution authorizing Amendment 4 to the Professional Services Agreement (PSA) with Burditt Consultants for the Planning and Design of the FM 270 Public Boat Ramp Renovations (PK1804) in an amount not to exceed \$12,512 (Executive Director of Capital Projects)

Attachments:

[Proposed Resolution](#)  
[Exhibit A - Amendment No. 4 with Proposal](#)  
[Original PSA with Burditt Consultants](#)  
[Approved Amendment No. 1](#)  
[Approved Amendment No. 2](#)  
[Approved Amendment No. 3](#)  
[CIP Project Sheet](#)  
[CIP Aerial Map](#)

- 6Q. [25-0445](#) Consider and take action on Ordinance 2025-41 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 - Second Reading (Fire Chief, Director of Parks and Cultural Services, Director of Planning, Emergency Management Coordinator, and Assistant City Manager)

Council approved first reading 7-0-0 with one absent on September 23, 2025.

Attachments: [Ordinance 2025-41](#)

- 6R. [25-0457](#) Consider and take action on Ordinance No. 2025-42, 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 - Second Reading (Fire Chief, Director of Parks and Cultural Services, Director of Planning, Emergency Management Coordinator, and Assistant City Manager)

The Planning and Zoning Commission recommended approval, 5-0-0 on September 22, 2025.

City Council approved the first reading, 7-0-0 with one absent on September 23, 2025.

Attachments: [Ordinance 2025-42](#)  
[Staff Redlines](#)  
[Clean Version - Proposed Sec 125-3.14.15](#)

## **END OF CONSENT AGENDA**

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

- 7A. [25-0471](#) Hold a public hearing on a request to rezone approximately 0.6 acres from "CG" (General Commercial) to "RSF-5" (Residential Single-Family 5), MAP-25-0006 (1908 Carolina Avenue Rezoning), generally located south of East Independence Avenue, east of State Highway 3, and west of Dickinson Avenue (Director of Planning)

Attachments: [Planning and Zoning Commission Staff Report](#)  
[Excerpt Minutes from September 22, 2025, P&Z Commission Meeting](#)

- 7B. [25-0472](#) Consider and take action on an ordinance rezoning approximately 0.6 acres from "CG" (General Commercial) to "RSF-5" (Residential Single-Family 5), MAP-25-0006 (1908 Carolina Avenue Rezoning), generally located south of East Independence Avenue, east of State Highway 3, and west of Dickinson Avenue (Director of Planning)

The Planning and Zoning Commission recommended approval, 5-0-0, on September 22, 2025.

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

**8. OLD BUSINESS**

- 8A. [25-0458](#) Consider and take action on Ordinance No. 2025-43, 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) - Second Reading (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.

Council approved the request, 5-2-0 with one member absent, on September 23, 2025.

Attachments:     [Ordinance No. 2025-43](#)  
                         [Exhibit A - Zoning Map](#)  
                         [Exhibit B - Site Exhibits](#)

**9. NEW BUSINESS**

- 9A. [25-0443](#) Consider and take action on a resolution making nominations for election to the Board of Directors of the Galveston Central Appraisal District (Mayor Long)

Attachments:     [Proposed Resolution](#)  
                         [GCAD Letter](#)

- 9B. [25-0455](#) Consider and take action on the election of the Region 14 Director of the Texas Municipal League (TML) Board of Directors (Mayor Long)

Attachments:     [Official Ballot - TML Region 14 Director](#)

- 9C. [25-0463](#) Consider and take action on appointments to boards and commissions (Mayor Long)

**10. FIRST READING OF ORDINANCES**

- 10A. [25-0479](#) Consider and take action on an ordinance amending Chapter 42, Article II of the Code of Ordinances of the City of League City relating to noise, clarifying exemptions, establishing a special event sound permit process and updating enforcement provisions (Mayor Long, Councilmember Chadwell, and Councilmember Tressler)

Attachments:     [Proposed Ordinance](#)  
                         [Redline Changes](#)

**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. [25-0446](#)** Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney
- Consultation with the City Attorney regarding pending litigation, to-wit: Cause No. 19-CV-1243; Park on Clear Creek Development Company, Ltd, vs. City of League City (City Attorney)
- 14B. [25-0448](#)** Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney
- Consultation with the City Attorney regarding pending litigation, to-wit: Cause No. 14-24-00416-CV; Jimmy Changas, Inc. v League City (City Attorney)
- 14C. [25-0450](#)** Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney
- Consultation with City Attorney regarding pending litigation, to-wit: Cause No. 25-CV-0267; Big League Dreams League City, LLC v League City (City Attorney)

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

- 15A. [25-0447](#)** Consider and take action regarding pending litigation, to-wit: Cause No. 19-CV-1243; Park on Clear Creek Development Company, Ltd, vs. City of League City (City Attorney)
- 15B. [25-0449](#)** Consider and take action regarding pending litigation, to-wit: Cause No. 14-24-00416-CV; Jimmy Changas, Inc. v League City (City Attorney)
- 15C. [25-0451](#)** Consider and take action regarding pending litigation, to-wit: Cause No. 25-CV-0267; Big League Dreams League City, LLC v League City (City Attorney)

**16. REPORT FROM CITY AUDITOR****17. ADJOURNMENT**

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**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 8th day of October, 2025 prior to 5:00 p.m. as well as the City's public internet webpage, [www.leaguecitytx.gov](http://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.

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**DIANA M. STAPP**  
**CITY SECRETARY**

(SEAL)

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**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.

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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.